CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 12, 2026, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Meeting presentations will be made available here (https://tinyurl.com/CPC11-12-26) by Monday, November 9, 2026. Compliant Day of Hearing Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Monique Lawshe, President
Caroline Choe, Vice President
Priscilla Chavez, Commissioner
Martina Diaz, Commissioner
Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Craig R. Weber, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's Rules and Operating Procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/83684951141 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 836 8495 1141 AND PASSCODE 873845. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org/commissioners.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions,** limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at **(213) 978-1299** or by email at cpc@lacity.org no

later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call **(213) 978-1300** or email cpc@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al **(213) 978-1300**. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting “About,” “Commissions, Boards & Hearings,” filter by “City Planning Commission.”

If you would like to receive a determination letter for any item on today’s agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair’s discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. CONSENT CALENDAR (NO ITEMS)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. CPC-2025-4421-CA

Council Districts: Citywide
Last Day to Act: 12-31-26

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2; ENV-2020-6762-EIR-ADD5
Plan Area: Citywide
Related Cases: CPC-2025-4430-CA; CPC-2026-4383-CA

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:
The Missing Middle LA (MMLA) Program proposes amendments to Chapters I and 1A of the Los Angeles Municipal Code to implement the City's 2021–2029 Housing Element, incorporate state housing laws, and expand opportunities for smaller-scale for-sale and rental housing citywide. This Proposed Code Amendment includes:

Update to the City's Accessory Dwelling Unit (ADU) regulations, allow qualifying ADUs to be sold separately as condominiums pursuant to AB 1033 pursuant to a Map Waiver process, and establish local ADU incentives and size limitations; Codify HOME Act (Senate Bill 9) standards and procedures for Two-Unit Developments and Urban Lot Splits, including greater flexibility in how urban lots may be split.

REQUESTED ACTIONS:

1. Find and recommend the City Council find, based on the whole of the record, in the independent judgment of the decision maker, that the Accessory Dwelling Unit (ADU) and HOME Act Ordinances were assessed in the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) adopted on June 14, 2022, Addendum No. 2 (ENV-2020-6762-EIR-ADD2) adopted December 10, 2024, and Addendum No. 5 (ENV-2020-6762-EIR-ADD5) (collectively, "EIR"); adopt Addendum No. 5; determine, after consideration of the EIR, that pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required;
2. Determine that the Proposed Ordinances are exempt from CEQA pursuant to Public Resources Code Sections 21080.085 and 21080.17 and Government Code Sections 65852.21(k), 66411.7(n), 65852.28(e), 65913.4.5(b), and 66499.41(i), as applicable;
3. Approve and recommend, pursuant to Chapter 1A Sections 13B.1.3 of the Los Angeles Municipal Code (LAMC), that the City Council adopt the following amendments to Chapter I and Chapter 1A of the LAMC:
    a. An update to the ADU Amendment Ordinance (Exhibit A.1) amending LAMC Chapter I Sections 12.03,12.22 and 19.02, as well Chapter 1A Articles 2, 6, 7, 9, 12, 13, 14 and 15; and
    b. The establishment of the HOME Act Ordinance (Exhibit A.2) amending LAMC Chapter I Sections 12.21 and 12.22, as well as Chapter 1A Articles 6 and 7;
4. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Jeanalee Obergfell, City Planner
planning.missingmiddlela@lacity.org
(213) 978-0092

7. **CPC-2025-4430-CA** Council Districts: Citywide
CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; Last Day to Act: 12-31-26
ENV-2020-6762-EIR-ADD2; ENV-2020-6762-EIR-ADD5
Plan Area: Citywide
Related Cases: CPC-2025-4421-CA; CPC-2026-4383-CA

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:
The Missing Middle LA (MMLA) Program proposes amendments to Chapters I and 1A of the Los Angeles Municipal Code to implement the City's 2021–2029 Housing Element, incorporate state housing laws, and expand opportunities for smaller-scale for-sale and rental housing citywide. This Proposed Code Amendment includes:

Update to Small Lot Subdivision regulations, codify the standards and procedures of the Starter Home Revitalization Act (SHRA), establish an optional local Starter Home Bonus Program, establish new provisions to codify state ministerial requirements related to certain subdivisions in our Zoning Code and update design and subdivision standards and extend applicable design standards to Starter Home Bonus Projects.

REQUESTED ACTIONS:
1. Find and recommend the City Council find, based on the whole of the record, in the independent judgment of the decision maker, that the Small Lot Subdivision Ordinance, the Starter Home Ordinance, the Starter Home and Small Lot Design Standards and Map Standards were assessed in the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) adopted on June 14, 2022, Addendum No. 2 (ENV-2020-6762-EIR-ADD2) adopted December 10, 2024, and Addendum No. 5 (ENV-2020-6762-EIR-ADD5) (collectively, "EIR"); and adopt Addendum No. 5; determine, after consideration of the EIR, that pursuant to California Environmental Quality Act Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required;
2. Determine that the Proposed Ordinances are exempt from CEQA pursuant to Public Resources Code Sections 21080.085 and 21080.17 and Government Code Sections 65852.21(k), 66411.7(n), 65852.28(e), 65913.4.5(b), and 66499.41(i), as applicable;
3. Approve and recommend, pursuant to Chapter 1A Sections 13B.1.3 of the LAMC, that the City Council adopt the following amendments to Chapter 1 and Chapter 1A of the LAMC:
    a. The establishment of the Starter Home Ordinance (Exhibit A.3) amending LAMC Chapter 1 Sections 12.03, 12.21, 12.22 and 19.18, Chapter IV Section 64.11.1, as well as Chapter 1A Articles 7, 9, 13, 14 and 15; and
    b. An update to the Small Lot Subdivision Amendment Ordinance (Exhibit A.4), amending LAMC Chapter 1 Section 12.22, as well as Chapter 1A Articles 4 and 14;
4. Approve and recommend that the City Council adopt the proposed Starter Home and Small Lot Design Standards (Exhibit B), subject to subsequent amendment by the City Planning Commission pursuant to LAMC Chapter 1A Section 13B.1.5;
5. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
6. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Jeanalee Obergfell, City Planner
planning.missingmiddlela@lacity.org
(213) 978-0092

8. **CPC-2026-4383-CA** Council Districts: Citywide
CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; Last Day to Act: 12-31-26
ENV-2020-6762-EIR-ADD2; ENV-2020-6762-EIR-ADD5
Plan Area: Citywide
Related Cases: CPC-2025-4430-CA; CPC-2025-4421-CA

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:
The Missing Middle LA (MMLA) Program proposes amendments to Chapters 1 and 1A of the Los Angeles Municipal Code to implement the City's 2021–2029 Housing Element, incorporate state housing laws, and expand opportunities for smaller-scale for-sale and rental housing citywide. This Proposed Code Amendment includes:

An update of the Open Space ordinance to establish Lot Amenity Space provisions for developments with fewer than six units, expand Outdoor Amenity Area provisions to apply to single-family zones, and coordinate related development standards.

REQUESTED ACTIONS:
1. Find and recommend the City Council find, based on the whole of the record, in the independent judgment of the decision maker, that the Lot Amenity Space Ordinance were assessed in the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, the previously adopted Addendum No. 1 (ENV-2020-6762-EIR-ADD1) adopted on June 14, 2022, Addendum No. 2 (ENV-2020-6762-EIR-ADD2) adopted December 10, 2024, and Addendum No. 5 (ENV-2020-6762-EIR-ADD5) (collectively, "EIR"); adopt Addendum No. 5; determine, after consideration of the EIR, that pursuant to California Environmental Quality Act Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required;
2. Determine that the Proposed Ordinances are exempt from CEQA pursuant to Public Resources Code Sections 21080.085 and 21080.17 and Government Code Sections 65852.21(k), 66411.7(n), 65852.28(e), 65913.4.5(b), and 66499.41(i), as applicable;
3. Approve and recommend, pursuant to Chapter 1A Section 13B.1.3 of the LAMC, that the City Council adopt the following amendments to LAMC Chapter 1:
   a. The establishment of the Lot Amenity Ordinance (Exhibit A.5), amending LAMC Chapter 1 Sections 12.03 and 12.21 to define and establish Lot Amenity Space standards and to expand the definition of Outdoor Amenity Areas to all zones that allow residential uses;
4. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Danai Zaire, City Planner
planning.missingmiddlela@lacity.org
(213) 847-3709

The next special meeting of the City Planning Commission
will be held on **Thursday, November 19, 2026 after 8:30 a.m.**

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Office at (213) 978-1300 or by email at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs.**

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ... "when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.