



Low Rise Design Lab

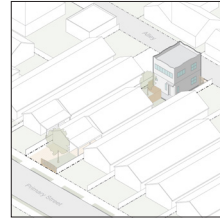
DYETT & BHATIA

Urban and Regional Planners

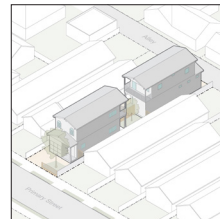
JK A

October 30, 2025

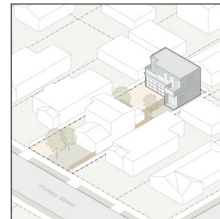
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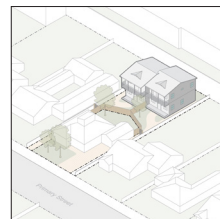
Narrow Alley Lot, Alternative B pg. 4



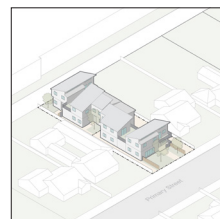
Small Infill Lot, Alternative A pg. 5



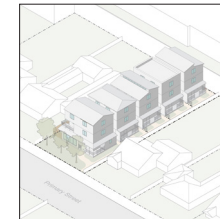
Small Infill Lot, Alternative B pg. 6



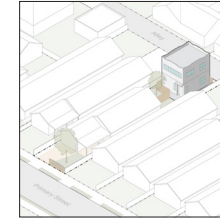
Commercial Adjacent Infill Lot, Alternative A pg. 7



Commercial Adjacent Infill Lot, Alternative B pg. 8



Commercial Adjacent Infill Lot, Alternative C pg. 9



Sloped Infill Lot, Alternative A pg. 10



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Large Corner Lot, Alternative A pg. 13



Large Corner Lot, Alternative B pg. 14



Large Corner Lot, Alternative C pg. 15



NOTES

- The five sites in this massing study exercise are representative of typical lots in single-family Los Angeles neighborhoods. Exact lot conditions may impact actual designs and building and fire codes, while considered, will further shape illustrated massing.
- All massing studies titled **Alternative A** obey the following parameters:
 - Maintain the existing dwelling on the site.
 - Utilize existing zoning and SB 9.
 - Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements.
- All massing studies titled **Alternative B** in the title obey the following parameters:
 - Remove the existing dwelling on the site.
 - Utilize existing zoning and SB 9.
 - Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State requirements.
- All massing studies titled **Alternative C** in the title obey the following parameters:
 - Remove the existing dwelling on the site.
 - Utilize existing zoning and SB 1123.
 - Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State requirements.
- This study incorporates the following typologies:
 - **Single-Family Dwelling:** one building designed for one household. Does not share walls, roofs, or utilities with other dwellings.
 - **Two-Family Dwelling:** one building designed for two households. The two dwelling units share wall(s), a roof, and utilities.
 - **Accessory Dwelling Unit (ADU):** detached living spaces built on the same property as the primary dwelling. All ADUs in this study are assumed to be new construction and follow State requirements.
 - **Junior Accessory Dwelling Unit (JADU):** a maximum 500 square foot living space attached to the primary dwelling. All JADUs in this study are assumed to be new construction and follow State requirements.
- The column titled **“Massing Study Parameter & Source”** is located on the left side of each page and establishes the development/zoning framework for each massing study. In instances where State legislation does not explicitly state a development standard, the framework references the LAMC development standards of the underlying zone.
 - SB 1123 identifies a Floor Area Ratio limit, which is adhered to in the “Massing Study Parameter & Source” column for Alternative C massing studies. SB 9 does not include a density requirement, therefore Alternative A and Alternative B massing studies adhere to the Residential Floor Area requirement in LAMC 12.07.C.5.

- The column **“Depicted in Massing Study,”** to the right of the “Massing Study Parameter & Source” column, conveys what is provided in the massing diagram.
 - Any text under this column **in red:** what is provided in the massing study does not comply with the required State legislation or underlying zoning requirements.
- The **Lot Summary Table**, located on the top right side of each page, provides a more detailed breakdown of what is provided in the massing study. This includes lot areas; provided housing types and their heights and sizes; and parking and open space associated with each unit.
 - DU size does not include parking.
 - Private open space was prioritized for each dwelling unit as feasible, inclusive of private yard space, balconies, and patios. The amount of private open space per dwelling unit is provided in the Lot Summary Table.
 - Some massing studies also provide common open space, shown as part of an easement when shared by more than one lot. When provided, the square footage of common open space is in the Lot Summary Table.
 - The percentage of hardscape versus softscape is calculated after excluding all building footprints on each lot.
 - Residential Floor Area (applicable only for Alternative A and Alternative B massing studies) is calculated after any potential lot splits. The Residential Floor Area for each individual lot is located in the Lot Summary Table.
 - Any text in the Lot Summary Table **in red:** what is provided in the massing study does not comply with the required State legislation or underlying zoning requirements.
- Not all of the massing studies provide parking. For those studies that do, parking is always provided in an enclosed garage.

CONSIDERATIONS

- **SB 1123**
 - Under SB 1123, the minimum density requirement is 20 du/acre and no more than 10 dwelling units are permitted (not including ADUs/JADUs). Due to these requirements, Site 5 in this massing study could only be a half acre in size. If Site 5 was larger, the 10 DUs would not achieve the minimum 20 DU/acre requirement.
 - For a low-rise residential overlay district, consider an average unit size parameter different from SB 1123 (a maximum 1,750 sf. avg.) to encourage missing middle housing.
- **Setbacks**
 - On larger sites, there may need to be more regulation of side and rear yards for a low-rise residential overlay district (4 ft. setbacks for RA sites may feel too close to neighboring properties, yet cities cannot require SB 9 applicants to provide larger side and rear yard setbacks).
 - For corner lots, more clarification is necessary to establish required setbacks for street-facing side yards, if side streets can be treated as the primary frontage for multiple dwelling units, and whether larger setbacks along the primary street should be maintained.

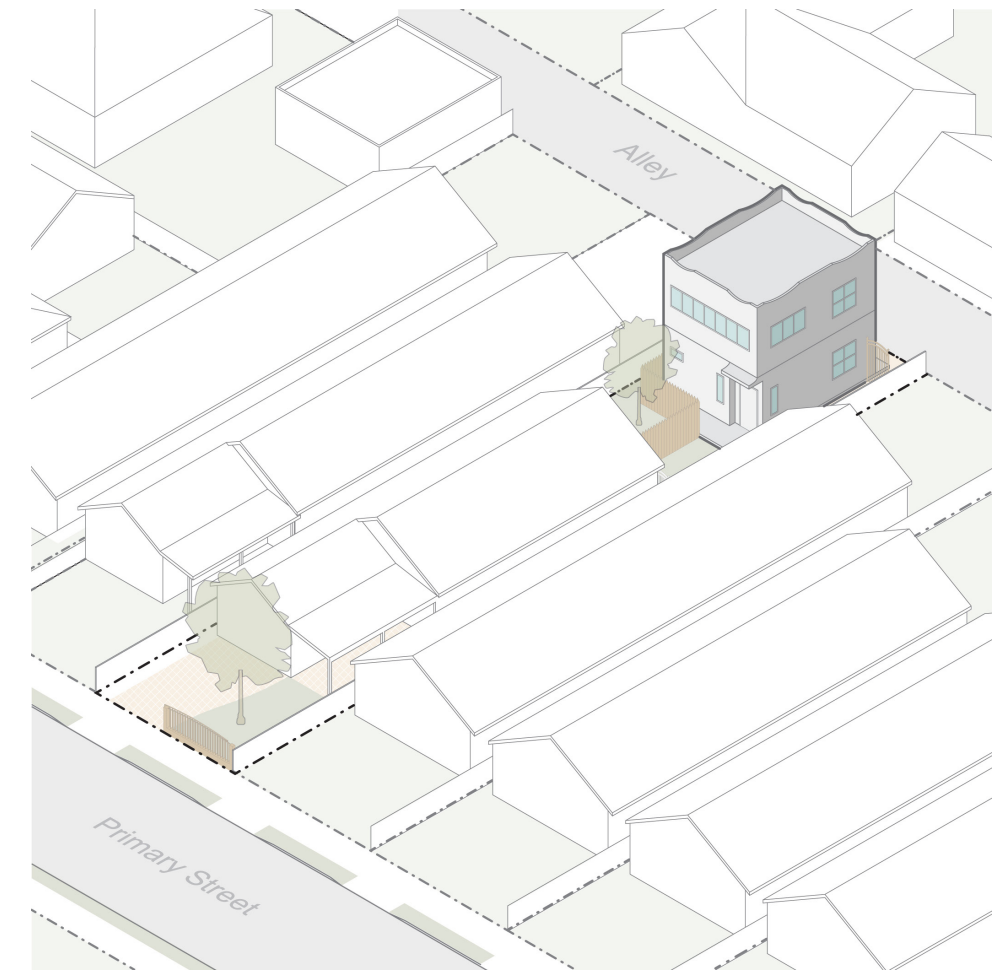
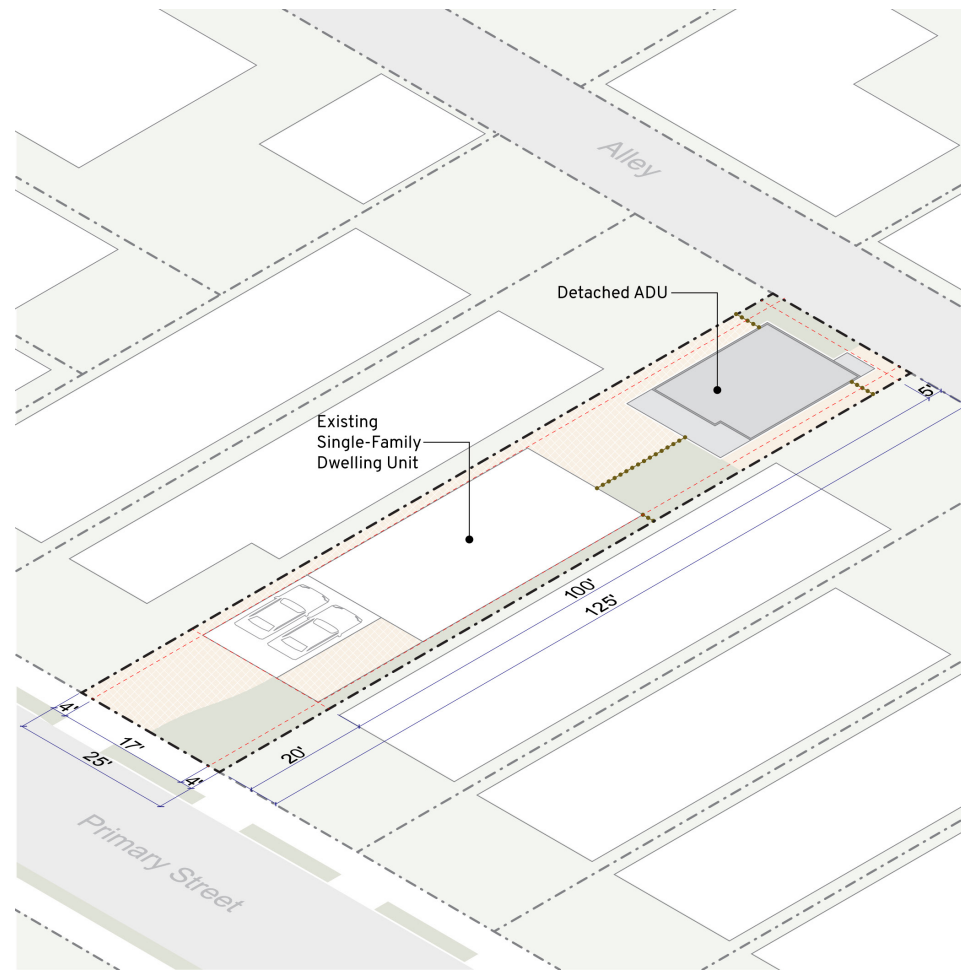
- **Building Separation**
 - Consider a 5’ separation between buildings on the same lot.
- **Front Yard Encroachments**
 - Consider front yard encroachments, which in turn can provide more open space at the rear of the site or more square footage for dwelling units. Encroachments may be:
 - single-story only.
 - for balconies only.
 - only allowed for a certain percentage of the building frontage (ex. only 50% of the building frontage may encroach into the front yard).
 - only allowed up to a certain dimension (ex. a maximum 5-foot encroachment inclusive of a building bay, porch, 2nd story projection, ground floor habitable space, etc.).
 - In many hillside neighborhoods, garages are built on the property line, resulting in car-centric frontages and large curb cuts. In a low-rise residential overlay district, consider the pros and cons of street-facing garages along the property line and whether or not parking should be permitted in the front yard.
- **Driveways and Parking**
 - When feasible, consider shared driveways for parking within the same lot to reduce the overall number of curb cuts.
 - Though all parking shown in this study is enclosed, consider removing the covered parking requirement for SB 9 projects to reduce project costs and required square footage for parking on smaller sites.
 - Work with DOT and Building and Safety to clarify if 20’-22’ is permitted as backup/maneuvering space.
- **Residential Floor Area (SB 9 only)**
 - The larger parcels in the RA zone can accommodate larger single-family dwellings without negatively impacting open space on the site.
 - For concerns of mansionization on larger sites, consider a maximum square footage for dwelling units utilizing SB 9 in RA zones instead of RFA.
 - Consider increasing the RFA when two dwelling units are built on a single lot, or removing the RFA requirement entirely for SB9 projects.
- **Landscaping**
 - Consider landscape buffer standards at the side and rear yards for privacy.
 - Consider maximum hardscape percentages on a lot to limit the appearance and impact of asphalt and concrete paving.
 - Homeowners associations may be required to maintain easement areas, such as common open space and common on-site pathways.
- **Height**
 - Consider increases in height/stories to allow for ground-floor JADUs, especially on lots that do not require parking.
 - Refer to JKA’s Memorandum to Dyett and Bhatia, dated 8/6/2025, on height recommendations with a potential low-rise residential overlay district and distinctly within hillside and coastal districts.

NARROW ALLEY LOT, ALTERNATIVE A

EXISTING SITE CONDITIONS				
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING	Notes
1	3,125 sf.	25' W x 125' D	R1-1	Site 1 represents a narrow, alley-adjacent infill lot with relatively flat topography.

LOT SUMMARY TABLE							
LOT	LOT AREA	DWELLING UNIT	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	3,125 sf.	Existing Single-Family Dwelling	840 sf.	12.5 ft. / 1-story	Existing attached 2-car garage	890 sf.	50%/50%
		Detached ADU	800 sf.	21.5 ft. / 2-stories	No parking	420 sf.	

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Maintain the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	One detached ADU located to the rear of the site, behind the existing single-family home.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	20 ft.
SIDE YARD SETBACK	4 ft. min. SB 9	4 ft.
REAR YARD SETBACK	4 ft. min. SB 9	5 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A LAMC: Height District 1 (R1 zone)	21.5 ft. See Lot Summary Table.
ADU HEIGHT <i>(State ADU, Detached, New Construction)</i>	18 ft. max (parcel is located within one-half mile of transit) ZA Memo 143: Table 1	-- ft. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO <i>(Not enforced on State ADUs/JADUs)</i>	0.45 max. LAMC 12.08.C.5(a)	0.26
DENSITY	No density requirement SB 9	13.9 DU/acre
MAXIMUM UNITS	State ADU, New Construction: One ADU per lot ZA Memo 143: Table 1	1 DU, 1 ADU
ADU SIZE	800 sf. min. ZA Memo 143: Table 1	800 sf. See Lot Summary Table.
PARKING <i>(DU)</i>	No parking required <i>(parcel is located within one half mile walking distance of a high-quality transit corridor or a major transit stop)</i> SB 9	Two parking spaces See Lot Summary Table.
PARKING <i>(State ADU/JADU)</i>	None ZA Memo 143: Tables 1 & 2	No parking See Lot Summary Table.



--- Site Parcel Line ●●●●● New Fence --- Setback Line □ Surrounding Open Space □ Hardscape □ Existing Context
--- Surrounding Parcel Line ▨ Easement ▧ Private Balcony □ Site Private Open Space □ Street/Alley □ New Structure

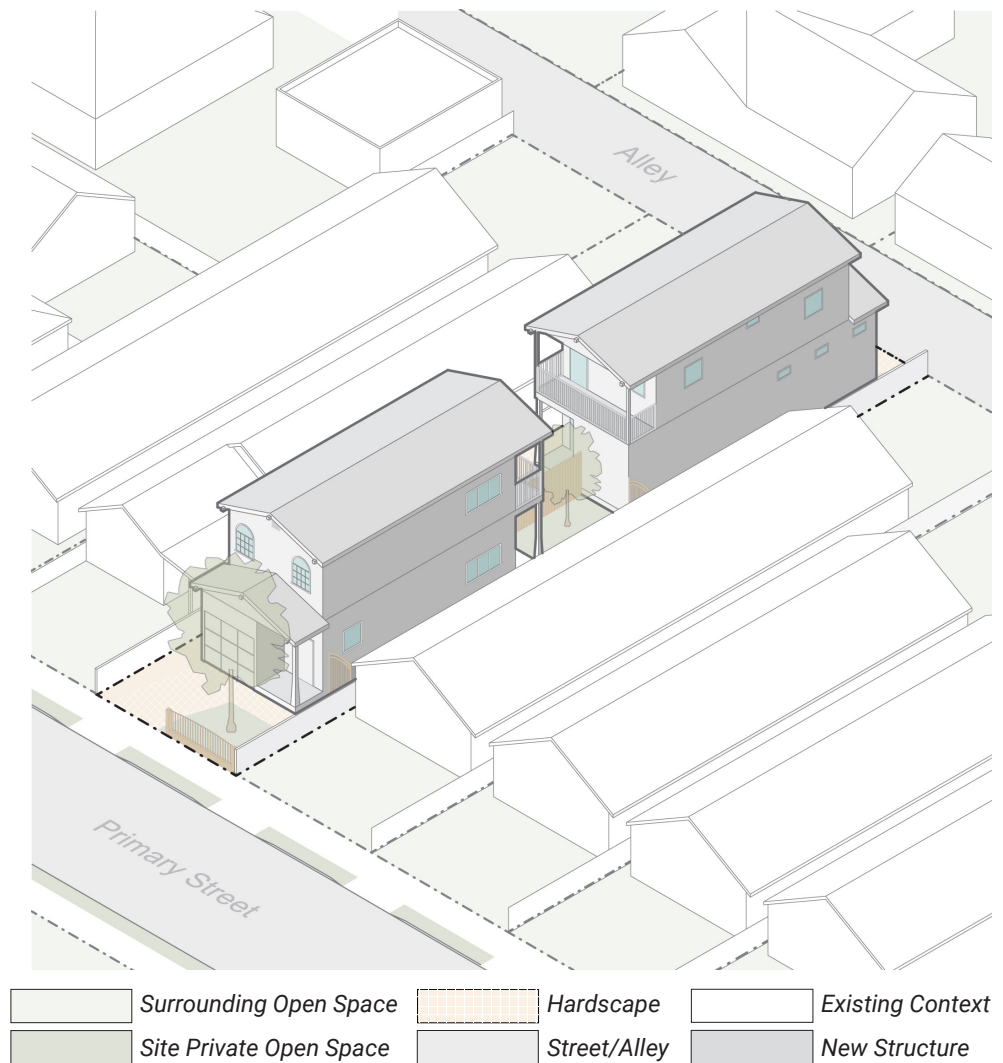
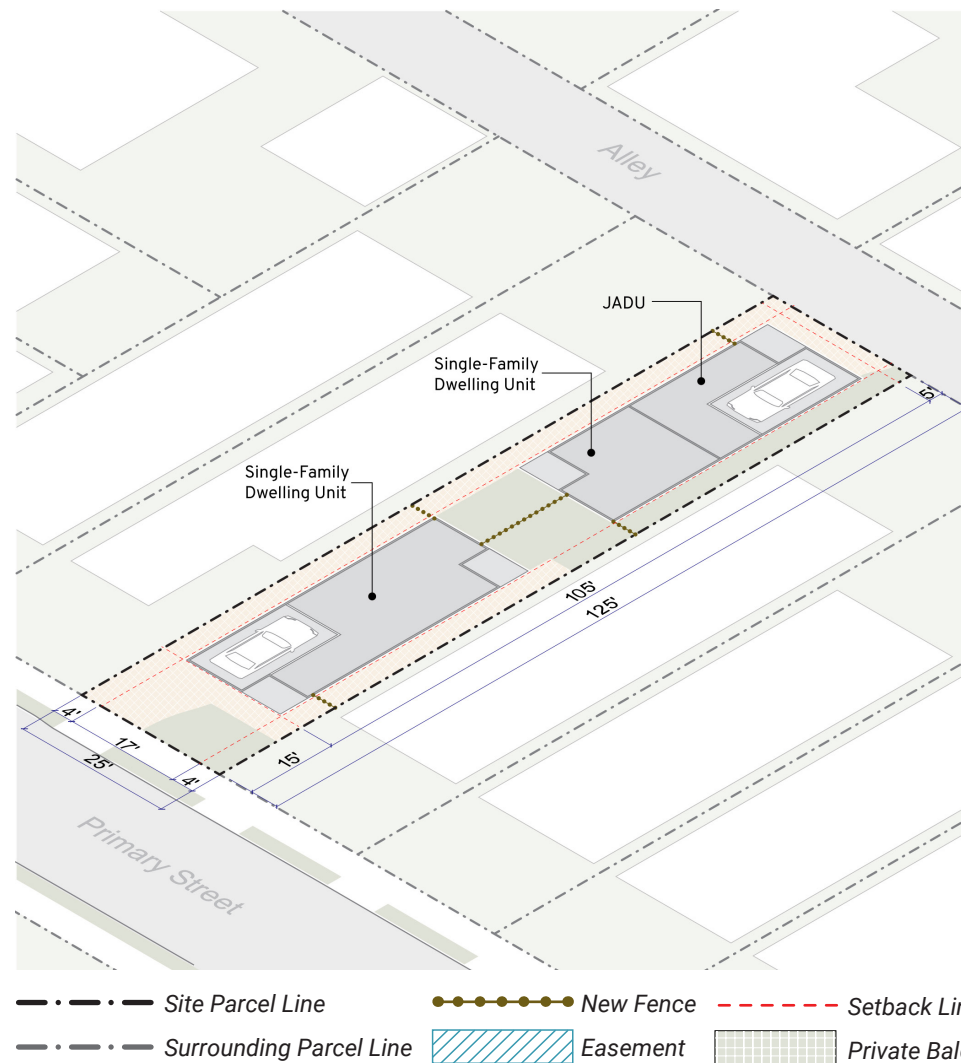
NARROW ALLEY LOT, ALTERNATIVE B

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
1	3,125 sf.	25' W x 125' D	R1-1

Site 1 represents a narrow, alley-adjacent infill lot with relatively flat topography.

LOT SUMMARY TABLE							
LOT	LOT AREA	DWELLING UNIT	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	3,125 sf.	Single-Family Dwelling (primary street facing)	1,200 sf.	25 ft. / 2-stories	attached 1-car garage	820 sf.	50%/50%
		Single-Family Dwelling (alley facing)	800 sf.	25 ft. / 2-stories	attached 1-car garage	700 sf.	
		JADU (attached to the alley-facing DU)	400 sf.	12 ft. / 1-story	No parking		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Two Unit Development" scenario, two single-family homes, each with a 1-car garage. The rear unit faces the alley and has a JADU.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	15 ft.
SIDE YARD SETBACK	4 ft. min. SB 9	4 ft.
REAR YARD SETBACK	4 ft. min. SB 9	5 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A LAMC: Height District 1 (R1 zone)	12 ft., 25 ft See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO <small>(Not enforced on State ADUs/JADUs)</small>	0.45 max. LAMC 12.08.C.5(a)	0.77
DENSITY	No density requirement SB 9	27.8 DU/acre
MAXIMUM UNITS	Two Unit Development: 2 units max. plus ADUs/JADUs SB 9	2 DUs, 1 JADU
DU SIZE	800 sf. min. SB 9	800 sf. min. See Lot Summary Table
JADU SIZE	500 sf. max. ZA Memo 143: Table 1	400 sf. See Lot Summary Table.
PARKING (DU)	One covered space per unit SB 9 (one parking space); Los Angeles SB 9 Key Development Standards (covered space requirement)	Two parking spaces See Lot Summary Table.
Parking (State ADU/JADU)	None ZA Memo 143: Tables 1 & 2	No Parking See Lot Summary Table.



SMALL INFILL LOT, ALTERNATIVE A

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
2	5,000 sf.	40' W x 125' D	R1-1VL-RIO

Site 2 represents a small infill lot with relatively flat topography.

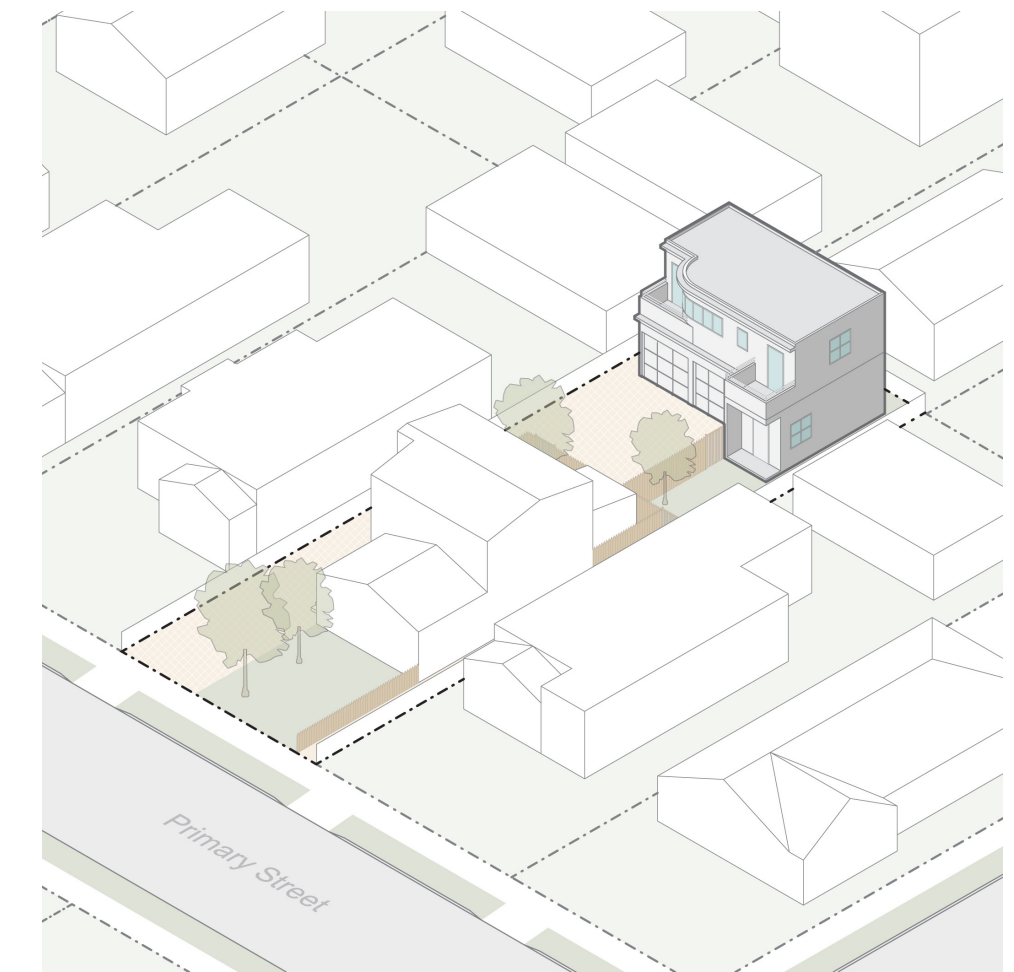
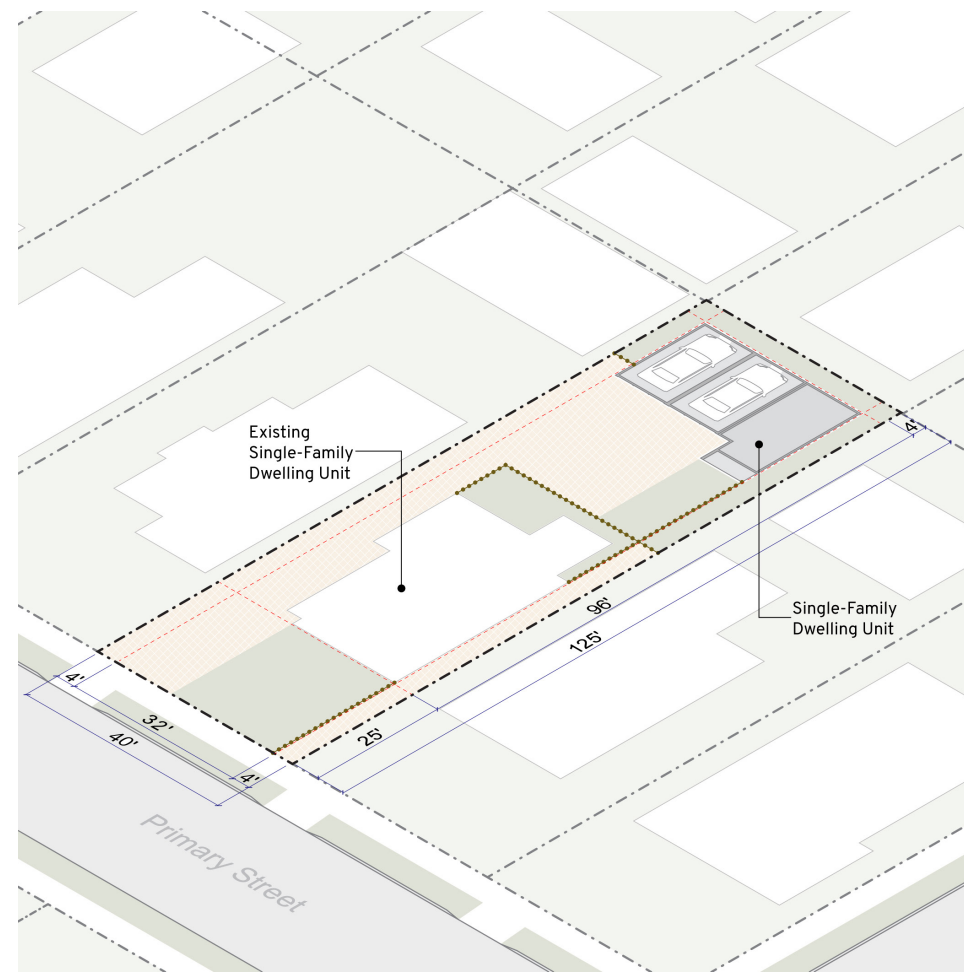
LOT SUMMARY TABLE							
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per lot)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	5,000 sf.	Existing Single-Family Dwelling	1,450 sf.	20 ft. / 2-stories	detached 1-car garage (attached to rear single-family dwelling)	910 sf.	67%/33%
		Single-Family Dwelling	800 sf.	22 ft. / 2-stories	attached 1-car garage	630 sf.	

Massing Study Parameter & Source

Depicted in Massing Study

- Maintain the existing dwelling on the site.
 - Utilize existing zoning and SB 9.
 - Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements.
- Per SB 9's "Two Unit Development" scenario: two single-family homes, one being the existing single-family home at the front of the site and the other single-family home at the back of the site. The DU at the back is attached to two 1-car garages, providing one parking space per unit.

FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. <i>LAMC 12.08.C.1</i>	25 ft. (prevailing)
SIDE YARD SETBACK	4 ft. min. <i>SB 9</i>	4 ft.
REAR YARD SETBACK	4 ft. min. <i>SB 9</i>	4 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A <i>LAMC: Height District 1VL (R1 zone)</i>	20 ft., 22 ft. <i>See Lot Summary Table.</i>
RESIDENTIAL FLOOR AREA RATIO <i>(Not enforced on State ADUs/JADUs)</i>	0.45 max. <i>LAMC 12.08.C.5</i>	0.45 <i>See Lot Summary Table.</i>
DENSITY	No density requirement <i>SB 9</i>	17.4 DU/acre
MAXIMUM UNITS	Two Unit Development: 2 units max. plus ADUs/JADUs <i>SB 9</i>	2 DUs
DU SIZE	800 sf min. <i>SB 9</i>	800 sf. <i>See Lot Summary Table</i>
PARKING (DU)	One covered space per unit <i>SB 9 (one parking space); Los Angeles SB 9 Key Development Standards (covered space requirement)</i>	Two parking spaces <i>See Lot Summary Table.</i>



--- Site Parcel Line
 ●●●●● New Fence
 --- Setback Line
 Surrounding Open Space
 Hardscape
 Existing Context
--- Surrounding Parcel Line
 Easement
 Private Balcony
Site Private Open Space
 Street/Alley
 New Structure

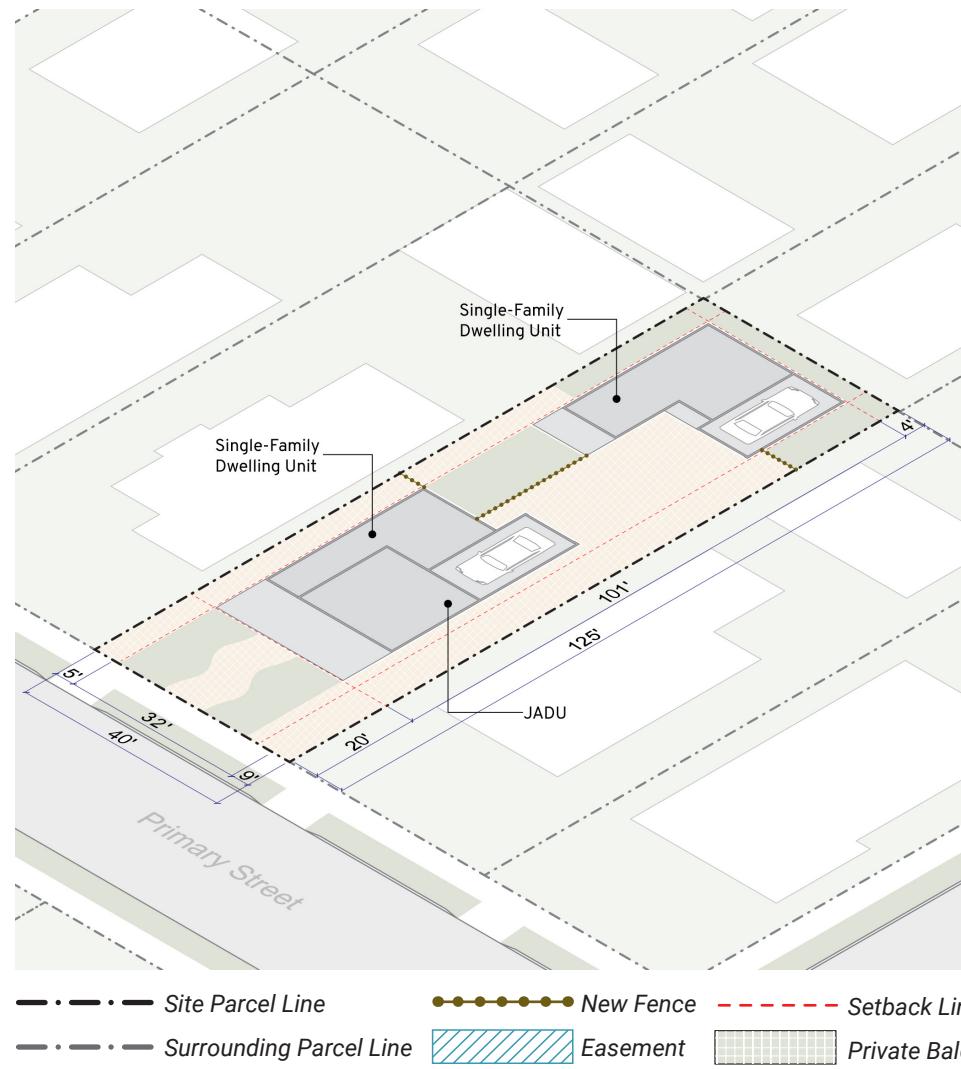
SMALL INFILL LOT, ALTERNATIVE B

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
2	5,000 sf.	40' W x 125' D	R1-1VL-RIO

Site 2 represents a small infill lot with relatively flat topography.

LOT SUMMARY TABLE							
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per lot)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	5,000 sf.	Single-Family Dwelling (primary street facing)	1,200 sf.	33 ft. / 2-stories	Attached 1-car garage	670 sf.	60%/40%
		JADU (attached to front DU)	400 sf.	12 ft. / 1-story	No parking		
		Single-Family Dwelling (rear)	800 sf.	30 ft. / 2-stories	Attached 1-car garage	800 sf.	

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Two Unit Development" scenario: one single-family home facing the primary street with a one-car garage and JADU, and a second single-family home and one-car garage at the rear of the site.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	20 ft. (25 ft. prevailing)
SIDE YARD SETBACK	4 ft. min. SB 9	5 ft., 9 ft.
REAR YARD SETBACK	4 ft. min. SB 9	4 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A LAMC: Height District 1VL (R1 zone)	30 ft., 33 ft. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO <i>(Not enforced on State ADUs/JADUs)</i>	0.45 max. LAMC 12.08.C.5	0.40
DENSITY	No density requirement SB 9	17.4 DU/acre
MAXIMUM UNITS	Two Unit Development: 2 units max. plus ADUs/JADUs SB 9	2 DUs, 1 JADU
DU SIZE	800 sf min. SB 9	800 sf. See Lot Summary Table
JADU SIZE	500 sf max. ZA Memo 143: Table 2	400 sf. See Lot Summary Table
PARKING (DU)	One covered space per unit SB 9 (one parking space); Los Angeles SB 9 Key Development Standards (covered space requirement)	Two parking spaces See Lot Summary Table.
Parking (State ADU/JADU)	None ZA Memo 143: Tables 1 & 2	No Parking See Lot Summary Table.



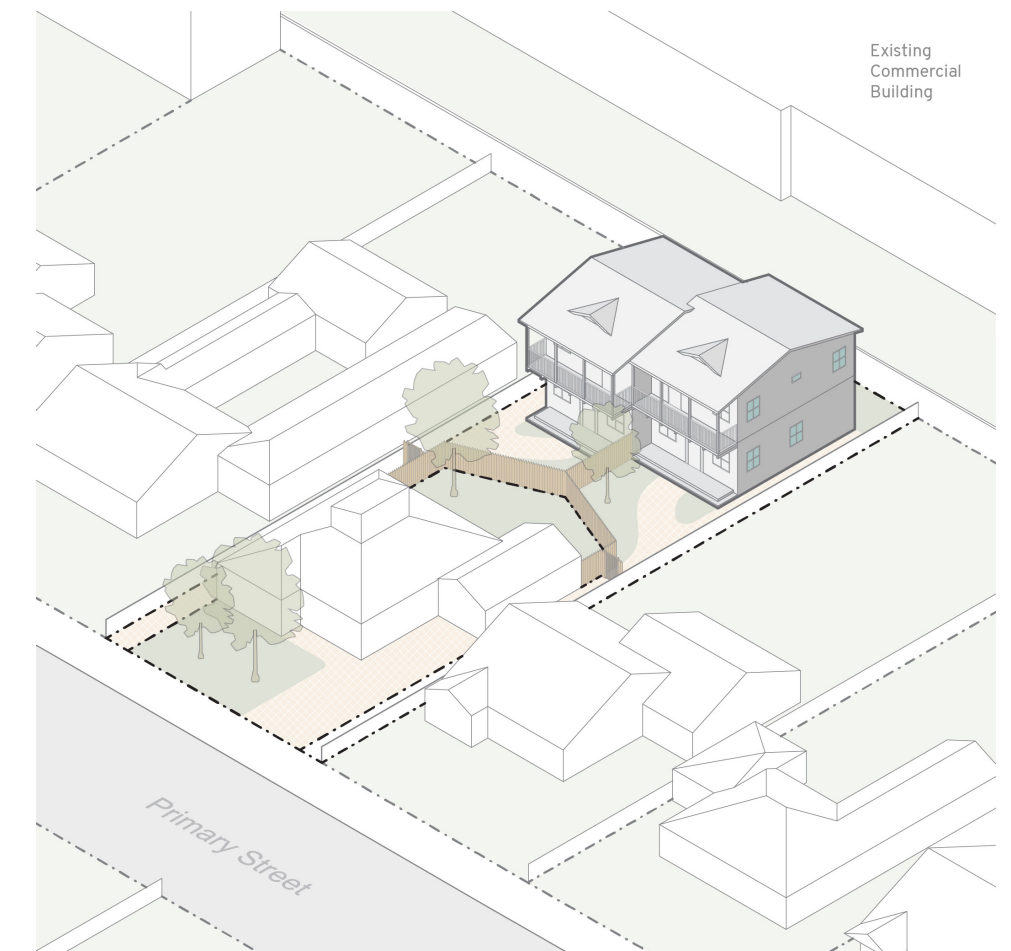
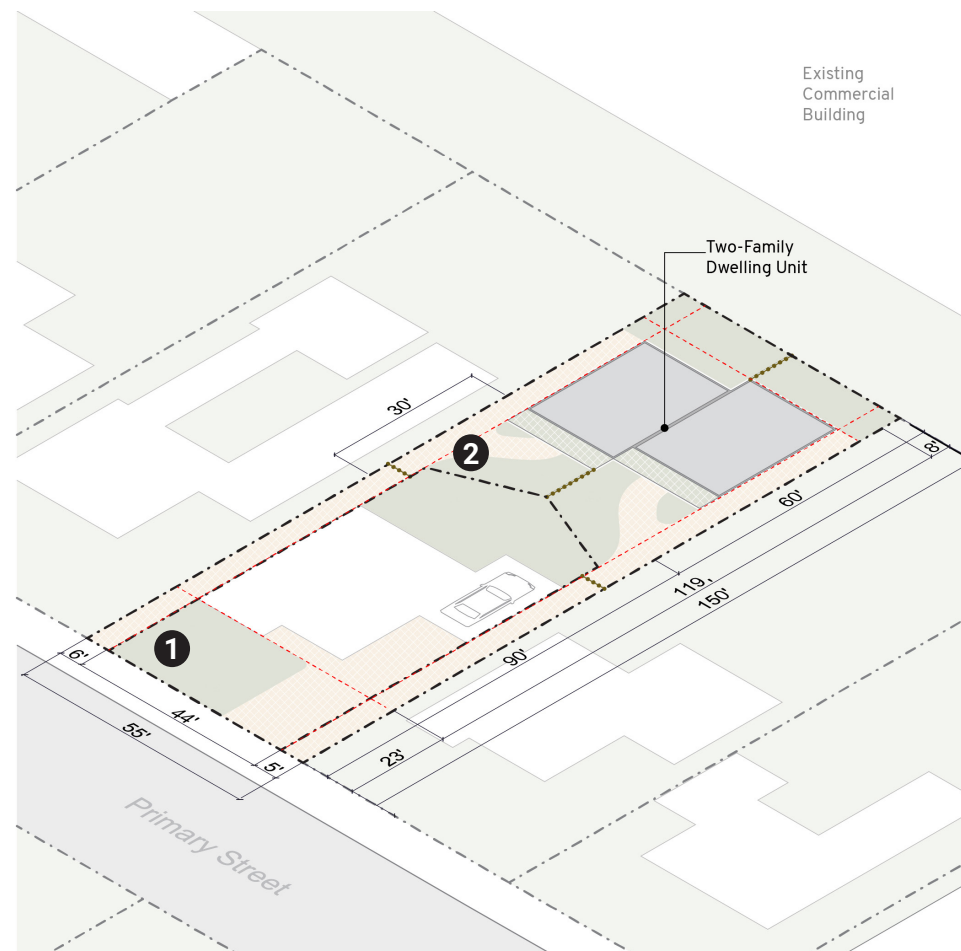
COMMERCIAL ADJACENT INFILL LOT, ALTERNATIVE A

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
3	8,250 sf.	55' W x 150' D	R1-1

Site 3 represents an infill lot with relatively flat topography, adjacent to a commercial-zoned site at the rear.

LOT SUMMARY TABLE								
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)	RFAR (per lot)
1	3,750 sf.	Existing Single-Family Dwelling	1,450 sf.	14 ft. / 1-story	Existing attached 1-car garage	1,940 sf.	46%/54%	0.39
2	4,500 sf.	Two-Family Dwelling	1,200 sf.	26 ft. / 2-stories	No parking	1,120 sf.	67%/33%	0.53
			1,200 sf.	26 ft. / 2-stories	No parking	1,120 sf.		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Maintain the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Urban Lot Split" scenario, the site is subdivided into two lots. Lot 1 is adjacent to the primary street and maintains the existing single-family home. Lot 2 has a two-family dwelling. This site's proximity to transit precludes it from requiring parking.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	25 ft. (prevailing)
SIDE YARD SETBACK	4 ft. min. SB 9	5 ft.
REAR YARD SETBACK	4 ft. min. SB 9	10 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A LAMC: Height District 1 (R1 zone)	26 ft. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO (RFAR)	0.45 max. LAMC 12.08.C.5	RFA calculated per lot See Lot Summary Table.
DENSITY	No density requirement SB 9	15.8 DU/acre
MAXIMUM UNITS	Urban Lot Split: 4 units max. inclusive of ADUs/JADUs SB 9	3 DUs (45%/55% lot split)
DU SIZE	800 sf. min. SB 9	1,200 sf. min. See Lot Summary Table.
PARKING (DU)	No parking required (parcel is located within one half mile walking distance of a high-quality transit corridor or a major transit stop) SB 9	One enclosed parking space (existing) See Lot Summary Table.



--- Site Parcel Line ●●● New Fence --- Setback Line □ Surrounding Open Space □ Hardscape □ Existing Context
--- Surrounding Parcel Line ▨ Easement ▤ Private Balcony □ Site Private Open Space □ Street/Alley □ New Structure

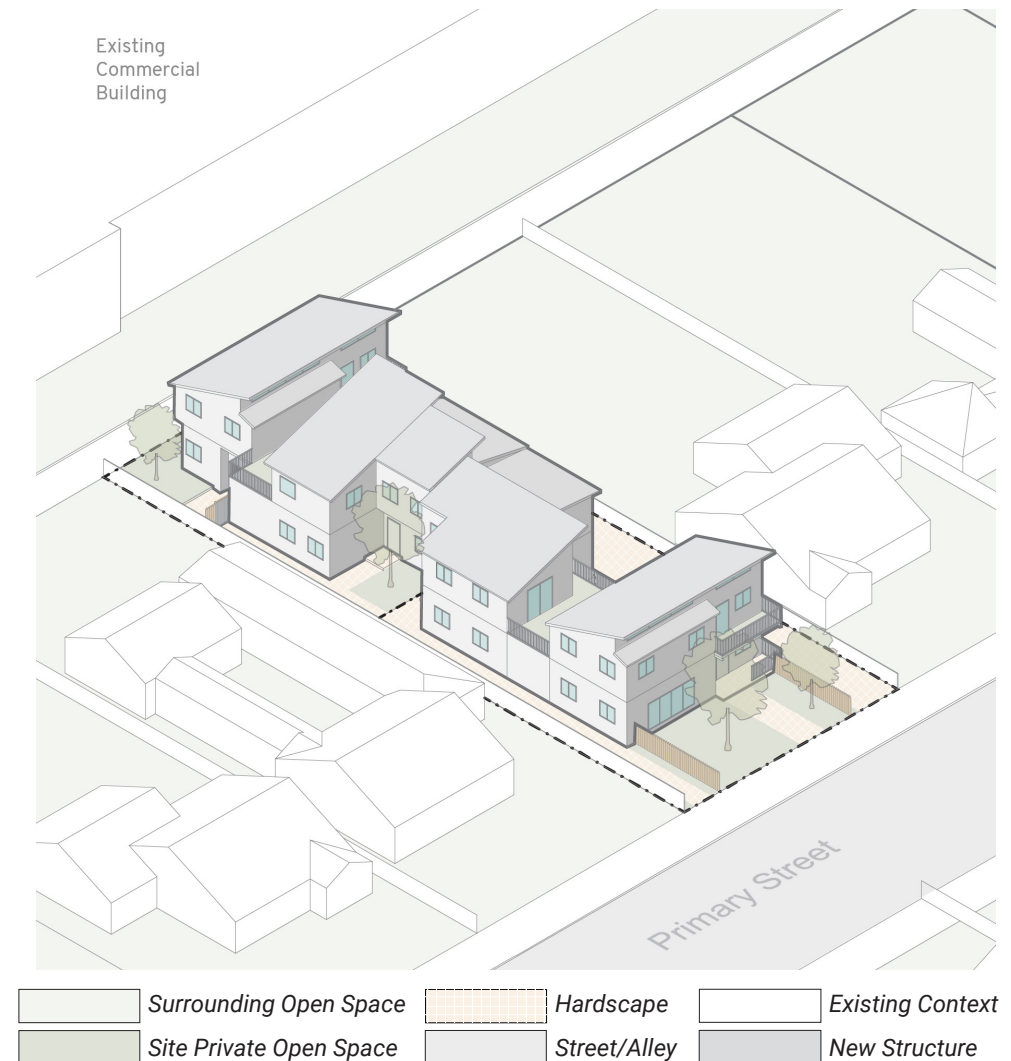
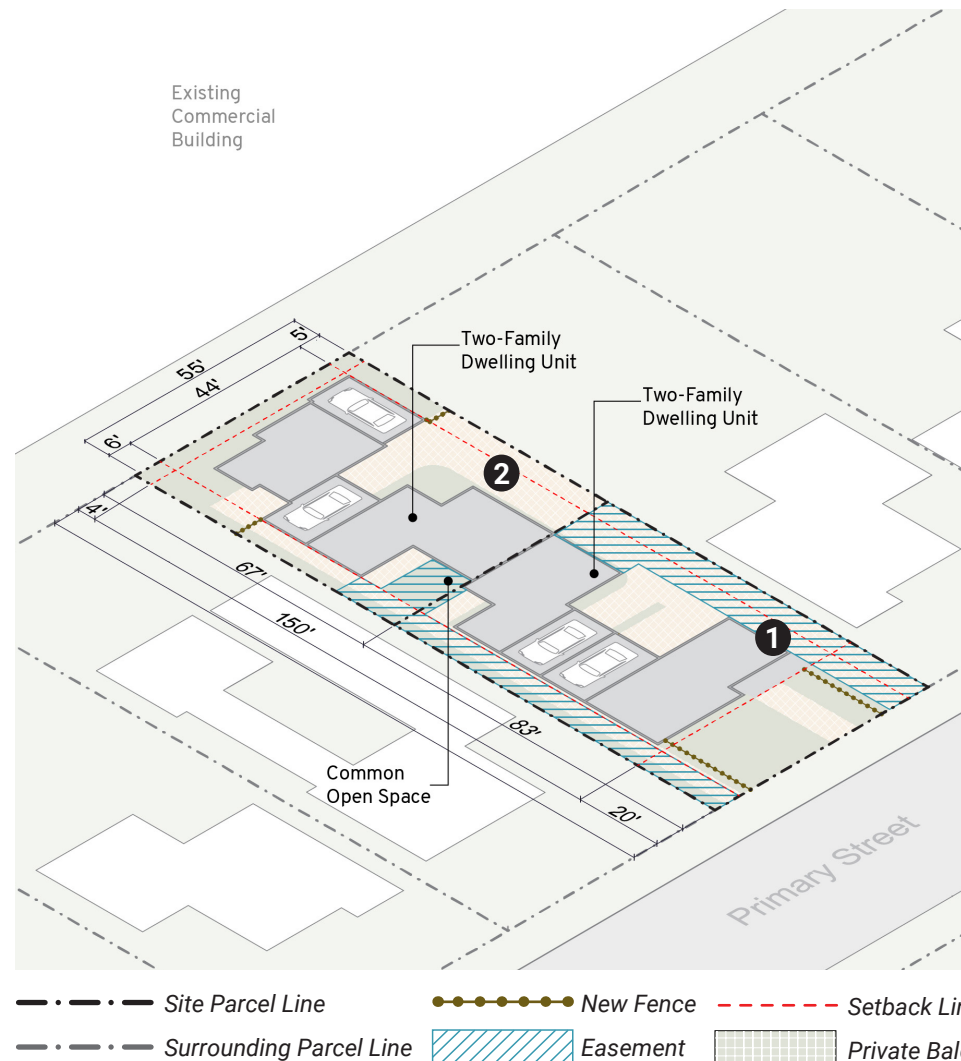
COMMERCIAL ADJACENT INFILL LOT, ALTERNATIVE B

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
3	8,250 sf.	55' W x 150' D	R1-1

Site 3 represents an infill lot with relatively flat topography, adjacent to a commercial-zoned site at the rear.

LOT SUMMARY TABLE									
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	COMMON OPEN SPACE	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)	RFAR (per lot)
1	4,565 sf.	Two-Family Dwelling	1,430 sf.	25 ft. / 2-stories	1-car garage	290 sf.	860 sf.	65%/35%	0.52
			960 sf.	25 ft. / 2-stories	1-car garage		300 sf.		
2	3,685 sf.	Two-Family Dwelling	960 sf.	25 ft. / 2-stories	1-car garage		240 sf.	52%/48%	0.52
			960 sf.	25 ft. / 2-stories	1-car garage		830 sf.		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	<p>Per SB 9's "Urban Lot Split" scenario, the site is subdivided into two lots. Lot 1 has a two-family dwelling with the first unit oriented towards the primary street and the second unit oriented towards the side yard. Lot 2 has another two-family dwelling with both units oriented towards the side yard. A 1-car garage is provided for each unit. An easement on the vehicular driveway and on-site pathway provide access to Lot 2 as well as common access to a courtyard off of the pathway.</p>
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	20 ft.
SIDE YARD SETBACK	4 ft. min. SB 9	6 ft., 5 ft.
REAR YARD SETBACK	4 ft. min. SB 9	4 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A LAMC: Height District 1 (R1 zone)	25 ft. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO (RFAR)	0.45 max. LAMC 12.08.C.5	RFA calculated per lot See Lot Summary Table.
DENSITY	No density requirement SB 9	21.1 DU/acre
MAXIMUM UNITS	Urban Lot Split: 4 units max. inclusive of ADUs/JADUs SB 9	4 DUs (55%/45% lot split)
DU SIZE	800 sf. min. SB 9	1,200 sf. min. See Lot Summary Table.
PARKING (DU)	No parking required (parcel is located within one half mile walking distance of a high-quality transit corridor or a major transit stop) SB 9	1 space See Lot Summary Table.



COMMERCIAL ADJACENT INFILL LOT, ALTERNATIVE C

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
3	8,250 sf.	55' W x 150' D	R1-1

Site 3 represents an infill lot with relatively flat topography, adjacent to a commercial-zoned site at the rear.

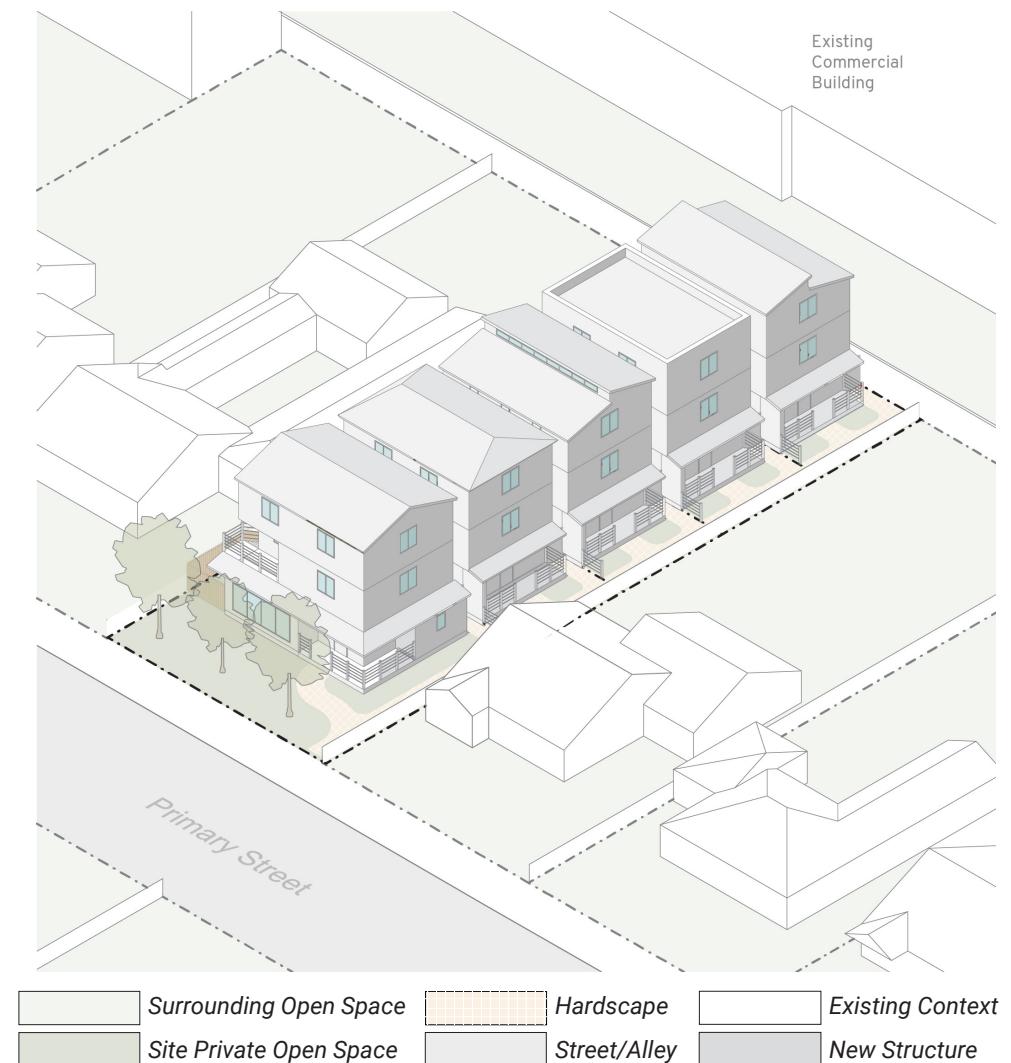
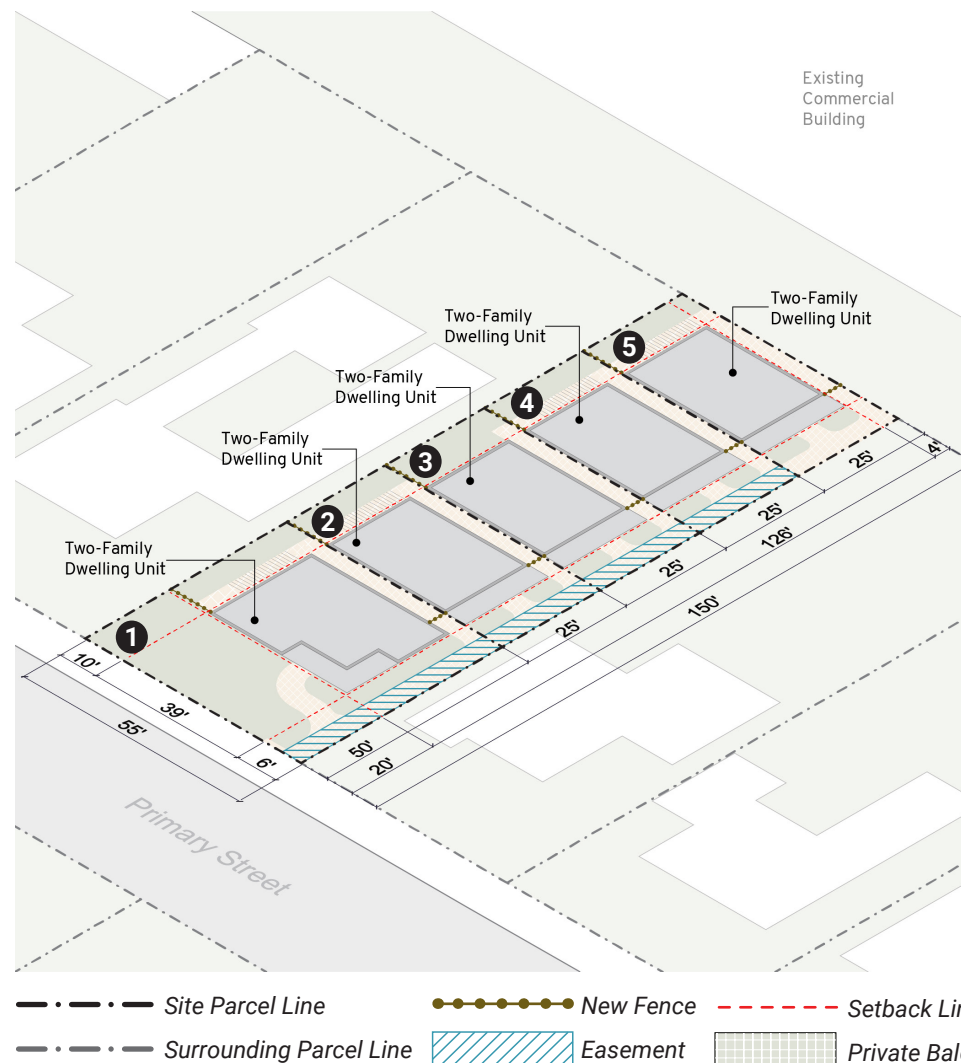
Massing Study Parameter & Source

Depicted in Massing Study

<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 1123. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	<p>The site is subdivided into five parcels with a two-family dwelling on each lot, totaling 10 units. Each structure is three stories, assuming one DU on the ground level and a second, 2-story DU on the upper floors. An easement along one of the side yards over the pathway allows access to all of the lots. This site's proximity to transit precludes it from requiring parking.</p>
--	--

FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. <i>LAMC 12.08.C.1</i>	20 ft.
SIDE YARD SETBACK	4 ft. min. <i>SB 9</i>	10 ft., 12 ft.
REAR YARD SETBACK	4 ft. min. <i>SB 9</i>	4 ft.
HEIGHT	Roof ≥25%: 33 ft., Roof <25%: 28 ft. Stories: N/A <i>LAMC: Height District 1 (R1 zone)</i>	32 ft. max. <i>See Lot Summary Table.</i>
FAR	1.0 max. <i>SB 1123: 3-7 units</i>	1.36
DENSITY	20 DU/acre min. <i>SB 1123</i> 30 DU/acre max. <i>Housing Element</i>	26.4 DU/acre
MAXIMUM UNITS	10 max., not including ADUs/JADUs <i>SB 1123</i>	10 DUs <i>See Lot Summary Table.</i>
DU SIZE	1,750 sf. average max. <i>SB 1123</i>	1,950 sf. avg. <i>See Lot Summary Table.</i>
PARKING (DU)	No parking required (parcel is located within one half mile walking distance of a high-quality transit corridor or a major transit stop) <i>SB 1123</i>	No parking <i>See Lot Summary Table.</i>

LOT SUMMARY TABLE							
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per lot)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	2,750 sf.	Two-Family Dwelling	785 sf.	32 ft. / 3-stories	No parking	1,220 sf.	43%/57%
			1,465 sf.				
2	1,375 sf.	Two-Family Dwelling	785 sf.	32 ft. / 3-stories	No parking	350 sf.	64%/36%
			1,465 sf.				
3	1,375 sf.	Two-Family Dwelling	785 sf.	32 ft. / 3-stories	No parking	350 sf.	64%/36%
			1,465 sf.				
4	1,375 sf.	Two-Family Dwelling	785 sf.	32 ft. / 3-stories	No parking	350 sf.	64%/36%
			1,465 sf.				
5	1,375 sf.	Two-Family Dwelling	785 sf.	32 ft. / 3-stories	No parking	350 sf.	64%/36%
			1,465 sf.				



--- Site Parcel Line ●●● New Fence --- Setback Line □ Surrounding Open Space □ Hardscape □ Existing Context
--- Surrounding Parcel Line ▨ Easement ▨ Private Balcony □ Site Private Open Space □ Street/Alley □ New Structure

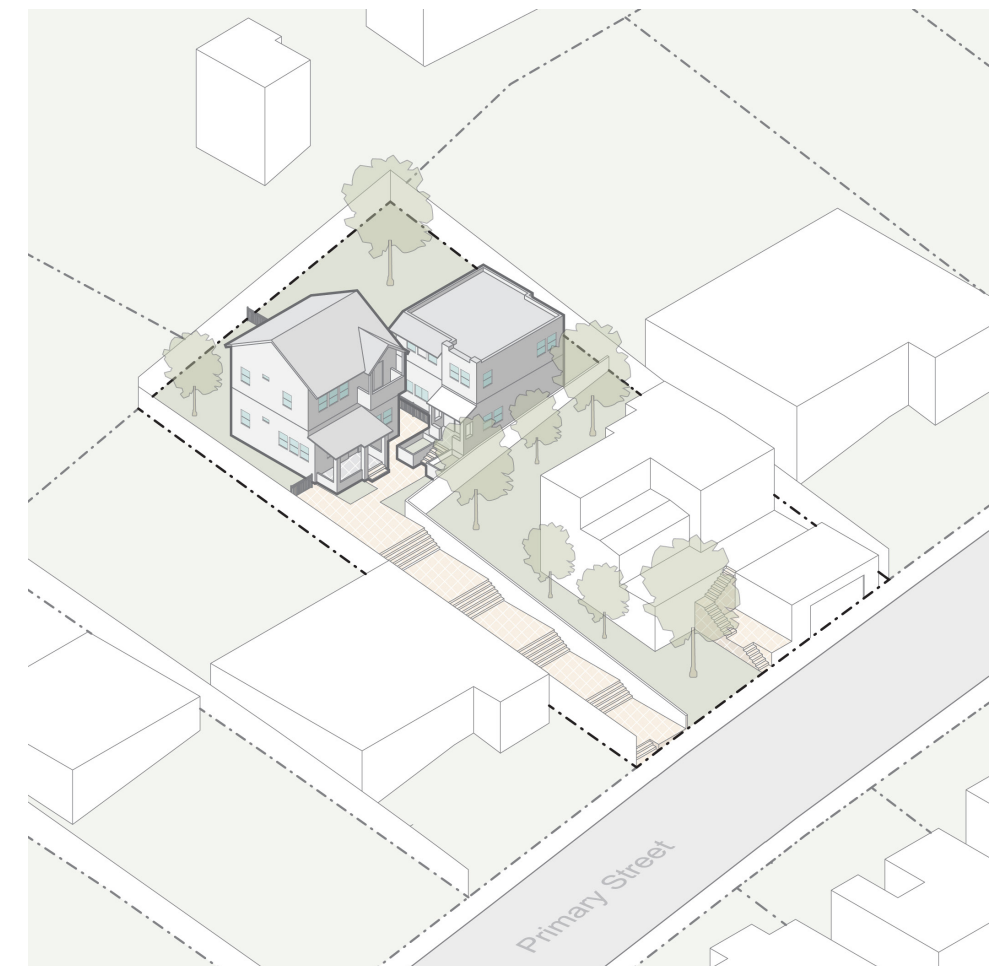
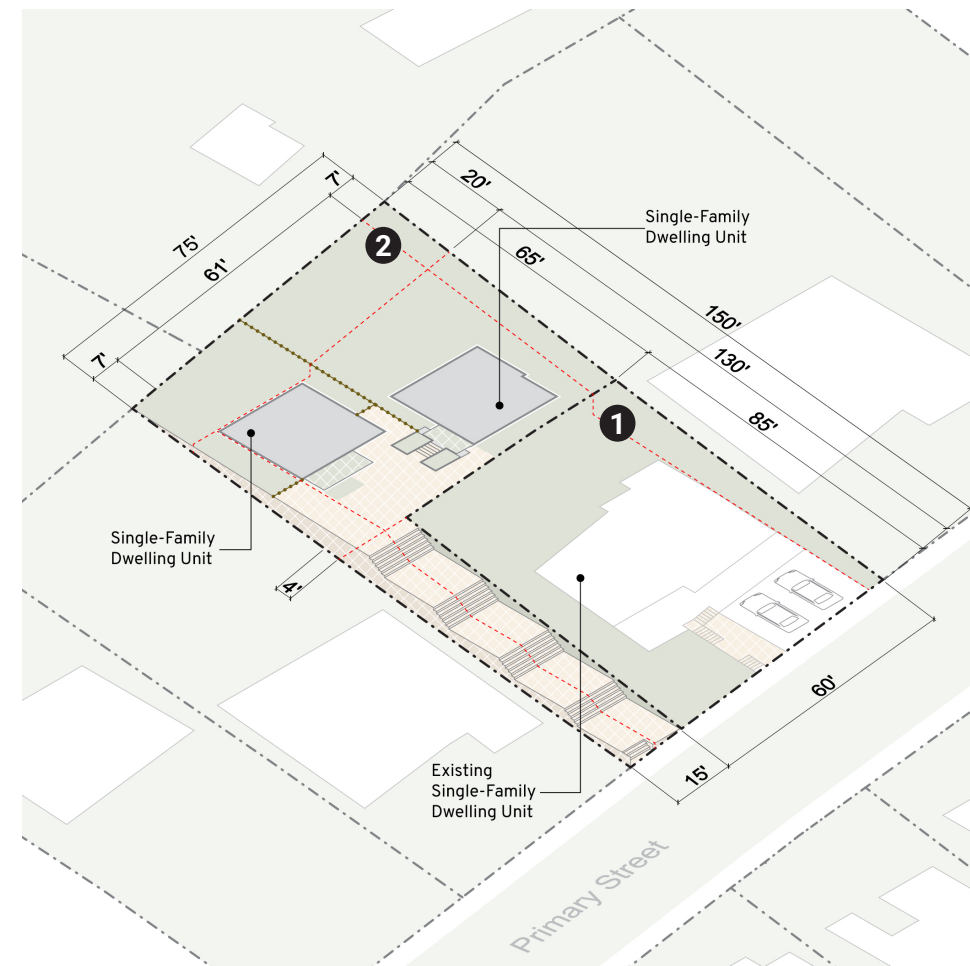
SLOPED INFILL LOT, ALTERNATIVE A

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
4	11,250 sf.	75' W x 150' D	R1-1-HCR

Site 4 represents an infill lot with sloped topography along a standard street.

LOT SUMMARY TABLE								
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)	RFAR (per lot)
1	5,100 sf.	Existing Single-Family Dwelling	1,275 sf.	16 ft. / 1-story	Existing attached 2-car garage	3,000 sf.	7%/93%	0.25
2	6,150 sf.	Single-Family Dwelling	1,200 sf.	31 ft. / 2-stories	no parking	1,150 sf.	16%/84%	0.39
		Single-Family Dwelling	1,200 sf.	21 ft. / 2-stories	no parking	1,950 sf.		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Maintain the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Urban Lot Split" scenario, the site is subdivided into two lots. Lot 1 is adjacent to the primary street and maintains the existing single-family home with an attached two-car garage on the site. Lot 2 has two single-family dwelling units. This site's proximity to transit precludes it from requiring parking.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	0 ft. (existing building)
SIDE YARD SETBACK	4 ft. min. SB 9	7 ft.
REAR YARD SETBACK	4 ft. min. SB 9	20 ft.
HEIGHT	Roof ≥25%: 36 ft., Roof <25%: 30 ft. Stories: N/A LAMC: Height District 1 (RA zone)	31 ft. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO (RFAR)	0.45 max. (0-29.99% slope band) LAMC Table 12.21 C.10-2a	RFA calculated per lot See Lot Summary Table.
DENSITY	No density requirement SB 9	11.6 DU/acre
MAXIMUM UNITS	Urban Lot Split: 4 units max. inclusive of ADUs/JADUs SB 9	3 DUs (56%/44% lot split)
DU SIZE	800 sf. min. SB 9	1,200 sf. min. See Lot Summary Table.
PARKING (DU)	No parking required (parcel is located within one half mile walking distance of a high-quality transit corridor or a major transit stop) SB 9	2 enclosed spaces See Lot Summary Table.



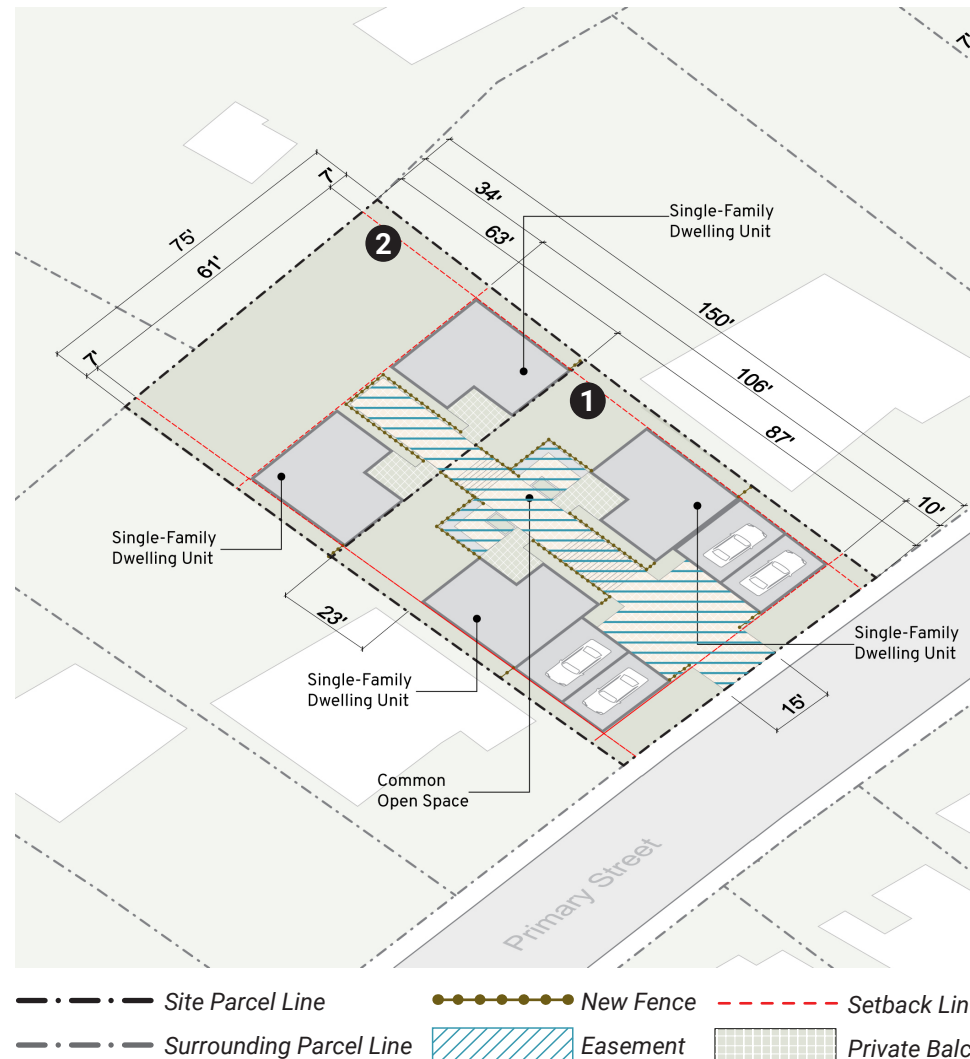
SLOPED INFILL LOT, ALTERNATIVE B

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
4	11,250 sf.	75' W x 150' D	R1-1-HCR

Site 4 represents an infill lot with sloped topography along a standard street.

LOT SUMMARY TABLE								
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)	RFAR (per lot)
1	4,725 sf.	Single-Family Dwelling	1,240 sf.	27.5 ft. / 1-story	detached 1-car garage	1,500 sf.	9%/91%	0.52
		Single-Family Dwelling	1,240 sf.	27.5 ft. / 1-story	detached 1-car garage	1,500 sf.		
2	6,525 sf.	Single-Family Dwelling	1,240 sf.	27.5 ft. / 1-story	detached 1-car garage	950 sf.	42%/58%	0.38
		Single-Family Dwelling	1,240 sf.	27.5 ft. / 1-story	detached 1-car garage	950 sf.		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Urban Lot Split" scenario, the site is subdivided into two lots with two single-family dwellings each. An easement allows access to Lot 2 via a central pathway, garage parking in Lot 1, and a common open space between all DUs. This site's proximity to transit precludes it from requiring parking, yet a 1-car garage is provided for each unit.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	10 ft.
SIDE YARD SETBACK	4 ft. min. SB 9	15 ft. (side street adjacent), 5 ft.
REAR YARD SETBACK	4 ft. min. SB 9	12 ft.
HEIGHT	Roof ≥25%: 36 ft., Roof <25%: 30 ft. Stories: N/A LAMC: Height District 1 (RA zone)	28 ft. max. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO (RFAR)	0.45 max. (0-29.99% slope band) LAMC Table 12.21 C.10-2a	RFA calculated per lot See Lot Summary Table.
DENSITY	No density requirement SB 9	8.6 DU/acre
MAXIMUM UNITS	Urban Lot Split: 4 units max. inclusive of ADUs/JADUs SB 9	4 DUs (42%/58% lot split)
DU SIZE	800 sf. min. SB 9	1,000 sf. min. See Lot Summary Table.
PARKING (DU)	No parking required (parcel is located within one half mile walking distance of a high-quality transit corridor or a major transit stop) SB 9	4 enclosed spaces See Lot Summary Table.



Site Parcel Line
 Surrounding Parcel Line
 Setback Line
 Existing Context
 New Fence
 Private Balcony
 Surrounding Open Space
 Site Private Open Space
 Hardscape
 Street/Alley
 New Structure

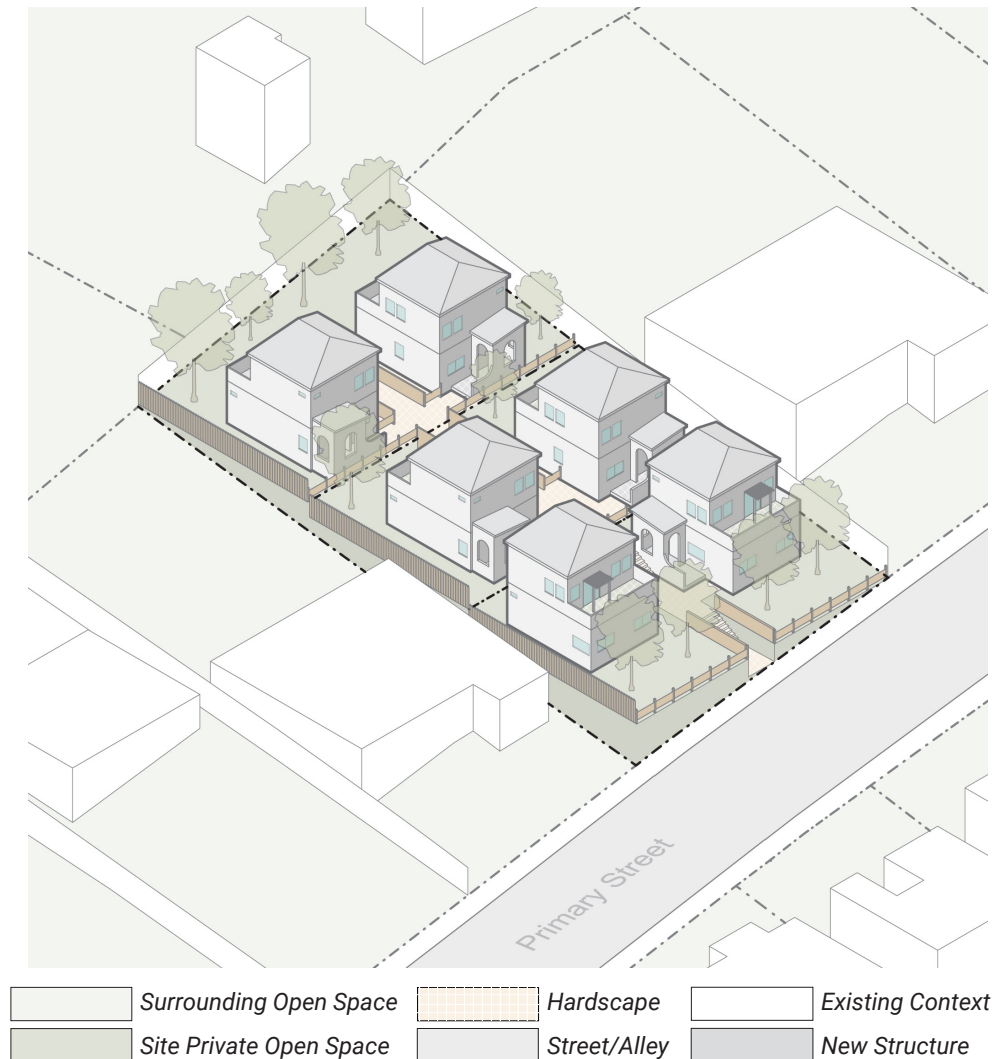
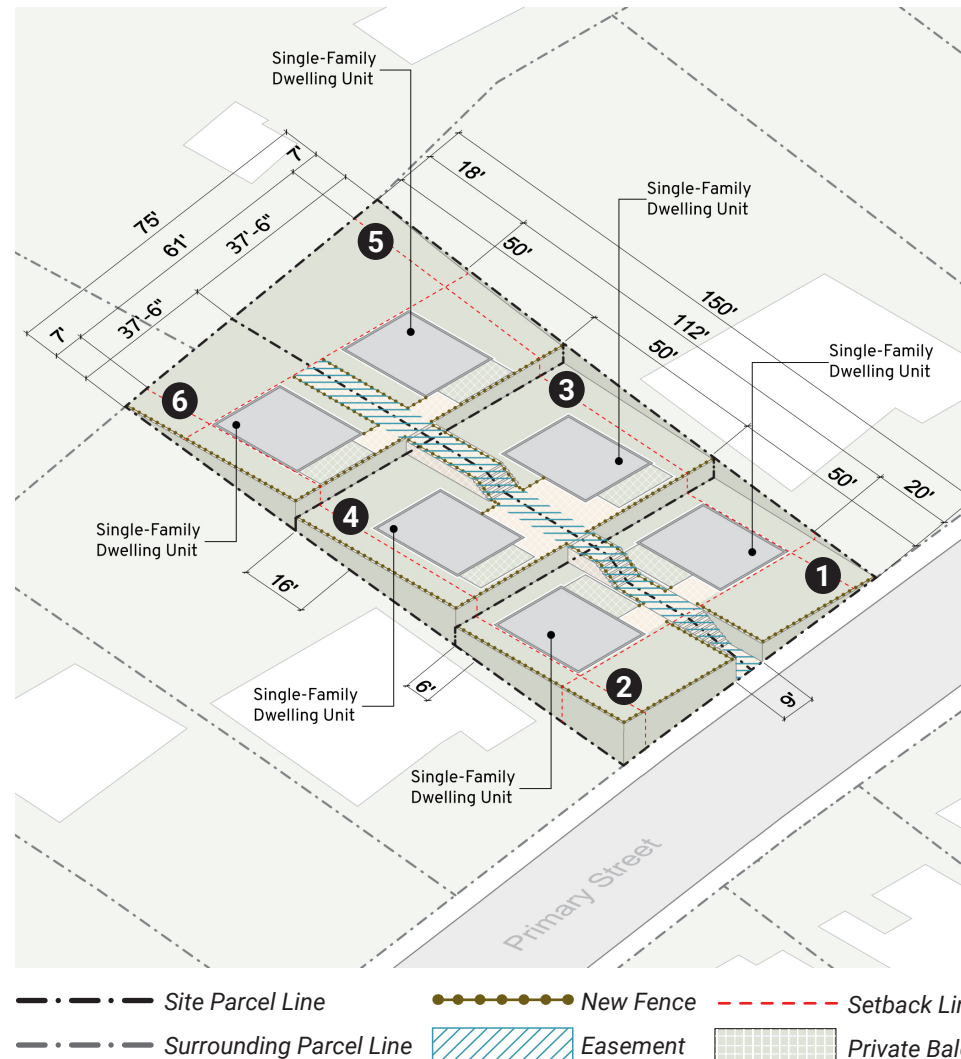
SLOPED INFILL LOT, ALTERNATIVE C

EXISTING SITE CONDITIONS			
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING
4	11,250 sf.	75' W x 150' D	R1-1-HCR

Site 4 represents an infill lot with sloped topography along a standard street.

LOT SUMMARY TABLE							
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	1,875 sf.	Single-Family Dwelling	860 sf.	27 ft. / 2-stories	no parking	1,200 sf.	29%/71%
2	1,875 sf.	Single-Family Dwelling	860 sf.	27 ft. / 2-stories	no parking	1,200 sf.	29%/71%
3	1,875 sf.	Single-Family Dwelling	860 sf.	27 ft. / 2-stories	no parking	1,100 sf.	26%/74%
4	1,875 sf.	Single-Family Dwelling	860 sf.	27 ft. / 2-stories	no parking	1,100 sf.	26%/74%
5	1,875 sf.	Single-Family Dwelling	860 sf.	27 ft. / 2-stories	no parking	1,150 sf.	22%/78%
6	1,875 sf.	Single-Family Dwelling	860 sf.	27 ft. / 2-stories	no parking	1,150 sf.	22%/78%

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 1123. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	The site is subdivided into six lots with a single-family dwelling on each lot. An easement along the central pathway allows access to all of the lots. This site's proximity to transit precludes it from requiring parking.
PARCEL SIZE	1,200 sf. min. SB 1123	1,375 min. See Lot Summary Table.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	20 ft.
SIDE YARD SETBACK	4 ft. min. SB 1123	7 ft.
REAR YARD SETBACK	4 ft. min. SB 1123	18 ft.
HEIGHT	Roof ≥25%: 36 ft., Roof <25%: 30 ft. Stories: N/A LAMC: Height District 1 (RA zone)	27 ft. max. See Lot Summary Table.
FAR	1.0 max. SB 1123: 3-7 units	0.46
DENSITY	20 DU/acre min. SB 1123 30 DU/acre max. Housing Element	23.2 DU/acre
MAXIMUM UNITS	10 max., not including ADUs/JADUs SB 1123	6 DUs See Lot Summary Table.
DU SIZE	1,750 sf. average, max. SB 1123	860 sf. avg. See Lot Summary Table.
PARKING (DU)	No parking required (parcel is located within one-half mile walking distance of a high-quality transit corridor or a major transit stop) SB 1123	No parking See Lot Summary Table.

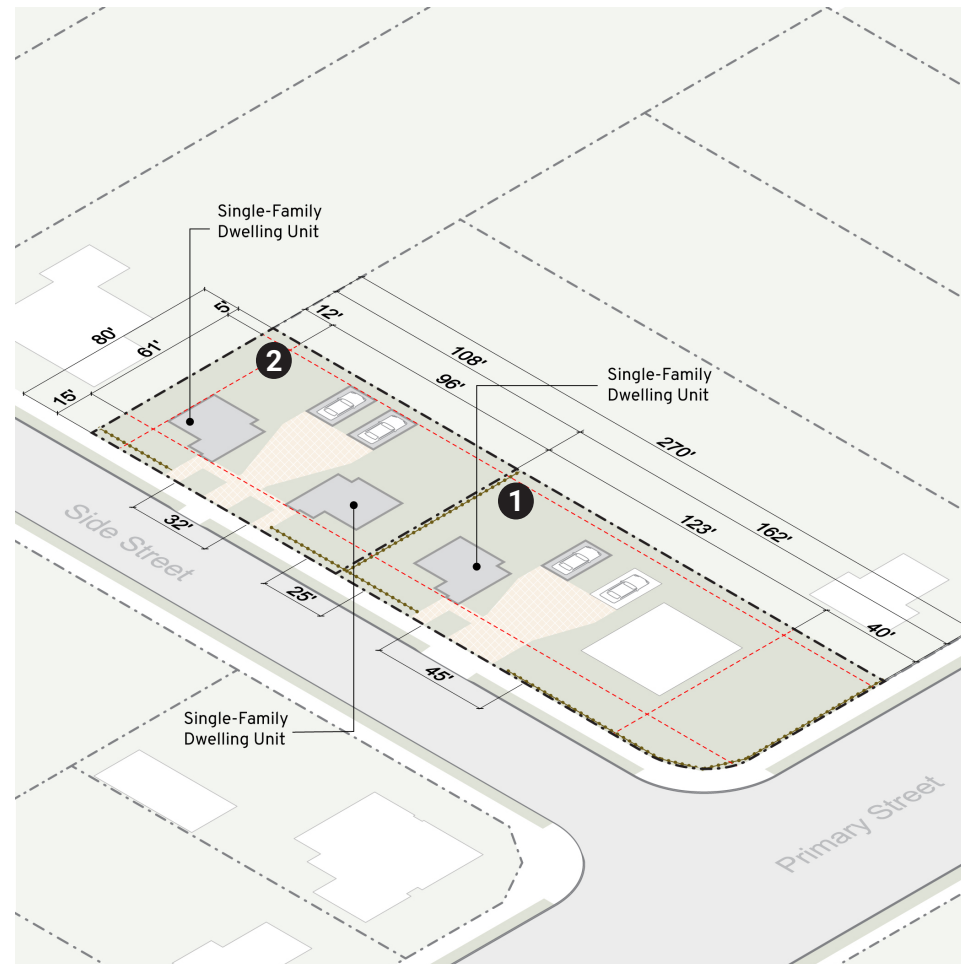


LARGE CORNER LOT, ALTERNATIVE A

EXISTING SITE CONDITIONS				
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING	
5	21,600 sf.	80' W x 270' D	RA-1	Site 5 represents a large corner lot with relatively flat topography.

LOT SUMMARY TABLE								
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)	RFAR (per lot)
1	12,960 sf.	Existing Single-Family Dwelling	1,275 sf.	14.5 ft. / 1-story	Existing detached 1-car garage	4,600 sf.	13%/87%	0.17
		Single-Family Dwelling	1,000 sf.	28 ft. / 2-stories	detached 1-car garage	4,600 sf.		
2	8,640 sf.	Single-Family Dwelling	1,000 sf.	28 ft. / 2-stories	detached 1-car garage	2,800 sf.	19%/81%	0.23
		Single-Family Dwelling	1,000 sf.	28 ft. / 2-stories	detached 1-car garage	2,800 sf.		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Maintain the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Urban Lot Split" scenario, the site is subdivided into two lots. Lot 1 is adjacent to the primary street, maintains the existing single-family home on the site, and adds a second single-family home facing the side street. Lot 2 has two single-family homes facing the side street. Each unit has a one-car garage.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	40 ft. (prevailing)
SIDE YARD SETBACK	4 ft. min. SB 9	15 ft. (side street adjacent), 5 ft.
REAR YARD SETBACK	4 ft. min. SB 9	12 ft.
HEIGHT	Roof ≥25%: 36 ft., Roof <25%: 30 ft. Stories: N/A LAMC: Height District 1 (RA zone)	28 ft. max. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO (RFAR)	0.25 max. LAMC 12.07.C.5	RFA calculated per lot See Lot Summary Table.
DENSITY	No density requirement SB 9	8.6 DU/acre
MAXIMUM UNITS	Urban Lot Split: 4 units max. inclusive of ADUs/JADUs SB 9	4 DUs (60%/40% lot split)
DU SIZE	800 sf. min. SB 9	1,000 sf. min. See Lot Summary Table.
PARKING (DU)	One covered space per unit SB 9 (one parking space); Los Angeles SB 9 Key Development Standards (covered space requirement)	4 covered spaces See Lot Summary Table.



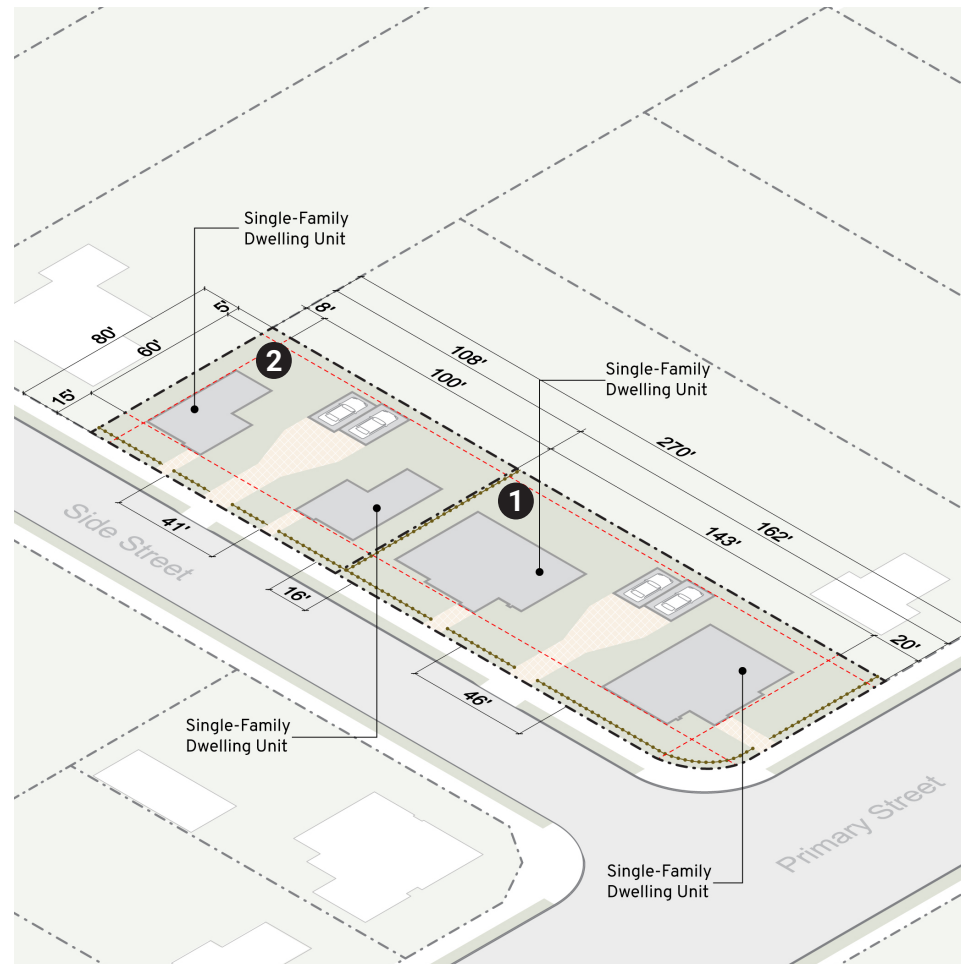
--- Site Parcel Line ●●● New Fence --- Setback Line □ Surrounding Open Space □ Hardscape □ Existing Context
--- Surrounding Parcel Line ▨ Easement ▤ Private Balcony □ Site Private Open Space □ Street/Alley □ New Structure

LARGE CORNER LOT, ALTERNATIVE B

EXISTING SITE CONDITIONS				
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING	Notes
5	21,600 sf.	80' W x 270' D	RA-1	Site 5 represents a large corner lot with relatively flat topography.

LOT SUMMARY TABLE								
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)	RFAR (per lot)
1	12,960 sf.	Single-Family Dwelling	3,070 sf.	28 ft. / 2-stories	detached 1-car garage	3,900 sf.	12%/88%	0.47
		Single-Family Dwelling	3,070 sf.	28 ft. / 2-stories	detached 1-car garage	3,900 sf.		
2	8,640 sf.	Single-Family Dwelling	1,645 sf.	28 ft. / 2-stories	detached 1-car garage	2,700 sf.	15%/85%	0.38
		Single-Family Dwelling	1,645 sf.	28 ft. / 2-stories	detached 1-car garage	2,700 sf.		

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 9. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Per SB 9's "Urban Lot Split" scenario, the corner site is subdivided into two lots. Lot 1 is adjacent to the primary street and has two single-family homes, one facing the side street, and the other facing the primary street. Lot 2 has two single-family homes facing the side street. Each unit has a one-car garage.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	20 ft.
SIDE YARD SETBACK	4 ft. min. SB 9	15 ft. (side street adjacent), 5 ft.
REAR YARD SETBACK	4 ft. min. SB 9	8 ft.
HEIGHT	Roof ≥25%: 36 ft., Roof <25%: 30 ft. Stories: N/A LAMC: Height District 1 (RA zone)	28 ft. max. See Lot Summary Table.
RESIDENTIAL FLOOR AREA RATIO (RFAR)	0.25 max. LAMC 12.07.C.5	RFA calculated per lot See Lot Summary Table.
DENSITY	No density requirement SB 9	8.6 DU/acre
MAXIMUM UNITS	Urban Lot Split: 4 units max. inclusive of ADUs/JADUs SB 9	4 DUs (60%/40% lot split)
DU SIZE	800 sf. min. SB 9	1,645 sf. min. See Lot Summary Table.
PARKING (DU)	One covered space per unit SB 9 (one parking space); Los Angeles SB 9 Key Development Standards (covered space requirement)	4 covered spaces See Lot Summary Table.



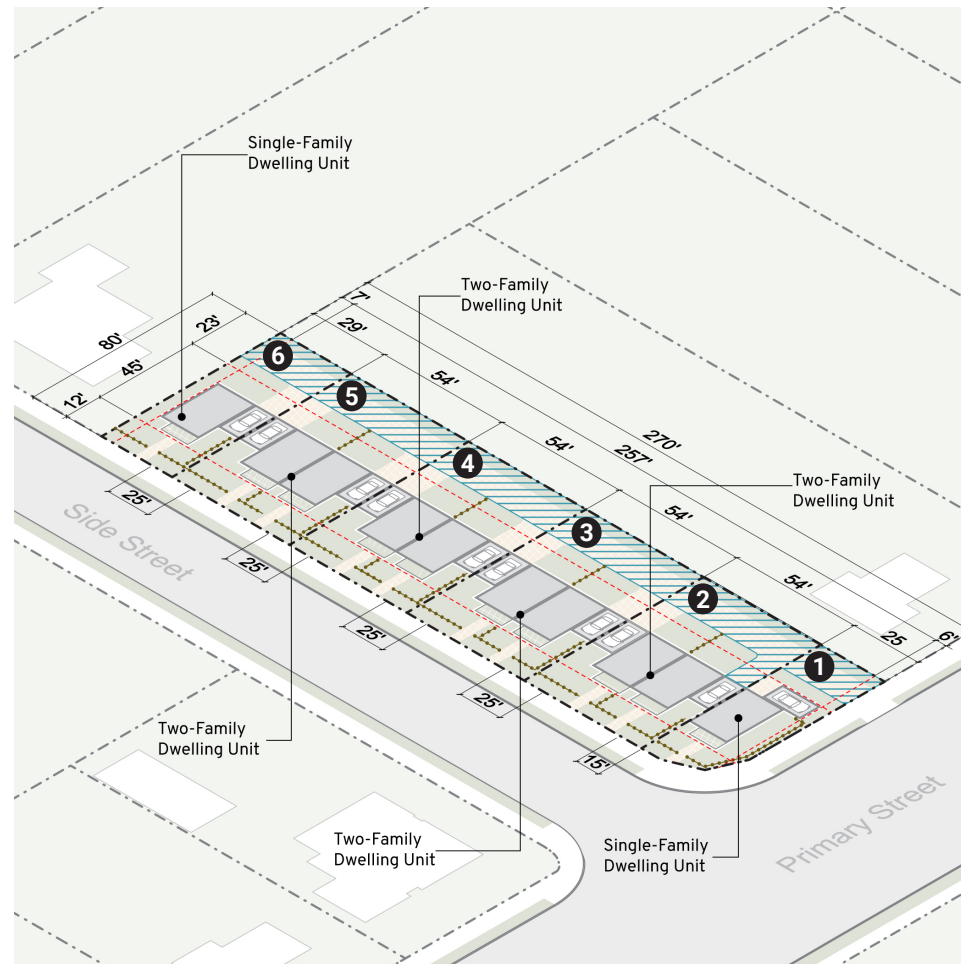
--- Site Parcel Line ●●● New Fence --- Setback Line Surrounding Open Space Hardscape Existing Context
--- Surrounding Parcel Line Easement Private Balcony Site Private Open Space Street/Alley New Structure

LARGE CORNER LOT, ALTERNATIVE C

EXISTING SITE CONDITIONS				
SITE	TOTAL AREA	SITE DIMENSIONS	BASE ZONING	Notes
5	21,600 sf.	80' W x 270' D	RA-1	Site 5 represents a large corner lot with relatively flat topography.

	Massing Study Parameter & Source	Depicted in Massing Study
	<ul style="list-style-type: none"> Remove the existing dwelling on the site. Utilize existing zoning and SB 1123. Provide, as feasible, ADUs and JADUs that are assumed to be new construction and follow State ADU requirements. 	Site 5 is subdivided into six lots with a single-family dwelling on each end of the site and a two-family dwelling on each of the middle lots, totalling 10 DUs. Each unit faces the side street. An easement along the vehicular driveway allows access to the individual garages for each unit.
PARCEL SIZE	1,200 sf. min. SB 1123	1,375 min. See Lot Summary Table.
FRONT YARD SETBACK	20% of depth of lot, 20 ft. max. LAMC 12.08.C.1	6 ft.
SIDE YARD SETBACK	4 ft. min. SB 1123	12 ft. (side street adjacent), 23 ft.
REAR YARD SETBACK	4 ft. min. SB 1123	7 ft.
HEIGHT	Roof ≥25%: 36 ft., Roof <25%: 30 ft. Stories: N/A LAMC: Height District 1 (RA zone)	28 ft. max. See Lot Summary Table.
FAR	1.25 max. SB 1123: 8-10 units	0.46
DENSITY	20 DU/acre min. SB 1123 30 DU/acre max. Housing Element	20 DU/acre
MAXIMUM UNITS	10 max., not including ADUs/JADUs SB 1123	10 DUs See Lot Summary Table.
DU SIZE	1,750 sf. average, max. SB 1123	1,000 avg. See Lot Summary Table.
PARKING (DU)	One space per unit SB 1123	10 covered spaces See Lot Summary Table.

LOT SUMMARY TABLE							
LOT	LOT AREA	HOUSING TYPE	DU SIZE	HEIGHT (per DU)	PARKING (per DU)	PRIVATE OPEN SPACE (per DU)	HARDSCAPE/SOFTSCAPE PERCENTAGE (per lot)
1	1,920 sf.	Single-Family Dwelling	1,000 sf.	28 ft. / 2-stories	attached 1-car garage	550 sf.	41%/59%
2	4,320 sf.	Two-Family Dwelling	1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	44%/56%
			1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	
3	4,320 sf.	Two-Family Dwelling	1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	44%/56%
			1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	
4	4,320 sf.	Two-Family Dwelling	1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	44%/56%
			1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	
5	4,320 sf.	Two-Family Dwelling	1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	44%/56%
			1,000 sf.	28 ft. / 2-stories	attached 1-car garage	650 sf.	
6	2,320 sf.	Single-Family Dwelling	1,000 sf.	28 ft. / 2-stories	attached 1-car garage	600 sf.	41%/59%



--- Site Parcel Line
 --- Surrounding Parcel Line
 --- New Fence
 --- Setback Line
 --- Surrounding Open Space
 --- Site Private Open Space
 --- Easement
 --- Private Balcony
 --- Hardscape
 --- Street/Alley
 --- Existing Context
 --- New Structure