SUPPLEMENTAL CORRECTION SHEET FOR
SENATE BILL (SB) 9 TWO-UNIT DEVELOPMENTS
AND URBAN LOT SPLITS
(Effective 1/1/2022)

Plan Review Date: ________________________________________________________________
Plan Check #: ___________________________ Permit Application Number: __________________
Job Address:________________________________________________________________________
Plan Check Engineer: __________________________________ Phone: ____________________
Email: ______________________________

Your feedback is important, please visit our website to complete a Customer Survey at:
www.ladbs.org/LADBSWeb/customer-survey.jsf.

If you have any questions or need clarification on any plan check matters, please contact your plan check engineer and/or
his or her supervisor.

This is a supplemental correction sheet. Please see the attached master correction sheet.

Italicized numbers refer to Code Sections of the 2023 Edition of the Los Angeles Residential Code or the current Zoning
Code.

These corrections apply to SB 9 Two-Unit Developments per CA Gov. Code 65852.21 and/or SB 9 Urban Lot Splits per
CA Gov. Code 66411.7:

A. ELIGIBILITY REQUIREMENTS

1. The project is not located in a single family zoned lot (RA, RE, RS, R1, RU, RZ, or RW) and therefore not eligible to
utilize SB 9.

2. The project is not eligible to utilize SB 9 as indicated on the
SB 9 Eligibility Criteria Checklist from ZIMAS.

3. Provide signed SB 9 Owner Declaration Related to
Tenant Occupancy form.

4. Provide all existing building permit records since January 1,
2021 if any of the following conditions apply:
   a. Property was occupied by a tenant in the past 3 years
      as indicated on the SB 9 Owner Declaration Related
to Tenant Occupancy form
   b. Property contains units subject to the Rent
      Stabilization Ordinance
   c. Property contains covenanted affordable units

5. The project is not eligible to utilize SB 9 because the
property meets at least one of the conditions in item A.4 and
the proposed SB 9 project is a result of a demolition and/or
alteration permit issued on or after January 1, 2021.

6. The project is not eligible to utilize SB 9 because rental units
were previously withdrawn or removed pursuant to the Ellis
Act.

7. Applicable to all SB 9 projects, obtain a clearance from City
Planning to confirm whether or not the lot is a habitat for
protected species. If it is, the lot is not eligible for SB 9.

B. GENERAL ZONING REQUIREMENTS

1. Provide and dimension minimum 4 feet side and rear yard
setbacks since the unit is not:
   a. Converted from a legally existing building
   b. Replacing a legally existing building in the same
      location with the same physical dimensions

2. Provide one covered parking for each new and/or existing
unit (except when an existing unit already has zero non-
conforming parking) in a Two Unit Development except
when the unit is:
   a. Located within 1/2 mile walking distance of a high-
      quality transit corridor or a major transit stop; or
   b. Located within one block of a car share vehicle drop
      off or pick up location; or
   c. Located in an AB 2097 reduced parking area as
      indicated on ZIMAS.

3. All other zoning regulations apply. See attached master
correction sheet “Single Family Residential Plan Check
Correction Sheets.”

4. Objective zoning, or design review standards which may
have the effect of physically precluding the construction of
two units, or physically precluding either of the two units
from being 800sf in floor area may be eligible for a waiver
from the Department of City Planning Case Management via
a clearance.

C. URBAN LOT SPLIT

1. Recordation of final Parcel Map is required prior to permit
issuance.

2. No more than two units, including ADUs and JADUs, are
permitted for each lot resulting from an Urban Lot Split.

3. The use is not residential, nor accessory to residential, and
thus not allowed on a lot created by an Urban Lot Split.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

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D. TWO-UNIT DEVELOPMENTS
1. Existing floor area for the lot is at or exceeding allowable FAR / RFA. A new unit in a Two Unit Development is limited to a maximum of 800 SF of floor area.

E. BOTH URBAN LOT SPLIT AND TWO-UNIT DEVELOPMENTS
1. ADUs and JADUs are not permitted on parcels that use both the Urban Lot Split and Two-Unit Development, either together or at different times.

ADDITIONAL CORRECTIONS: