



COMMON

WIN

NC

Densification of Residential Lots

SB-9 and SB-1123

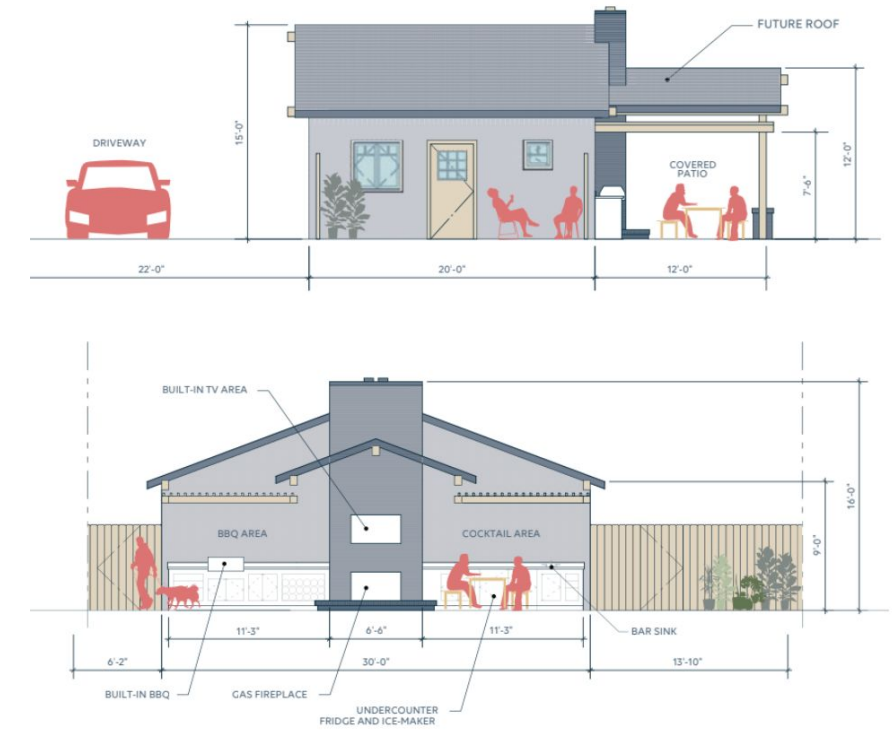


ADU's + JADU's

An Accessory Dwelling Unit (ADU) is a smaller secondary unit on the same lot as a primary home, while a Junior Accessory Dwelling Unit (JADU) is an even smaller unit created within the existing house or attached to the main residence.



Madison ADU by Omgivning



ADUs and JADUs add flexible, small-scale housing without changing a neighborhood's underlying zoning, allowing homeowners to increase density and value in a compatible, residential way.

What it Allows:

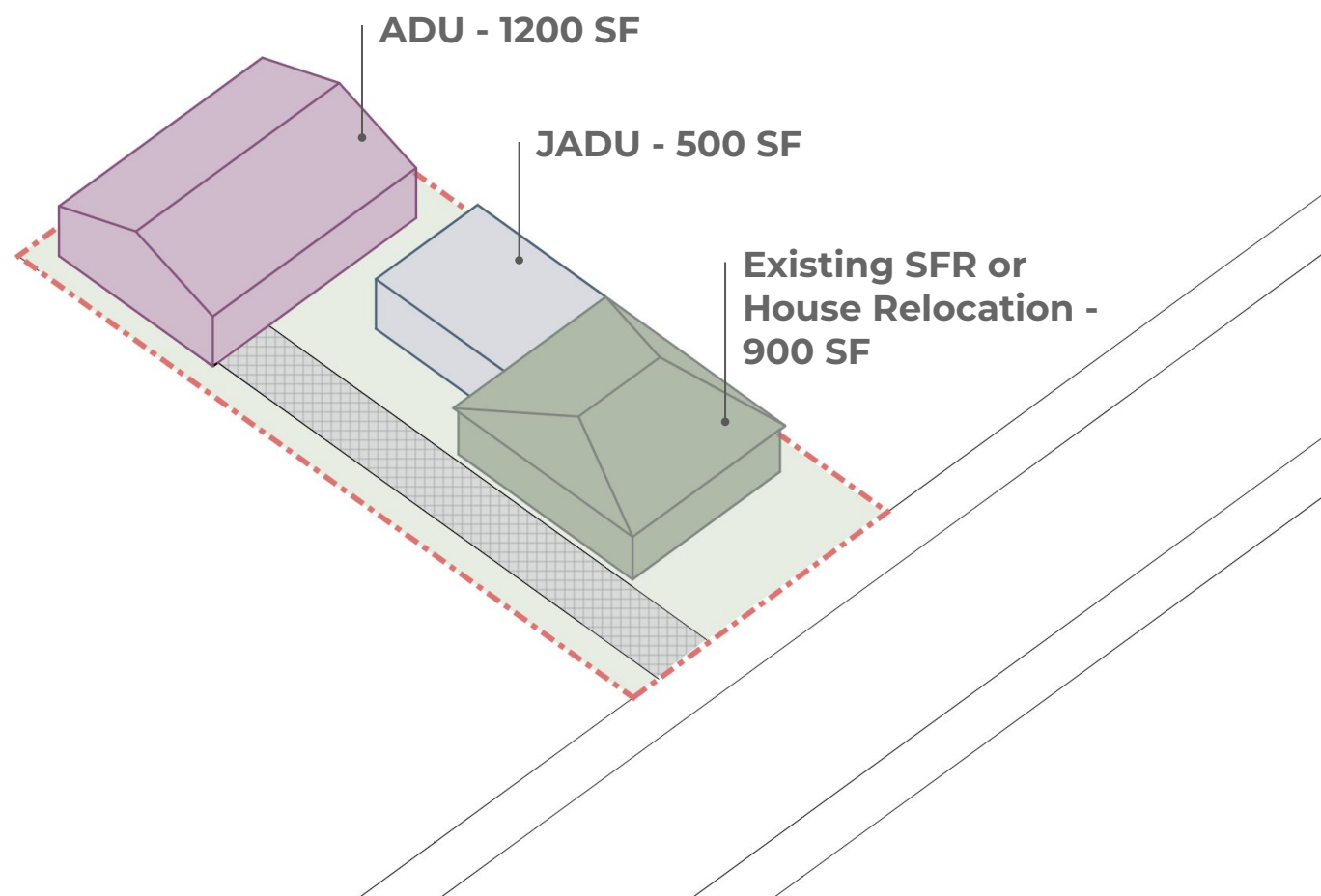
- New detached units or garage conversions (ADUs) that add a secondary home on the same lot.
- Interior conversions within an existing single-family home (JADUs) that create compact, flexible living space.
- Rental opportunities and multigenerational living, expanding how households can use their property.
- Streamlined, ministerial approvals under state ADU/JADU laws with no discretionary review.

Development Scenarios

ADU + JADU

ADU + JADU - Keep Existing or House Relocation

- 3 units
- 2,600 SF - Total Building SF
- Detached ADU or conversion of Existing Garage
- JADU added to the Existing Home



SB 9: California Housing Opportunity and More Efficiency (HOME) Act

Senate Bill 9 (SB 9) is a state law that reshapes single-family zoning by allowing small-scale, ministerial housing additions on qualifying lots.



1012 2nd Street By Howard Laks Architects

SB 9 is one of California's most significant zoning reforms, aimed at increasing small-scale housing supply, supporting gentle density, reducing barriers to modest infill, and giving homeowners more ways to add units or split lots as part of the state's broader strategy to address the housing shortage.

What it allows:

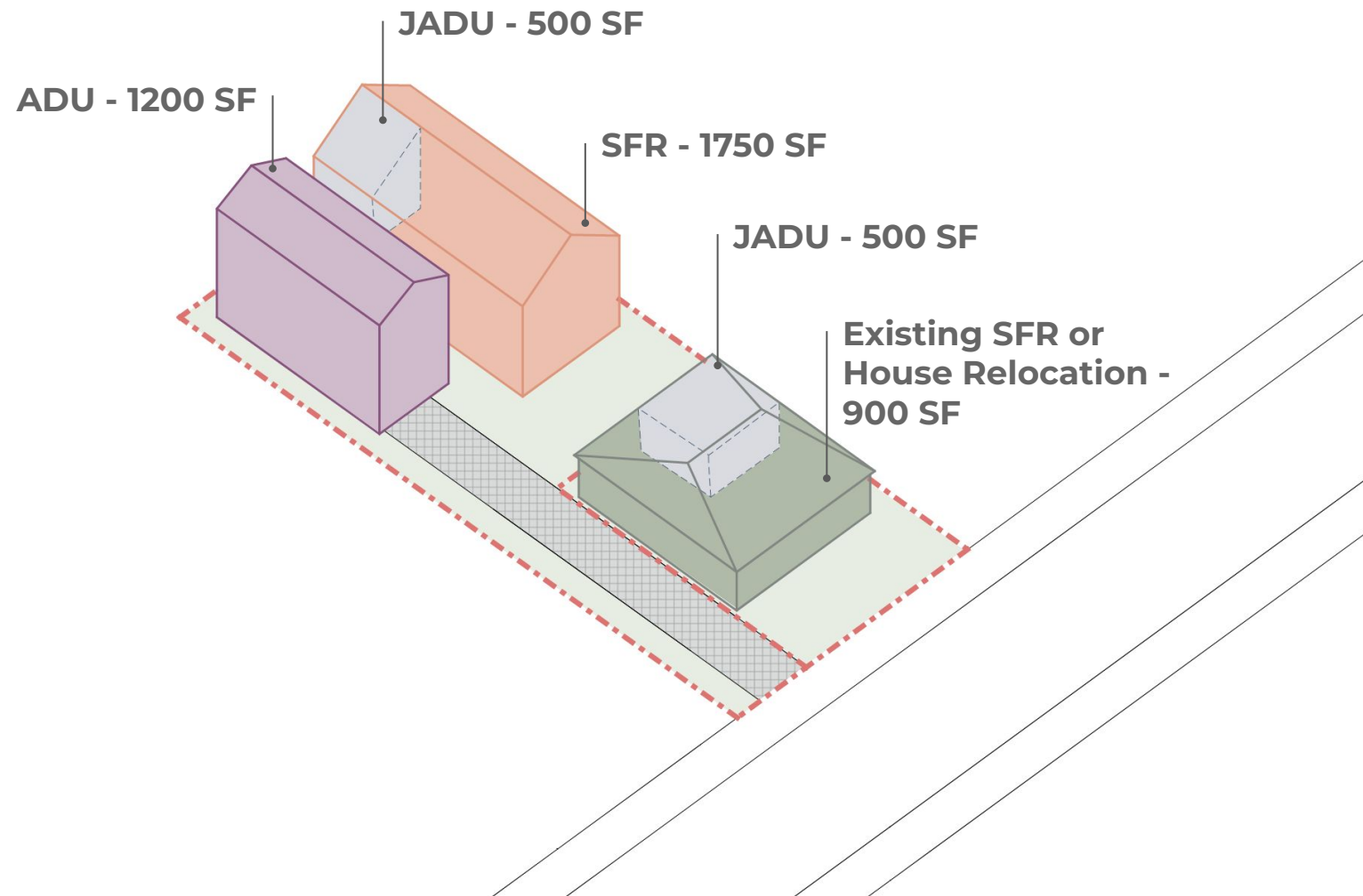
- Lot splits, turning one single-family parcel into two.
- Up to two primary homes per lot, even without a lot split.
- Up to four homes total when a qualifying lot is split and each new parcel builds two units.
- Streamlined, ministerial approval in many cities when all objective requirements are met.

Development Scenarios

SB 9

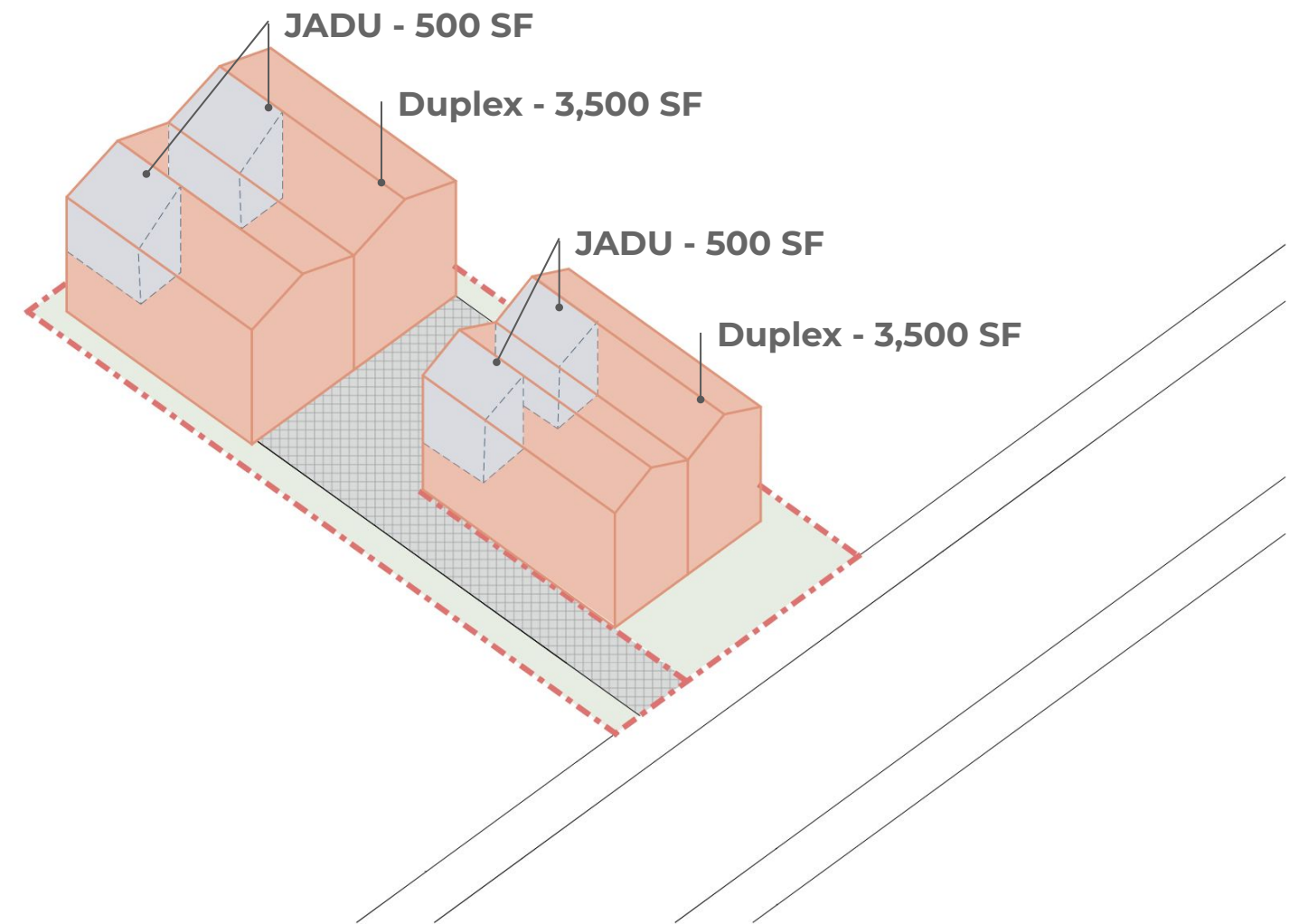
SB 9 - Keep Existing or House Relocation

- 5 units
- 4,850 SF - Total Building SF
- SFR in the Rear with a Detached ADU
- Flag Lot



SB 9 - All New Construction

- 8 units
- 9,000 SF - Total Building SF
- Two Duplexes with JADU
- Flag Lot with Driveway Court



SB 1123: Starter Home Revitalization Action

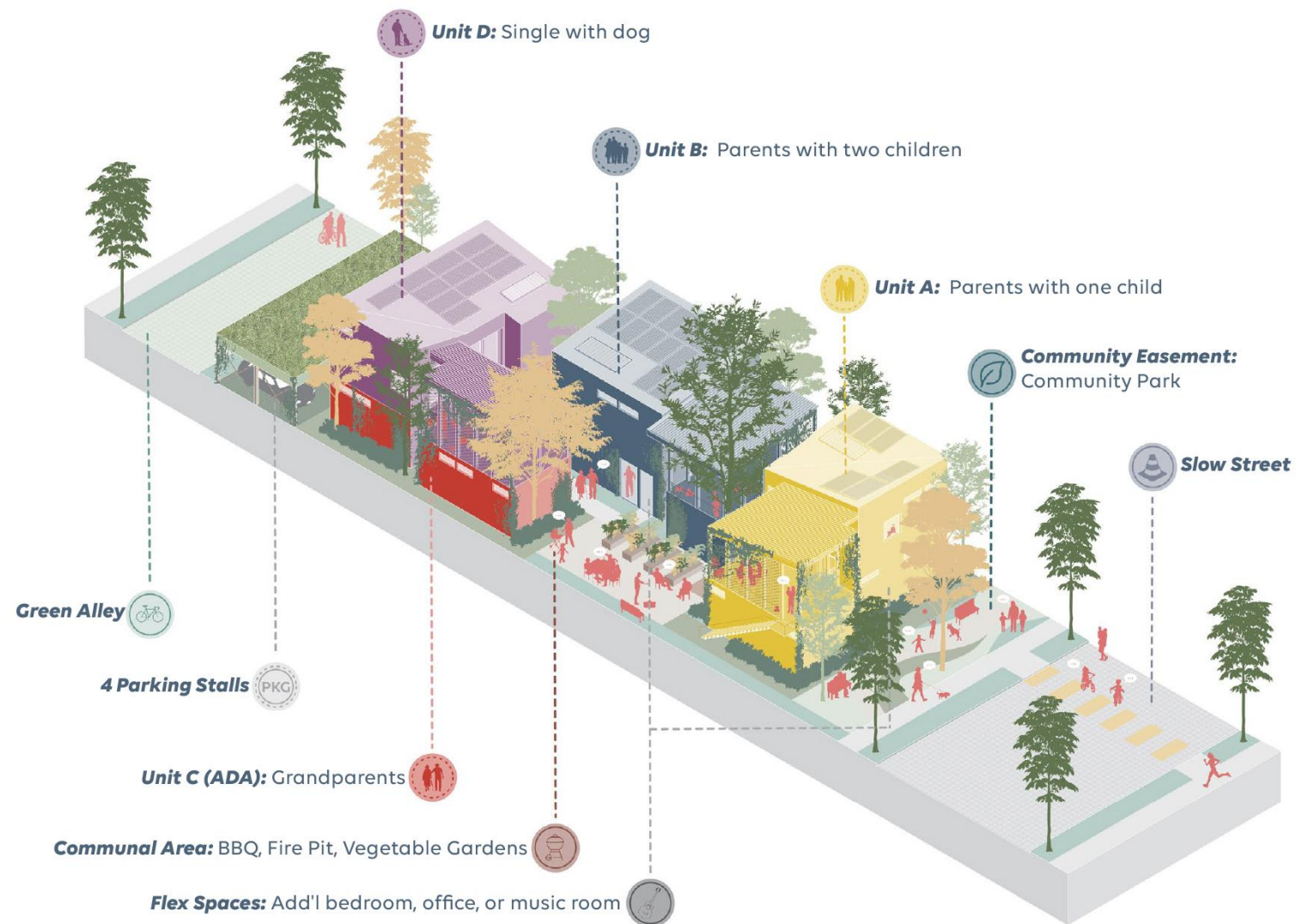
Senate Bill 1123 (SB 1123) is a new California law that streamlines approvals for small-scale home building on vacant single-family and multifamily lots, enabling ministerial creation of up to 10 homes on qualifying parcels.



SB1123 builds on SB9 and expands flexibility for small multi-unit housing in areas previously limited to single-family zoning.

What it allows:

- Small-scale multi-unit housing such as duplexes, triplexes, fourplexes, townhomes, and small courtyard homes.
- Subdivision into lots as small as 1,200 square feet with the ability to sell each lot.
- Up to 10 homes on parcels 5 acres or smaller under objective, ministerial standards.
- Streamlined, non-discretionary approval with no hearings or subjective review.
- Ownership-oriented infill, supporting modest, for-sale homes by small builders and homeowners.



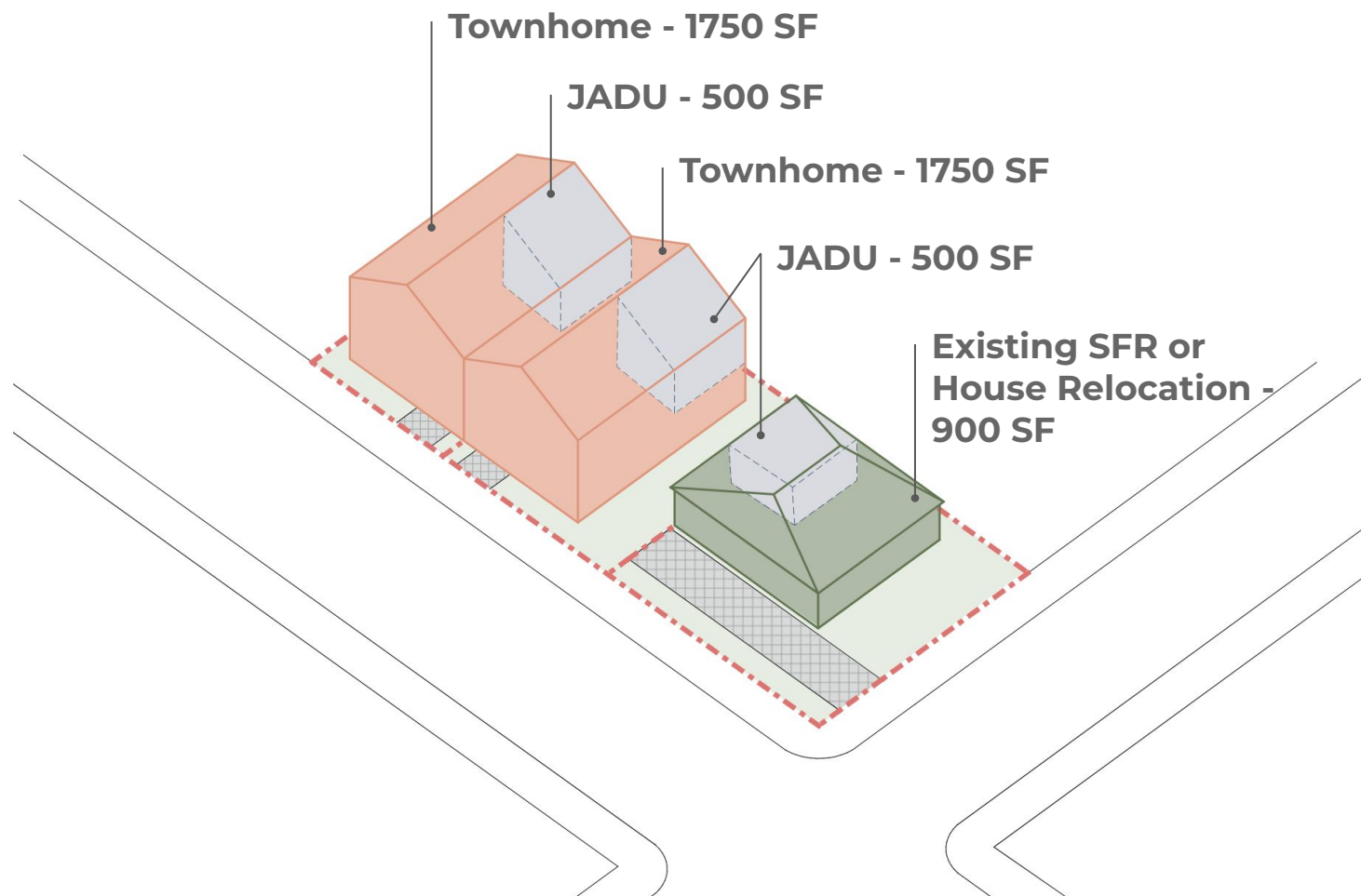
Hidden Gardens by Omgivning/Studio-MLA

Development Scenarios

SB 1123

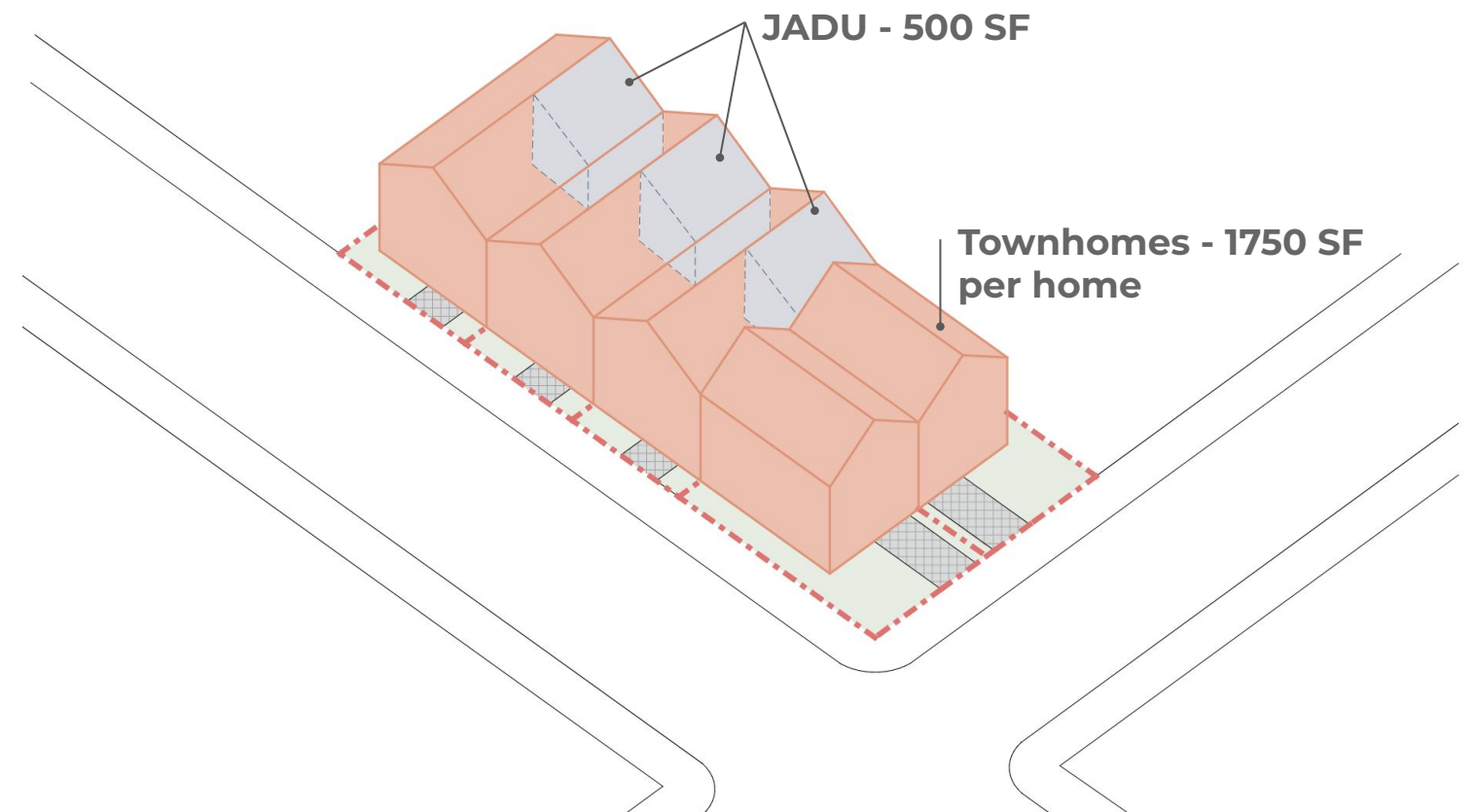
SB 1123 - Keep Existing or House Relocation

- 5 units
- 5,400 SF - Total Building SF
- 2 Townhomes with JADU's
- Each Parcel at 1200 SF (Can be Sold Separately)



SB 1123 - All New Construction

- 8 units
- 10,250 SF - Total Building SF
- 5 Townhomes with JADU's
- Each Parcel at 1200 SF (Can be Sold Separately)

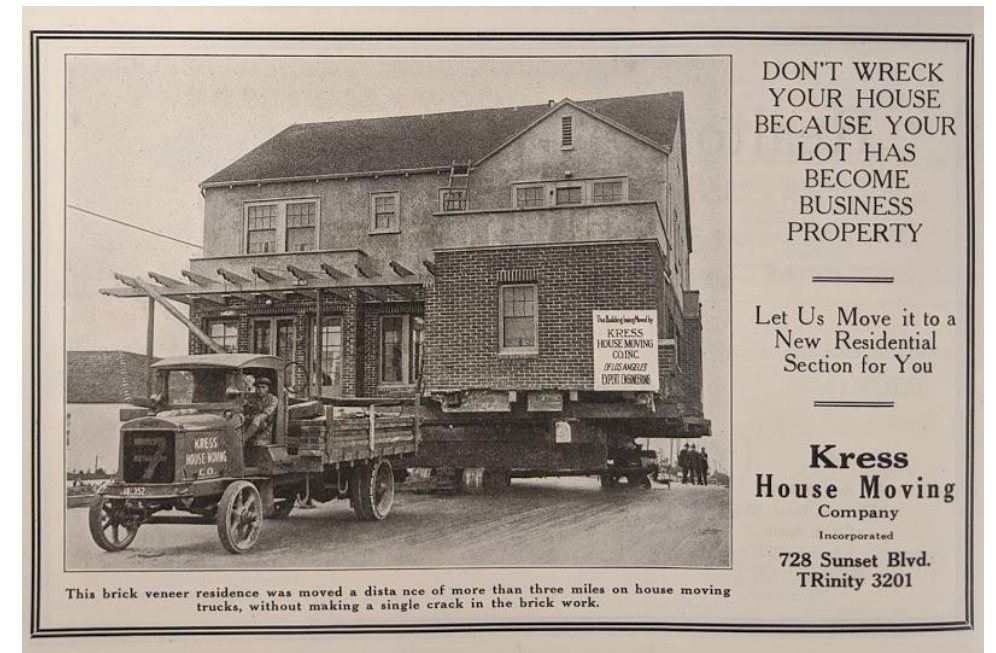


Omgivning's Historic House Relocation Project

An initiative rooted in saving houses from demolition and giving them a new chapter through relocation.



Chambers Residence By Omgivning



Kress House Moving Company Ad, circa 1924

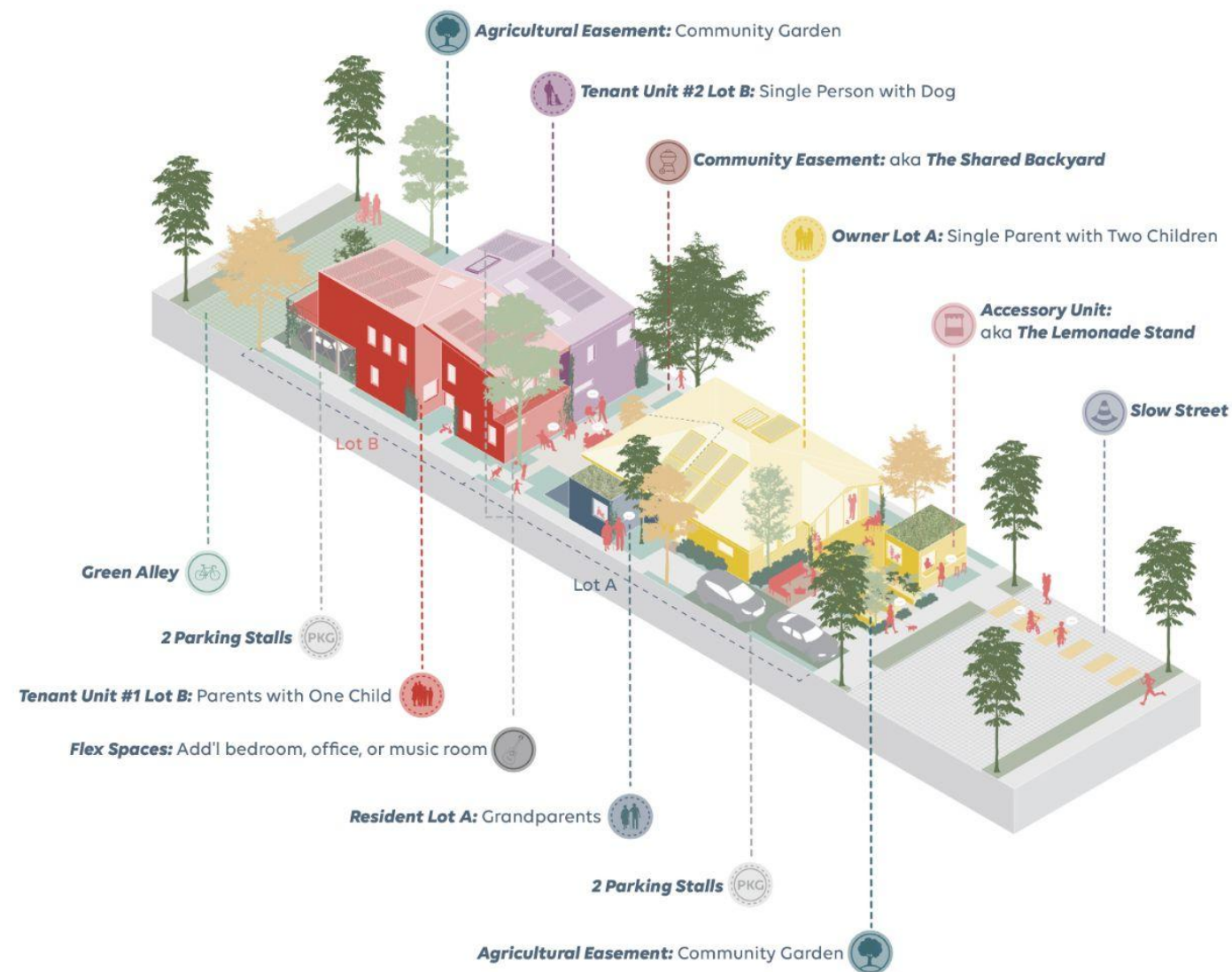
The Historic House Relocation Project expands housing options by moving existing homes onto sites that can support an additional residence, adding gentle, small-scale density through one relocated house at a time.

What it allows:

- Relocation of houses at risk of demolition
- Cultural heritage of our neighborhoods
- Preservation of existing character and materials
- Gentle density through incremental growth
- Can be implemented using ADU's, SB 9 or SB 1123 laws.

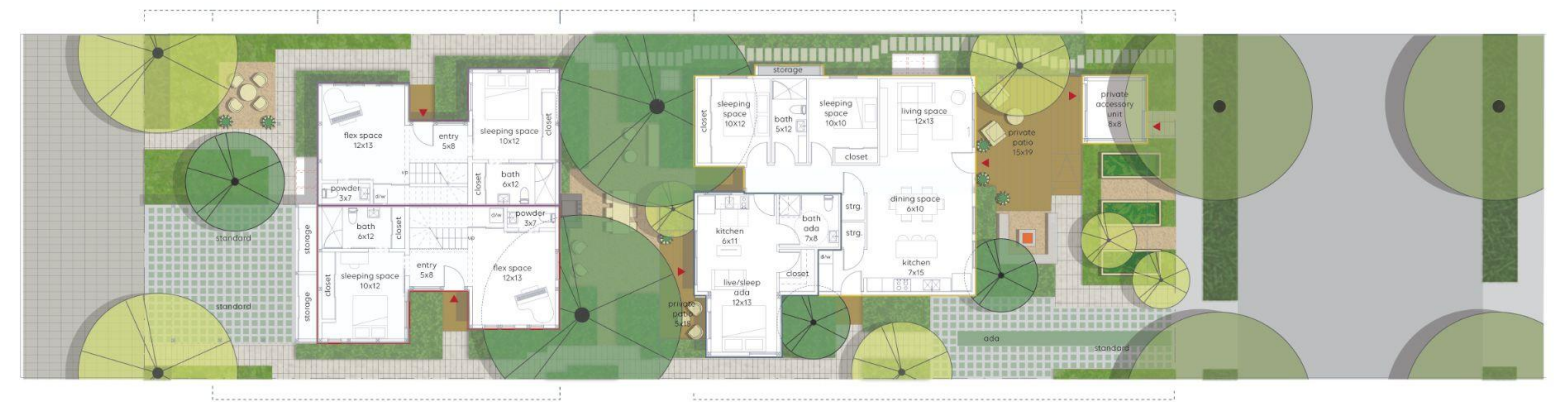
Gentle Densification

Maintaining neighborhood character while supporting multigenerational living and shared spaces.



Program/Use Diagram

The multi generational household uses *the Lemonade Stand* to sell homemade fare based on family recipes and handmade wares on the weekends. *The Shared Backyard* provides all of the residents a common area to cook, dine, play, and relax. There is space available for (3) standard parking stalls and (1) accessible parking stall with flexibility to modify the requirements depending on the needs of each neighborhood.



A photograph of a modern, multi-story residential building with a courtyard. The building has a light-colored facade and numerous windows. The courtyard features several balconies with dark metal railings and stairs leading up to them. There are several tall, thin evergreen trees and various shrubs in the courtyard. The overall scene is bright and well-lit, suggesting a sunny day.

Adaptive Reuse

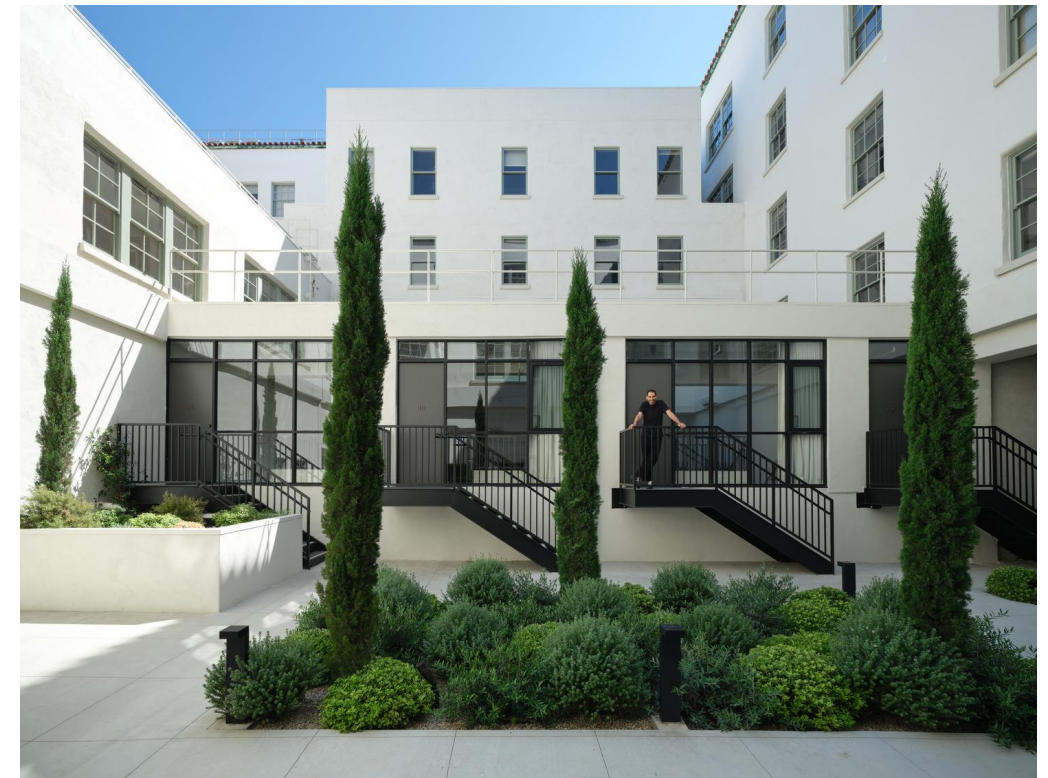
Commercial to Residential Use - By Right

Adaptive Reuse Ordinances

The entire City of Los Angeles, Santa Monica, Pasadena, Long Beach, Santa Ana and other cities have created an Adaptive Reuse Ordinance to incentivize the conversion of commercial to residential use with no entitlements.



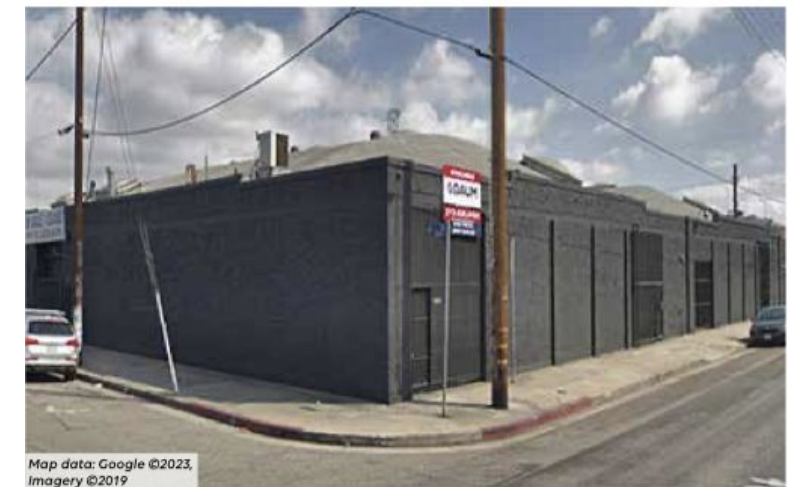
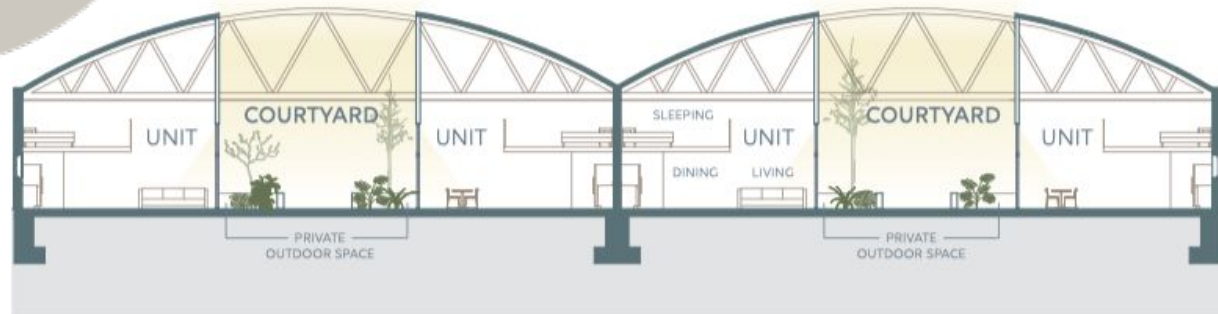
Former YMCA / Harbor House / San Pedro, Los Angeles, CA - Omgivning



Typically allowed

- No entitlements
- Recent past buildings (as young as 5-15 years old)
- Min 2-5 units
- Potential for new floor area
- No affordable requirements
- No parking (or little)
- No density requirements
- By-right roof additions
- Reduced fees

Warehouse



Zone

- Confirm residential allowable in zone per the ARO

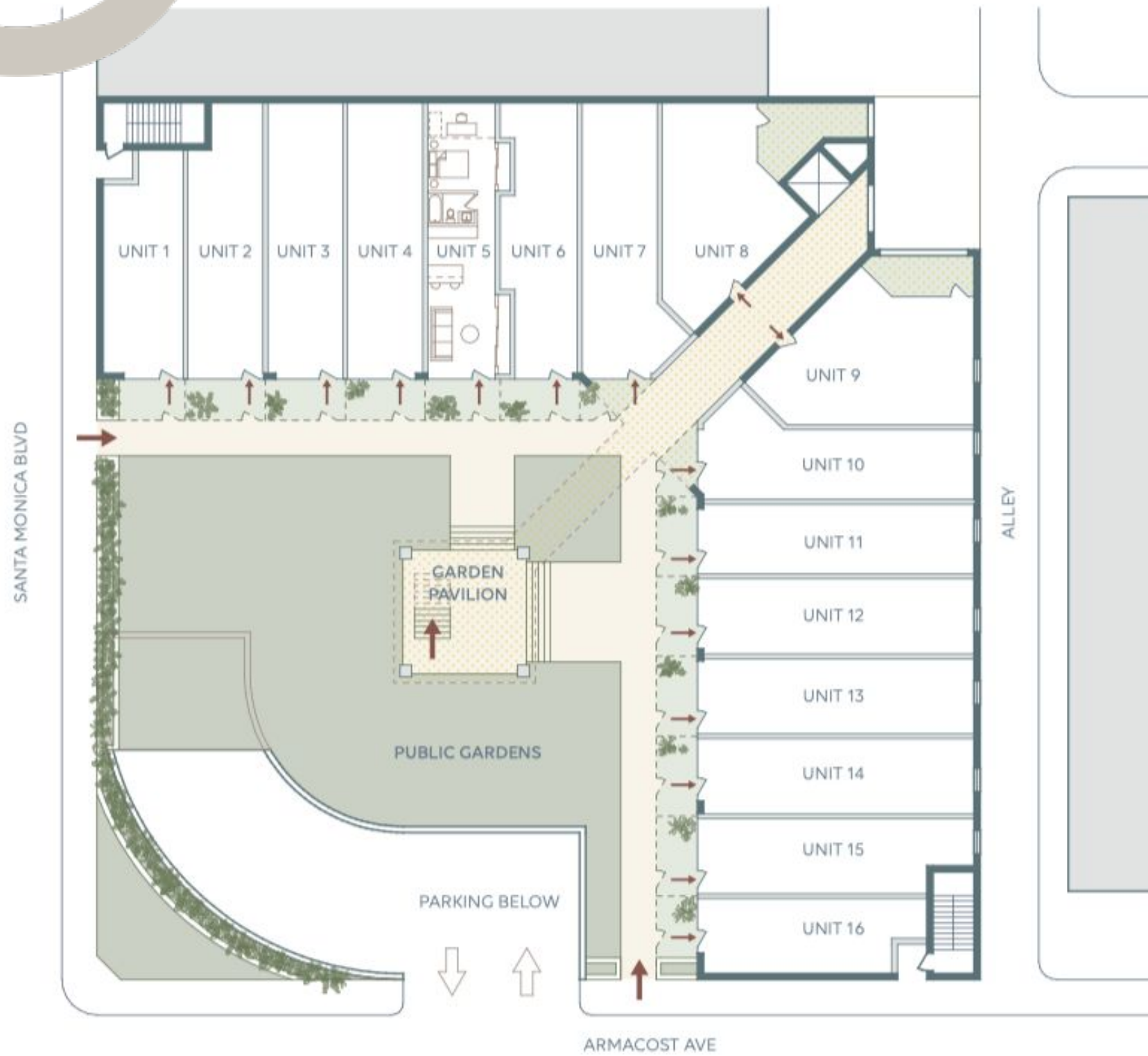
Structure

- If URM, retrofit was likely completed in 1990's, so a light conversion may not trigger many if any upgrades

Floor Area

- Additions will be expensive but mezzanines with space likely viable

Mini Malls



First Floor Concept Plan



Inspiration image

Structure

- More recent past structures may not require a retrofit

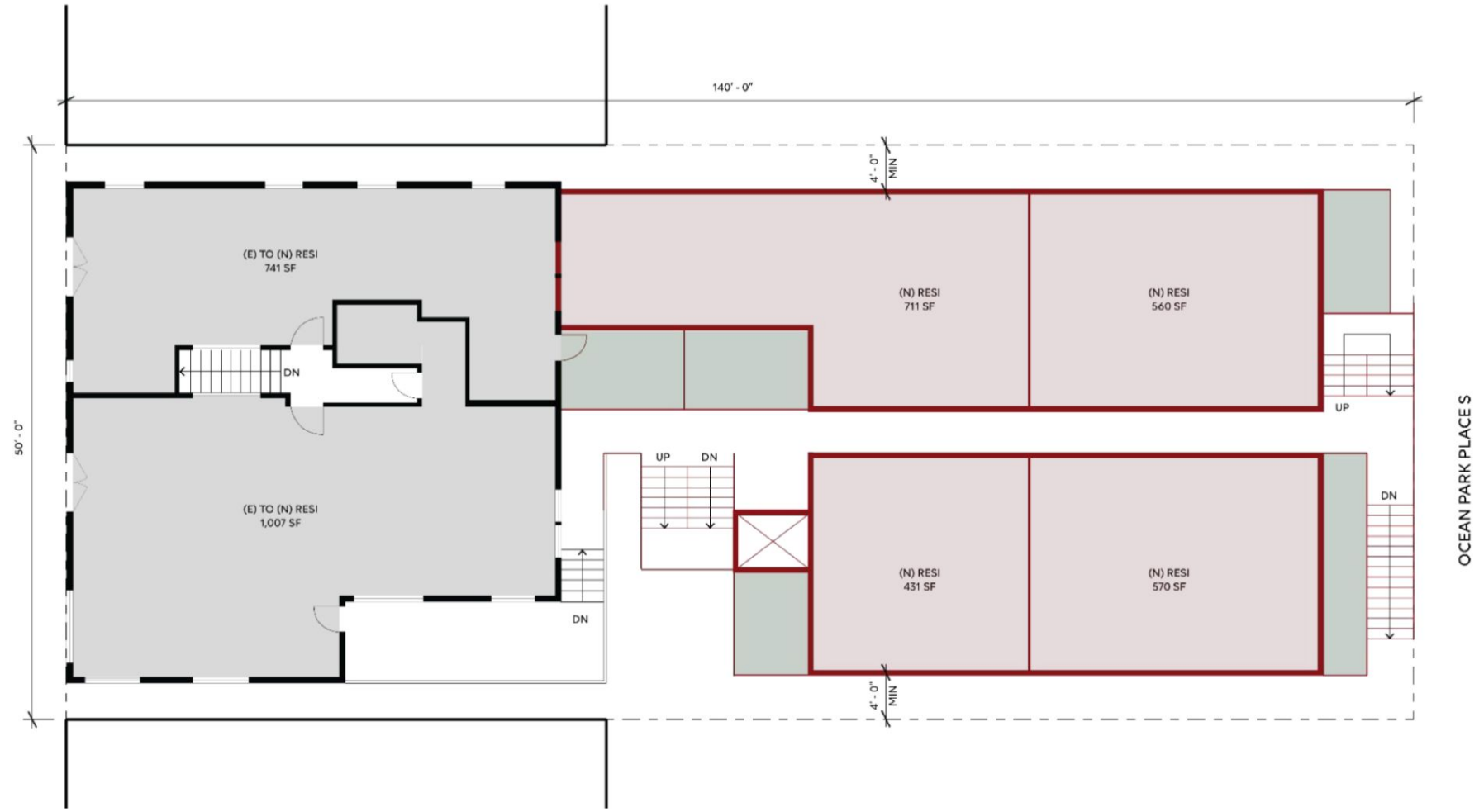
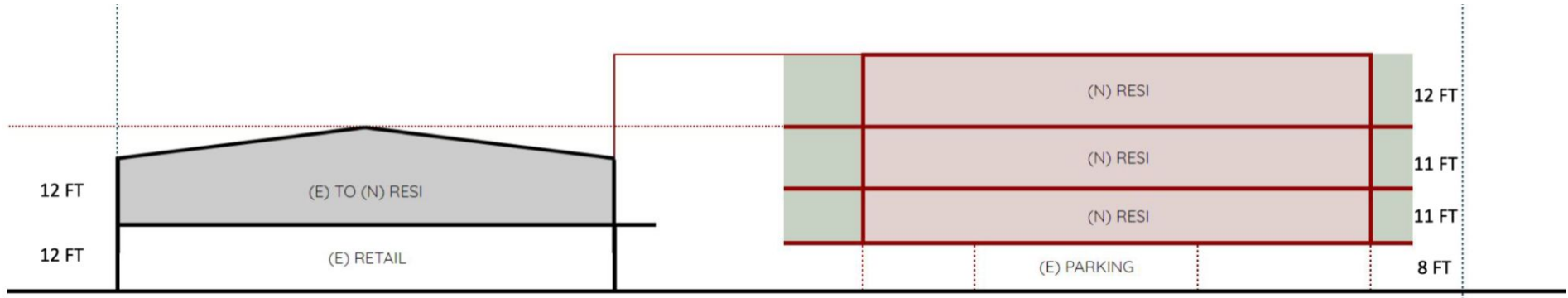
Partial Conversion

- If no retrofit, and reuse of stairs/elevator, then leaving retail on ground floor with 2nd floor conversion to residential could be a low cost repositioning

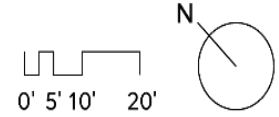
Bonus Floor Area

- If retrofit is required, then add 2 full floor stories (mixed income or affordable) plus amenities on top

Commercial Street, surface parking in back

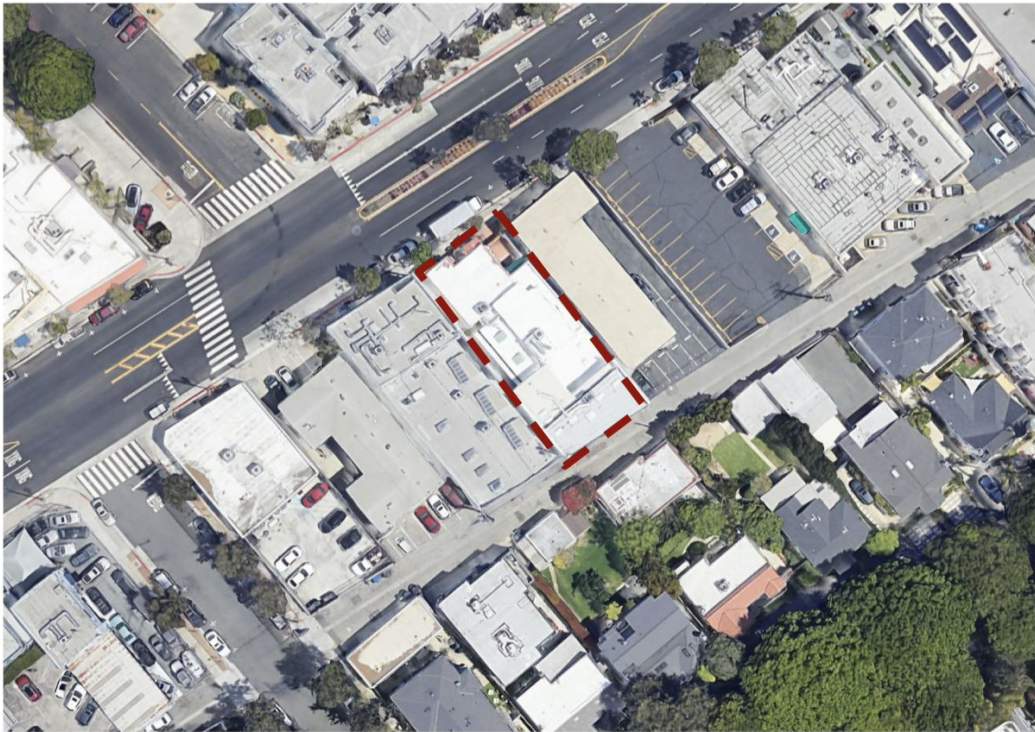


FOURTH FLOOR PLAN (FIFTH FLOOR SIM)



Commercial Districts (former resi)

- Original use - residential
- Upgrades, addition and change of use to office
- AR change Existing Envelope



Low Rise Commercial



Commercial Double Height Floors

- Tall floor to floors or Penthouse at roof could add new intermediate floors or mezzanines

Increase Revenue Potential

- Ground floor sf could double for 2 story live/work units
- Mechanical Penthouse into units and/or residential amenities
- Increases sf of building 1.5x
- Stay under 75' to not trigger high rise



Thank

YOU

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