Starter Home Revitalization Act (SB 684 / SB 1123) is a 2021 California state law for small-scale homeownership development, streamlining the subdivision of qualifying properties.

- Allows subdivision into up to 10 residential lots.
  - 600 sqft min lot size (multifamily zones)
  - 1,200 sqft min in (qualifying single-family zones)
- Applies to qualifying* multifamily-zoned parcels and certain* vacant single-family-zoned parcels
  - Multifamily: < 5 acres, urbanized, w/ public utilities
  - Single-family: Vacant parcels < 1.5 acres
- Uses a ministerial approval process.
  - No CEQA, public hearings, or appeals
- Ownership may be fee-simple, condominium, cooperative, community land trust, or tenancy in common.
- Attached ADUs and JADUs allowed in Multifamily zones. JADUs allowed in Single family zones

Housing Protections: No demo/alteration of housing rented within the last 5 years, or of rent-controlled or affordable housing (no time limit); 15-year Ellis Act exclusion.

Environmental exclusions: Fire hazard zones, protected habitats, certain fault/flood zones

Venice-specific note: Coastal Zone designation is not itself an SHRA exclusion. Coastal Development Permit requirements remain separately applicable.

More info:

https://planning.lacity.gov/project-review/shra-senate-bill-684-1123'

How does this relate to the Venice Coastal Zone Specific Plan and Venice Coastal Zone Land Use Plan?

The act allows cities to impose some local zoning, subdivision, or design standards.

Local standards cannot require:

- Rear/Side Setbacks from the original lot line beyond 4 feet.
- Setbacks between units or building separation requirements beyond fire-rating requirements.
- No minimum lot width, depth, or frontage standard.
- Parking minimums of more than 1 space per unit and any parking requirements if the site is near qualifying transit stops or car share vehicles.
- FAR of less than 1.0 for 3-7 units and 1.25 for 8-10 units

Local standards can require:

- Compliance with existing building height limits.
- Front yard setbacks from the original lot line.
- Emergency vehicle, pedestrian, and utility access.
- Protection or 4:1 replacement of protected trees.
- Street tree planting or payment of in-lieu fees.
- Public right-of-way dedications and improvements

SHRA In Venice: Coastal Zone & LUPC Review

LUPC can monitor projects, identify compliance issues, and advise the Venice Neighborhood Council, but its review does not replace or override the City's ministerial approval process.

Inside the Coastal Zone

- SHRA subdivisions remain subject to Coastal Act requirements.
- Coastal Development Permits (CDPs) generally still required.
- Venice Coastal Zone Specific Plan and Land Use Plan remain relevant.
- Coastal permit review may include public hearings and appeals.
- State law may override conflicting local development standards.

Outside the Coastal Zone

- SHRA subdivisions receive ministerial approval.
- No discretionary public hearings required for SHRA approval.
- No Coastal Development Permit required.
- LUPC may review projects, but cannot delay or condition ministerial approval

