Sample report. A real lot in the City of Los Angeles, read from public records on the date above. The house number, street, parcel number and ZIP code are hidden.

SAMPLE LOT, SAN FERNANDO VALLEY

THE SHORT ANSWER

Room for up to 3 more homes

The law lets you add 3 homes here: 1 ADU made from existing space, 1 junior ADU of up to 500 sq ft inside the house and 1 detached ADU of up to 800 sq ft.

They need a building permit only: the City must approve them if the plans meet its written rules, with no hearing.

SB 9 (2021) adds a second full home or a lot split, if nobody has rented the house in the last 3 years.

+3	9,686 sq ft	RE9-1
more homes the law allows	lot area, County parcel map	zone, City of LA

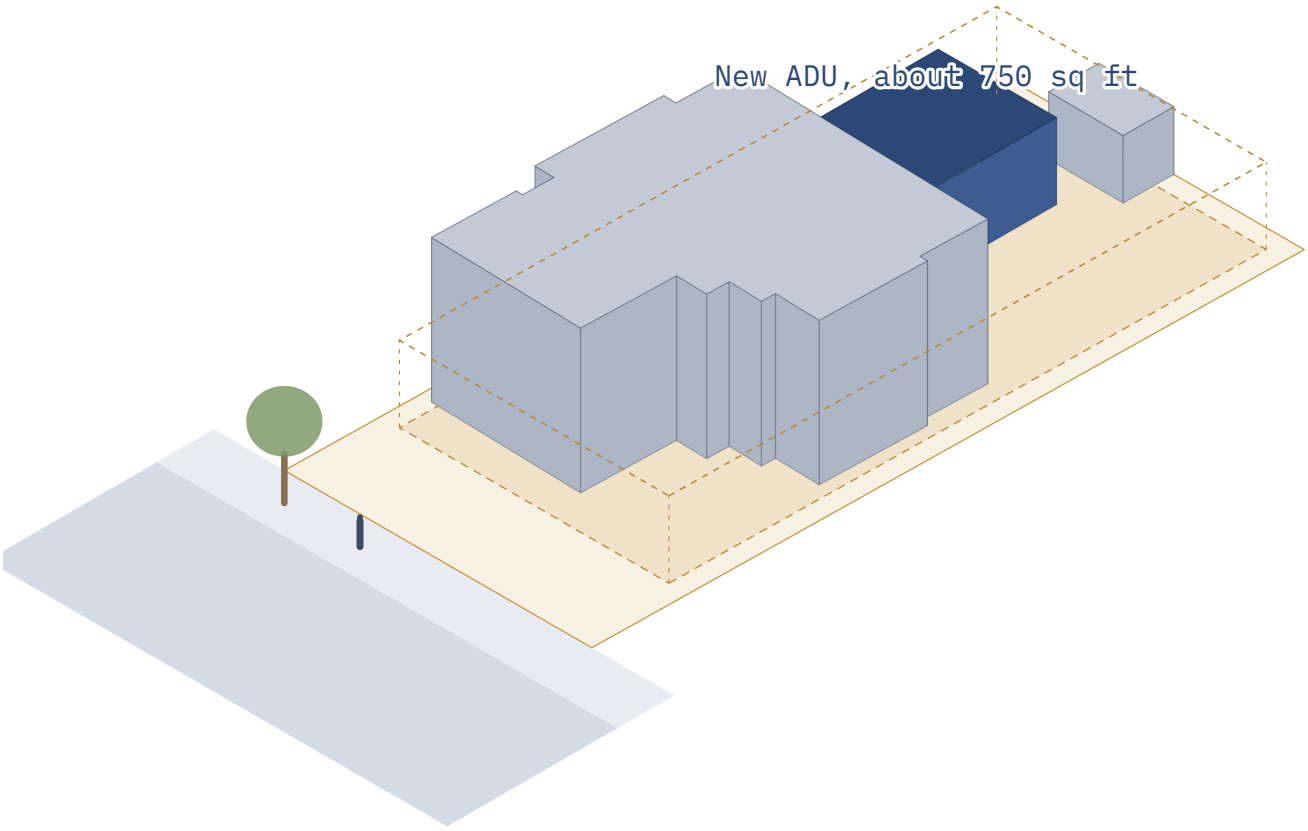
EVERY PATH, AT A GLANCE

Yes	**State ADU law**	
Yes	**Junior ADU**	
Yes, if	**SB 9 (2021): second home**	Only if nobody has rented the house in the last 3 years.
Yes, if	**SB 9 (2021): lot split**	Only if nobody has rented the house in the last 3 years and you will live in one of the homes for 3 years.
Needs a check	**LA mansionization rules**	The Assessor shows 2,090 sq ft of house, but the County's outline of the main building covers about 3,028 sq ft on the ground and its height suggests 3 storeys. If the outline is right, the house may already be near or over the cap. The permits or a site measure settle it; at best about 1,784 sq ft is left.

Yes allowed, and your lot meets the rule **Yes, if** allowed if one condition is met

No not on this lot **Needs a check** records can't settle it; we say who can

YOUR LOT FROM THE STREET



There now (County outlines, 2023) New homes the law allows, as they fit

Ground a new detached ADU may use

CHECK THIS FIRST

Fire access

The back of the lot is about 152 ft from the roadway in a straight line. LAFD wants new homes within 150 ft, measured along the walking path, so homes at the back may need fire sprinklers or a fire lane.

Soils

The lot is in a state liquefaction zone, so the foundation design needs a soils report.

Based on City of LA and LA County public records read on November 2, 2026. A planning report, not a survey or a permit; LADBS and City Planning make the final call at plan check. Good for 90 days.

01 YOUR OPTIONS, MOST HOMES FIRST

Each option is a different legal path. Compare them before you pay for plans.

Most homes

+3 homes · Yes

Every unit the state guarantees on a house lot, all with a building permit only. Keeping each unit at 750 sq ft or less avoids impact fees.

- 1 ADU made from existing space, in the garage or part of the house
- 1 junior ADU of up to 500 sq ft inside the house
- 1 detached ADU of up to 800 sq ft, or up to 1,200 sq ft under LA's own ADU rules (LAMC 12.22 A.33)

APPROVAL	Building permit only. The City must approve it if the plans meet the written rules; there is no hearing.
LAW	State ADU law, Gov. Code 66323(a)(1)–(2), 66321, 66314 · LAMC 12.22 A.33 Junior ADU, Gov. Code 66333–66339

Best if you want the most rental income, or room for family and a rental.

Split the lot (SB 9)

+3 homes · Yes, if

Two lots that can each be sold. Only if nobody rented the house in the last 3 years and you will live in one of the homes for 3 years.

- 3 full-size homes, 4 in all with the house you keep: two lots, up to two homes each

CONDITION	Only if nobody has rented the house in the last 3 years and you will live in one of the homes for 3 years.
APPROVAL	No hearing. City Planning approves the split if it meets the written rules, then LADBS issues the building permits.
LAW	SB 9 (2021): lot split, Gov. Code 66411.7

Best if you may sell a lot or a home later and will live on the property.

One cottage

+1 home · Yes

A single new cottage out back, kept to 750 sq ft or less so it pays no impact fees. The simplest build and the fastest approval.

- 1 detached ADU of up to 750 sq ft

APPROVAL	Building permit only. The City must approve it if the plans meet the written rules; there is no hearing.
LAW	State ADU law, Gov. Code 66323(a)(1)–(2), 66321, 66314 · LAMC 12.22 A.33

Best if you want one rental or a home for a parent, with the simplest permit.

Add on to the house

Needs a check

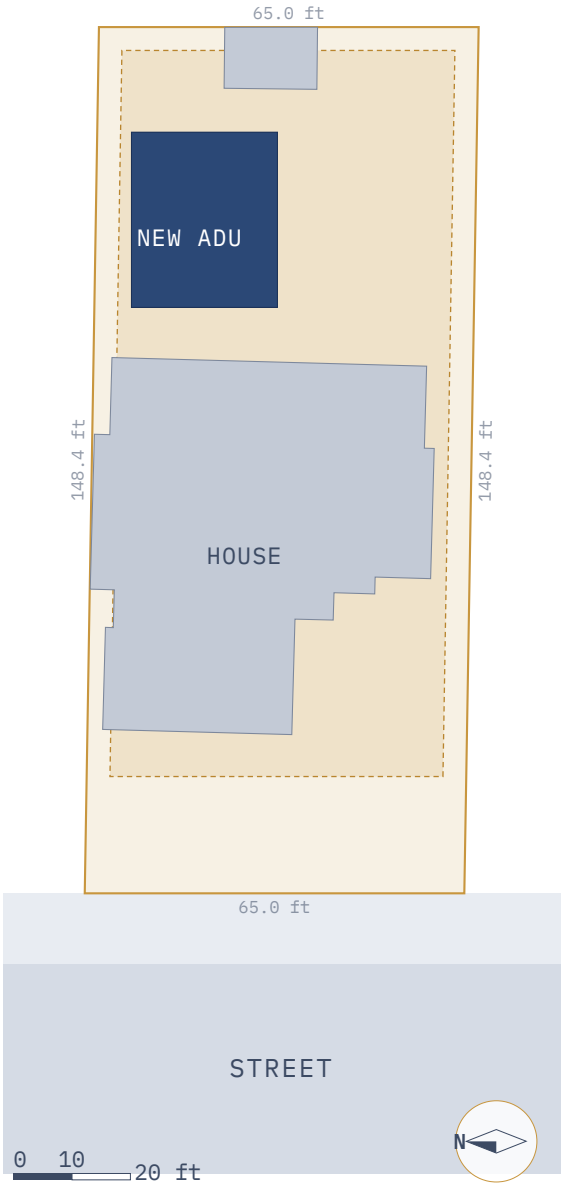
Grow the house, on one floor or two, within the zone's cap. How much is left depends on the house's real size, which the Assessor and the County's outline disagree on. A plain addition needs only plan check, no hearing.

CONDITION	The Assessor shows 2,090 sq ft of house, but the County's outline of the main building covers about 3,028 sq ft on the ground and its height suggests 3 storeys. If the outline is right, the house may already be near or over the cap. The permits or a site measure settle it; at best about 1,784 sq ft is left.
APPROVAL	City plan check. A plain addition within the limits needs no hearing.
LAW	LA mansionization rules, LAMC 12.03, 12.07.01, 12.21.1

Best if you want more room for your own household.

02 THE LOT, AS DRAWN FROM PUBLIC RECORDS

Drawn the way a plot plan is: street at the bottom, each lot line's length from the County map, a north arrow and a scale bar. The gold dashed line keeps 4 ft from the side and rear lines and stays out of the front yard.



ITEM	YOUR LOT	HOW WE KNOW
Address	Sample Lot, San Fernando Valley	LA County Assessor
Parcel number (AIN)	hidden	LA County Assessor
Zone	RE9-1	LA City Planning zoning map
Lot area	9,686 sq ft	LA County parcel map, calculated
Lot size	about 65 ft wide and 148 ft deep	Measured on the parcel map
Homes on record	1	Assessor roll; no LADBS permits found to check it against
Building area	2,090 sq ft	Assessor roll
Oldest building on record	1973	Assessor roll
Council District	12	City of LA

- Main building: about 3,028 sq ft on the ground, 30.2 ft tall
- Building: about 168 sq ft on the ground, 12.4 ft tall, in the back half of the lot

03 WHAT THE LAW ALLOWS, AND WHY

The rule, then your lot, then the answer. Each law is named with its section, so a designer or planner can check it line by line.

State ADU law

Yes

Gov. Code 66323(a)(1)–(2), 66321, 66314 · LAMC 12.22 A.33

- A house lot gets a set of homes the city must approve with a building permit only: one in the garage or the house, one junior unit, and one new cottage.
- The city has 60 days to decide, can't require replacement parking for a converted garage, and charges no impact fees on a unit of 750 sq ft or less.
- From 1 Jan 2027 (AB 956), a house lot can have two new detached ADUs instead of one; the city may cap each at 800 sq ft. Permits issued before then follow today's rule of one.

RULE	ON YOUR LOT
New detached ADU	up to 800 sq ft guaranteed (Gov. Code 66323(a)(2)); up to 1,200 sq ft under LA's own ADU rules (LAMC 12.22 A.33)
Height	16 ft
Side and rear setbacks	4 ft (none for a garage conversion)
Parking	at most 1 space; none for a conversion
Impact fees	none at 750 sq ft or less

How we know: Gov. Code 66323(a)(1)–(2), 66321, 66314 · LAMC 12.22 A.33, as of November 2, 2026; lot facts from County and City records read the same day.

Junior ADU

Yes

Gov. Code 66333–66339

- A small home of up to 500 sq ft inside the walls of the house (an attached garage counts), with its own outside door and a simple kitchen.
- With its own bathroom, the city can't require the owner to live on the property.

RULE	ON YOUR LOT
Size	up to 500 sq ft
Fees	no impact fees at 500 sq ft or less; no school fees under 500 sq ft

How we know: Gov. Code 66333–66339, as of November 2, 2026; lot facts from County and City records read the same day.

SB 9 (2021): second home

Yes, if

Gov. Code 65852.21

- Two full homes on a single-family lot, each at least 800 sq ft, with a building permit only.
- It is closed if anyone rented the house in the last 3 years, or if the house is rent-controlled.

RULE	ON YOUR LOT
Homes	2 primary homes (plus ADUs, per state guidance)
Side and rear setbacks	4 ft

How we know: Gov. Code 65852.21, as of November 2, 2026; lot facts from County and City records read the same day.

SB 9 (2021): lot split

Yes, if

Gov. Code 66411.7

- The lot (9,686 sq ft) is big enough to split into two lots of at least 1,200 sq ft and 40% each.
- The owner signs a 3-year affidavit to live in one of the homes, which rules out most investors.

RULE	ON YOUR LOT
Smallest new lot	3,875 sq ft
Homes after a split	up to 4 (2 per lot)

How we know: Gov. Code 66411.7, as of November 2, 2026; lot facts from County and City records read the same day.

LA mansionization rules

Needs a check

LAMC 12.03, 12.07.01, 12.21.1

- Zone RE9 lets the house and every building on the lot reach 40% of the lot: 9,686 × 0.4 = 3,874 sq ft of floor area (LAMC 12.03, 12.07–12.08).
- A 20% bonus (775 sq ft more) is allowed if the upper floor is no more than 75% of the ground floor, or the front wall steps back.
- On one floor the yards leave about 5,184 sq ft to build on, more than the cap, so a one-storey addition can reach it if the house and garage leave room.
- Where a two-storey addition widens the footprint, the side yard grows 1 ft for every 10 ft of height above 18 ft, for the new part only.
- Whatever the cap, state law still allows an ADU of up to 800 sq ft, attached or detached (Gov. Code 66321(b)(3)); attached, it can be up to 25 ft tall.
- The Assessor shows 2,090 sq ft of house, but the County's outline of the main building covers about 3,028 sq ft on the ground and its height suggests 3 storeys. If the outline is right, the house may already be near or over the cap. The permits or a site measure settle it; at best about 1,784 sq ft is left.

RULE	ON YOUR LOT
Floor area cap	3,874 sq ft (9,686 × 0.4)
House now (Assessor)	2,090 sq ft
Main building outline (County)	about 3,028 sq ft on the ground, about 3 storeys by its height
Room to add	needs a check
Height	28 ft flat roof, 33 ft sloped roof
Yards	front 25 ft, sides 6.5 ft, rear 25 ft
Ground floor area inside the yards	about 5,184 sq ft

How we know: LAMC 12.03, 12.07.01, 12.21.1, as of November 2, 2026; lot facts from County and City records read the same day.

04 ON AND AROUND THE LOT

The things that stall permits, found before anyone designs.

ITEM	YOUR LOT	WHAT IT MEANS
Streets	The street in front (Local Street - Standard, about 65 ft of frontage)	
Corner lot	no	

Back of the lot to the roadway	about 152 ft	Over LAFD's 150 ft limit. Homes at the back may need fire sprinklers or a fire lane.
Nearest fire hydrant	about 163 ft, in a straight line	Within 300 ft, close enough for most new homes.
Sewer main	8-inch VCP (1972) in the street in front, about 12.2 ft deep at the nearest manhole	
Power lines	no overhead line found along the lot	
Lot under roofs	about 33%	
Open LADBS code cases	0	Nothing open to clear before new permits.

05 THE MAP CHECKS

Each public map we laid your lot over, and what it shows.

MAP	ON YOUR LOT
Very High Fire Hazard Severity Zone	No
Hillside Area	No
Historic (HPOZ or monument)	No
Coastal Zone	No
Specific plan	No
Flood zone	No
Fault zone	No
Liquefaction zone	Yes
Methane zone	No
Near major transit (parking and height)	No
Q or T conditions on the zone	No
Corner lot	No

Street dedication flagged	No
Back of lot over 150 ft from the street about 152 ft	Yes
No hydrant within 300 ft nearest about 163 ft	No

06 QUESTIONS ONLY YOU CAN ANSWER

- Has anyone rented the house at any time in the last 3 years? If so, SB 9 is closed; ADUs are not affected.
- Was the property taken off the rental market under the Ellis Act in the last 15 years, was the lot made by an earlier SB 9 split, or have you split a lot next door under SB 9? Any of these closes SB 9.
- Where is the garage, and how big is it? A garage in the back half of the lot counts less toward the floor-area cap.

· WATCH FOR

- An addition must meet today's yards, even if the house sits closer to the line now (LAMC 12.23 A.1(a)).
- The lot is in a state liquefaction zone, so the foundation design needs a soils report.
- The back of the lot is about 152 ft from the edge of the street. LAFD wants every new home within 150 ft of the roadway, measured along the path a firefighter walks, so homes at the back may need a fire lane or fire sprinklers; LAFD Hydrants and Access reviews it.
- Existing units come from the Assessor roll. The legal count is the one on the certificate of occupancy, and it sets the allowance.

07 YOUR NEXT STEPS

1. Pull the certificate of occupancy and the permit history. The legal number of homes sets what you can add.
   You, from LADBS records online or at the counter
2. Get a boundary and topographic survey. Every site plan starts from it.
   A licensed land surveyor
3. Get a soils report before the foundation is designed.
   A geotechnical engineer
4. Ask about fire access early: the path from the street to the back of the lot, and the nearest hydrant.
   LAFD Hydrants and Access, through your designer

5 Have the site plan and floor plans drawn, then submit them to LADBS plan check.

Your designer or architect

08 WHERE THIS COMES FROM, AND WHAT IT IS NOT

We read the public records for this parcel on November 2, 2026 and applied the laws in force that day: the LA County parcel map and Assessor roll, LA City Planning's zoning map, the County's building outlines, City street, sewer and hydrant maps, LADWP line maps, LADBS permits and code cases, the CAL FIRE 2025 fire map, state liquefaction and fault maps, the Coastal Commission's coastal zone map, FEMA flood maps, Caltrans transit areas, City Planning's copy of LAHD's rent stabilization list, SCAG's SB 79 map and the USGS 2023 elevation model. Fixed rules decide every number and every answer, and each one names its source. Liquefaction and fault zones: reproduced with permission, California Geological Survey, Webservice of Official Maps of Seismic Hazard Zones (2025). SB 79 areas: Southern California Association of Governments (SCAG), for general planning and information; confirm with the City.

Coastal Zone, from the California Coastal Commission's map: “The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time, is not binding on the Coastal Commission, and does not eliminate the possibility that the Coastal Commission must make a formal mapping determination.”

WHAT THIS REPORT DOESN'T COVER	WHO SETTLES IT
Lot lines and lot area come from the County's parcel map, not a survey.	A licensed land surveyor fixes them.
Easements and private deed restrictions don't show on public maps.	A preliminary title report shows them.
Soil, slope and drainage aren't tested.	A geotechnical engineer's soils report.
Sewer and utility routes come from City maps.	A plumber's camera scope, and LADWP for power.
Building sizes come from the Assessor and the County's building outlines.	A site visit and the permits on file.
Laws and records change.	Every rule here is dated. LADBS and City Planning make the final call at plan check.

Distances are straight-line estimates. The report is good for 90 days from November 2, 2026; after that, laws or records may have changed.

ADU **Junior ADU**

A second home on the lot, detached or inside the house or garage, with its own kitchen and bathroom.

SB 9 (2021)
State law that allows a second full home, or a split into two lots, on most single-family lots (Gov. Code 65852.21, 66411.7).

Floor area limit
How much building a lot may hold, as a share of the lot. In LA's single-family zones it comes from the mansionization rules.

Building permit only
Approved by checking the written rules, with no hearing. Planners call it ministerial.

Certificate of occupancy
The City's record of the legal use and the legal number of homes in a building.

SB 79
A 2025 state law that raises height and density near rail and rapid-bus stops. The City of LA has most station areas on hold until about 2030.

A small home of up to 500 sq ft inside the house, with its own outside door.

SB 1211
State law that lets a lot with apartments add up to 8 detached ADUs, but no more than the homes already there (Gov. Code 66323).

Yard (setback)
The strip along a lot line where you can't build.

Plan check
LADBS's review of your drawings before it issues the building permit.

RSO
LA's rent stabilization ordinance. It covers most rental units built on or before 1 October 1978.