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.

CLICK ON THE BLUE LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255

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
CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2; ENV-2020-6762-EIR-ADD5 Last Day to Act: 12-31-26
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
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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
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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.