661 E Sunset Dr N, Redlands 92373

What is an SB-9 approval to allow to build on a lot that is smaller than the average lot in the neighborhood?

CALIFORNIA SENATE BILL 9 (SB-9) – RESIDENTIAL DEVELOPMENT

California Senate Bill 9 (SB-9), also known as the California HOME Act, establishes provisions for qualifying residential properties to allow:

- **Two-Unit Development:** Construction of up to two residential units on an eligible single-family residential parcel.
- **Urban Lot Split:** Division of an eligible single-family residential parcel into two separate parcels, subject to applicable requirements.

Eligibility and approval are subject to California Government Code Sections 65852.21 and 66411.7, as well as applicable City of Redlands regulations.

The City of Redlands has different minimum lot-size requirements depending on the zoning designation.

For example:

Zoning Designation	Minimum Lot Size
R-1	7,200 sq. ft.
R-1-D	8,100 sq. ft.
R-S	10,000 sq. ft.
R-E	14,000 sq. ft.
R-A	20,000 sq. ft.

Source: City of Redlands – Zoning Regulations

SB-9 does not automatically establish building eligibility for an undersized parcel. Parcel legality, zoning, minimum lot-size requirements, and applicable development standards are subject to City review and approval.