

Development Feasibility Report

14691 Gledhill St, Panorama City, CA 91402

Executive conclusion: Based on the current Los Angeles City Planning SB 9 framework, a four-unit configuration is a **potential** development scenario—not a guaranteed entitlement. A site-specific zoning, eligibility, access, parking, and physical test-fit review is required before treating four units as buildable.

Item	Preliminary finding
Property	14691 Gledhill St, Panorama City, CA 91402
Approx. lot area	15,305 sq. ft. (approximately 0.35 acre)
Previously identified zoning	RA / RA-1 suburban agricultural zoning
Existing development	One existing single-family residence
Primary strategy evaluated	SB 9 Urban Lot Split + Two-Unit Development
Potential SB 9 scenario	2 resulting lots × up to 2 dwelling units = up to 4 units
Status	Potential only; subject to eligibility and plan review

1. SB 9 Urban Lot Split

Los Angeles City Planning states that SB 9 provides a streamlined path for eligible single-family-zoned lots to use an Urban Lot Split and/or a Two Unit Development. For an Urban Lot Split, the maximum is two resulting lots; neither resulting parcel may be smaller than 40% of the original lot area, and each must be at least 1,200 sq. ft. A maximum of two dwelling units of any kind (including primary units and ADUs/JADUs) is permitted on each lot created through an Urban Lot Split.

If the 15,305-sq.-ft. figure is accurate, a simple 60/40 conceptual split would be approximately **9,183 sq. ft. + 6,122 sq. ft.** Both exceed 1,200 sq. ft., and the smaller parcel is 40% of the original lot. This is a conceptual calculation, not a parcel-map determination.

2. Four-Unit Concept

The most aggressive preliminary scenario is two units on each of the two SB 9 lots, for a total of **four dwelling units**. Los Angeles City Planning's published SB 9 examples include configurations with two units on each resulting lot. The City also states that side and rear setbacks are generally at least four feet for SB 9 projects, while front-yard setbacks follow the underlying zone. Parking is generally one covered space per existing and new unit unless a qualifying parking exemption applies.

3. Existing House / Alternative Strategy

A potentially valuable design approach is to investigate retaining the existing residence and adding units around it, rather than assuming a full demolition. The City publishes SB 9 examples that retain existing structures. The actual feasibility depends on the house's location, access, setbacks, utilities, fire/life safety, parking, and the geometry of the proposed lot split.

Alternative to test: a two-unit development on the existing parcel, with ADU/JADU possibilities where independently permitted. The optimal configuration should be determined by a site plan and zoning

review rather than unit count alone.

4. Important Eligibility Checks

- Confirm the parcel's current ZIMAS zoning and all overlays/restrictions.
- Confirm SB 9 geographic and environmental eligibility, including applicable hazard, habitat, wetland, historic, and other exclusions.
- Check the property's housing/tenant history, including RSO, affordable housing, tenant occupancy, and Ellis Act restrictions where applicable.
- Confirm that the property has not previously been split using SB 9 and that adjacent-parcel ownership does not create an eligibility issue.
- Verify owner-occupancy requirements for an Urban Lot Split.
- Prepare a preliminary site plan showing lot lines, building footprints, setbacks, driveways, parking, trash, utilities, and access.
- Confirm whether the existing house can remain without physically preventing the proposed lot split or unit configuration.

5. Preliminary Development Scenarios

Scenario	Preliminary units	Comments
Existing condition	1	Existing single-family residence.
Conventional zoning	1 primary unit	Subject to the underlying RA zoning and lot-area rules.
SB 9 / 2-unit route	Up to 2 primary units	Requires eligibility and compliance with SB 9 standards.
SB 9 Urban Lot Split	Potentially up to 4	Two lots, with up to two dwelling units per resulting lot.

6. Recommended Next Step

Before relying on a four-unit valuation or development budget, obtain a current ZIMAS Parcel Profile and have a licensed architect/civil engineer prepare a preliminary SB 9 test fit. The test fit should compare (1) retaining the existing house, (2) demolition/rebuild, and (3) a two-unit development without a lot split. The preferred plan should then be checked with Los Angeles City Planning/LADBS before acquisition or major design expenditures.

Sources & Current City Guidance

Los Angeles City Planning — Senate Bill 9: <https://planning.lacity.gov/project-review/senate-bill-9>

Los Angeles City Planning — SB 9 Urban Lot Split Application (CP-3604, 12/19/2024):
https://planning.lacity.gov/odocument/32efd74d-1f8f-44a2-9000-a53554b110f2/SB_9_Urban_Lot_Split_Application.pdf

Los Angeles City Planning — SB 9 Urban Lot Split Specialized Requirements (CP-3605, 01/20/2026):
https://planning.lacity.gov/odocument/b3901e7e-b25a-4713-87be-d0c7d46e85eb/SB_9_Urban_Lot_Split_Specialized_Requirements.pdf

Los Angeles City Planning — Implementation of SB 9:
https://planning.lacity.gov/odocument/bef6b998-de32-4090-9557-5f98711c6c15/SB9_Memo_2-7-22MG_-_signed.pdf

Disclaimer: This is a preliminary planning/development feasibility summary and is not legal, zoning, architectural, engineering, or entitlement advice. Unit counts are described as potential scenarios and are not a guarantee of approval. City rules and parcel-specific conditions should be confirmed before relying on this report for a purchase, financing, or construction decision.