

Dear Stakeholder:

Senate Bill (SB) 9 took effect on January 1, 2022. The bill establishes a ministerial process for approving two-unit developments and lot split parcel maps for qualifying projects located on lots zoned for single-family. City Planning has prepared (alongside the Building and Safety and Housing Departments) a memorandum to summarize the eligibility criteria and standards, in addition to outlining the application process for interested applicants.

Key Provisions

Note: Included below is a partial list of provisions. Please consult the memorandum for detailed instructions.

Eligible projects are limited to sites zoned A1, A2, RA, RE, RS, R1, RU, RZ, and RW.

Sensitive sites (i.e. wetlands, floodways, conservation areas, habitat areas, and certain historic designations) are prohibited from utilizing SB 9. SB 9 projects are prohibited from demolishing or altering the following housing types:

Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income

Housing that is subject to the Rent Stabilization Ordinance (RSO); and
Housing that has been occupied by a tenant in the last three years.

SB 9 units must be permitted a minimum of 800 square feet but may be larger in size if the unit is below the maximum allowable Residential Floor Area for the zone.

Units resulting from SB 9 projects cannot engage in short-term rentals.

While most two-unit projects proposed under SB 9 can proceed directly to Plan Check, applicants are encouraged to meet with City Planning prior to filing if the project is located in a plan overlay. (Consult the Zoning Information and Map Access System, ZIMAS, to verify.) The following Fact Sheet was drafted to provide more details to commonly asked questions.

For questions, contact the Metro/Downtown or Valley Development

Services Centers (DSCs).
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