

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 2020 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 (A1, A2, 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 The project is not eligible to utilize SB 9 because rental units were previously withdrawn or removed pursuant to the Ellis Act.

B. GENERAL ZONING REQUIREMENTS

1. Objective zoning regulations may be potentially waived by the Department of City Planning if they would physically preclude two units, 800SF in floor area per unit, or an Urban Lot Split.
2. 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
3. Provide one covered parking for each new unit except when the unit is:
 - a. Located within 1/2 mile walking distance of a high-quality transit corridor or a major transit stop
 - b. Located within one block of a car share vehicle drop off or pick up location

C. URBAN LOT SPLIT

1. Recordation of final Parcel Map is required prior to permit issuance.
2. A maximum of two units including ADUs and JADUs are permitted for each lot resulting from an Urban Lot Split.
3. The use is not residential and thus not allowed on a lot created by an Urban Lot Split.

D. TWO-UNIT DEVELOPMENTS

1. FAR / RFA is exceeded for the property. New units are limited to maximum 800 SF each.

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.

