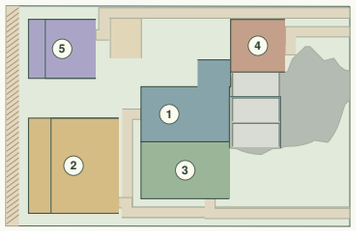
Darby Avenue / garage conversion study

10907 N Darby Avenue, Porter Ranch, Los Angeles, CA 91326 | Parcel 2715-003-025 | November 5, 2026



01 / Larger rear house

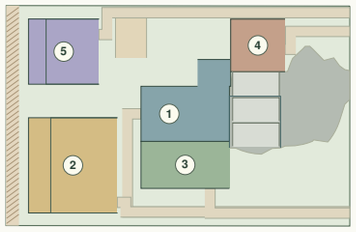
The main house, converted garage and three-bedroom suite share the front building. At the rear, a four-bedroom SB 9 house and a four-bedroom ADU each have two floors and an independent door.

2 x 4BR + 2 x 3BR + 1 x 2BR

4,757 sf modeled interior

$17,050 estimated contract rent / month

Main / SB 9: 781 / 2,031 sf



02 / Larger rear ADU

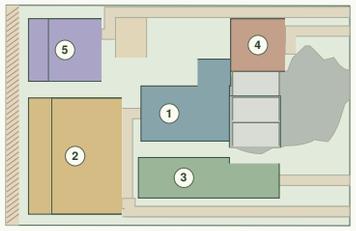
The same front house and converted garage remain together. A narrower attached three-bedroom suite leaves more counted floor area for the four-bedroom rear ADU. Both independent rear homes have two floors.

2 x 4BR + 2 x 3BR + 1 x 2BR

4,756 sf modeled interior

$17,050 estimated contract rent / month

Main / SB 9: 781 / 2,002 sf



03 / Three detached homes

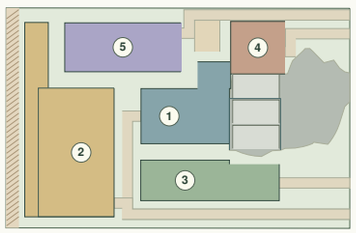
Only the main house and converted garage share walls. An independent three-bedroom cottage replaces the south wing. The detached four-bedroom SB 9 house and detached four-bedroom local ADU are both two stories at the rear.

2 x 4BR + 2 x 3BR + 1 x 2BR

5,503 sf modeled interior

$17,200 estimated contract rent / month

Main / SB 9: 781 / 2,595 sf



04 / Three detached under AB 956

The main and junior share the same front shell. A detached two-story SB 9 house anchors the back. Two separate single-story, three-bedroom State cottages use the smaller State envelopes.

1 x 4BR + 3 x 3BR + 1 x 2BR

5,796 sf modeled interior

$16,500 estimated contract rent / month

Main / SB 9: 781 / 3,133 sf

Reading the rent figures

Contract estimates use local asking rents, full occupancy and separate entrances. No signed lease or HACLA determination establishes these amounts. The nearby 1,200-sf, three-bedroom detached home at 18222 Chatsworth was last advertised at $3,950; a 1,938-sf four-bedroom home at 19263 Nashville was last advertised at $4,750. We adjust for shared-site access and smaller floor plans.

Can the five homes be permitted?

The two building arrangements use different ADU rules. The option sheets identify the legal route, parking and fire review. Obtain a measured garage plan and written City confirmation before committing to a five-unit program.

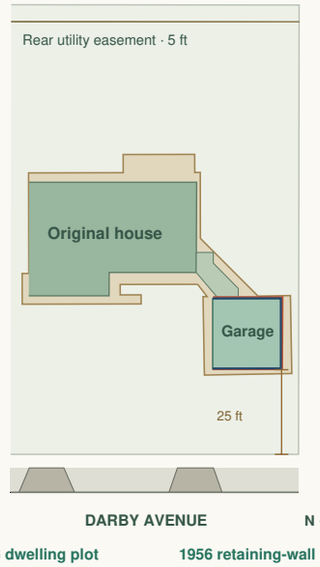
The garage becomes a home

Original permit evidence and proposed street elevation

10907 N DARBY AVENUE

The original attached garage

Two permit plots registered separately to the 85 × 133 ft tract lot.



What the permits establish

One dwelling with an attached two-car garage. The plot dimensions the garage front wall 25 ft from Darby.

1956 dwelling permit 20.47 × 21.27 ft graphic

1956 retaining-wall plot 20.11 × 20.70 ft graphic

Working wall box 20.30 × 21.00 ft
426.3 sf outside · 393.9 sf inside assumed walls

The dashed outlines trace the same plot reproduced on two permits. The tan roof covers eaves and the connector. Locate actual walls and openings by survey.

Two mapped driveway approaches

Their throat centers are 10.61 and 54.57 ft from the south front corner. The historic plot shows a curved drive.

1957, 1971, 1981 and 1994 records retain the garage use. None separately dimensions the garage interior.



Historic permit geometry

The 1957 certificate establishes one dwelling and an attached garage. Two copies of the 1956 plot show the front-right garage set back 25 feet. Fitting each copy independently to the recorded lot gives exterior spans of 20.47 x 21.27 ft and 20.11 x 20.70 ft. The published conversion uses a 20.3 x 21.0 ft working box, about 426 sf gross and 394 sf inside a 4.8-inch shell before partitions. The plot indicates the car entered from the south side. The design fills that opening and adds a residential door and windows toward Darby.

Proposed residential frontage

From Darby, the former two-car garage is the home on the right. A pedestrian door and residential windows face the street. The former side vehicle opening is infilled. The two-bedroom junior has its own kitchen and bath. The attached open carport is to the left. The facade and flat roof are proposed. Survey the original roof, slab and eaves.

What depends on field measurement

The permit gives the garage and house floor elevations 0.8 ft apart. Measure the slab, enclosed connection, wall thickness, openings, grades and threshold before selecting floor buildup or entry slopes. Confirm the new infill foundation, moisture control, seismic bracing, emergency window openings and utility routing. The registered house body plots at about 1,480 sf outside and the connector about 90 sf. The assessor reports 1,518 sf of living area. Only a measured plan and permit history can establish which walls and floors qualify for retention.

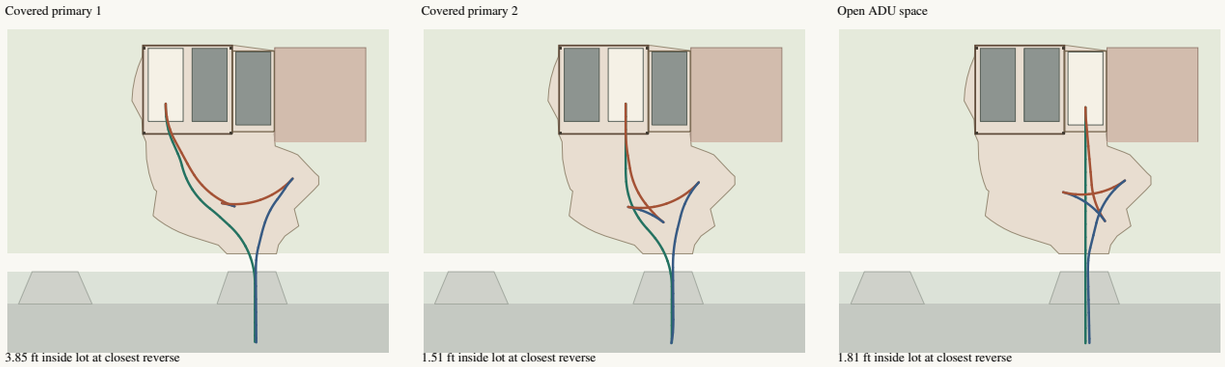
Parking and ground levels

Shared across the four layouts / Preliminary passenger-car and terrain checks

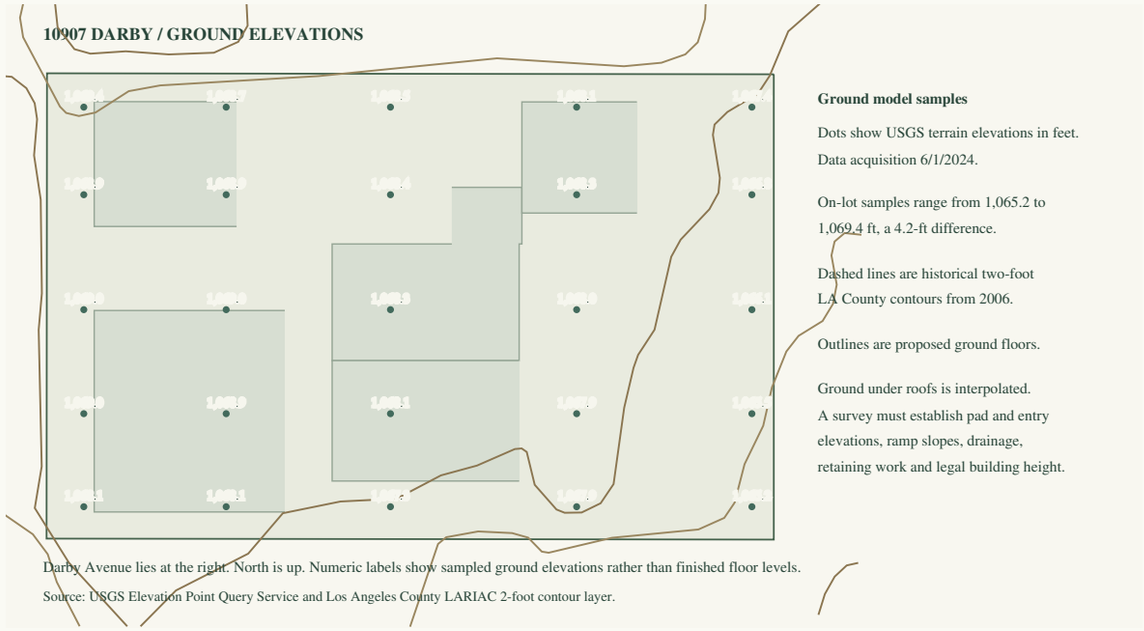
10907 N DARBY AVE / PARKING

Three parking spaces, one driveway approach

Each panel traces one car arriving and leaving with the other two parked. The westward direction into the property is up.



Green · forward arrival Blue · forward exit Dashed rust · reverse on lot Gray · both other cars occupied Brown · original garage / JADU



Three working parking spaces

Two covered primary spaces and one open space for the local rear ADU.

The swept-path test uses the mapped northern driveway. Each car enters and returns to the street in forward gear with the other two parked. At the screened 26.2-ft yard depth, the driveway uses 783 of 2,227 sf (35.15%). Confirm prevailing yard, actual curb opening, grade and vehicle dimensions.

From street grade to each front door

The June 2024 USGS parcel grid spans 4.2 ft of relief. A separate south-walk profile climbs 2.71 ft in 32 ft (8.5%) and 1.38 ft in 12 ft (11.5%). The models use level pads. Survey and civil design must establish slopes, landings, drainage and finished floors.

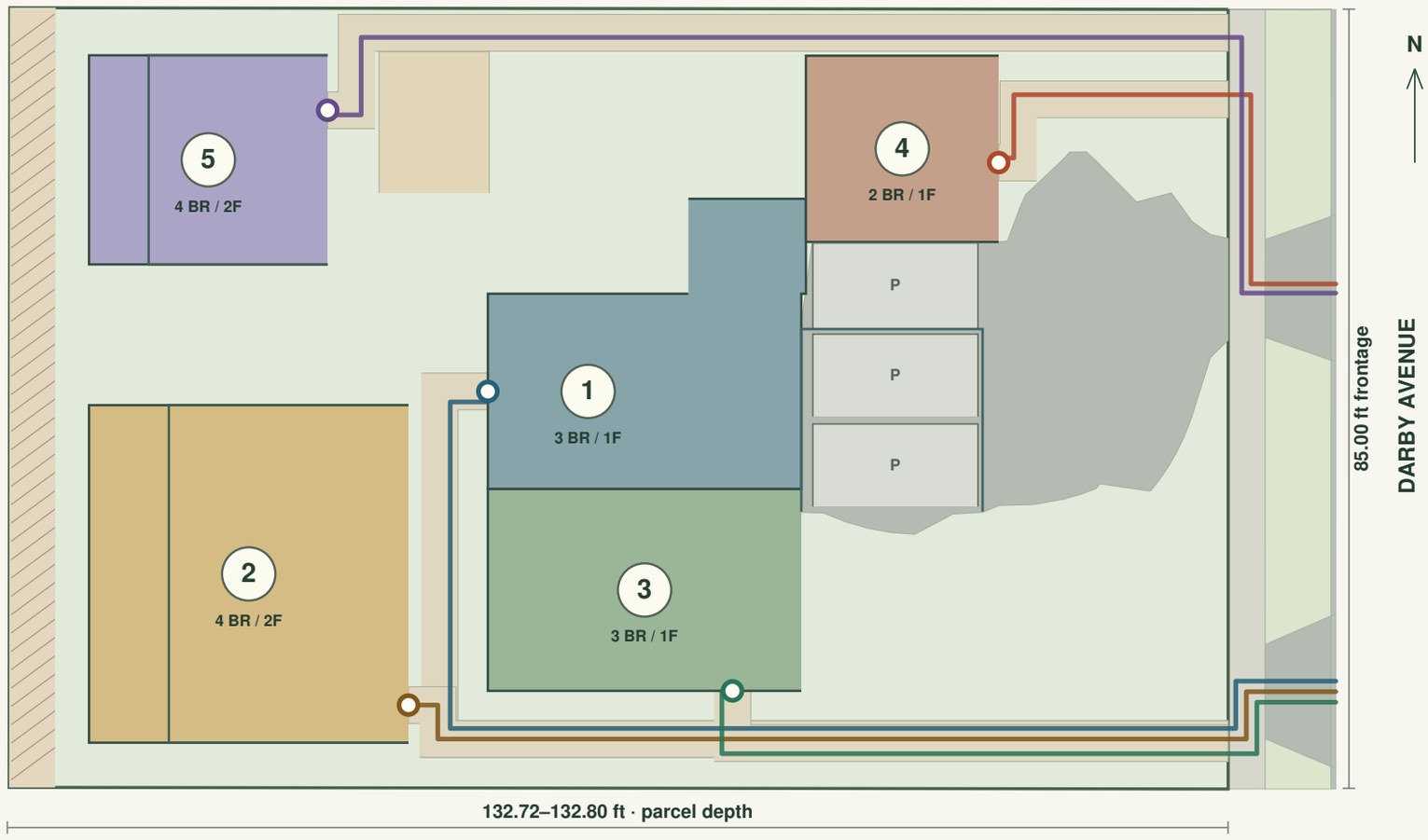
The historic garage slab was drawn 0.8 feet below the house floor. Field measurements determine the threshold and floor buildup. The terrain map uses an independent elevation datum.

Larger rear house

Layout 01 / Current City combination / Site, access and area schedule

DARBY / SITE A

PRELIMINARY / FEET



Hatching = rear utility easement • Door rings = separate entries • Dashes = upper floor / open carport • P = parking

City-documented unit combination. Confirm the permitted front-house volume, area bonus, concurrent passage relief and LAFD access.

Fire and parking

Longest mapped curb-to-door route 146.2 ft. Farthest wall approximately 158.6 ft. Verify apparatus and hose access with LAFD.

Two covered primary spaces and one open space for the local rear ADU.

Five homes

01 Retained main house
3 bed / 1 bath | 1F | 781 sf
$3,200 per month

02 Rear SB 9 house
4 bed / 2 bath | 2F | 2,031 sf
$4,750 per month

03 Front attached suite
3 bed / 1 bath | 1F | 680 sf
$3,000 per month

04 Garage junior suite
2 bed / 1 bath | 1F | 381 sf
$2,350 per month

05 Rear two-story apartment
4 bed / 2 bath | 2F | 883 sf
$3,750 per month

Area / constraints

The City parcel area of 11,284.1 sf gives 4,513.64 sf of base residential floor area (RFA). With the 20% proportional-stories bonus, the screened cap is 5,416.37 sf.

The counted design uses 5,408.22 sf, leaving 8.15 sf under the bonus cap. Each counted upper floor must be at most 75% of its building's lower floor.

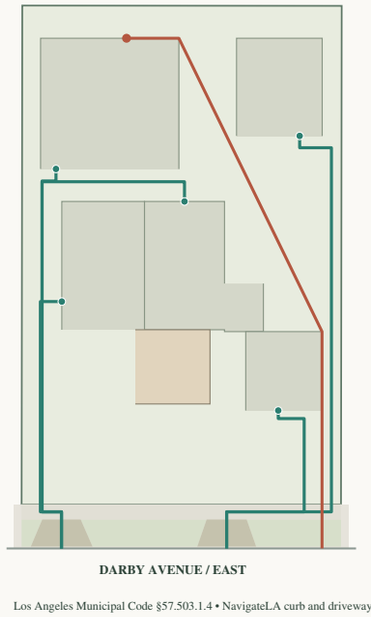
Access and existing walls

Larger rear house / The two plans reference the same proposed exterior walls.

10907 DARBY AVENUE / ACCESS STUDY

Option A · fire access

Distances measured in local feet. North points right.



Door travel

Paved public apron, sidewalk and private walk

Retained main house	**145.9 ft**
Rear SB 9 house	**109.9 ft**
Front attached suite	**77.0 ft**
Garage junior suite	**64.3 ft**
Rear two-story apartment	**146.2 ft**

Most distant exterior wall

158.6 ft

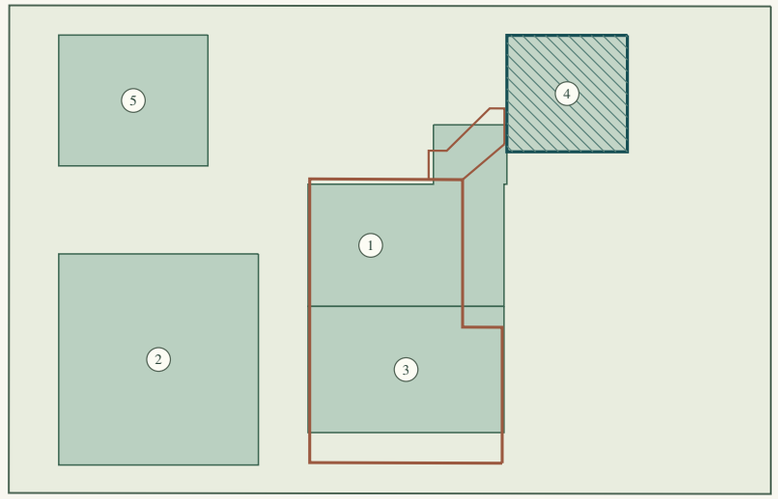
Dashed route uses the shortest unobstructed path around the modeled footprints.

The City applies a 150-foot test. Confirm the residential entrance exception, grade, hydrants and access with LAFD.

Roadway curb face to lot: 11.73 ft.
Horizontal dimensions exclude slope.
Walks are 4 ft wide in the proposal.

Los Angeles Municipal Code §57.503.1.4 • NavigateLA curb and driveway GIS • November 5, 2026

10907 DARBY / HISTORIC AND PROPOSED FOOTPRINTS



GROUND FLOOR

Green · proposed home footprints

Rust dashed · historic home and link

Hatched · original garage test fit

Darby Avenue runs along the right edge.

The garage front plots 25 ft from the street property line.

The plot locates walls approximately. Overlap indicates the location of proposed floors relative to the historical house. Field measurement and structural review determine the walls that can stay.

City permit plots 1956VN40675 and 1956VN40193 · LADBS occupancy certificate · County parcel APN 2715-003-025.
The drawing compares footprints at a common scale. Retained wall length and floor-area treatment require measured plans.

Emergency access

The longest paved doorway route is 146.2 ft from the mapped roadway edge, including the public apron and sidewalk. The farthest exterior wall is approximately 158.6 ft by an optimistic unobstructed route. LAFD must accept the dwelling-entry exception or an alternative access design.

The two primary dwellings rely on the City's concurrent Ordinance ADU passage provision. Obtain acceptance for the combined building applications. The Fire Department makes a separate emergency-access determination.

Existing and proposed buildings

The nearest home walls on separate buildings are 8.65 ft apart. Including the attached open carport, the closest building separation is 8.65 ft. Confirm fire-rated construction, window openings, eaves and projections.

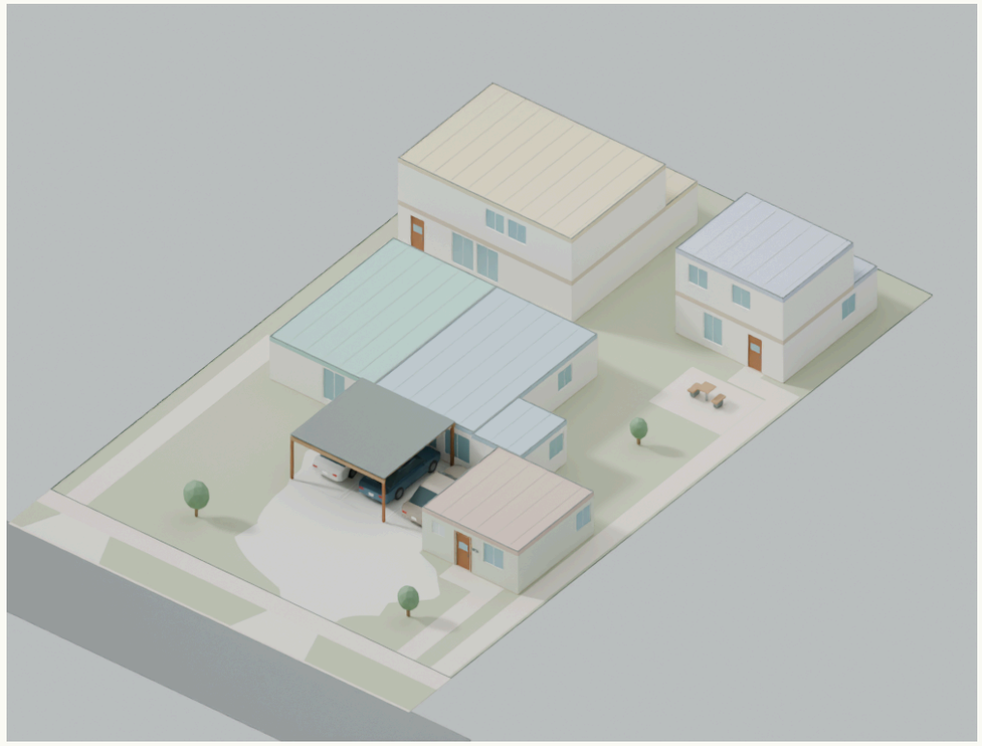
This allocation favors the larger front suite and rear SB 9 house. Both rear upper floors step back to earn the proportional-stories bonus. Survey dimensions and stair-area treatment matter at this small margin.

01 Retained main house

Larger rear house / 3 bed, 1 bath / 1 story / 781.0 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 31.6 x 34.7 ft

1. Living · kitchen · dining | 20.3 x 11.8 ft
2. Bedroom 1 | 9.6 x 11.6 ft
3. Bathroom 1 | 7.0 x 6.8 ft
4. Bedroom 2 | 8.1 x 13.6 ft
5. Bedroom 3 | 8.1 x 16.6 ft
6. Rear entrance hall | 3.2 x 20.6 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

02 Rear SB 9 house

Larger rear house / 4 bed, 2 bath / 2 stories / 2,031.4 sf modeled interior

GROUND FLOOR



Overall exterior spans: 36.8 x 34.8 ft

1. Living · kitchen · dining | 31.6 x 20.9 ft
2. Bedroom 1 | 18.3 x 12.4 ft
3. Bathroom 1 | 7.6 x 7.6 ft
4. Ground hall | 8.9 x 12.4 ft
5. Stacked laundry | 2.8 x 2.8 ft

UPPER FLOOR



Overall exterior spans: 36.8 x 26.1 ft

1. Bedroom 2 | 23.3 x 12.4 ft
2. Bathroom 2 | 7.8 x 7.8 ft
3. Landing and cross hall | 32.1 x 3.3 ft
4. Bedroom 3 | 16.9 x 8.9 ft
5. Bedroom 4 | 14.3 x 8.9 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

03 Front attached suite

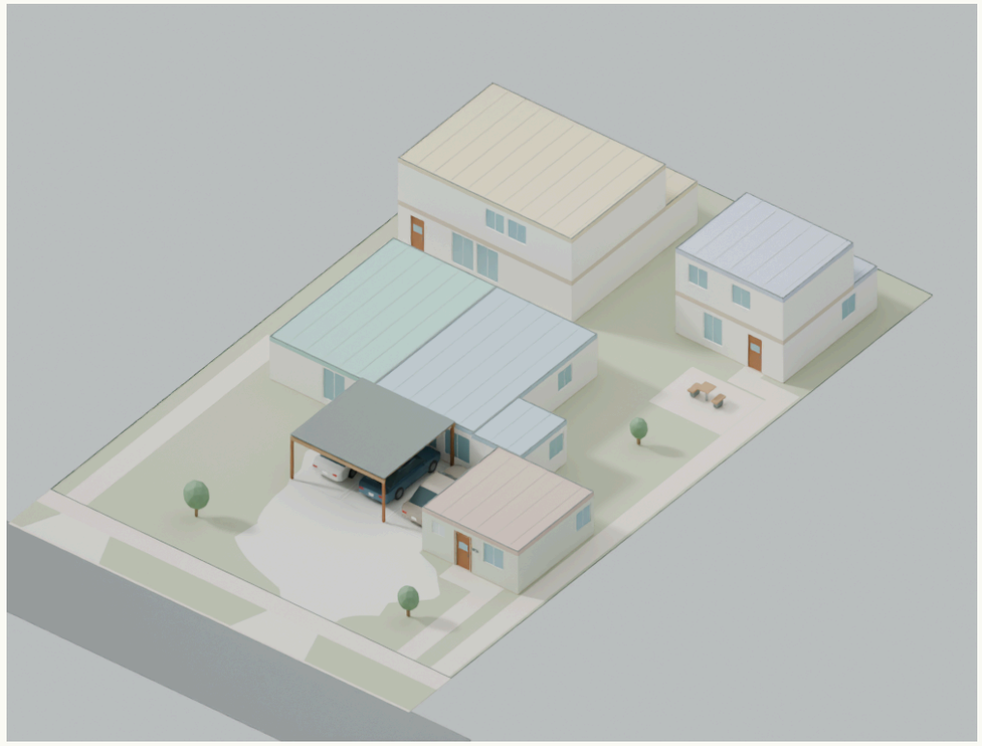
Larger rear house / 3 bed, 1 bath / 1 story / 680.5 sf modeled interior

GROUND FLOOR



Overall exterior spans: 22.0 x 34.2 ft

1. Living · kitchen · dining | 21.0 x 11.7 ft
2. Bedroom 1 | 10.3 x 9.7 ft
3. Bathroom 1 | 6.4 x 7.2 ft
4. Cross hall | 21.0 x 2.5 ft
5. Bedroom 2 | 10.3 x 8.0 ft
6. Bedroom 3 | 10.3 x 8.0 ft



SITE CONTEXT / ACTUAL MODEL RENDER

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

04 Garage junior suite

Larger rear house / 2 bed, 1 bath / 1 story / 381.1 sf modeled interior

GROUND FLOOR



Overall exterior spans: 20.3 x 21.0 ft

1. Living · kitchen · dining | 13.1 x 9.8 ft
2. Bathroom 1 | 5.8 x 6.8 ft
3. Bedroom 1 | 9.4 x 9.7 ft
4. Bedroom 2 | 9.4 x 9.7 ft
5. Entry passage | 7.8 x 2.6 ft



CONVERTED GARAGE / VIEW FROM DARBY

From Darby, the former two-car garage is the home on the right. A pedestrian door and residential windows face the street. The former side vehicle opening is infilled. The two-bedroom junior has its own kitchen and bath. The attached open carport is to the left. The facade and flat roof are proposed. Survey the original roof, slab and eaves.

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

05 Rear two-story apartment

Larger rear house / 4 bed, 2 bath / 2 stories / 882.9 sf modeled interior

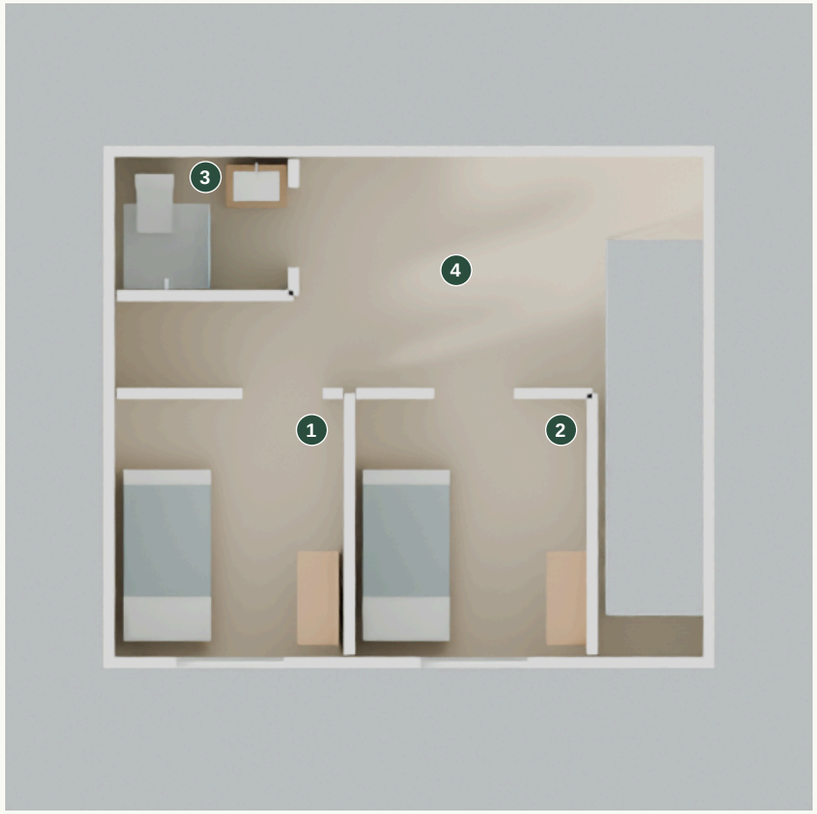
GROUND FLOOR



Overall exterior spans: 22.8 x 26.0 ft

1. Living · kitchen · dining | 17.8 x 8.5 ft
2. Bathroom 1 | 7.2 x 5.8 ft
3. Cross hall | 10.1 x 5.9 ft
4. Bedroom 1 | 10.7 x 9.6 ft
5. Bedroom 2 | 10.7 x 9.6 ft

UPPER FLOOR



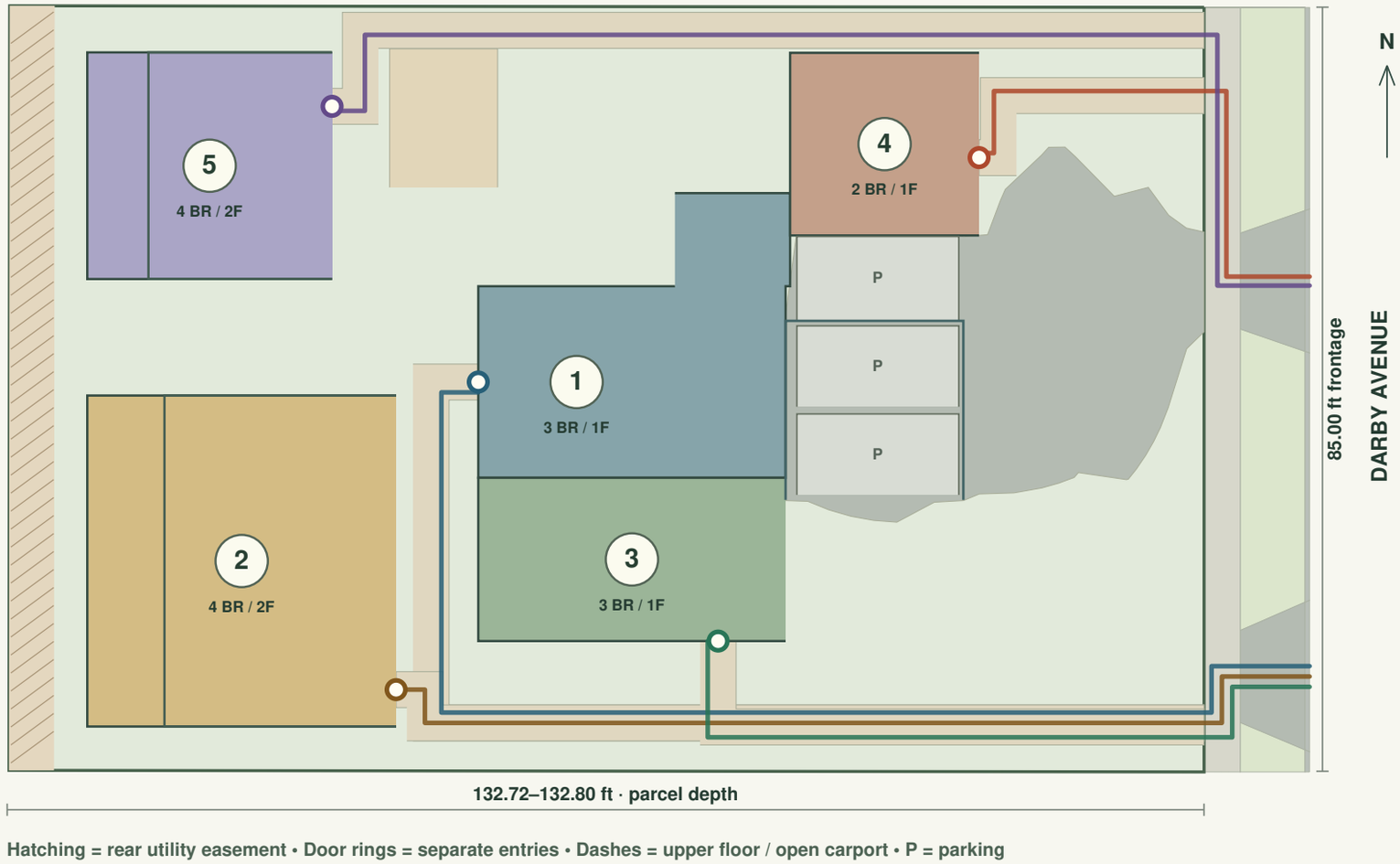
Overall exterior spans: 22.8 x 19.5 ft

1. Bedroom 3 | 8.4 x 9.8 ft
2. Bedroom 4 | 8.8 x 9.8 ft
3. Bathroom 2 | 6.6 x 5.1 ft
4. Upper landing | 10.9 x 8.2 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

Larger rear ADU

Layout 02 / Current City combination / Site, access and area schedule



City-documented unit combination. Confirm the measured attached suite, rear ADU area, concurrent passage relief and LAFD access.

Fire and parking

Longest mapped curb-to-door route 145.9 ft. Farthest wall approximately 158.6 ft. Verify apparatus and hose access with LAFD.

Two covered primary spaces and one open space for the local rear ADU.

Five homes

01 Retained main house
3 bed / 1 bath | 1F | 781 sf
$3,200 per month

02 Rear SB 9 house
4 bed / 2 bath | 2F | 2,002 sf
$4,750 per month

03 Front attached suite
3 bed / 1 bath | 1F | 556 sf
$2,850 per month

04 Garage junior suite
2 bed / 1 bath | 1F | 381 sf
$2,350 per month

05 Rear two-story apartment
4 bed / 2 bath | 2F | 1,037 sf
$3,900 per month

Area / constraints

The City parcel area of 11,284.1 sf gives 4,513.64 sf of base residential floor area (RFA). With the 20% proportional-stories bonus, the screened cap is 5,416.37 sf.

The counted design uses 5,407.95 sf, leaving 8.42 sf under the bonus cap. Each counted upper floor must be at most 75% of its building's lower floor.

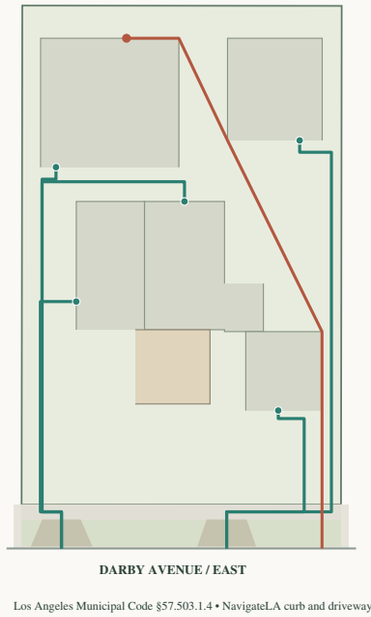
Access and existing walls

Larger rear ADU / The two plans reference the same proposed exterior walls.

10907 DARBY AVENUE / ACCESS STUDY

Option B · fire access

Distances measured in local feet. North points right.



DARBY AVENUE / EAST

Door travel

Paved public apron, sidewalk and private walk

Retained main house	**145.9 ft**
Rear SB 9 house	**110.4 ft**
Front attached suite	**80.9 ft**
Garage junior suite	**64.3 ft**
Rear two-story apartment	**145.0 ft**

Most distant exterior wall

158.6 ft

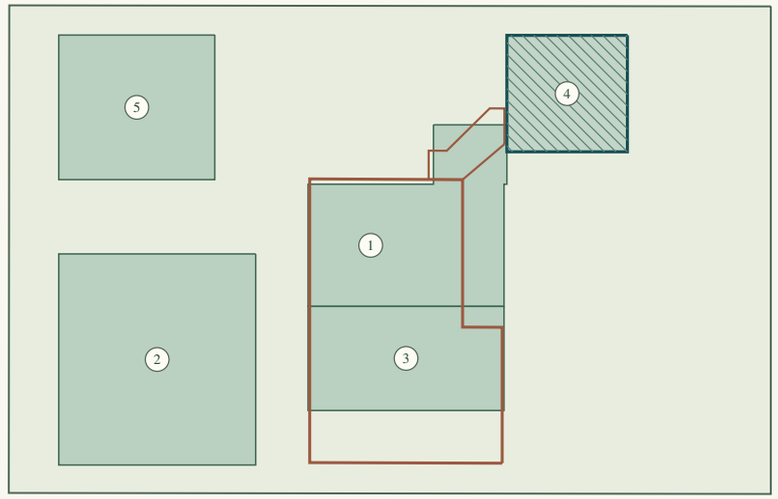
Dashed route uses the shortest unobstructed path around the modeled footprints.

The City applies a 150-foot test. Confirm the residential entrance exception, grade, hydrants and access with LAFD.

Roadway curb face to lot: 11.73 ft.
Horizontal dimensions exclude slope.
Walks are 4 ft wide in the proposal.

Los Angeles Municipal Code §57.503.1.4 • NavigateLA curb and driveway GIS • November 5, 2026

10907 DARBY / HISTORIC AND PROPOSED FOOTPRINTS



GROUND FLOOR

Green · proposed home footprints

Rust dashed · historic home and link

Hatched · original garage test fit

Darby Avenue runs along the right edge.

The garage front plots 25 ft from the street property line.

The plot locates walls approximately. Overlap indicates the location of proposed floors relative to the historical house. Field measurement and structural review determine the walls that can stay.

City permit plots 1956VN40675 and 1956VN40193 · LADBS occupancy certificate · County parcel APN 2715-003-025.
The drawing compares footprints at a common scale. Retained wall length and floor-area treatment require measured plans.

Emergency access

The longest paved doorway route is 145.9 ft from the mapped roadway edge, including the public apron and sidewalk. The farthest exterior wall is approximately 158.6 ft by an optimistic unobstructed route. LAFD must accept the dwelling-entry exception or an alternative access design.

The modeled ten-foot route reaches the rear primary. The reduced front primary relies on the concurrent Ordinance ADU passage provision. Confirm concurrent processing and building separation with Planning. LAFD reviews the exterior-wall route separately.

Existing and proposed buildings

The nearest home walls on separate buildings are 9.13 ft apart. Including the attached open carport, the closest building separation is 9.13 ft. Confirm fire-rated construction, window openings, eaves and projections.

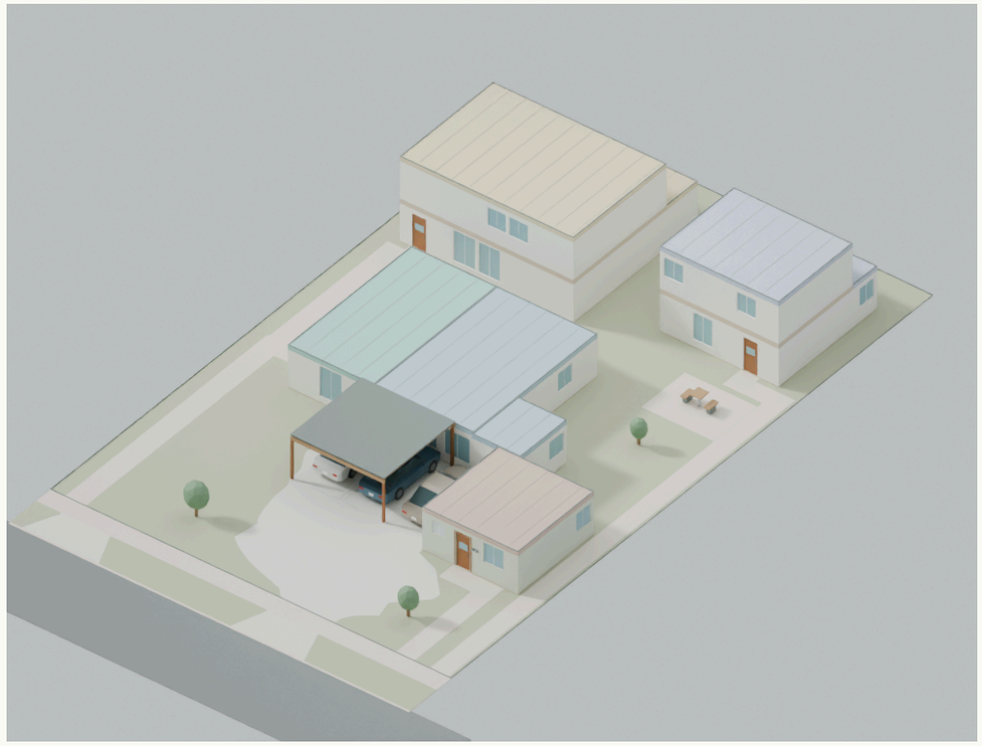
Shifting floor area from the attached suite to the second rear home increases that home's four-bedroom program toward the 1,200-sf local limit. Both counted rear buildings use stepped upper floors.

01 Retained main house

Larger rear ADU / 3 bed, 1 bath / 1 story / 781.0 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 31.6 x 34.7 ft

1. Living · kitchen · dining | 20.3 x 11.8 ft
2. Bedroom 1 | 9.6 x 11.6 ft
3. Bathroom 1 | 7.0 x 6.8 ft
4. Bedroom 2 | 8.1 x 13.6 ft
5. Bedroom 3 | 8.1 x 16.6 ft
6. Rear entrance hall | 3.2 x 20.6 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

02 Rear SB 9 house

Larger rear ADU / 4 bed, 2 bath / 2 stories / 2,001.5 sf modeled interior

GROUND FLOOR



Overall exterior spans: 36.8 x 34.3 ft

1. Living · kitchen · dining | 31.6 x 20.6 ft
2. Bedroom 1 | 18.3 x 12.2 ft
3. Bathroom 1 | 7.6 x 7.6 ft
4. Ground hall | 8.9 x 12.2 ft
5. Stacked laundry | 2.8 x 2.8 ft

UPPER FLOOR



Overall exterior spans: 36.8 x 25.7 ft

1. Bedroom 2 | 23.3 x 12.2 ft
2. Bathroom 2 | 7.8 x 7.8 ft
3. Landing and cross hall | 32.1 x 3.3 ft
4. Bedroom 3 | 16.9 x 8.8 ft
5. Bedroom 4 | 14.3 x 8.8 ft

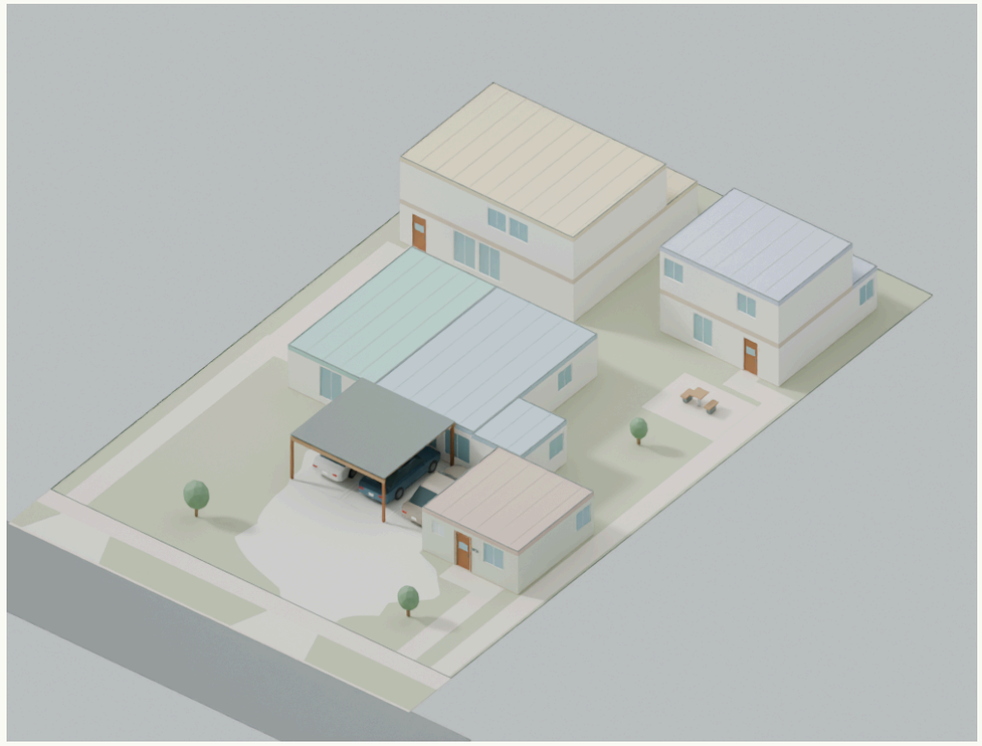
Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

03 Front attached suite

Larger rear ADU / 3 bed, 1 bath / 1 story / 555.6 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 18.2 x 34.2 ft

1. Living · kitchen · dining | 17.2 x 11.7 ft
2. Bedroom 1 | 8.2 x 9.9 ft
3. Bathroom 1 | 5.4 x 7.2 ft
4. Cross hall | 17.2 x 1.4 ft
5. Bedroom 2 | 8.3 x 9.1 ft
6. Bedroom 3 | 8.3 x 9.1 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

04 Garage junior suite

Larger rear ADU / 2 bed, 1 bath / 1 story / 381.1 sf modeled interior

GROUND FLOOR



Overall exterior spans: 20.3 x 21.0 ft

1. Living · kitchen · dining | 13.1 x 9.8 ft
2. Bathroom 1 | 5.8 x 6.8 ft
3. Bedroom 1 | 9.4 x 9.7 ft
4. Bedroom 2 | 9.4 x 9.7 ft
5. Entry passage | 7.8 x 2.6 ft



CONVERTED GARAGE / VIEW FROM DARBY

From Darby, the former two-car garage is the home on the right. A pedestrian door and residential windows face the street. The former side vehicle opening is infilled. The two-bedroom junior has its own kitchen and bath. The attached open carport is to the left. The facade and flat roof are proposed. Survey the original roof, slab and eaves.

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

05 Rear two-story apartment

Larger rear ADU / 4 bed, 2 bath / 2 stories / 1,036.6 sf modeled interior

GROUND FLOOR



Overall exterior spans: 25.2 x 27.2 ft

1. Living · kitchen · dining | 20.1 x 8.5 ft
2. Bathroom 1 | 7.2 x 6.5 ft
3. Cross hall | 12.4 x 6.6 ft
4. Bedroom 1 | 11.8 x 10.1 ft
5. Bedroom 2 | 11.8 x 10.1 ft

UPPER FLOOR



Overall exterior spans: 25.2 x 20.4 ft

1. Bedroom 3 | 9.6 x 10.0 ft
2. Bedroom 4 | 10.0 x 10.0 ft
3. Bathroom 2 | 6.6 x 5.7 ft
4. Upper landing | 13.2 x 8.9 ft

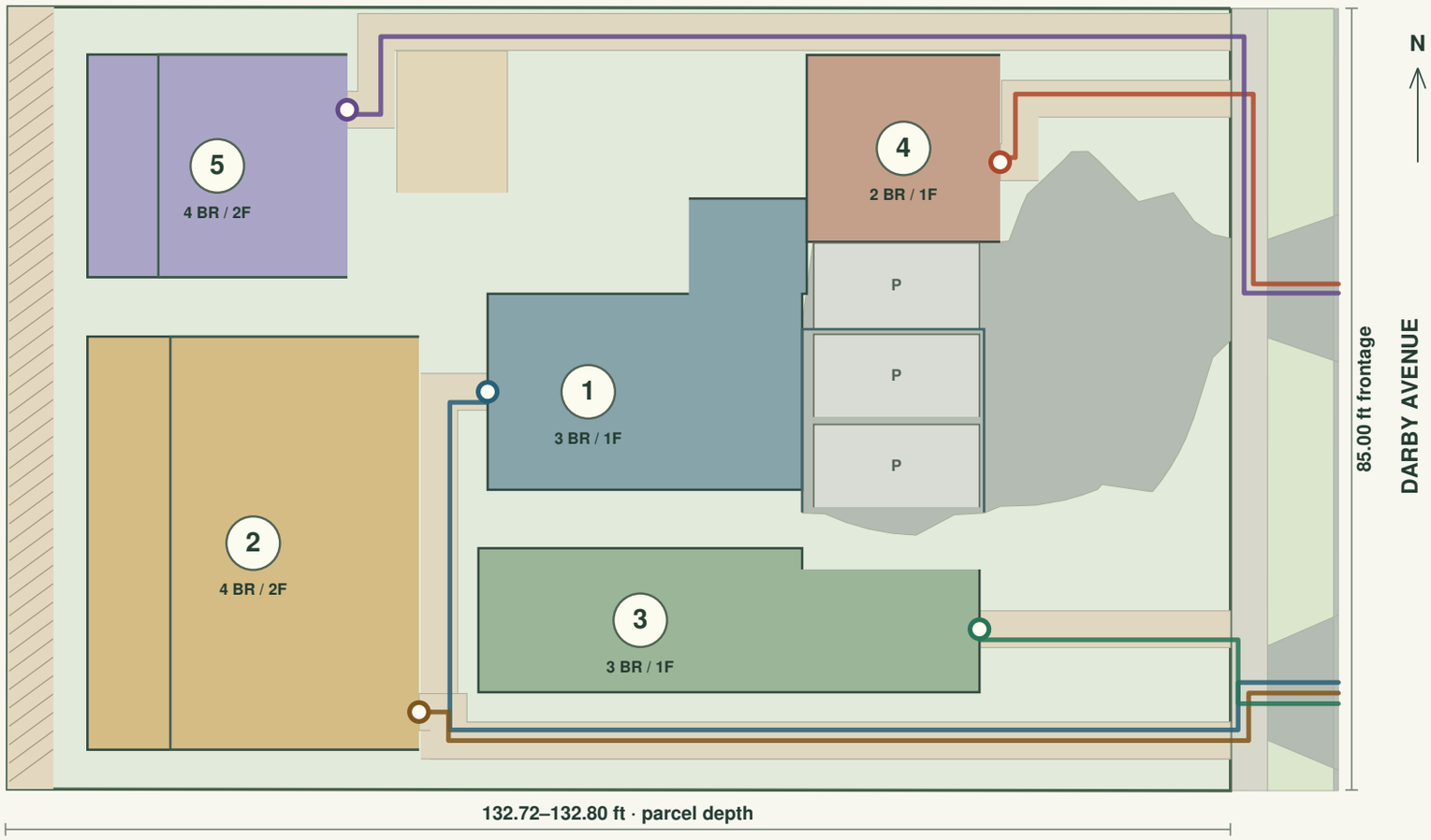
Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

Three detached homes

Layout 03 / Written L.A. interpretation required / Site, access and area schedule

DARBY / SITE C

PRELIMINARY / FEET



Hatching = rear utility easement • Door rings = separate entries • Dashes = upper floor / open carport • P = parking

HCD supports one local and one State detached ADU. Obtain a written Los Angeles decision covering both primaries, both detached ADUs and the garage JADU on this parcel.

Fire and parking

Longest mapped curb-to-door route 145.9 ft. Farthest wall approximately 161.1 ft. Verify apparatus and hose access with LAFD.

Two covered primary spaces and one open space for the two-story local ADU.

Five homes

01 Retained main house
3 bed / 1 bath | 1F | 781 sf
$3,200 per month

02 Rear SB 9 house
4 bed / 2 bath | 2F | 2,595 sf
$4,750 per month

03 Independent street cottage
3 bed / 1 bath | 1F | 729 sf
$3,000 per month

04 Garage junior suite
2 bed / 1 bath | 1F | 381 sf
$2,350 per month

05 Rear two-story apartment
4 bed / 2 bath | 2F | 1,017 sf
$3,900 per month

Area / constraints

The City parcel area of 11,284.1 sf gives 4,513.64 sf of base residential floor area (RFA). With the 20% proportional-stories bonus, the screened cap is 5,416.37 sf.

The counted design uses 5,385.64 sf, leaving 30.73 sf under the bonus cap. Each counted upper floor must be at most 75% of its building's lower floor.

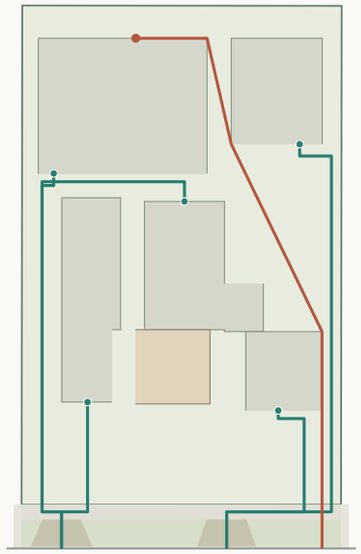
Access and existing walls

Three detached homes / The two plans reference the same proposed exterior walls.

10907 DARBY AVENUE / ACCESS STUDY

Option C · fire access

Distances measured in local feet. North points right.



Door travel

Paved public apron, sidewalk and private walk

Retained main house	**145.9 ft**
Rear SB 9 house	**108.1 ft**
Independent street cottage	**45.9 ft**
Garage junior suite	**64.3 ft**
Rear two-story apartment	**144.0 ft**

Most distant exterior wall

161.1 ft

Dashed route uses the shortest unobstructed path around the modeled footprints.

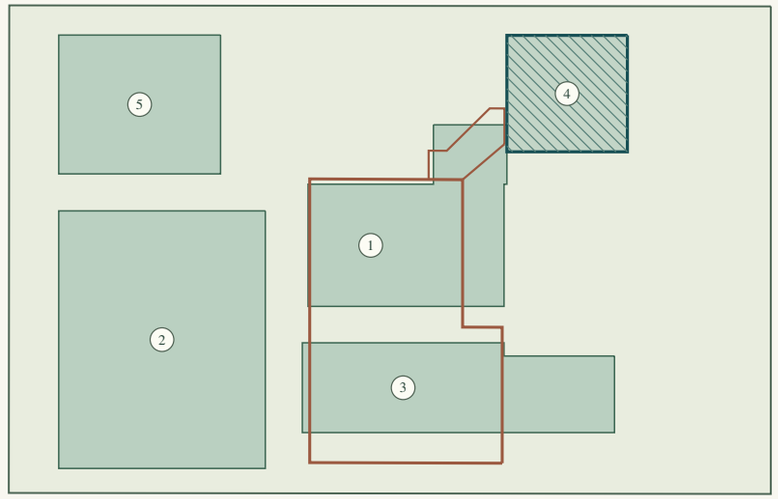
The City applies a 150-foot test. Confirm the residential entrance exception, grade, hydrants and access with LAFD.

Roadway curb face to lot: 11.73 ft.
Horizontal dimensions exclude slope.
Walks are 4 ft wide in the proposal.

DARBY AVENUE / EAST

Los Angeles Municipal Code §57.503.1.4 • NavigateLA curb and driveway GIS • November 5, 2026

10907 DARBY / HISTORIC AND PROPOSED FOOTPRINTS



GROUND FLOOR

Green · proposed home footprints

Rust dashed · historic home and link

Hatched · original garage test fit

Darby Avenue runs along the right edge.

The garage front plots 25 ft from the street property line.

The plot locates walls approximately. Overlap indicates the location of proposed floors relative to the historical house. Field measurement and structural review determine the walls that can stay.

City permit plots 1956VN40675 and 1956VN40193 · LADBS occupancy certificate · County parcel APN 2715-003-025.
The drawing compares footprints at a common scale. Retained wall length and floor-area treatment require measured plans.

Emergency access

The longest paved doorway route is 145.9 ft from the mapped roadway edge, including the public apron and sidewalk. The farthest exterior wall is approximately 161.1 ft by an optimistic unobstructed route. LAFD must accept the dwelling-entry exception or an alternative access design.

Seek written approval of both the five-unit combination and the concurrent local ADU passage and separation provisions. The adjacent carport must preserve the independent cottage's exterior openings and required fire separation.

Existing and proposed buildings

The nearest home walls on separate buildings are 6.35 ft apart. Including the attached open carport, the closest building separation is 3.90 ft. Confirm fire-rated construction, window openings, eaves and projections.

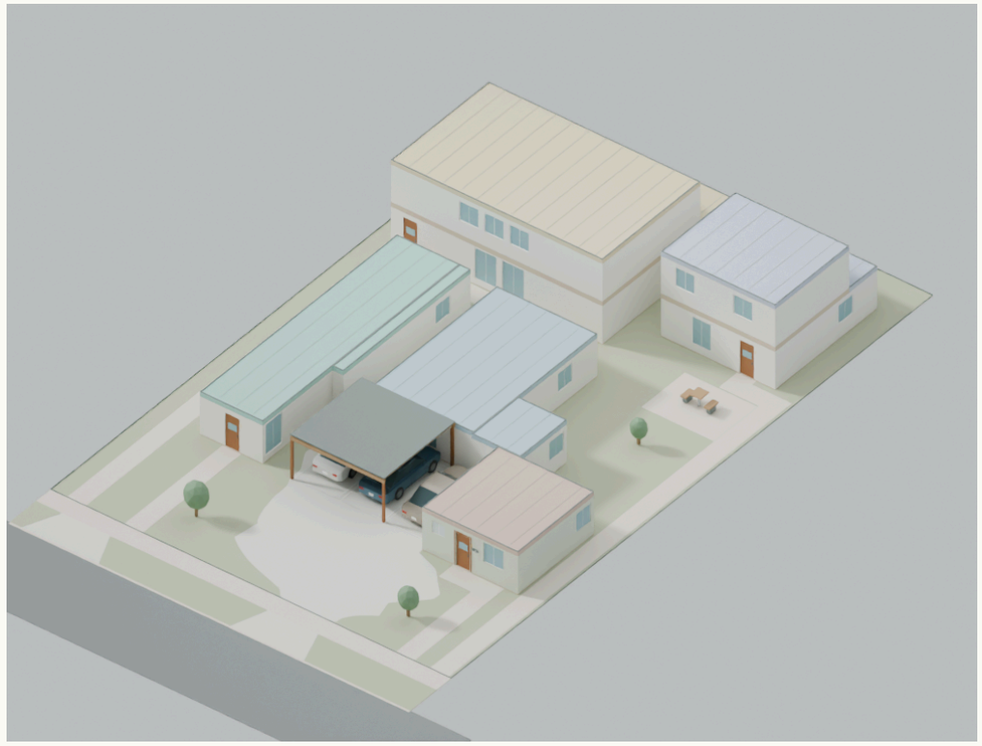
The narrow street cottage stays independent of the carport and the retained main house. The street cottage uses the State allowance. The two-story rear local ADU counts against the lot cap.

01 Retained main house

Three detached homes / 3 bed, 1 bath / 1 story / 781.0 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 31.6 x 34.7 ft

1. Living · kitchen · dining | 20.3 x 11.8 ft
2. Bedroom 1 | 9.6 x 11.6 ft
3. Bathroom 1 | 7.0 x 6.8 ft
4. Bedroom 2 | 8.1 x 13.6 ft
5. Bedroom 3 | 8.1 x 16.6 ft
6. Rear entrance hall | 3.2 x 20.6 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

02 Rear SB 9 house

Three detached homes / 4 bed, 2 bath / 2 stories / 2,595.3 sf modeled interior

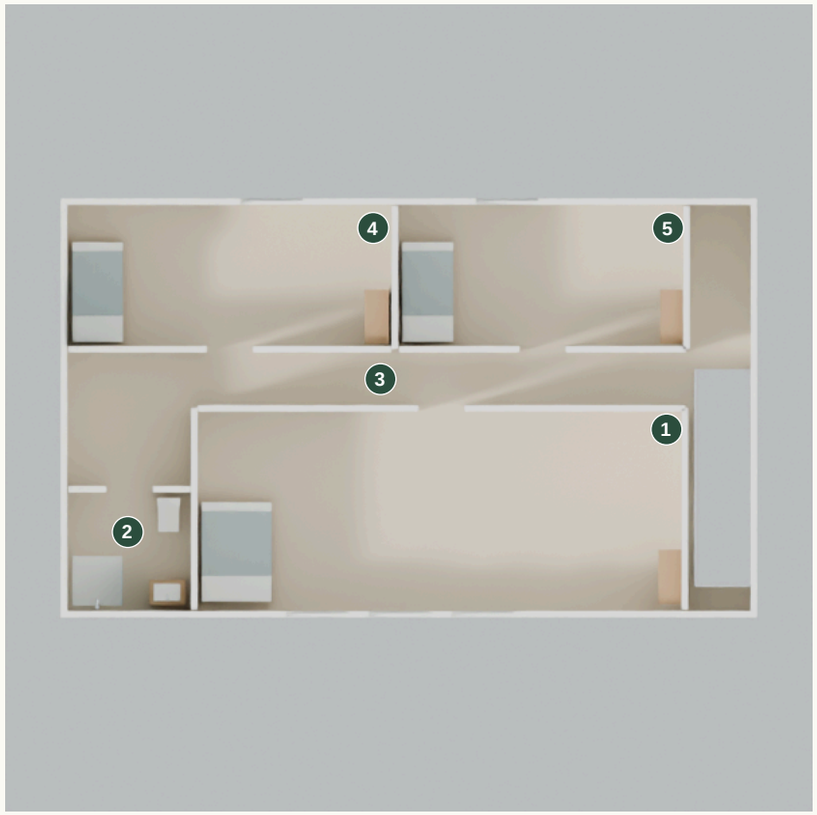
GROUND FLOOR



Overall exterior spans: 44.9 x 36.0 ft

1. Living · kitchen · dining | 39.7 x 21.7 ft
2. Bedroom 1 | 22.4 x 12.8 ft
3. Bathroom 1 | 7.6 x 7.6 ft
4. Ground hall | 12.9 x 12.8 ft
5. Stacked laundry | 2.8 x 2.9 ft

UPPER FLOOR



Overall exterior spans: 44.9 x 27.0 ft

1. Bedroom 2 | 31.4 x 13.0 ft
2. Bathroom 2 | 7.8 x 7.8 ft
3. Landing and cross hall | 40.2 x 3.3 ft
4. Bedroom 3 | 20.8 x 9.2 ft
5. Bedroom 4 | 18.5 x 9.2 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

03 Independent street cottage

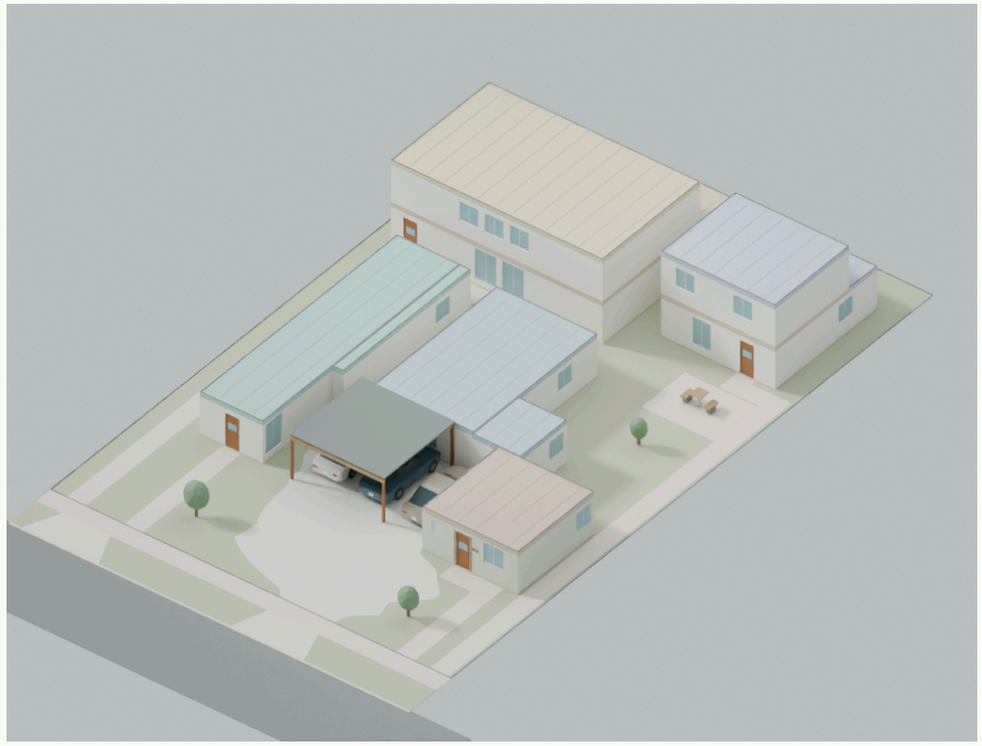
Three detached homes / 3 bed, 1 bath / 1 story / 729.1 sf modeled interior

GROUND FLOOR



Overall exterior spans: 15.7 x 54.4 ft

1. Living · kitchen · dining | 12.3 x 14.4 ft
2. Bedroom 1 | 8.7 x 10.5 ft
3. Bedroom 2 | 8.7 x 10.5 ft
4. Bathroom 1 | 8.7 x 6.7 ft
5. Bedroom 3 | 14.7 x 9.4 ft
6. Bedroom passage | 3.2 x 28.5 ft



SITE CONTEXT / ACTUAL MODEL RENDER

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

04 Garage junior suite

Three detached homes / 2 bed, 1 bath / 1 story / 381.1 sf modeled interior

GROUND FLOOR



Overall exterior spans: 20.3 x 21.0 ft

1. Living · kitchen · dining | 13.1 x 9.8 ft
2. Bathroom 1 | 5.8 x 6.8 ft
3. Bedroom 1 | 9.4 x 9.7 ft
4. Bedroom 2 | 9.4 x 9.7 ft
5. Entry passage | 7.8 x 2.6 ft



CONVERTED GARAGE / VIEW FROM DARBY

From Darby, the former two-car garage is the home on the right. A pedestrian door and residential windows face the street. The former side vehicle opening is infilled. The two-bedroom junior has its own kitchen and bath. The attached open carport is to the left. The facade and flat roof are proposed. Survey the original roof, slab and eaves.

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

05 Rear two-story apartment

Three detached homes / 4 bed, 2 bath / 2 stories / 1,016.7 sf modeled interior

GROUND FLOOR



Overall exterior spans: 24.2 x 28.2 ft

1. Living · kitchen · dining | 19.1 x 8.5 ft
2. Bathroom 1 | 7.2 x 7.2 ft
3. Cross hall | 11.4 x 7.2 ft
4. Bedroom 1 | 11.3 x 10.4 ft
5. Bedroom 2 | 11.3 x 10.4 ft

UPPER FLOOR



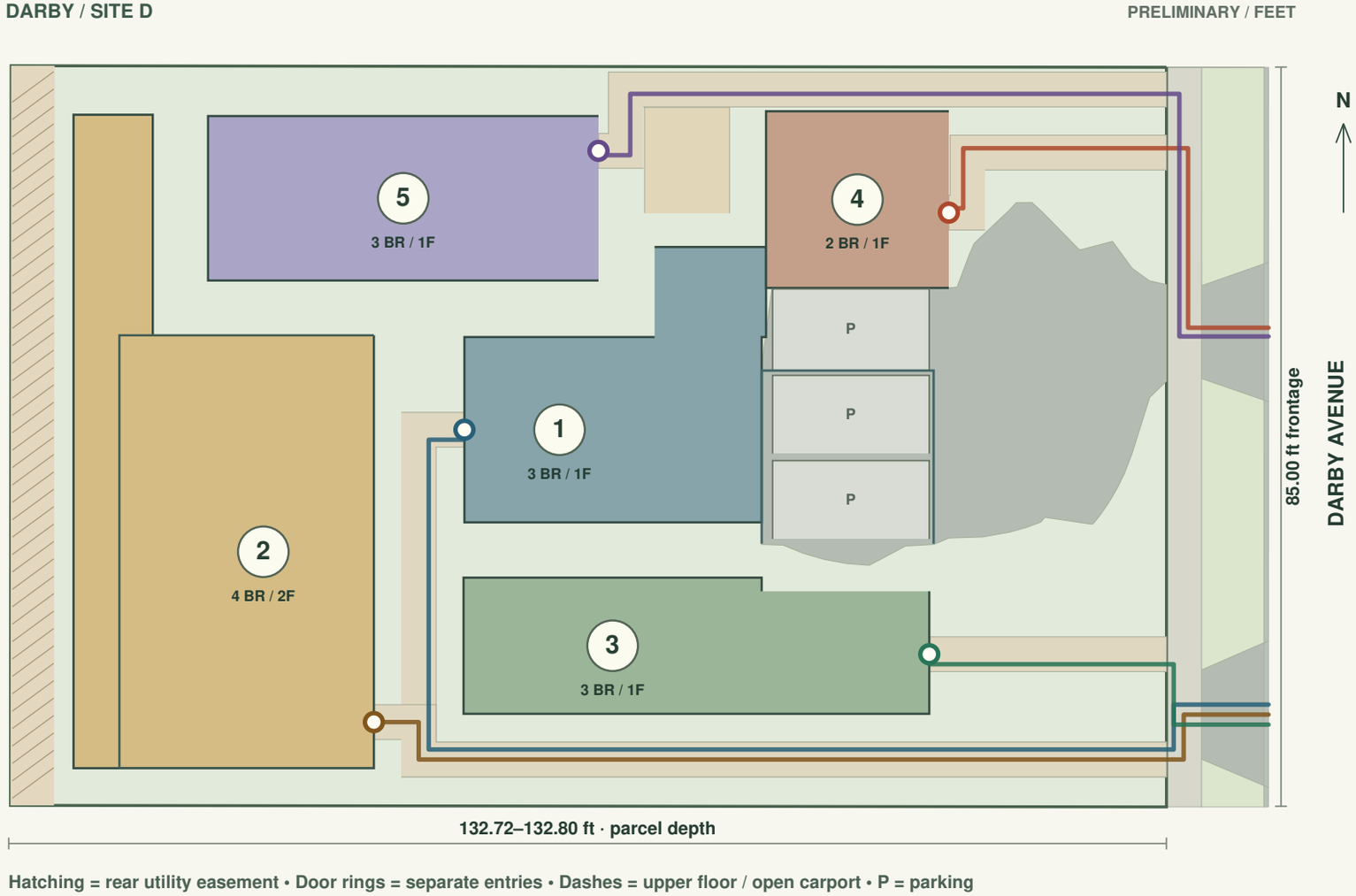
Overall exterior spans: 24.2 x 20.5 ft

1. Bedroom 3 | 9.1 x 10.0 ft
2. Bedroom 4 | 9.5 x 10.0 ft
3. Bathroom 2 | 6.6 x 5.8 ft
4. Upper landing | 12.2 x 9.0 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

Three detached under AB 956

Layout 04 / AB 956 · January 1, 2027 / Site, access and area schedule



Future-law comparison. Obtain written City agreement on JADU timing, the two detached State cottages, primary passage and LAFD access before counting five units.

Fire and parking

Longest mapped curb-to-door route 145.9 ft. Farthest wall approximately 174.6 ft. Verify apparatus and hose access with LAFD.

Two covered primary spaces and an optional open third space.

Five homes

01 Retained main house
3 bed / 1 bath | 1F | 781 sf
$3,200 per month

02 Rear SB 9 house
4 bed / 2 bath | 2F | 3,133 sf
$4,750 per month

03 Independent street cottage
3 bed / 1 bath | 1F | 729 sf
$3,000 per month

04 Garage junior suite
2 bed / 1 bath | 1F | 381 sf
$2,350 per month

05 North garden cottage
3 bed / 1 bath | 1F | 772 sf
$3,200 per month

Area / constraints

The City parcel area of 11,284.1 sf gives 4,513.64 sf of base residential floor area (RFA). With the 20% proportional-stories bonus, the screened cap is 5,416.37 sf.

The counted design uses 4,830.31 sf, leaving 586.05 sf under the bonus cap. Each counted upper floor must be at most 75% of its building's lower floor.

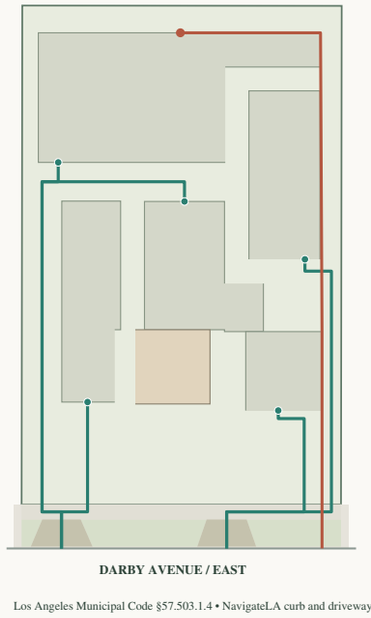
Access and existing walls

Three detached under AB 956 / The two plans reference the same proposed exterior walls.

10907 DARBY AVENUE / ACCESS STUDY

Option D · fire access

Distances measured in local feet. North points right.



DARBY AVENUE / EAST

FUTURE • JANUARY 2027

Door travel

Paved public apron, sidewalk and private walk

Retained main house	**145.9 ft**
Rear SB 9 house	**112.2 ft**
Independent street cottage	**45.9 ft**
Garage junior suite	**64.3 ft**
North garden cottage	**111.9 ft**

Most distant exterior wall

174.6 ft

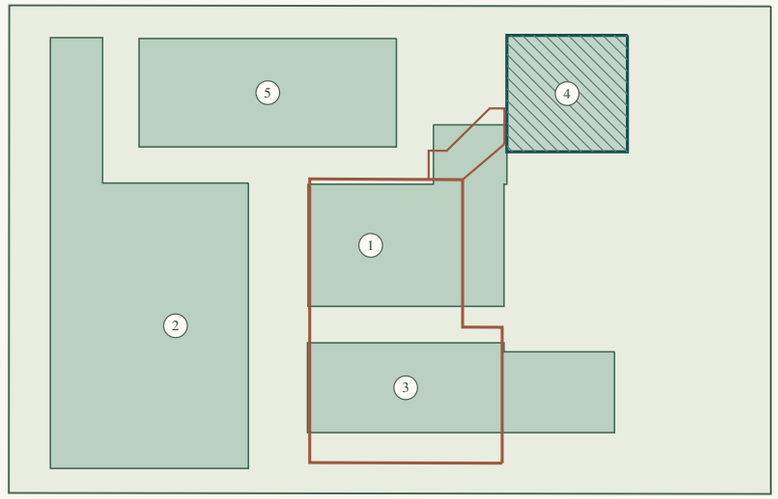
Dashed route uses the shortest unobstructed path around the modeled footprints.

The City applies a 150-foot test. Confirm the residential entrance exception, grade, hydrants and access with LAFD.

Roadway curb face to lot: 11.73 ft.
Horizontal dimensions exclude slope.
Walks are 4 ft wide in the proposal.

Los Angeles Municipal Code §57.503.1.4 • NavigateLA curb and driveway GIS • November 5, 2026

10907 DARBY / HISTORIC AND PROPOSED FOOTPRINTS



GROUND FLOOR

Green · proposed home footprints

Rust dashed · historic home and link

Hatched · original garage test fit

Darby Avenue runs along the right edge.

The garage front plots 25 ft from the street property line.

The plot locates walls approximately. Overlap indicates the location of proposed floors relative to the historical house. Field measurement and structural review determine the walls that can stay.

City permit plots 1956VN40675 and 1956VN40193 · LADBS occupancy certificate · County parcel APN 2715-003-025.
The drawing compares footprints at a common scale. Retained wall length and floor-area treatment require measured plans.

Emergency access

The longest paved doorway route is 145.9 ft from the mapped roadway edge, including the public apron and sidewalk. The farthest exterior wall is approximately 174.6 ft by an optimistic unobstructed route. LAFD must accept the dwelling-entry exception or an alternative access design.

This option has two State cottages. The concurrent Ordinance ADU passage relief used by the other options is unavailable. Verify the continuous ten-foot route to each applicable primary entrance in the field. In the current plan the ten-foot test reaches 2 of the two primary entrances with all three stalls occupied.

Existing and proposed buildings

The nearest home walls on separate buildings are 6.30 ft apart. Including the attached open carport, the closest building separation is 3.90 ft. Confirm fire-rated construction, window openings, eaves and projections.

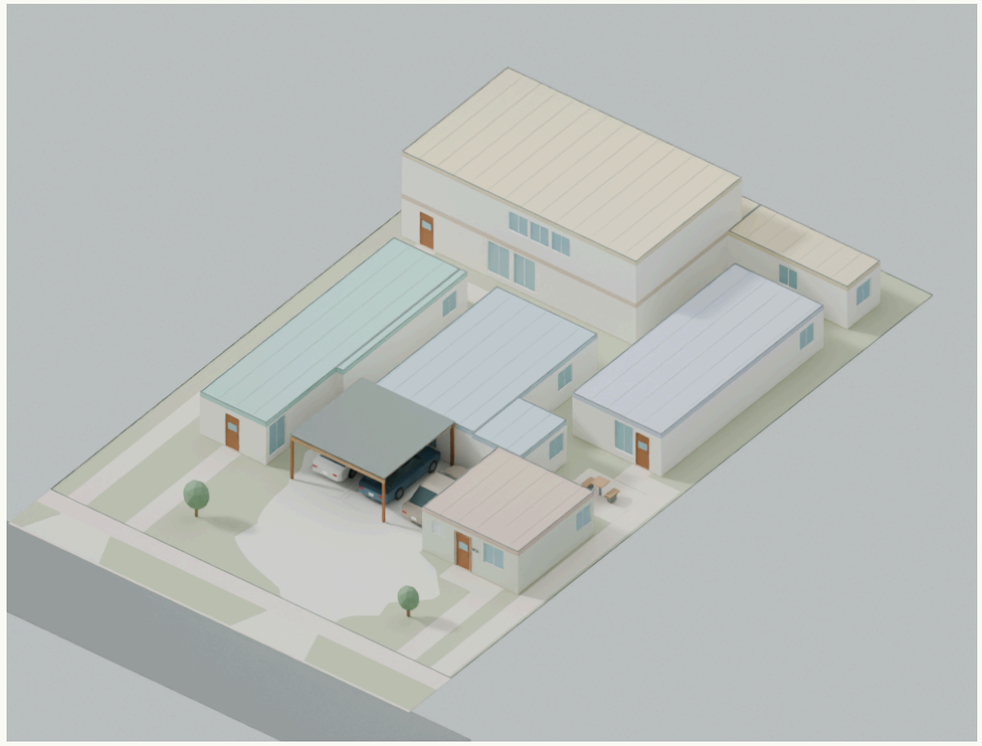
The rear wall clears the recorded rear utility strip by 2.18 ft and the independently mapped utility line by 1.66 ft. Moving it 0.65 ft farther back would add roughly 91 sf across the floors but reduce the strip margin to 1.53 ft. The baseline preserves the margin pending a recorded survey. Each detached State cottage must satisfy the 800-sf interior and 16-ft height limits.

01 Retained main house

Three detached under AB 956 / 3 bed, 1 bath / 1 story / 781.0 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 31.6 x 34.7 ft

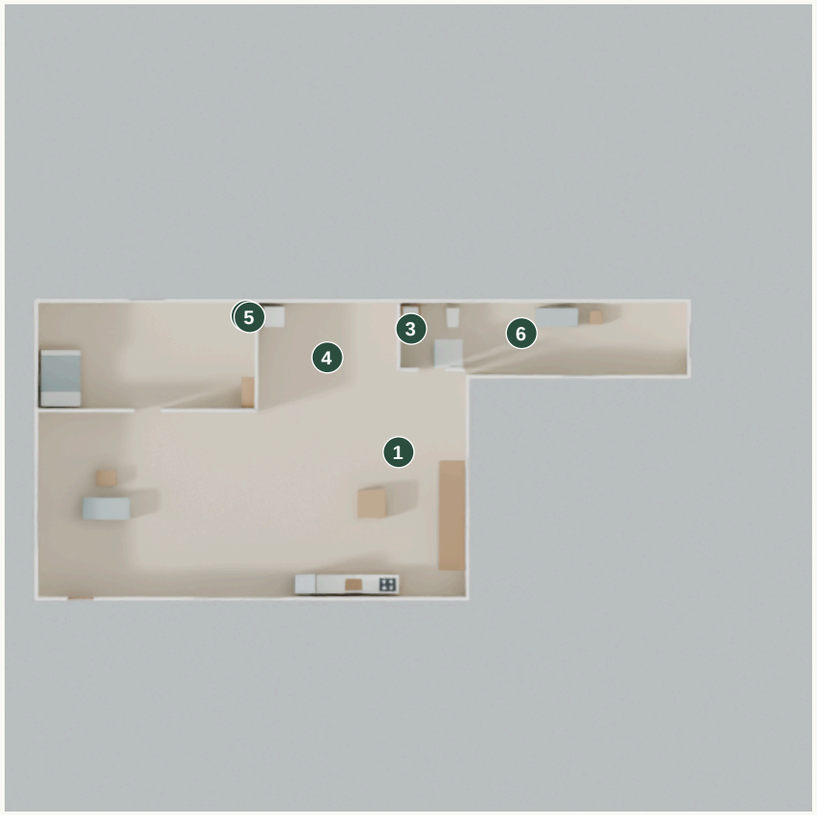
1. Living · kitchen · dining | 20.3 x 11.8 ft
2. Bedroom 1 | 9.6 x 11.6 ft
3. Bathroom 1 | 7.0 x 6.8 ft
4. Bedroom 2 | 8.1 x 13.6 ft
5. Bedroom 3 | 8.1 x 16.6 ft
6. Rear entrance hall | 3.2 x 20.6 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

02 Rear SB 9 house

Three detached under AB 956 / 4 bed, 2 bath / 2 stories / 3,133.1 sf modeled interior

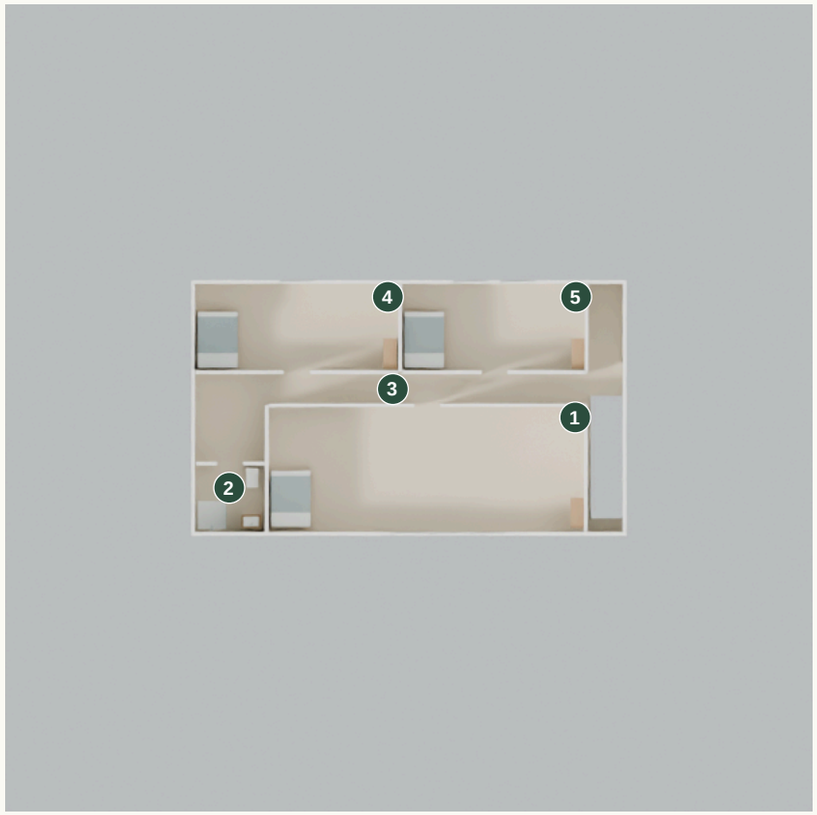
GROUND FLOOR



Overall exterior spans: 75.1 x 34.5 ft

1. Living · kitchen · dining | 44.5 x 20.7 ft
2. Bedroom 1 | 24.9 x 12.3 ft
3. Bathroom 1 | 7.6 x 7.6 ft
4. Ground hall | 15.2 x 12.3 ft
5. Stacked laundry | 2.8 x 2.8 ft
6. Garden gallery | 24.4 x 8.1 ft

UPPER FLOOR



Overall exterior spans: 49.8 x 29.2 ft

1. Bedroom 2 | 36.2 x 14.4 ft
2. Bathroom 2 | 7.8 x 7.8 ft
3. Landing and cross hall | 45.1 x 3.3 ft
4. Bedroom 3 | 23.1 x 10.0 ft
5. Bedroom 4 | 21.1 x 10.0 ft

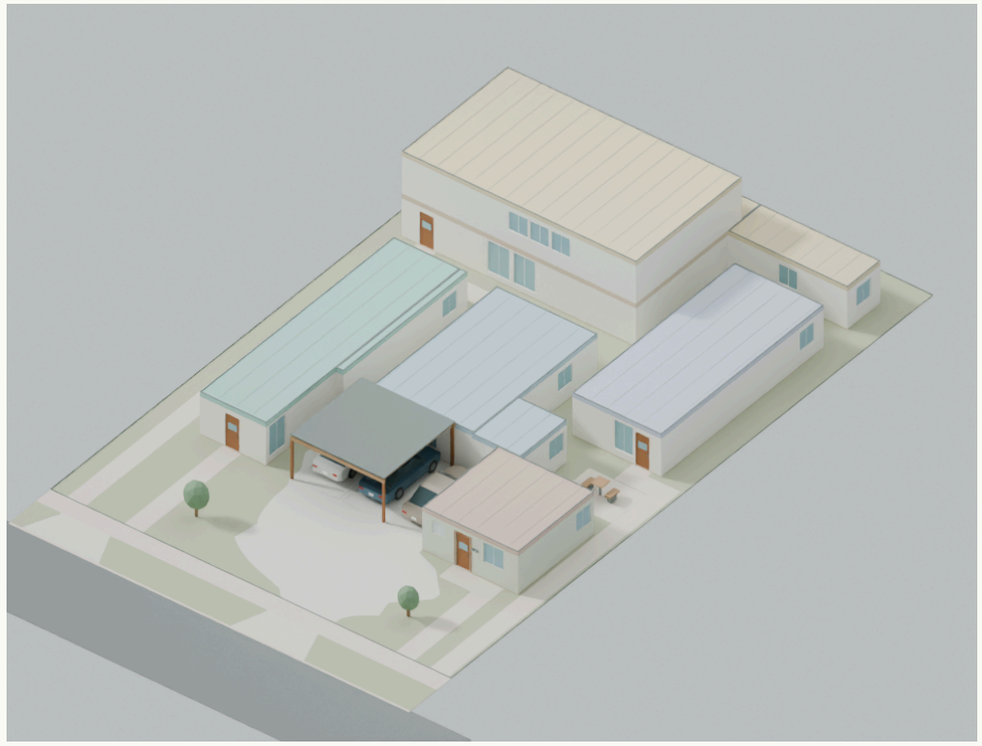
Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

03 Independent street cottage

Three detached under AB 956 / 3 bed, 1 bath / 1 story / 729.0 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 15.7 x 53.5 ft

1. Living · kitchen · dining | 13.1 x 14.4 ft
2. Bedroom 1 | 9.4 x 10.5 ft
3. Bedroom 2 | 9.4 x 10.5 ft
4. Bathroom 1 | 9.4 x 6.7 ft
5. Bedroom 3 | 14.7 x 8.5 ft
6. Bedroom passage | 3.2 x 28.5 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

04 Garage junior suite

Three detached under AB 956 / 2 bed, 1 bath / 1 story / 381.1 sf modeled interior

GROUND FLOOR



Overall exterior spans: 20.3 x 21.0 ft

1. Living · kitchen · dining | 13.1 x 9.8 ft
2. Bathroom 1 | 5.8 x 6.8 ft
3. Bedroom 1 | 9.4 x 9.7 ft
4. Bedroom 2 | 9.4 x 9.7 ft
5. Entry passage | 7.8 x 2.6 ft



CONVERTED GARAGE / VIEW FROM DARBY

From Darby, the former two-car garage is the home on the right. A pedestrian door and residential windows face the street. The former side vehicle opening is infilled. The two-bedroom junior has its own kitchen and bath. The attached open carport is to the left. The facade and flat roof are proposed. Survey the original roof, slab and eaves.

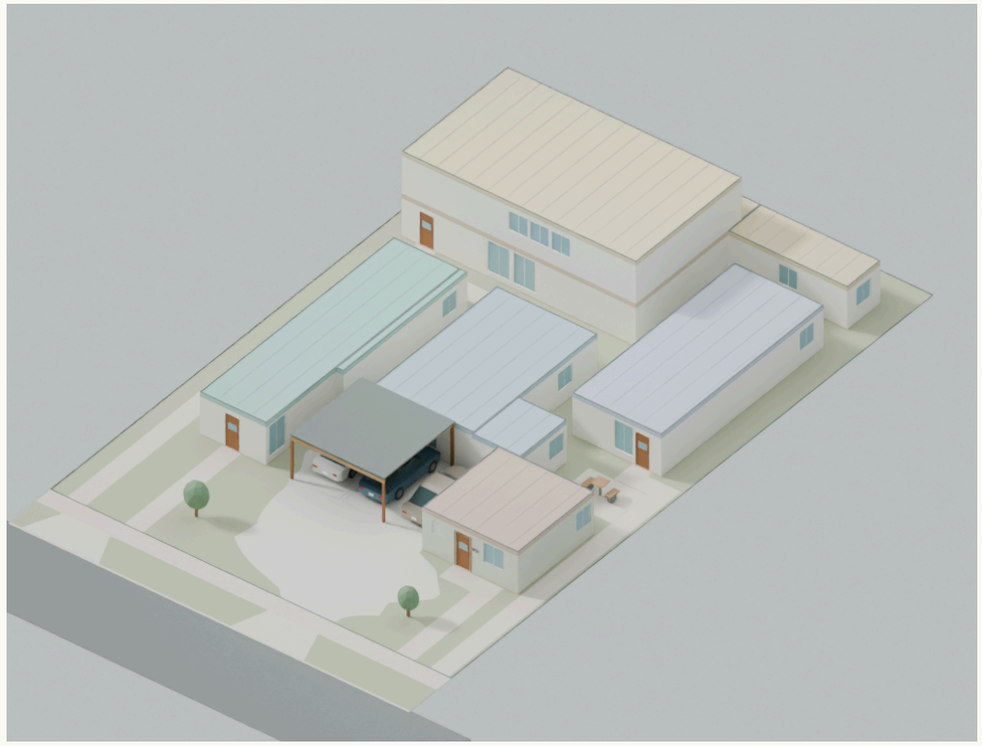
Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

05 North garden cottage

Three detached under AB 956 / 3 bed, 1 bath / 1 story / 771.5 sf modeled interior

GROUND FLOOR





SITE CONTEXT / ACTUAL MODEL RENDER

Overall exterior spans: 18.9 x 44.8 ft

1. Living · kitchen · dining | 17.9 x 14.5 ft
2. Bedroom 1 | 9.8 x 9.9 ft
3. Bedroom 2 | 9.8 x 9.9 ft
4. Bedroom 3 | 17.9 x 8.1 ft
5. Bathroom 1 | 6.2 x 7.1 ft
6. Rear passage | 7.6 x 11.7 ft

Floor maps show west up and north right. Room dimensions are planning zones. Verify clear sizes after walls, closets, fixtures and field measurements.

What the City must decide

Which five-home combination is documented, and what remains site-specific.

Layouts 1 and 2

Los Angeles illustrates two detached primaries on an unsplit SB 9 parcel with an attached ADU, a JADU and a detached ADU. Qualify the front host volume, the rear local ADU, the proportional-stories bonus and concurrent passage relief.

Los Angeles ZA Memo 143, Tables 1 and 2

Layout 3

HCD supports adding a local detached ADU alongside a detached State unit. Its finding addresses San Diego County. Obtain written Los Angeles agreement to this full five-unit arrangement and the specific passage and fire conditions.

HCD findings, July 7, 2026

Layout 4

AB 956 allows two detached State cottages from January 1, 2027. Each cottage must fit its area and height limits. Request a written decision on the garage JADU sequence before construction of the second cottage.

AB 956, chaptered bill

Every layout

The homes fit the screened GIS parcel. Field verification of existing walls, legal housing history, utilities, grading and title is still pending. All four require LAFD acceptance of the entry-distance exception or another approved access solution.

ZIMAS parcel profile and City clearances

Rental amounts

The projected monthly figures assume all five units are leased. Gross voucher standards incorporate eligible tenant-paid utilities. HACLA verifies family voucher size and rent reasonableness for each lease.

HACLA payment standards for ZIP 91326