

Los Angeles County Department of Regional Planning

Senate Bill 9 Implementation Memo Summary

Purpose	Senate Bill (SB) 9 amends the Government Code to incentivize the development of the missing middle housing in single family areas.
Up to Two Dwelling Units on one Single-Family Zoned Parcel is Permitted if:	<ul style="list-style-type: none"> • The parcel is within a single-family residence zone (R-1, R-A) or the property is within a single-family residence zone in the following Specific Plan areas - West Carson Residential 1, Willowbrook residential 1, or Connect Southwest (West Athens-Westmont) Residential 1. • The parcel is vacant or has one existing primary dwelling unit <u>and no other primary dwelling units</u>. • The parcel is wholly within an urbanized area or urban cluster as defined by the US Census Bureau. • The parcel does not contain units that were withdrawn from rent or lease within 15 years before the date of application.
An Urban Lot Split of one Single-Family Zoned Parcel is Permitted if:	<ul style="list-style-type: none"> • The parcel is within a single-family residence zone (R-1, R-A) or the property is within a single-family residence zone in the following Specific Plan areas - West Carson Residential 1, Willowbrook residential 1, or Connect Southwest (West Athens-Westmont) Residential 1. • The parcel is vacant or has existing units, and a lot split will not result in more than 2 units (including ADUs and JADUs) per parcel created by the urban lot split. • The parcel is wholly within an urbanized area or urban cluster as defined by the US Census Bureau. • The project does not propose alteration or demolition of units that were withdrawn from rent or lease within 15 years before the date of application in addition to demolition and alteration restrictions below.
An Urban Lot Split or Up to Two (2) Units on one (1) Single-Family Zoned Parcel is <u>not permitted</u> if:	<p>Any portion of the parcel is located in or contains any of the following:</p> <ul style="list-style-type: none"> • Coastal Zone • State or local historic district or property. • Prime Farmland or Farmland of Statewide importance. • Wetlands. • High or Very High Fire Hazard Severity Zone (HFHSZ or VHFHSZ). • A hazardous waste site not previously cleared for residential use or residential mixed-use. • Delineated earthquake fault zone, <i>unless project complies with applicable seismic protection building code standards.</i> • FEMA 100-year flood zone, <i>unless parcel is subject to a Letter of Map Revision prepared by FEMA and issued to the County or meets FEMA requirements necessary for minimum flood plain management criteria.</i> • FEMA regulatory floodway, <i>unless site has received a no-rise certification.</i> • Significant Ecologic Area (SEA) or conservation land. • Critical habitat. <p>Review by other departments may be required to determine project eligibility. The applicant shall submit the SB 9 Applicant Acknowledgement Form, acknowledging that review and approval of the proposed project by Regional Planning does not guarantee approval or clearance by other departments.</p>
Project <u>shall not</u> propose demolition or alteration of the following:	<ul style="list-style-type: none"> • Income-restricted units with covenant. • Units that were tenant-occupied in the last three years. • Units that are subject to the County's Rent Stabilization Ordinance (Chapter 8.52 of Title 8 of the County Code).
Development Standards	
The project shall comply with all applicable <i>objective</i> planning, zoning, and subdivision requirements pursuant to Titles 21 and 22 with the following exceptions:	
<ul style="list-style-type: none"> • Objective planning, zoning, and subdivision requirements shall not be imposed if such requirements would physically preclude one of the following: <ol style="list-style-type: none"> a. The construction of up to two units per lot; or b. Either of the two units from being at least 800 square feet in floor area. 	

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Setbacks & Building Separation	<ul style="list-style-type: none"> Existing setbacks shall be deemed conforming, including where a project proposes to demolish and reconstruct an existing structure or building to the same dimensions and in the same footprint. In all other cases, maximum four feet side and rear yards, unless a narrower width is allowed pursuant to Title 22. Building separation requirements per Section 22.110.050 do not apply as long as units meet building code safety standards and allow for separate conveyance.
Parking	<p>One covered, off-street parking space per principal dwelling unit shall be required. Project is exempt from parking requirements if one of the following apply:</p> <ul style="list-style-type: none"> Parcel is within ½ mile walking distance of a high-quality transit corridor or a major transit stop; or A car share vehicle is located within one block of the subject parcel.
Conditions and Terms	
Short Term Rentals	<ul style="list-style-type: none"> No unit shall be used for short term rental (30 consecutive days or less).
Additional Requirements for Two Dwelling Units on One Parcel	
Parcels Connected to Private Sewer	<ul style="list-style-type: none"> Sites with a private sewer (septic) system are subject to additional requirements pertaining to percolation tests as required by the Department of Public Health.
Additional Requirements for Urban Lot Split (Creating Two Parcels)	
Pre-existing Site Conditions	<ul style="list-style-type: none"> Parcel being subdivided was not established through a prior urban lot split pursuant to SB 9. Neither the owner of the parcel or anyone acting in concert with the owner has previously subdivided or is proposing to subdivide an adjacent parcel under SB 9.
Lot Area	<ul style="list-style-type: none"> Minimum of 1,200 sq. ft. for each lot. Neither lot shall be less than 40% of the original lot size.
Conditions and Terms	<ul style="list-style-type: none"> Parcels are prohibited from future lot splits under SB 9. Parcels are restricted to residential uses in the future with the exception of home-based occupations and cottage food operations.
Owner Occupancy	<ul style="list-style-type: none"> Applicant must sign Owner Occupancy Affidavit acknowledging intent to live in one of the units created for a minimum of three years from the recordation of an urban lot split.
Accessory Dwelling Units	
Two Dwelling Unit (non-lot split) Applications	<ul style="list-style-type: none"> New ADUs may be permitted only if <u>both</u> principal dwelling units (existing or proposed) were/are legally built prior to the ADU application submittal, pursuant to Section 22.140.640.E. In total, sites developed with two principal dwelling units may have one ADU converted from spaces within an existing residential building and two detached ADUs.
Urban Lot Split Applications	<ul style="list-style-type: none"> Maximum two units (including an ADUs and JADU) on each new parcel. Four units total in an urban lot split project.