



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*




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FROM: David DeGrazia, Deputy Director 

## **SENATE BILL 478: ALLOWABLE FLOOR AREA RATIO FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENTS**

On September 28, 2021, the Governor signed Senate Bill 478 (Wiener) which, among other things, added Section 4747 to the Civil Code and Section 65913.11 to the Government Code. Specifically, the bill prohibits local jurisdictions from imposing a maximum Floor Area Ratio (FAR), maximum lot coverage, or other development standards that would physically preclude an eligible housing development project from achieving the FAR specified in the bill.

A copy of the State law (Attachment A) is attached for your reference. Please be aware of the following changes pertaining to the review and approval of eligible housing development projects. The following changes shall supersede any contrary provisions in Title 22 and/or the General Plan.

**A. ELIGIBILITY.** To be eligible for the allowable FAR specified in Section B, a housing development project shall meet all of the following:

1. Project Components. The project shall consist of three to ten units, excluding an accessory dwelling unit or a junior accessory dwelling unit, and is one or a combination of the following:
  - a. A residential-only development;
  - b. A mixed-use development consisting of residential and nonresidential uses, with at least two-thirds of the square footage designated for residential use; or
  - c. A transitional housing or a supportive housing development.
2. Project Location. The project shall satisfy all of the following:

- a. The project site is a legal parcel or parcels located entirely within an urbanized area or urban cluster, as designated by the United States Census Bureau;
- b. The project is located in a zone where multi-family residential or mixed-use developments are allowed, and no portion of the project site is within a single-family residential zone (R-1, R-A, West Carson Residential 1, Willowbrook Residential 1, or CSLA Residential 1); and
- c. The project is not located in a historic district 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 County landmark or historic property or district.<sup>1</sup>

**B. ALLOWABLE FAR.** An eligible housing development project shall not be subject to a floor area ratio standard, a lot coverage requirement, or other development standards or terms and conditions that would physically preclude such project from achieving the following FAR:<sup>2</sup>

1. Projects consisting of three to seven units: FAR 1.0
2. Projects consisting of eight to ten units: FAR 1.25

Please see Attachment B for a step-by-step guide on how to ensure compliance with this provision of the bill during project review.

If you have any questions regarding this memo, please contact Tina Fung in the Housing Policy Section at (213) 974-6417 or [tfung@planning.lacounty.gov](mailto:tfung@planning.lacounty.gov).

DD:CC:TF:LF:lm

Attachments:

- A. Senate Bill 478
- B. Project Review Guide

c: Amy J. Bodek, AICP, Director  
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<sup>1</sup> State and County historic resources can be found by turning on the Historic Resources layer in GIS-NET. You can also check for County listed properties on our register at: <http://hlrc.lacounty.gov/HLRC/pdf/Registry%202020.pdf?ver=2020-06-24-172750-153>, which is the official list. A complete list of State resources can be requested from South Coast Information Center.

<sup>2</sup> Projects subject to Chapter 22.120 (Density Bonus) and/or Chapter 22.121 (Inclusionary Housing) may also request to waive or modify a floor area ratio standard, a lot coverage requirement, or other development standards through incentive(s) and/or waiver(s) or reduction(s) of development standard, subject to a Housing Permit (Chapter 22.166).