



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 The project is not eligible to utilize SB 9 because rental units were previously withdrawn or removed pursuant to the Ellis Act.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

