

ORDINANCE NO. _____

An ordinance amending Section 12.22 of Chapter 1 of the Los Angeles Municipal Code to make minor updates to the Small Lot Subdivision Ordinance to clarify the application of standards and procedures and relation to the Starter Home Revitalization Act.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. An amendment to Subdivision 27 of Subsection C of Section 12.22 of Chapter 1 of the Los Angeles Municipal Code to read as follows:

27. **Small Lot Subdivision. (Amended by Ord. No. 185,462, Eff. 4/18/18.)** The purpose of this provision is to create alternative fee-simple home ownership within the multi-family and commercial zones. A small lot subdivision shall be permitted in the RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved tract or parcel map. A subdivision for the purposes of small lots enables the construction of new small lot homes and provides opportunities for the preservation of existing residential dwelling units located on a single lot to be rehabilitated as for-sale dwellings on individual small lots.

The Director shall establish guidelines, requirements, and forms as may be necessary to conduct the review of the administrative clearance to determine conformance with the various provisions of this section, including the [Objective Design Standards for Small Lot Homes Design Standards](#) and Small Lot Map Standards.

(a) **Construction of New Small Lots.** Notwithstanding any provisions of this Code relating to minimum lot area, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or, in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s).

- (1) A parcel map or tract map, pursuant to Section [17.00](#) et seq. of this Code, shall be required for the creation of a small lot subdivision. The parcel map or vesting tentative tract map must comply with the Advisory Agency Small Lot Map Standards. A parcel or tract map for a Small Lot Subdivision that meets the criteria for a Starter Home project in LAMC 12.22 C.30 is eligible for ministerial subdivision review.
- (2) ~~For small lot subdivision projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application, pursuant to Sec. 13B.3.1. (Administrative~~

Review) of ~~Chapter 1A~~ of this Code, and determined that the small lot subdivision project complies with the City Planning Commission's Small Lot Design Standards. All projects shall require an administrative clearance pursuant to Sec. 13B.3.1. (Administrative Review) of ~~Chapter 1A~~ of this Code and determination that the small lot subdivision project complies with the City Planning Commission's Objective Design Standards for Small Lot Homes Design Standards. For these purposes, the term "project" includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes.

- i) ~~The Director shall establish guidelines, requirements, and forms as may be necessary to conduct the review of the administrative clearance to determine conformance with the Small Lot Design Standards. The following types of projects are exempt from requiring a Planning Department administrative clearance: Work that consists solely of interior remodeling, interior rehabilitation or maintenance/repair work that does not result in alterations to the façade or change in floor area; Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings; Maintenance, repair, and/or rehabilitation of existing foundations; In-ground swimming pool where permitted by the LAMC; Mechanical equipment; Roof-mounted solar modules; and Exterior lighting.~~
 - ii) The application for this administrative clearance shall be filed concurrent with the tract or parcel map application and at any time a subsequent alteration or addition is proposed.
 - iii) As a condition of approval, all small lot subdivisions shall be required to conform to the plans approved by the Director of Planning.
- (3) The minimum lot width shall be 18 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.
- (4) Access shall be provided to a lot containing a dwelling unit ~~and any to its required parking spaces, pursuant to Section 12.21 A.4.(a)~~ by way of a public or private street, an alley, or through an access easement, ~~as provided for in the Small Lot Map Standards. Where automobile parking~~

is provided, parking may be located pursuant to Section 12.21 A.4(a). Notwithstanding Section 12.21 A.4(h), access to such parking may be provided through a Common Access Driveway easement located on one or more parcels within the project. A Common Access Driveway shall comply with the minimum driveway width requirements of Section 12.21 A.5(f), except that a minimum width of 8 feet is permitted where the original lot is 50 feet or less in width or the driveway serves no more than 10 automobile parking spaces. Where a parcel does not contain automobile parking, nor direct access from a public or private street or alley, the required access may be provided through a Common Access Pedestrian Pathway easement as provided in the Small Lot Map Standards.

- (5) In each parking area or garage devoted to required parking for no more than one residential unit and an ADU or JADU, all parking stalls may be designed as compact parking stalls, including any applicable electric vehicle parking requirements.
- (6) Parking spaces serving residential developments shall comply with the minimum stall dimensions as set forth in 12.21 A.5(a) and minimum required vehicle back-up distance adjacent to the stalls set forth in the table below, subject to any required fire and life safety access requirements.

	<u>Stall Width</u>	<u>90° Parking</u>	<u>75° Parking</u>	<u>60° Parking</u>	<u>45° Parking</u>
1	<u>7'-6" ft (Compact)</u>	<u>24'</u>	<u>22'</u>	<u>19'</u>	<u>15'</u>
2	<u>8'-6"ft (Standard)</u>	<u>22'</u>	<u>20'</u>	<u>17'</u>	<u>14'</u>
3	<u>9'-0"ft or Larger (Large)</u>	<u>20'</u>	<u>18'</u>	<u>15'</u>	<u>12'</u>

- (7) The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract or parcel map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision.
- (8) No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
- (9) The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision.

(10) The following shall apply to the perimeter of the subdivision:

- i) For any subdivision that shares a property line with an R1 or more restrictive single family zone, the provisions of the front yard, side yard and rear yard of the underlying zone shall apply. A minimum five-foot side yard shall be required.
- ii) For any subdivision that does not share a property line with an R1 or more restrictive single family zone, the following shall apply:
 - a. A minimum five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; and
 - b. A minimum ten-foot yard shall be required along the Rear Lot Line of the perimeter of the subdivision, except that where the Rear Lot Line abuts an alley a minimum five-foot rear yard shall be required along the perimeter of the subdivision.

(11) No passageway pursuant to Section [12.21](#) C.2. of this Code shall be required.

(12) In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is “commercial” or “multiple family residential”.

(13) A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), and (f) of Section [12.21](#) A.17. of this Code.

(14) Fences and walls within the yard setback areas adjacent to a public right-of- way, except alleys, and along the perimeter of the proposed subdivision shall be no more than three and one-half feet in height in accordance with Section [12.22](#) C.20. of this Code. Fences and walls within the yard setback areas along the perimeter, not adjacent to the public right-of-way, of the proposed subdivision shall be no more than six feet in height in accordance with Section [12.22](#) C.20. of this Code.

(15) Lots created within a small lot subdivision are exempt from the “frontage” requirement as defined in the definition of “Lot” pursuant to Section [12.03](#).

- (b) **Small Lot Subdivisions of Existing Dwelling Units.** The purpose of this Subsection is to further facilitate fee-simple home ownership opportunities through the preservation of existing housing within the City.

Existing Group Dwellings, Bungalow Courts, and detached single, duplex, and triplex dwelling structures maintained under a single ownership with an original building permit issued more than 45 years prior to the date of submittal of the application for subdivision, or where information submitted with the subdivision application indicates that the building(s) is/are more than 45 years old based on the date the application is submitted may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (13) of Paragraph (a) of this Subdivision. All existing structures shall be legally constructed with an issued building permit or Certificate of Occupancy.

- (1) Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s). Bungalow courts and existing structures that are nonconforming as to use, density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing required parking be maintained, respectively.
- (2) A nonconforming building, structure, or improvements may be maintained or repaired or structurally altered provided it conforms to Section [12.23](#) A. of this Code. However, alterations to existing structures shall also be in conformance with the “Bungalow Court and Existing Structure” [Objective Design Standards for Small Lot Homes Design Standards](#) adopted by the City Planning Commission.
- (3) All existing dwellings shall provide parking as required on each dwelling's most recently issued permit. No additional parking is required.
- (4) All new dwellings added to the small lot subdivisions of existing dwelling units shall be subject to subparagraphs (1) through (13) of Paragraph (a) of this Subdivision, including current setback requirements, parking, and applicable [Objective Design Standards for Small Lot Homes Design Standards](#).

- (5) Any tenant lawfully residing in an existing dwelling at the time of an application pursuant to this Subsection shall be given notice of intent to convert prior to termination of tenancy, and given notice of their exclusive right to purchase consistent with Subsection E of Section 12.95.2.E of Chapter 1 of this code. They shall also be eligible for the relocation assistance provisions of Subsection G of Section 12.95.2 of this code and Section 66427.1 of the State Subdivision Map Act, prior to any termination of tenancy.