



ARCHISYS CONNECTION

Newsletter Edition #003

GRANNY APARTMENT: A second dwelling unit is permitted on a lot that meets all of the following AB 1866 standards.

1. The second unit is not intended for sale, but may be rented. It does not have to be for a “granny”.
 2. The lot is zoned for single-family.
 3. The lot contains one, but no more than one existing single-family dwelling.
 4. The second unit is either located within the living area of the existing dwelling (attached) or on the same lot as the existing dwelling (detached).
 5. A minimum of one additional covered or uncovered off-street parking space is provided.
 6. The local building code requirements which apply to dwellings are met.
- (continued on page 2)



“We can’t solve problems by using the same kind of thinking we used when we created them.”

Albert Einstein

3D RENDERINGS help clients see a level beyond the traditional, two-dimensional blueprints. With these renderings, clients can clearly visualize the designed spaces; and we can present multiple material finishes, textures and colors to aid in decision making. There is another version of this same kitchen rendering on page two.

Rale Muroimoto



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Santa Monica beach condo rendering



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Beach condo with alternative materials and colors

GRANNY APARTMENTS: (continued from page 1)

7. The requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located are also met.
8. The total area of the increased floor area of an attached second unit does not exceed 30% of the existing floor area.
9. The total area of the floor area for a detached second unit does not exceed 1,200 square feet.

Los Angeles City Planning Department, Office of Zoning Administration



