

# Senate Bill 9 (SB 9)

Plan Check NC Meeting  
May 14, 2022

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LOS ANGELES  
CITY PLANNING

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# What is SB 9?

- California Housing Opportunity and More Efficiency (HOME) Act
- Effective January 1, 2022
- Increase housing supply and diversify the types of housing available
- Supports modest increases in number of smaller-sized homes in single-family neighborhoods
- Allows for streamlined, ministerial (by-right) process for creating Two Unit Development (TUD) and/or Urban Lot Split (ULS)

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# SB 9 Implementation

- [SB 9 Implementation Memo](#) (February 2022)
- [SB 9 Fact Sheet \(FAQ\)](#) (February 2022)
- [SB 9 Landing Page](#) (May 2022)
- SB 9 Ordinance (Summer 2022)

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# Eligibility Criteria

- Located in single-family zones (RA, RE, RS, R1, RU, RZ, RW)
- Cannot be on a Sensitive Site:
  - Wetlands
  - Hazardous Waste Sites
  - Floodplains
  - Floodway
  - Conservation Areas
  - Habitat Areas
  - Historic Designations

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# Other Requirements or Limitations

- Cannot result in the demolition or alteration of “protected unit”; i.e.,
  - Affordable Housing
  - Housing subject to Rent Stabilization Ordinance (RSO)
  - Ellis Act Removals
  - Tenant occupied housing within the last 3 years
- Short-term and vacation rentals are prohibited. However, City-registered Home-Sharing as an accessory use to a primary residence is permitted.

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# Development Standards

- **Parking**
  - 1 off-street covered parking space per unit
  - 0 spaces if within 0.5 miles walking distance of either a high-quality transit corridor or major transit stop, or a car share vehicle drop off or pick up location
- **Setbacks**
  - Underlying Front Yard Setback
  - 4-foot Rear and Side Yard Setbacks
  - Existing structures can remain
- All other underlying objective zoning standards (i.e., FAR, height, etc.) shall still apply unless it would physically preclude an Urban Lot Split and/or the development of up to two 800 sf dwelling units. Compliance with Building and Fire Code shall always be required.

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# SB 9 Two Unit Development (TUD)

Allows for the development of two dwelling units on a lot zoned for single-family dwellings.

- **Unit Size**
  - Guarantees the development of up to two 800 sf units
  - May be larger if within floor area or residential floor area (RFA) permitted by underlying zoning
- **ADUs/JADUs**
  - Adding an ADU or JADU does not create a Two Unit Development
  - ADUs and JADUs may be permitted to allow more than two primary dwelling units per the City's ADU Ordinance (if not used in conjunction with an Urban Lot Split)
- **Fees**
  - All impact fees applicable to a standard dwelling project also apply to SB 9 TUD projects

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# SB 9 Urban Lot Split (ULS)

Allows for the subdivision of one single-family zoned lot into two individual parcels.

- **Lot Size & Area**
  - New lot cannot be smaller than 40% of the original lot size, and no smaller than 1,200 square feet
- **Number of Units**
  - Each lot created by an ULS can be developed with a maximum of two units, including ADUs/JADUs
- **Owner Occupancy**
  - Applicant must sign an affidavit stating that they intend to live in one of the homes for 3 years from the date of map approval
- **Previous Urban Lot Splits**
  - A parcel created from a ULS cannot be subdivided again through a ULS
- **Adjacent Parcels**
  - Adjacent parcels cannot be split by the same owner or someone acting in concert

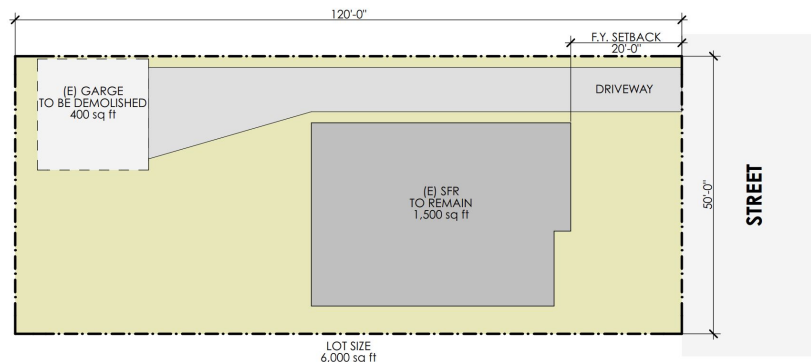
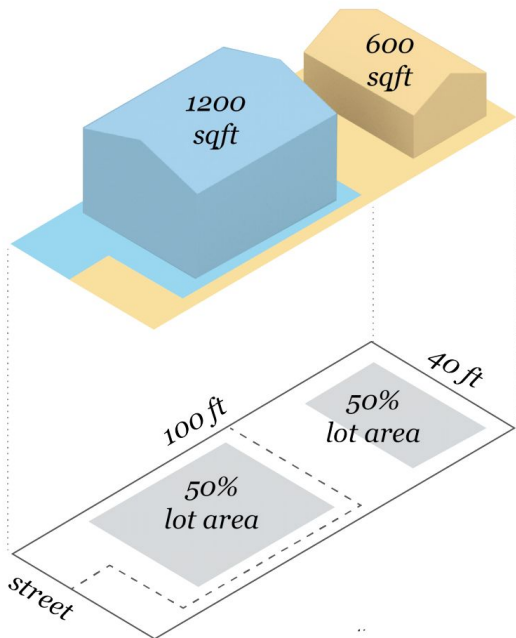


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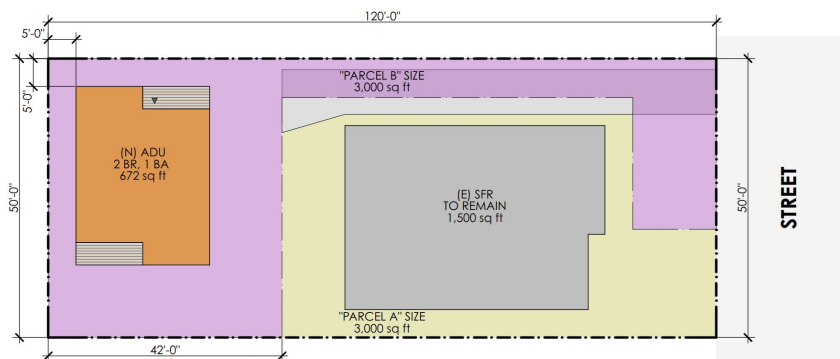
# SB 9 Urban Lot Split cont.

- **ADUs/JADUs**
  - Each lot can be developed with up to two primary dwellings (SFD or duplex) and any ADUs/JADUs permitted by the ADU Memo
  - If using in conjunction with a TUD, no ADUs/JADUs shall be permitted
- **Dedications**
  - No right-of-way dedication requirements, or imposition of off-site improvements associated with a subdivision map shall be imposed
  - Any improvements otherwise required for the development of housing under the Baseline Hillside Ordinance may be required
- **Fees**
  - Major Admin Fee - \$3,978 before surcharges; \$4,892.94 after surcharges

# Urban Lot Split



**A: EXISTING R1 PROPERTY**



**C: 50/50 LOT SPLIT**

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# Two Unit Development and Urban Lot Split

- **Maximum Development**
  - May utilize both TUD and ULS to create two lots with up to two dwellings on each lot
  - ADUs and JADUs are not permitted on parcels that use both the TUD and ULS
- **Concurrent Permitting**
  - An ULS application and TUD application with LADBS may be submitted in parallel
    - ULS Conditions of Approval may require revisions to the TUD project
    - No building permit will be issued until the final map is recorded

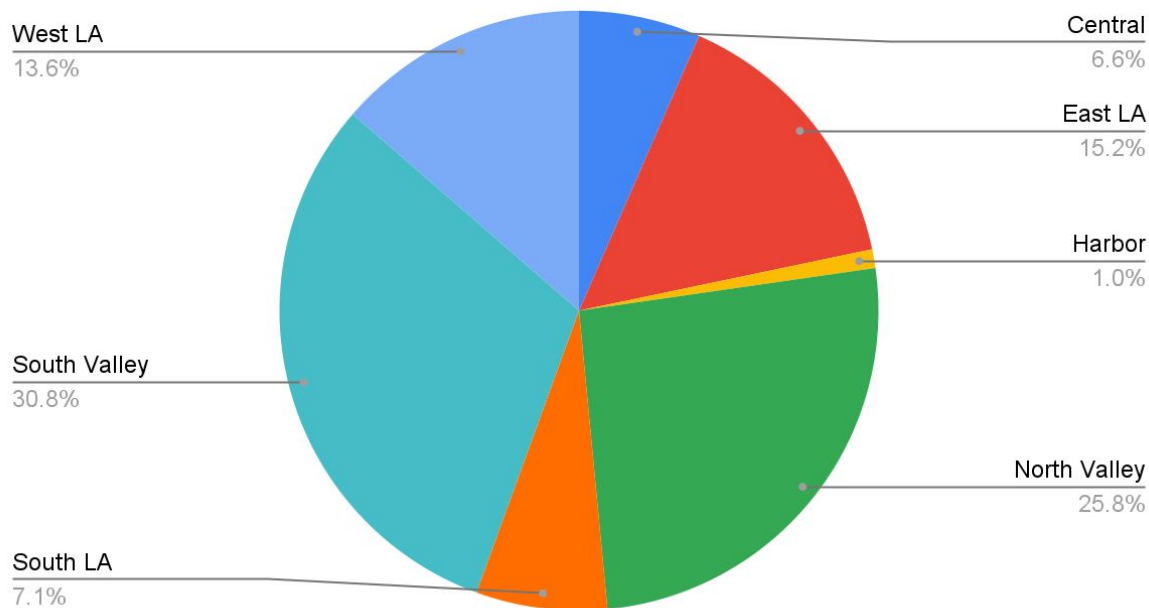
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## SB 9 Metrics

- Over 375 email inquiries received by City Planning
- Approximately 75 meetings consultations completed by City Planning
- Approximately 50% of inquiries are from homeowners
- 22 TUD building permits have been submitted to LADBS
- 3 ULS applications have been submitted to City Planning

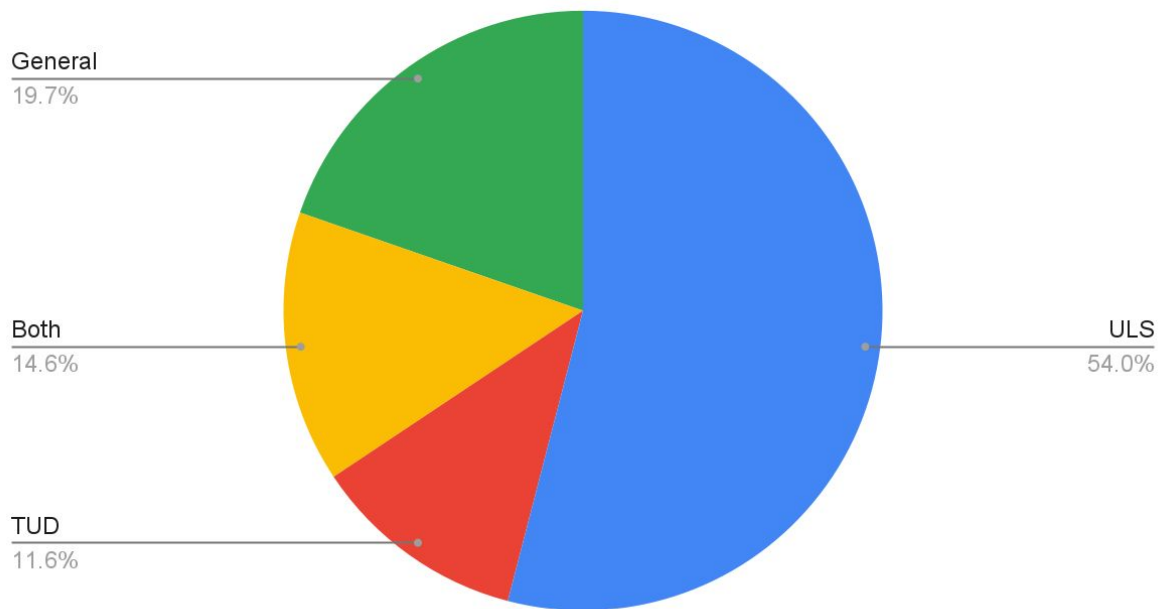
# Inquiries by Geographic Location

Total Inquires - By Location



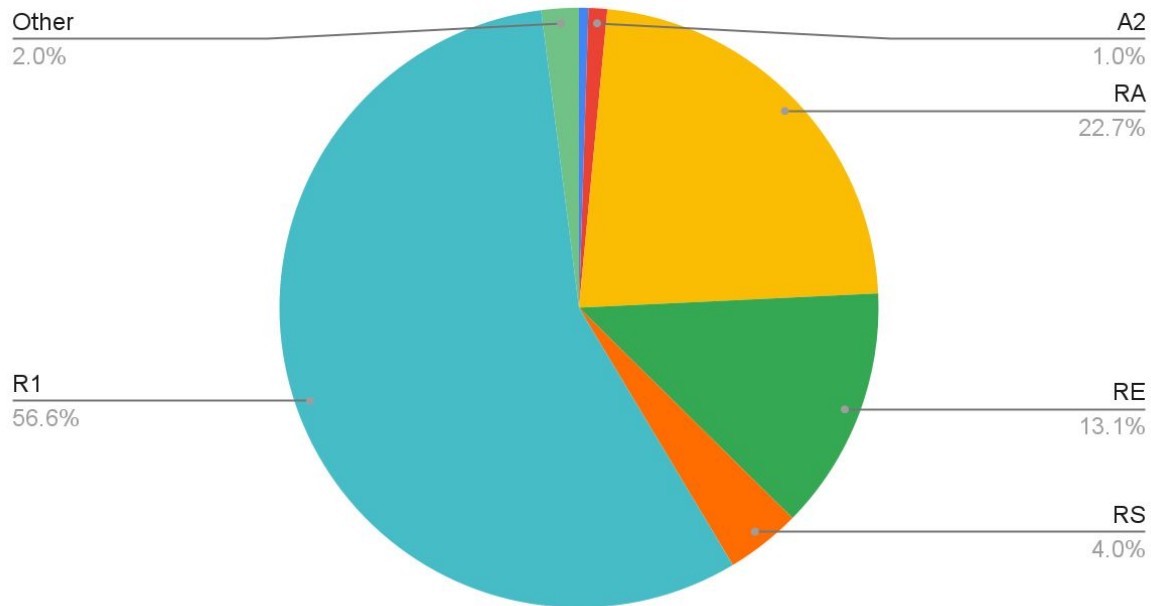
# Inquiries by SB 9 Development Type

Total - Nature of Inquires



# Inquiries by Zone

Total Inquiries - By Zone



# ZIMAS Eligibility Criteria

How to check SB 9 Eligibility of your property on ZIMAS:

1. [www.zimas.lacity.org](http://www.zimas.lacity.org)
2. Search by Address

**SEARCH BY:**

Address

Street Intersection

Assessor Parcel No.

PIN Number

Legal Description

MapSheet

Case Number

Community Plan Area

Council District

Neighborhood Council

**SEARCH BY ADDRESS:**

To search by property address, enter its house number in the first field and enter its street name in the second field below. Click GO when ready. Alternatively, you can click on the menu items on the left to search by other methods such as Street Intersection, Assessor Parcel Number, Council District, etc.

House Number:  Street Name:

Example: Enter "14400" Note: Do not use prefixes or suffixes  
Example: For W Van Nuys Blvd, enter "van nuys"

Click "GO" to start the search:

Display resulting parcel in a new popup for comparison?

## ZIMAS

Search

11415 W DONA DOLORES PL Font: A A +/-

▼ Address/Legal

Site Address 11415 W DONA DOLORES PL  
 ZIP Code 91604  
 PIN Number 159B189 482  
 Lot/Parcel Area (Calculated) 29,698.1 (sq ft)  
 Thomas Brothers Grid PAGE 562 - GRID J7  
 Assessor Parcel No. (APN) 2381006015  
 Tract TR 24752  
 Map Reference M B 642-9/13  
 Block None  
 Lot FR 54  
 Arb (Lot Cut Reference) None  
 Map Sheet 159B169

- ▶ Jurisdictional
- ▶ Permitting and Zoning Compliance
- ▶ Planning and Zoning
- ▶ Assessor
- ▶ Case Numbers
- ▶ Citywide/Code Amendment Cases
- ▶ Additional
- ▶ Seismic Hazards
- ▶ Economic Development Areas
- ▶ Housing
- ▶ Public Safety

▼ Planning and Zoning	
Special Notes	None
Zoning	RE15-1-H
Zoning Information (ZI)	<a href="#">Z1-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor)</a>
Zoning Information (ZI)	<a href="#">Z1-2482 Modifications to SF Zones and SF Zone Hillside Area Regulations</a>
General Plan Land Use	Very Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	<a href="#">View</a>
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
<b>SB 9 Eligibility</b>	<b><a href="#">View</a></b>
SB 30 Eligibility	<a href="#">View</a>
Streetscape Area	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

3. Planning and Zoning tab
4. SB 9 Eligibility link



# ZIMAS Eligibility Criteria

SB 9 Eligibility Criteria Checklist	
PIN Number: 159B169 482	
Site Address: 11415 W DONADOLORES PL	
Tract: TR 24752	
Map Reference: M B 642-9*13	
Block: None	
Lot: FR 54	
Arb (Lot Cut Reference): None	
A. Planning/Housing Standards. All answers must be "Yes"	
1. The parcel is located within a single-family residential zone.	YES
2. The site is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.	YES
3. The development is not located within a historic district (HPOZ) or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Historic Cultural Monument (HCM) or historic property or district pursuant to any ordinance.	YES
4. Lots have not been previously split using SB9	
B. Environmental Standards (to be verified by the Department of City Planning in consultation with other agencies as needed). All answers must be "No" Is the development located on a site that is any of the following:	
1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	NO
2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	NO
3. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.	NO

4. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.	NO
5. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.	NO
6. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	Further Review Needed
A. Natural Community Conservation Planning Act	NO
B. Habitat Conservation Plan	NO
C. Other Adopted Natural Resource Protection Plan (LA County Significant Ecological Areas)	Further Review Needed
7. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	Bio Review Needed
8. Lands under a conservation easement.	NO

- All boxes in Section A must be "YES"
- All boxes in Section B must be "NO". If "Further Review Needed" or "Bio Review Needed", contact City Planning for instructions.

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# Additional Things to Know

- Easements for public utilities, water systems, sewers, street lights, storm drains or flood control channels, and slope rights may be required for ULSs.
- Don't forget to plan for water and power service.
- If an ADU was recently added to a site with a single family residence built prior to October 1, 1978, the property may be subject to the Rent Stabilization Ordinance (RSO).

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# Resources

- [SB 9 Implementation Memo](#)
- [SB 9 Fact Sheet \(FAQ\)](#)
- [SB 9 Government Code](#)
- [LAHD Information on RSO and ADUs](#)
- [Implementation of 2019 ADU Ordinance and State ADU Law](#)

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# Application Forms

## Habitat Forms

- [CP-3608](#) Owner's Declaration of No Habitat
- [CP-3610](#) Biologist's Statement of Habitat

Required for both Urban Lot Splits and Two Unit Developments, as determined by the Eligibility Criteria Checklist.

## Urban Lot Split Forms

- [CP-3604](#) SB 9 Urban Lot Split Application
- [CP-3605](#) SB 9 Urban Lot Split Specialized Requirements

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# Contact Information

## Los Angeles City Planning

SB 9 Planning Inquiries: [planning.sb9@lacity.org](mailto:planning.sb9@lacity.org)

Website: [www.planning.lacity.org](http://www.planning.lacity.org)

## Los Angeles Building and Safety (LADBS)

Phone: 311 (within City of LA) or (213) 473-3231

Development Services Case Management:

<https://www.ladbs.org/services/special-assistance/dscm>

Website: [www.ladbs.org](http://www.ladbs.org)

## Bureau of Engineering (BOE)

BOE Customer Service Portal

Website: [www.eng.lacity.org](http://www.eng.lacity.org)

## Los Angeles Fire Department (LAFD)

Hydrants and Access: [lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org)

Fire Life Safety: [lafd.fdsapplication@lacity.org](mailto:lafd.fdsapplication@lacity.org)

Website: <https://www.lafd.org>

## Los Angeles Department of Water and Power (LADWP)

Electrical Service: (213) 367-6937

Water Service: (213)-367-2130

Website: [www.ladwp.com](http://www.ladwp.com)

## Los Angeles Housing Department (LAHD)

Phone: (213) 928-9097

Land Use: [lahd-landuse@lacity.org](mailto:lahd-landuse@lacity.org)

RSO and Ellis Act: [Lahd-landlorddeclarations@lacity.org](mailto:Lahd-landlorddeclarations@lacity.org)

Website: <https://housing.lacity.org>

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# Questions?