General Information About the Contents of This File

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), are distributed to the Commission and uploaded online. The ROPs can be accessed at **planning.lacity.org**, by selecting "Planning Commissions" from the top menu and selecting the specific Commission.

Submissions are uploaded to a publicly accessible folder linked at the top of each Agenda at the close of each Submission period. Following a meeting all submissions are compiled and posted to the Department of City Planning website within three (3) business days.

All compliant submissions may be accessed as follows:

- **Initial Submissions:** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by 4 p.m. Monday of the week prior to the week of the Commission meeting. Initial Submissions are appended to the end of the Staff Report, which can be accessed by clicking on the Case Number linked from the Agenda.

- **Secondary Submissions:** All written materials received after the close of the Initial Submission period, but no later than 48 hours before the Commission meeting, shall not exceed ten (10) pages. For Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting.

- **Day of Hearing Submissions:** Submissions received after the close of the Secondary Submission period must not exceed two (2) written pages, including exhibits.

Material which does not comply with the submission rules is not distributed to the Commission. If you have any questions, please contact the Commission Office at (213) 978-1300.

Secondary Submissions

Item Nos. 6, 7, 8

Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

November 9, 2026

TO: City Planning Commission

FROM: Jeanalee Obergfell, City Planner
Danai Zaire, City Planner

TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORT AND ADDITIONAL INFORMATION FOR CASE NOS. CPC-2025-4421-CA, CPC-2025-4430-CA, CPC-2026-4383-CA

TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORT

The following technical corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of November 12, 2026 related to Items No. 6, 7, 8 on the meeting agenda:

> **INSTRUCTION:** Add the additional recommended action item on the staff recommendation report to Items 6, 7, and 8: **"Delegate** authority, pursuant to Charter Section 559, to the Director of Planning to incorporate revisions to the Proposed Ordinances to address guidance from the California Department of Housing and Community Development;".

Sincerely,

JENNA MONTERROSA
Principal City Planner, Citywide Policy Division

300+ CONSTITUENTS SUBMITTED THE FOLLOWING STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE CITY PLANNING COMMISSION'S CONSIDERATION:

Item Nos. 6, 7 & 8:

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Email Message:

Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

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The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California’s Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Thank you.

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Andrew Brown <andyrbrown47@gmail.com> Tue, Nov 10, 2026 at 8:06 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,

Andy Brown
344 Dalkeith Ave
Los Angeles, CA 90049

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Alison Greenberg <alison.greenberg@gmail.com> Mon, Nov 9, 2026 at 4:49 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,
Alison greenberg
la 90049

Planning CPC <cpc@lacity.org>

Quick question about your properties

Antonio Munoz <info@allunitedcleaning.com>
Reply-To: info@mail.allunitedcleaning.com
To: cpc@lacity.org

Sun, Nov 8, 2026 at 8:25 AM

Hi ,

Even if you already have a cleaning company, we'd be happy to provide a second quote for any of your properties.

We handle routine janitorial, day porter services, pressure washing, office cleaning, and other property cleaning needs throughout Orange County.

Would that be something worth exploring?

Team All United,
All United Cleaning & Maintenance LLC
7142496034
www.allunitedcleaning.com

If you no longer wish to receive these emails you may unsubscribe

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Apurba Pathak <aspathak3@yahoo.com> Mon, Nov 9, 2026 at 10:34 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,

Apurba S. Pathak
237 S Hudson Ave
Hancock Park
Los Angeles 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

AMANDA perez <amandajohns@me.com> Mon, Nov 9, 2026 at 7:36 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,

Amanda Perez
La Brea Hancock
90036

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Arsine Phillips <aphillips@habpco.com> Mon, Nov 9, 2026 at 9:07 AM
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Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

• Excessive Unit Allowances: Permitting up to six units per lot (via Opportunity or affordable unit bonuses) turns single-family parcels into commercial developments, straying from the original intent of incremental, family-oriented housing.

• Reduced Setbacks and Green Space: The MMO proposes weakening front yard setbacks and permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections.

• Inclusion of Tiny/Mobile Homes: This addition is unnecessary. Prefabricated ADUs already address lower-cost options without turning established neighborhoods into de facto mobile home parks.

• Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations.

The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,

Arsine Phillips
336 Rossmore Ave
Los Angeles, California 90020
Hancock Park

Get Outlook for iOS

Planning CPC <cpc@lacity.org>

Written Submission for Items No. 6 & 7 - Nov 12, 2026 Agenda – Missing Middle LA Program (CPC-2025-4430-CA / CPC-2025-4421-CA / CPC-2026-4383-CA)

Adele Slaughter <adeleslaughter@me.com> Sun, Nov 8, 2026 at 1:52 PM
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Dear President Lawshe and Members of the City Planning Commission,

Please accept this letter and the enclosed official statement and comparative analysis on behalf of the Community Forest Advisory Committee (CFAC) regarding **Item No. 7** on your agenda for the regular meeting on **Thursday, November 12, 2026**.

CFAC has grave concerns regarding the Missing Middle LA (MMLA) Program's severe, unmitigated impacts on Los Angeles's urban tree canopy, private-property greenery, neighborhood character, and environmental health. Because the proposed code amendments bypass discretionary review and community input, they threaten the wholesale removal of significant trees with zero mandatory 1:1 replacement or public oversight.

To ensure these critical environmental issues are made part of the official record, we have attached CFAC's full evaluation letter and summary chart outlining our core objections.

Real-World Buildout Scenario (CFAC Case Study)

Consider an RA-zoned vacant lot of 0.58 acres (25,367 sq. ft.) where the baseline zone density is one dwelling unit per 17,500 sq. ft. Under the proposed **Starter Home** ordinance, this single lot could yield **10 units / 10 lots** (~2,500 sq. ft. per lot), featuring a 1,750 sq. ft. primary dwelling alongside an ADU, Tiny Home, and attached JADU, connected by a private easement driveway with minimal 4-foot side and rear setbacks.

- *The Result:* Dozens of existing mature trees would be cleared. The ordinance would require a meager **5 trees** total (one tree for every two lots), completely failing to mitigate the true ecological and canopy loss.

Conclusion & Request for Action

We urge the City Planning Commission to **hold off on making a decision** on the Missing Middle Ordinances until a thorough, cumulative environmental analysis of tree canopy loss, habitat impact, and mitigation is completed.

Thank you for your time, leadership, and public service to Los Angeles. Please enter this letter and CFAC's attached statement and chart into the official administrative record for Item No. 7.

Sincerely,

Adele Slaughter

Chair, Community Forest Advisory Committee (CFAC)

adeleslaughter@mac.com Mobil 818-209-9008

Enclosures:

1. CFAC Evaluation Letter and Objections to the Missing Middle LA Program (October 16, 2026 / November 12,2026 Hearing)
2. CFAC Summary Chart of Proposed Code Amendments and Buildout Analysis

cc: Members of the PLUM Committee

Bob Blumenfield (Chair, District 3)
Nithya Raman (Vice Chair, District 4)
Adrin Nazarian (Member, District 2)
John Lee (Member, District 12)
Heather Hutt (Member, District 10)

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2 attachments

Final Missing Middle ltr from CFAC.10.16.pdf
233K

Missing Middle.pdf
256K

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cd2cfac@gmail.com

Community Forest Advisory Committee
Los Angeles

Dear City Planning and City Planning Commissioners, October 16, 2026

The Community Forest Advisory Committee (CFAC) would like to share our objections to the proposed Missing Middle ordinance regarding its effectiveness in preserving trees and mitigating the loss of significant trees.

First, CFAC spent significant time reviewing, providing input, and eventually supporting the new Landscape and Site Design Ordinance; however, it sat for 1 ½ years after the CPC Commission approved it. City Council approved the ordinance this month with only minor changes. We are disappointed it sat for so long and, because of that, we have no idea if this revamped Landscape Ordinance will actually result in positive outcomes for tree preservation or tree planting on a project site. It relies heavily on encouraging developers to preserve trees through the point system. Proof of planting and enforcement have also not been tested. Any suggestion that all is well because we have a new Landscape Ordinance is wholly premature and should not be relied upon to justify the outcomes of Missing Middle LA regarding tree preservation or tree planting.

The following are our concerns and objections with Missing Middle LA:

1. **Missing Middle LA will result in the wholesale removal of significant trees on single-family lots and will do so with zero mitigation, such as 1:1 tree replacement that would normally be required on discretionary projects.** Up to 90 percent of the city's tree canopy is on private property.[1] Consider that single-family lots, especially larger lots in low-density areas such as the A1 or RA zone, could easily have 20-30+ significant trees on a lot that would have to be removed. At most, this ordinance would preserve one tree. Cumulatively and environmentally, this would significantly harm our tree canopy, wildlife habitat, and public health.

2. **Missing Middle LA will effectively result in the wholesale upzoning of single-family neighborhoods WITHOUT community input**. The city is proposing this sweeping housing ordinance in single-family neighborhoods as ministerial. That means no hearings and no environmental review under CEQA, which means no community input. Oddly, the city is usurping community and neighborhood input, similar to what the state has done to the city, taking away land use control and ignoring environmental impacts. As currently presented, the worst-case scenarios, clearly showing what a maxed-out project would look like under each proposal, have not been provided to the public. Also not provided are maps that show each parcel in the city that would be subject to Missing Middle. Without this detail, Neighborhood Councils and the public in general do not know how this may impact their community. One has

to ask, what are the Community Plans about now? If 80 percent of planning cases are ministerial, and community plans are merely a reflection of state and city mandates, it also begs the question: what is the role of the planning department except to accommodate developers?

3. **The city needs to conduct a big-picture environmental analysis now of the potential tree loss and non-replacement of significant trees** by first looking at all of the applicable single-family lots where up to 10 units plus permitted ADU's and JADU's could be developed. For decades, through its environmental review under the City CEQA Threshold Guidelines for discretionary cases, Planning required a minimum 1:1, 24-inch box tree replacement for each significant tree that could not be preserved. However, that disappeared with the updated 2021-2029 Housing Element, which made no mention of the otherwise required mitigation. The idea was that environmental analysis would be conducted later, when the city considered implementing the housing element, with tools such as upzoning and Community Plan updates. The city continues to defer this environmental analysis by considering environmental impacts only on a case-by-case basis. Of course, at that level, it is much harder to prove a specific adverse impact from losing 30 trees than the potential cumulative loss of, say, 5 million trees. (Assumption of a worst-case scenario: 500,000 single-family lots with 10 significant trees on each lot = 5,000,000 trees). A thorough environmental analysis, such as a spatial aerial analysis, of the existing tree canopy coverage today and the potential tree canopy loss under a worst-case buildout scenario, as well as how many trees could be replaced and where. In other words, how are we mitigating for the true loss of our tree canopy?

4. The proposed ordinance pushes for more yard reductions, reducing the ability to preserve or plant trees. The Starter Home ordinance on single-family zoned lots would permit a 4-foot rear yard and 4-foot side yards around the perimeter of the site. This would enable the removal of countless significant trees often located in rear and side yards and would not provide sufficient ground space to plant replacement trees. It would also allow variable reductions in front-yard setbacks beyond what state law mandates, resulting in additional loss and non-replacement of significant trees. And the icing on the cake, the Starter Home ordinance would permit density bonus incentives and waivers, effectively rendering any yard setback, tree preservation, or on-site tree replacement zero.

5. The city needs to analyze the existing open space areas, including city parks, with respect to location, size, and amenities, in relation to the potential maximum density proposed on single-family lots. Single-family lots, along with the green space, yards, and trees they provide, have always taken pressure off the lack of, or overuse of, open space and parks in the city. The update to the Open Space Element from 1973 has been sitting on the sidelines while housing ordinances have taken top priority. Before considering the Missing Middle, we need to know first how this will impact our parks and open space.

6. The Small Lot Subdivision and Starter Home ordinance prohibits further discretionary review from other city agencies, such as the discretionary permit process or public hearing. This effectively shuts the door on public review and input on removing protected trees in the city, not to mention haul routes, grading permits, and in-lieu tree removal. This means the Board of Public Works would no longer make formal decisions on protected tree removals. How can the city permit such an exemption for one type of project and not another? As with the significant tree removal that will occur, the city needs to show how the potential increase in the removal of protected trees and shrubs due to the Missing Middle

Ordinance will not result in a specific adverse impact. For example, show how removing and building over oak woodlands will not result in a potentially significant impact.

We urge the City Planning Commission to hold off on making a decision on the Missing Middle Ordinance until the city conducts the proper environmental analysis needed to determine the potential worst-case impacts related to tree removal, habitat, and tree canopy loss.

Respectfully,

Adele Slaughter

Adele Slaughter, Chair

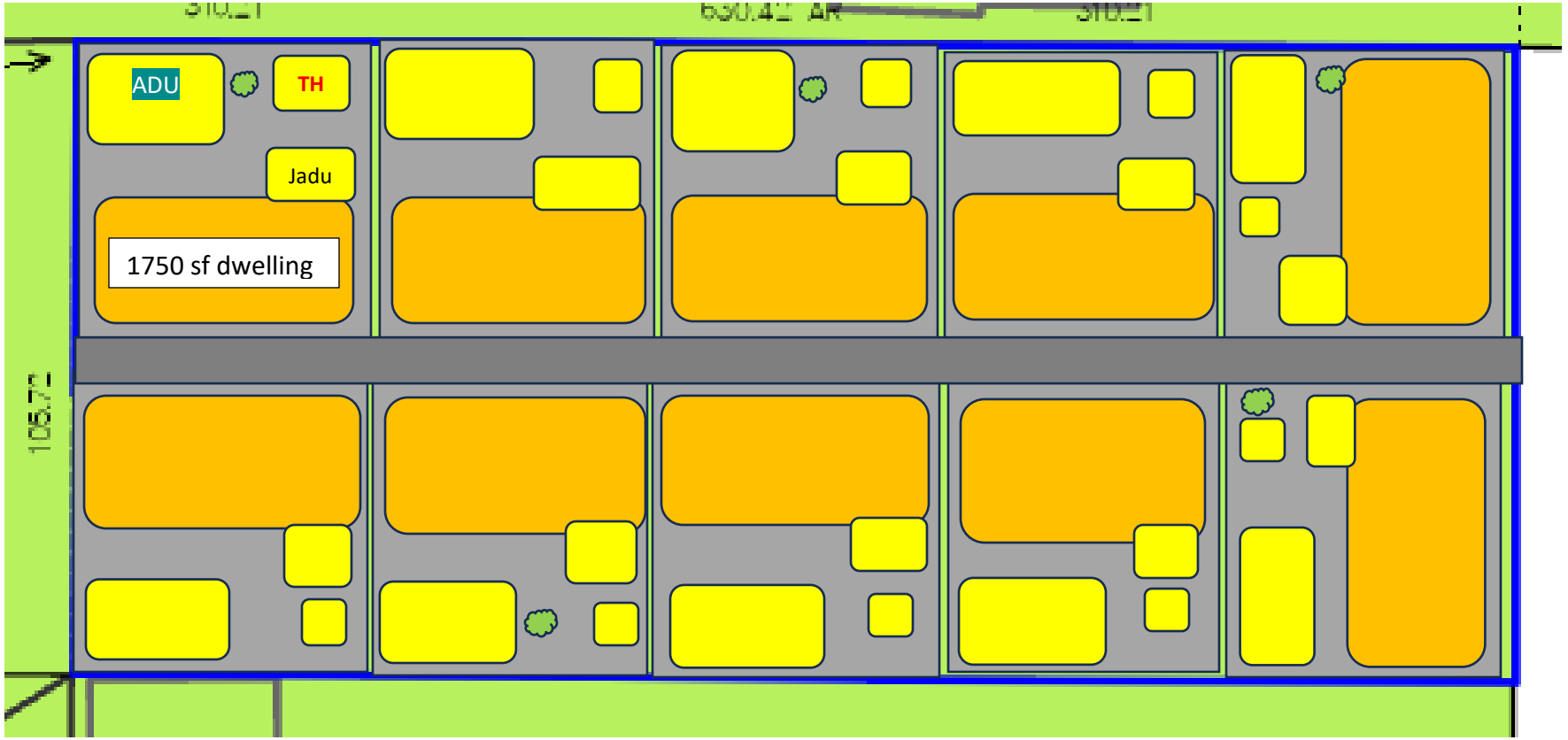
Los Angeles Community Advisory Committee (CFAC)

SUMMARY OF PROPOSED MISSING MIDDLE ORDINANCE – INCLUDES 4 ORDINANCES BELOW

ADU ordinance	SB9 ordinance	Small Lot Subdivision ord.	Starter Home ord.
• Applies to all zones that allow residential uses • Must have an existing or proposed primary residence • Can include a JADU, ADU, and Movable Tiny Home • ADU can be attached or detached- must be complete living facility (i.e. kitchen, bathroom) • One ADU per Single Family Lot – Two ADU's per multi-family structure • ADU max square footage is 1,200 sf- per State Law, it can't be less than 850 sf or 1,000 sf if is a one-bedroom adu • JADU-attached to primary dwelling-500 sf max • Movable Tiny Homes - 150-430 sf- 2-story max. • Permitted in Fire Hazard Areas (EXCEPT for Bonus ADU's) as long as comply with Fire Code	• Two-unit development on a single-family zoned lot – not including ADU's and JADU's but they are permitted, just not counted as "units" • Applies in all single-family zones -except no demolition of affordable housing units is permitted or if occupied by a tenant in the last 3 years- not permitted within HPOZ (historic overlay) contributing structure • Cannot impose objective design standards if it prevents development of two units from being at least 800 sf or 1,600 sf total • Permits 4-foot rear year and 4-foot side yards • Parking- one covered and one uncovered- no parking if within ½ mile major transit • No more than two parcels can be created- each parcel shall be of approx. equal lot area- no parcel can be less than 1,200 sf nor smaller	• Permitted in multi-family and commercial zones • Minimum lot area 600 sf, min. lot width 18 feet • Site perimeter yards min, 10-foot rear year, 5-foot side yards- the interior has compact yards • 75% lot coverage • Access via a public or private street or easement	**New** (from state law SB10, SB684, SB1123) – **Will be Ministerial** • Applies to multi-family zones and single-family zones if lot is "vacant" – meaning no permanent structures or is abandoned/uninhabitable • Must result in 10 or fewer parcels (lots) or 10 or fewer units – this does NOT include ADU's and JADU's which are permitted and not counted as units and does not include "Remainder parcel" (i.e. that portion of a parcel that is shown as Not a Part of the project- but can be developed later. • Min. lot size 600 sf in multi-family zone, 1,200 sf in single family zone • No setback between units • 4-foot side and rear yards • Density 1,452 sf of lot area per unit or max. density allowed per the zone- whichever is greater • Max. floor area is 1,750 sf net

ADU ordinance	SB9 ordinance	Small Lot Subdivision ord.	Starter Home ord.
	than 30% of the lot area of the original lot size (before the split) • Min. lot width is 18 feet • Cannot require public improvements like street widening, sidewalks, etc for the lot split but may be required for the construction of the residential units.		• Max. Density Requirements for Housing Element Sites- can be done without Community Plan Update • Max. lot to be subdivided can't be more than 1.5 acres (65,340 sf) unless zoned for multi-family, then can't be more than 5 acres • *Excludes* farmland, wetlands, adopted natural conservation plan, habitat for protected species, subject to a conservation easement, very high fire hazard areas
New - "**Bonus Program**" - can pick one of the following: • Height increase of 3 feet- not to exceed 23 feet • Reduced setbacks per Subpara 7(d) • Combo Adu's and two-unit development- permits attached and detached ADU **New** - "**Bonus ADU's**" – • "Opportunity ADU"- permits one additional ADU of any type on lots in High Opportunity	**New** - "**Community Benefits**" If preserve at least one significant tree not located wholly in a yard or setback area- may receive: • 0.1:1 additional FAR (floor area ratio) on non-yard portion of newly created lot Example- 1,000 sf x 0.1 = 120 sf bonus • 20% reduction in any one required yard setback Example – if FY setback is 15' x 20% = 3 foot reduction to 12 feet - If SY or RY of 4' x 20% = .8 feet reduction to 3.2 feet	**New** - **Will be "Ministerial"** by incorporating "**Objective Design Standards**" as follows: • For lots fronting the street (public right of way)- primary entrance must face street-include direct pathway • For interior lots- pathway to public ROW must not be across driveway or parking area • Articulation- stoop for entry; windows, roof, material for façade	**" Benefits"** • get additional 0.1 FAR if preserve one significant tree or 20% reduction in one yard • Bungalow court – reduced parking by 50% **"Bonus Program"** – must propose subdivision and housing together- must use Small Lot Design Standards - • for multi-family zone, lot area can be reduced to 450 sf of lot area per unit; for single family zone, can be

ADU ordinance	SB9 ordinance	Small Lot Subdivision ord.	Starter Home ord.
Areas (i.e. Chatsworth) but not in Fire Restriction Areas • "**Affordable ADU**"- located in Moderate or High Opportunity Area within a Transit Priority Area (i.e. within ½ mile major transit) • **Max # of ADU's and JADU's on a lot** – one ADU or JADU per 1,500 sf of lot area***- up to a max. of 6 ADU's and 6 JADU's per lot*** Example- max. could occur on lots of 9,000 sf or more, most likely to occur on large lots like RA zoned lot of 17,500 sf or more **New - Sale of ADU's** – • If built or developed by non-profit, tenancy in common • Can be sold as condos	• Requires tree protection plan and health status with covenant to maintain in good health for 15 years **New - No other discretionary review would be required** including protected tree removal, haul route, etc.	• Garage door facing street cannot exceed 75% of the façade • 18-inch planting strip or 50% permeable pavers, or bio-swales, or infiltration planter • If 20 or more units- must provide one on-site amenity and required open space of 300 sf – can be part of front, side or rear yard perimeter • Landscaping- if preserve one significant tree, it shall count as two trees- otherwise one shade tree is required for every two lots	reduced to 900 sf of lot area per unit • can exceed max # of units or parcels by 20%



Above is an RA zoned level vacant lot of .58 acres or 25,367 sf. The RA zone density is *one dwelling unit per 17,500 sf.* The Starter Home would permit a max of 10 units or 10 lots. This illustration shows 10 starter home lots on approx. 2,500 square foot lots each. Inside each lot is a single-family dwelling with max. sf of 1,750 sf, and an ADU, Tiny Home and attached JADU. Imagine a center driveway private easement or private street for the lots and 4-foot rear and side yard setbacks for the structures. The two front parcels face the street. A max. of 5 trees would be required (one tree for every two lots) but does not compensate for trees that would have to be removed.

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Anne Ziegler <anne.ziegler@gmail.com> Mon, Nov 9, 2026 at 9:26 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Anne Ziegler
Las Palmas and Windsor, 90004

Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Bette Bergsman <bette.bergsman@gmail.com> Mon, Nov 9, 2026 at 6:00 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

Dear Councilmembers and Planning Commissioners,

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Bette and Barry Bergsman
400 Block S. Denslow Ave
Westwood Hills homeowners association

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Bruce Feirstein <bruce.feirstein@gmail.com> Mon, Nov 9, 2026 at 10:24 AM
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Sincerely,

Bruce Feirstein
Hancock Park
443 N Las Palmas Ave
Los Angeles, CA 90004

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Cory Birkett <birkettcory@gmail.com> Mon, Nov 9, 2026 at 7:10 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Cory Birkett
Westchester Resident 90045

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Constance Boukidis <constanceellen@sbcglobal.net> Mon, Nov 9, 2026 at 10:29 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Constance Boukidis
President, Westwood Neighborhood Council
Board Member, Comstock Hills HOA
Los Angeles, CA 90024

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Clelia <clelia.bozieu@gmail.com> Mon, Nov 9, 2026 at 8:06 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Clelia Clemens
500 N Lucerne Blvd Blck, 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Cindy Chvatal <snorekel@gmail.com> Sun, Nov 8, 2026 at 10:31 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives to receive a $2M plus financial grant from the state.

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Sincerely,

Cindy Chvatal-Keane
Hancock Park

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Caitlin Cohen <caitlin.durham@gmail.com> Mon, Nov 9, 2026 at 9:18 AM
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Sincerely,

Caitlin Cohen
620 N Cahuenga Blvd.
Los Angeles, CA 90004

Caitlin Cohen
310-460-8731

“But the fruit of the Spirit is love, joy, peace, patience, kindness, goodness, faithfulness, gentleness, self-control; against such things there is no law.” Galatians 5:22-23

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Century Glen <centuryglenhoa@gmail.com> Mon, Nov 9, 2026 at 8:28 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Century Glen Board
Century Glen Neighborhood Association
90064

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Carey Haskell <mchaskell@gmail.com> Mon, Nov 9, 2026 at 9:42 AM
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Sincerely,

Carey Meredith
90004

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Cindy Kane <lakanes89@gmail.com> Mon, Nov 9, 2026 at 9:27 AM
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Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Carol Wolfe <Carol@carolwolfe.com> Mon, Nov 9, 2026 at 8:19 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

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The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

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Sincerely,

Carol Wolfe
17200 Weddington St., Encino 91316
818 321-0888



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Planning CPC <cpc@lacity.org>

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debra barach <debralynnbarach@yahoo.com> Mon, Nov 9, 2026 at 5:16 PM
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Sincerely,

Steve Schaffer

(DELETE and ADD YOUR NAME)
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

DAVID COSSMAN <dvc254@aol.com> Mon, Nov 9, 2026 at 9:05 AM
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Sent from my iPhone

Planning CPC <cpc@lacity.org>

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Darren Eminian <darreneminian@gmail.com> Mon, Nov 9, 2026 at 6:40 PM
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Sincerely,

Aida & Darren Eminian
550 N Lucerne Blvd 90004

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Debra Huston <debra.huston@gmail.com> Mon, Nov 9, 2026 at 8:55 AM
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Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Don Kossman <don.kossman@hear2talk.com> Mon, Nov 9, 2026 at 9:14 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

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To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

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Sincerely,

Don Kossman
Los Angeles 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

DAVID TRAINER <david@trainer251.com> Mon, Nov 9, 2026 at 9:11 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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- Inclusion of Tiny/Mobile Homes: This addition is unnecessary. Prefabricated ADUs already address lower-cost options without turning established neighborhoods into de facto mobile home parks.

- Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations.

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To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

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Sincerely,

David Trainer
251 S Muirfield Rd
LA CA 90004
Hancock Park

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Erica Huggins <hugginsoup@gmail.com> Mon, Nov 9, 2026 at 9:23 AM
To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org
Cc: lyric.kelkar@lacity.org, tiffany.zeytounian@lacity.org, elizabeth.ene@lacity.org, mashael.majid@lacity.org, erin.bromaghim@lacity.org, osvaldo.ramirez@lacity.org, william.dahlin@lacity.org, yohanna.gaines@lacity.org, andrew.westall@lacity.org, jeff.khau@lacity.org, josh.yeager@lacity.org, Emma Howard <emma.howard@lacity.org>, lauren.hodgins@lacity.org, pamela.thornton@lacity.org, bryce.rosauro@lacity.org

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Sincerely,

Erica Huggins

631 N Cherokee Ave

LA, CA 90004

Erica Huggins || President & CCO
Fuzzy Door Entertainment
O: (310) 461-3070 C: (310) 713-9500

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Emily Loughran <emilywloughran@gmail.com> Mon, Nov 9, 2026 at 8:33 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Emily Loughran
Kenter Canyon/Brentwood 90049

Sent from my iPad

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Ellen Turner <ellenwturner@gmail.com> Mon, Nov 9, 2026 at 10:25 AM
To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.Lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org
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Sincerely,

Ellen Turner
Westwood; 90024

Planning CPC <cpc@lacity.org>

URGENT — Request for November 4 Recommendation Reports and Continuance — Missing Middle LA — November 12 CPC Hearing

Eva <eamar57@gmail.com> Sun, Nov 8, 2026 at 8:23 PM
To: cpc@lacity.org, planning.missingmiddlela@lacity.org, vince.bertoni@lacity.org, cityatty.help@lacity.org, councilmember.lee@lacity.org, councilmember.blumenfield@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.hernandez@lacity.org, clerk.plumcommittee@lacity.org, siegmund.shyu@lacity.org, hydee.feldsteinsoto@lacity.org
Cc: josh.yeager@lacity.org, maria Palma <mpalma@ubirevera.com>, Maria Pavlou Kalban <mpkalban@gmail.com>, John Whitaker <johnwhitaker.home@gmail.com>, Lisa Carothers <lisadotcar@gmail.com>, craneblvdcoalition@gmail.com, Del Moreno Neighbors <del.moreno.neighbors@gmail.com>, Jacqueline Sly <jackie.sly@gmail.com>

Dear City Planning Commission and Department of City Planning:

I am writing regarding the November 12, 2026, City Planning Commission hearing concerning the proposed Missing Middle LA ordinances.

On November 4, 2026, City Planning distributed a notice announcing the release of updated recommendation reports, revised ordinances, and design standards for the Missing Middle LA program.

The notice states that these materials are available for public review.

However, despite attempts to locate the complete updated reports and supporting exhibits, we have been unable to obtain and examine the documents that the Commission is being asked to consider.

We therefore request the immediate electronic transmission of the complete November 2026 recommendation reports and all associated attachments for the following cases:

CPC-2025-4421-CA
CPC-2025-4430-CA
CPC-2026-4383-CA

Our request includes the revised ordinance texts, design standards, findings, environmental determinations, and any comparison documents identifying changes from the previously circulated drafts.

We further request clarification of the following:

1. On what date were the complete revised materials first made publicly accessible?
2. Where are the documents available for direct download?
3. What substantive changes were made following the October 19, 2026, public comment deadline?
4. Were any new or expanded ministerial approval procedures introduced or materially revised?
5. What opportunity has been provided for meaningful public review and comment on the updated materials?

FORMAL REQUEST FOR CONTINUANCE

Given the substantial scope of the proposed ordinances and the limited time between the November 4 announcement and the November 12 hearing, we formally request that the City Planning Commission continue its consideration of these items until the complete revised materials have been made readily accessible and the public has been afforded a reasonable opportunity to examine and respond to them.

This request is particularly important because the proposed ordinances may establish additional ministerial development approvals affecting existing residential neighborhoods.

We recognize that the City has previously conducted a public hearing. However, meaningful public participation requires an opportunity to review the actual ordinances and supporting findings being presented for Commission consideration.

Please acknowledge receipt of this request, provide the requested documents or direct download links, and confirm that

this correspondence will be distributed to the Commissioners and incorporated into the administrative records for all three cases.

We request a response before the November 12 hearing.

Respectfully,

Eva Amar
Granada Highlands Community Advocate
CityWatch Los Angeles / LA Progressive Contributor
eawrites57@gmail.com

ATTACHMENT A

FORMAL OBJECTION TO PROPOSED MISSING MIDDLE LA ORDINANCES FULL SUBSTANTIVE SUBMISSION — NOVEMBER 12, 2026

To: President Monique Lawshe and Members of the Los Angeles City Planning Commission

Re: CPC-2025-4421-CA; CPC-2025-4430-CA; CPC-2026-4383-CA | ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2; ENV-2020-6762-EIR-ADD5

Submitted on behalf of concerned Granada Highlands residents. This submission objects to recommending the proposed Missing Middle LA ordinances without resolving the legal, procedural, environmental, and neighborhood-specific questions set out below. It requests a continuance, written responses, and inclusion of this objection in the administrative record. References to possible effects are requests for ordinance-specific determinations, not assertions that the City has already established those effects.

I. STATE MANDATES ARE NOT THE SAME AS OPTIONAL LOCAL LEGISLATION

California housing statutes, including SB 9 and SB 684/SB 1123, impose requirements in defined circumstances. Missing Middle LA also proposes locally created development pathways, including a Starter Home Bonus Program and local ADU Bonus Program, together with procedural amendments. The Commission should identify, provision by provision, what state law compels and what Los Angeles has independently elected to authorize. The City cannot justify every locally proposed bonus or waiver merely by invoking a general state housing mandate. Request a crosswalk identifying the enabling statute, legal authority, applicable zones, qualifying sites, and decision-maker for each provision.

The Commission should require a side-by-side matrix identifying, for each section of the proposed ordinances: (a) the underlying state statute, if any; (b) whether that statute affirmatively requires the proposed treatment; (c) whether the provision is an independent local policy choice; (d) the affected zones and parcel types; (e) the maximum development envelope and unit yield; and (f) the review procedure. Without this separation, commissioners and the public cannot evaluate which impacts are unavoidable consequences of state law and which are consequences of new City legislation.

The proposed Starter Home Bonus and local ADU Bonus programs should be analyzed as independent legislative choices to the extent they exceed state minimum requirements. The fact that the Legislature has adopted measures intended to increase housing supply does not, by itself, establish the necessity, wisdom, or legal sufficiency of every additional locally created incentive.

II. MINISTERIAL APPROVALS REQUIRE LEGALLY OPERATIVE OBJECTIVE STANDARDS

Calling a future approval “ministerial” does not, by itself, determine its legal character. CEQA Guidelines section 15268 and the California Supreme Court’s decision in Protecting Our Water & Environmental Resources v. County of Stanislaus (2020) require attention to the actual nature of the agency’s authority and discretion. Identify every objective standard, every permitted exception or adjustment, and any

discretionary judgment retained by officials. Explain whether each proposed approval is properly classified and how enforcement will occur. The possible ministerial status of later projects does not eliminate the City's separate obligations when adopting the legislation.

For each approval pathway, identify the precise criteria staff will apply and the specific source of authority to approve or deny an application. If staff may make subjective judgments concerning compatibility, site design, access, or other matters, explain how those judgments fit the asserted ministerial classification. Conversely, if those judgments are eliminated, explain what objective safeguards will remain and how conflicts among standards will be resolved.

Provide the actual proposed ordinance text, not merely presentation summaries, and identify any provisions that allow administrative interpretations, modifications, waivers, or exceptions. The Commission should also explain the availability of notice, public participation, administrative appeals, and judicial review for decisions made under each pathway. This is particularly important where a property owner or adjacent resident may have no discretionary hearing at the project stage.

III. CHARTER FINDINGS AND GENERAL PLAN CONFORMITY

Los Angeles City Charter sections 556 and 558 require the Commission and City to address the applicable General Plan conformity and zoning findings. The Commission should not rely on broad policy slogans as a substitute for analysis of how the text operates across differing Community Plans and zoning districts. Identify the factual and planning basis for any required findings regarding substantial conformity, public necessity, convenience, general welfare, and good zoning practice. Supply a written explanation of how the ordinances fit the adopted Granada Hills–Knollwood, Chatsworth–Porter Ranch, and Northridge planning frameworks where applicable.

For every Community Plan affected by the legislation, provide a reasoned analysis of applicable land-use designations, policy objectives, and existing zoning implementation. If City Planning believes citywide text amendments supersede or modify location-specific protections, the staff report should say so expressly and explain the legal basis.

Findings should identify the evidence on which the Commission relies. A general reference to housing production targets does not answer whether a specific proposed zoning mechanism is substantially consistent with the General Plan or represents good zoning practice across geographically distinct neighborhoods.

IV. K EQUINEKEEPING SUPPLEMENTAL USE DISTRICTS

K Equinekeeping Supplemental Use Districts represent adopted, location-specific land-use regulations, not simply an informal neighborhood preference. The equestrian communities of Granada Hills, Chatsworth, and Northridge rely on rules governing horsekeeping areas, access, corrals, and related site arrangements. The City's SB 9 urban-lot-split materials themselves recognize specialized horsekeeping considerations. The Commission must obtain an ordinance-by-ordinance determination identifying whether existing K requirements remain fully enforceable, are modified by the proposed local programs, or are displaced only where controlling state law requires. Explain how parcel configurations, equine access,

trails, easements, and emergency movement of large animals will be protected. If the proposed local bonuses would create conflicts, the Commission should consider express exclusions or protective provisions for K properties. This objection does not assume an override has already been proven.

The City should prepare a dedicated K-district analysis, including the interaction of proposed lot divisions, setbacks, buildable area, accessory structures, corrals, horsekeeping pads, access paths, and any applicable equestrian trails or recorded easements. A single illustration of a typical urban residential parcel will not answer these questions for an equestrian parcel.

Identify which horsekeeping standards would continue to apply to a newly created parcel, how compliance would be measured after any subdivision, and what happens when existing animal-keeping areas become physically infeasible. State whether the local programs could be conditioned on preservation of required equine facilities and access, or whether express exclusion of K-zoned property is needed.

Equestrian evacuation is not interchangeable with ordinary passenger-vehicle evacuation. The record should examine trailer maneuvering, horse loading, road width, ingress and egress, and the effects of additional driveways and parked vehicles. The Commission should seek input from relevant fire, transportation, and animal-services agencies before making assumptions about safety.

V. CUMULATIVE DEVELOPMENT POTENTIAL

The Commission should assess the interaction among SB 9, SB 684, SB 1123, existing ADU laws, the proposed Missing Middle programs, and other City proposals such as corridor rezoning. Identify where different entitlements can be combined, whether applications may be sequenced, and what cumulative maximum number of units, lot divisions, and building envelopes could result on representative parcels. Analysis limited to each program in isolation may obscure the actual development scenario confronting existing neighborhoods.

Provide worked examples for a representative R1 parcel, a corner parcel, a larger underutilized lot, and a K-overlay parcel. Each example should show the initial parcel, possible subdivision, resulting unit count, accessory dwelling units, parking, access, and maximum permitted building dimensions under the combined rules.

The analysis should also address whether successive applications can change a site’s eligibility over time. If anti-stacking or sequencing limitations exist, cite the controlling language. If no such limits exist, the Commission should disclose the reasonably foreseeable upper bounds rather than present each individual program as though it operated alone.

VI. CEQA AND THE HOUSING ELEMENT EIR / ADDENDA

The City identifies ENV-2020-6762-EIR and multiple addenda in connection with the proposal. The Commission should require a transparent explanation of the project description, impact assumptions, geographic coverage, and reasoning supporting reliance on that prior environmental record. Address the applicability of CEQA Guidelines sections 15162 and 15164, including whether subsequent changes or new information warrant further environmental review. Provide the technical basis for cumulative

evaluation of traffic and emergency access, utilities, infrastructure, biological and equestrian considerations, and reasonably foreseeable development under overlapping programs. This request does not presume that a new EIR is legally required; it demands a reasoned determination supported by the record.

The Commission should identify the precise portions of the certified Housing Element EIR and each addendum that are said to address the new ordinance provisions. Explain whether the previously analyzed density, geographic distribution, development assumptions, and infrastructure conditions match the project now proposed. If the scope differs, identify the differences and the reasoning supporting the City's CEQA conclusion.

The record should include an explicit analysis of whether the proposed ordinances, considered with other reasonably foreseeable housing programs and adopted or pending land-use changes, could cause new significant effects or substantially more severe impacts. It should identify relevant new information and explain the basis for determining whether additional environmental documentation is required under the applicable CEQA standards.

Environmental review at the ordinance stage should address the consequences reasonably foreseeable from the legislation as a program, while recognizing that some site-specific matters may be addressed later. The Commission should explain which impacts can lawfully be deferred and which require analysis before legislative approval.

VII. FIRE SAFETY, EVACUATION, AND PUBLIC INFRASTRUCTURE

The northwest San Fernando Valley includes constrained road networks and neighborhoods with particular wildfire and large-animal evacuation needs. Additional unit potential must be evaluated against real-world access, water availability, wastewater and stormwater capacity, emergency response, and evacuation constraints. Explain how the proposed programs have been evaluated against the General Plan Safety Element and Government Code section 65302(g)(5), as applicable. Identify the agency consultations, infrastructure studies, assumptions, and mitigation or implementation measures upon which the City relies. A general promise of later permit compliance is not a substitute for examining reasonably foreseeable program-level consequences.

Identify the actual studies and consultation records addressing wildfire evacuation times, access-route capacity, emergency vehicle operations, and large-animal evacuation in areas potentially eligible for the local bonus programs. State whether the City has mapped areas with constrained access and whether any location-specific exclusions or performance standards are proposed.

The Commission should request infrastructure evidence concerning water pressure and fire flow, sewer capacity, storm drainage, electricity distribution, street condition, and emergency response capacity. These questions are not answered merely by observing that each eventual building permit must comply with technical codes; the legislative question is what cumulative level of development the City is enabling and whether the City has evaluated its consequences.

Where a Safety Element or adopted hazard map establishes particular risks, identify how those conditions were incorporated into the proposed eligibility criteria. The Commission should not assume that all single-family parcels present the same emergency-access conditions.

VIII. PARKING, ACCESS, AND NEIGHBORHOOD FORM

The Commission should disclose where the proposals permit reduced or no on-site parking and where those outcomes are required by state law rather than created by local choice. Evaluate potential spillover parking, narrow-street access, loading, emergency vehicle passage, and impacts on adjoining residential blocks and commercial areas. Show representative parcel diagrams illustrating lot coverage, setbacks, building heights, driveway and access constraints, and interaction with existing supplemental districts. Residents deserve to know what the ordinance would actually authorize next door.

Disclose whether parking reductions derive from state statutes, transit-related rules, or new local ordinance provisions. For each pathway, explain the number of spaces required, whether any parking is required at all, and how access to remaining spaces is provided following lot division.

Provide representative site plans showing the relationship between building footprint, outdoor area, pedestrian and equine circulation where relevant, trash collection, delivery and emergency access, and street parking. The question is not whether residents are entitled to preserve a particular view or parking space; it is whether the City has evaluated and accurately disclosed the practical consequences of its legislation.

IX. AFFORDABILITY AND ATTAINABILITY

Additional housing production does not necessarily produce deed-restricted affordable homes or attainable purchase prices. For each proposed bonus program, specify whether income restrictions, resale limits, rental covenants, or affordability monitoring apply. If none apply, say so clearly. Provide the economic assumptions, projected sales prices or rents, and evidence supporting any claimed affordability benefits. The Commission should not equate a smaller unit with an affordable unit without supporting evidence.

The staff report should distinguish market-rate starter homes from deed-restricted affordable units and from housing affordable to households at specified income levels. State what percentage of projected units, if any, will be subject to binding affordability requirements, the term of those requirements, and the enforcement mechanism.

If the City relies on a general economic theory that increased supply may moderate prices over time, it should describe that theory as a projection, disclose its assumptions and limitations, and avoid presenting projected affordability as a guaranteed outcome of these particular ordinances.

X. NOVEMBER 4 REVISIONS AND PUBLIC PARTICIPATION

The City announced updated recommendation reports, ordinances, and design standards on November 4, following the previously announced October 19 public-comment deadline and shortly before the November 12 hearing. The Commission should require a redline or substantive change log, identify what changed

after public comments closed, and determine whether meaningful public review requires additional time. Timing alone does not establish an automatic legal violation; it does raise a serious procedural fairness concern that should be addressed on the record. Residents should not have to evaluate material revisions in a matter of days.

Publish a consolidated redline of the ordinance text, design standards, eligibility criteria, and staff recommendations showing changes from the versions available before the public-comment deadline. Identify whether any changes expand geographic eligibility, increase unit yield, alter review procedures, change parking requirements, or affect existing zoning protections.

The Commission should make an express finding about whether the public has had a meaningful opportunity to comment on the actual version being recommended. If material changes were made after October 19, a continuance and renewed opportunity for written submissions would improve the reliability of the record.

XI. FUNDING OR PROGRAM DEADLINES

To the extent REAP 2.0 or other grant deadlines influence the City's schedule, the Commission should disclose that fact and identify any relevant conditions. A funding deadline is not a substitute for required findings, adequate environmental analysis, or meaningful review of substantive revisions. The Commission should not let a timetable determine the outcome of unresolved legal questions.

Any staff recommendation relying on a grant or expenditure deadline should identify the source of that deadline, the relevant contractual or statutory requirements, and the consequences of postponement. Those considerations may be relevant to scheduling, but they do not establish the substantive findings required to recommend land-use legislation.

XII. REQUEST FOR CITY ATTORNEY REVIEW

Before recommending the ordinances, request appropriate written advice from the City Attorney concerning statutory authority for each locally created entitlement; ministerial classification and enforceable objective standards; Charter sections 556 and 558; K Equinekeeping districts and Community Plan consistency; CEQA reliance on the Housing Element EIR and addenda; and the legal effect of overlapping state and local programs. This is a request for prudent legal review, not an assertion that a separate published legal opinion is an automatic statutory prerequisite.

The City Attorney should be asked to clarify the legal significance of any conflicts between the proposed local incentives and preexisting supplemental-use regulations, including whether conflicts are unavoidable under controlling state law or instead result from discretionary City policy. Request that the Commission receive a written summary of the advice it may properly disclose, recognizing that privileged communications may not be public.

If the Commission declines to request the advice, it should identify the legal analyses already in the record on which it relies. This request is designed to support a defensible public process, not to suggest that commissioners must personally possess legal expertise or that a written opinion is mandatory in every

legislative proceeding.

XIII. SPECIFIC REQUESTS TO THE COMMISSION

1. Continue the November 12 hearing to allow meaningful examination of revised materials.

2. Distribute this submission and attachments to every Commissioner before deliberation.

3. Include this objection in the administrative record for all three CPC cases and related environmental files.

4. Publish a clear comparison of the original and November 4 ordinance language.

5. Identify mandatory state-law provisions separately from optional local policy choices.

6. Provide parcel-specific or representative examples for R1 and K-zoned neighborhoods.

7. Explain the factual basis for all required Charter and General Plan findings.

8. Provide a written CEQA explanation addressing prior EIR/addenda reliance and cumulative impacts.

9. Obtain appropriate City Attorney guidance on the disputed legal questions.

10. If the Commission proceeds, state on the record how each material objection was considered and identify the evidence and authorities supporting the recommendation.

In addition, identify the staff member responsible for each written response and place the responses, supporting studies, and relevant exhibits in the public case files before further deliberation. Please confirm that the Commission has received this submission in its entirety and that it is associated with each of the three listed CPC cases and the environmental record.

If a continuance is denied, request that the presiding officer announce that decision on the record and explain what opportunity remains for the public to submit further evidence to the City Council and its committees. A denial of continuance should not be treated as a determination that the underlying objections have been answered.

XIV. CONCLUSION AND RESERVATION OF OBJECTIONS

The proposed Missing Middle ordinances could reshape established residential neighborhoods through new local development entitlements. The Commission’s role is not to approve a policy package on faith or merely transmit it to the City Council. Its recommendation should rest on a legally supportable record, specific findings, and a candid account of the proposal’s consequences. We request that no recommendation be forwarded until the Commission has adequately considered and addressed the objections raised here. We reserve the right to supplement this submission as additional materials become available and ask that the record accurately reflect the Commission’s disposition of these requests.

This submission is made by a community advocate and concerned residents, not as an appearance by legal counsel. Its statutory and case references identify issues that the Commission and City Attorney should evaluate; they do not purport to provide a definitive legal opinion.

Please transmit this submission, any written staff responses, and the Commission's discussion of these issues with any recommendation forwarded to the City Council. A transparent record will allow elected officials and the public to understand which concerns were resolved, which remain contested, and the factual basis for the City's proposed action.

Respectfully submitted,

Eva Amar Granada Highlands Community Advocate Contributor, CityWatch Los Angeles and LA Progressive eawrites57@gmail.com

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Faith Golden <specialkids330@gmail.com> Mon, Nov 9, 2026 at 8:45 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Dear Councilmembers and Planning Commissioners, We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it. Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing. While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified. Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances: • Excessive Unit Allowances: Permitting up to six units per lot (via Opportunity or affordable unit bonuses) turns single-family parcels into commercial developments, straying from the original intent of incremental, family-oriented housing. • Reduced Setbacks and Green Space: The MMO proposes weakening front yard setbacks and permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections. • Inclusion of Tiny/Mobile Homes: This addition is unnecessary. Prefabricated ADUs already address lower-cost options without turning established neighborhoods into de facto mobile home parks. • Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations. The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant. To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state. By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking. We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents. Sincerely,

Faith Golden
5408 Louise Ave
Encino, CA 91316

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Fran Hentz <franhentz@gmail.com> Tue, Nov 10, 2026 at 8:03 AM
To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org
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Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

• Excessive Unit Allowances: Permitting up to six units per lot (via Opportunity or affordable unit bonuses) turns single-family parcels into commercial developments, straying from the original intent of incremental, family-oriented housing.

• Reduced Setbacks and Green Space: The MMO proposes weakening front yard setbacks and permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections.

• Inclusion of Tiny/Mobile Homes: This addition is unnecessary. Prefabricated ADUs already address lower-cost options without turning established neighborhoods into de facto mobile home parks.

• Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations.

The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,
Frances Hentz
932 Masselin Ave
Los Angeles. 90036
Miracle Mile Residence Association

Sent from my iPhone

Planning CPC <cpc@lacity.org>

CPC-2025-4430-CA – Map Standard 1: Clarify Public-Alley Access – November 12, 2026

George Abraham <gabraham@ymail.com> Sun, Nov 8, 2026 at 7:13 PM
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: "planning.missingmiddlela@lacity.org" <planning.missingmiddlela@lacity.org>, Michelle Levy <michelle.levy@lacity.org>, Danai Zaire <danai.zaire@lacity.org>

Dear Commissioners,

I support the proposed Starter Home Ordinance's recognition of alley access and respectfully request a corresponding clarification to Map Standard 1 in the Starter Home and Small Lot Map Standards (Exhibit C).

The draft Starter Home Ordinance expressly allows parcel access from a public or private street, an alley, or an access easement (Exhibit A.3, p. 12). Proposed Section 14.2.11.G also recognizes lots abutting an alley (Exhibit A.3, p. 89).

Map Standard 1, however, states that the Common Access Pedestrian Pathway shall provide access "from a public street to the subdivision." For a site whose only public connection is an alley, this wording leaves unclear whether the pathway may connect through that alley to the public street system.

My property at 457½ S Soto Street illustrates this condition: it abuts a 20-foot public alley but has no direct public-street frontage.

I respectfully ask the Commission to recommend that Planning staff and the Director of Planning, acting as the Advisory Agency, clarify Map Standard 1 by changing the phrase to **"from a public street or public alley to the subdivision,"** or by providing equivalent language expressly recognizing this connection.

This clarification would not change any fire, life-safety, or emergency-access requirement.

This follows my earlier comments to the Missing Middle LA team regarding alley-only parcels. Please include this correspondence in the record for CPC-2025-4430-CA.

Thank you for your consideration.

Sincerely,
George Abraham
Owner, 457½ S Soto Street
Los Angeles, CA 90033
APN 5183-015-029

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Greg Clark <gregtraversclark@gmail.com> Mon, Nov 9, 2026 at 9:27 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, "emma.howard@lacity.org" <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it. Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing. While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires.

Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

Excessive Unit Allowances: Permitting up to six units per lot (via Opportunity or affordable unit bonuses) turns single-family parcels into commercial developments, straying from the original intent of incremental, family-oriented housing.

Reduced Setbacks and Green Space: The MMO proposes weakening front yard setbacks and permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections.

Inclusion of Tiny/Mobile Homes: This addition is unnecessary.

Prefabricated ADUs already address lower-cost options without turning established neighborhoods into de facto mobile home parks.

Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations.

The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant. To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los

Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability.

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Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,

Gregory Clark
141 N Las Palmas Ave
Los Angeles, CA 90004

Planning CPC <cpc@lacity.org>

CPC-2025-4421-CA ("HOME Act" / SB 9)

GLKG <veysmir@yahoo.com>
Reply-To: GLKG <veysmir@yahoo.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Thu, Nov 5, 2026 at 11:36 AM

As a Westchester homeowner, I am writing to state my opposition to all implementations of SB 9 in the Westchester / Playa del Rey / Playa Vista area. Westchester and the surrounding area have already been impacted with much more than our fair share of multi-family housing, and even more units are being built. There are few entrances and exits to this area, including Sepulveda and Lincoln Boulevards. Additional population will add to the already heavy traffic and make emergency evacuations profoundly more difficult.

Multi-family housing projects should be built in other areas of Los Angeles before any additional units are imposed upon the Westchester area.

Thank you for reading my comments.

Gloria Greengard
16-year Westchester homeowner

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Ginny Hatfield <ginnyvmh@gmail.com> Mon, Nov 9, 2026 at 6:02 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Ginny Hatfield
Hesby Street, Valley Village, CA
Member of Neighborhood Council Valley Village

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Gloria Carbone Mitchell <gcarbm@gmail.com> Mon, Nov 9, 2026 at 10:03 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,
G.C. Mitchell
Mitchell Family
Sherman Oaks 91423

(DELETE and ADD YOUR NAME)
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Judith Brown <jlsummersb@gmail.com> Mon, Nov 9, 2026 at 6:54 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Judith S Brown

469 S Bentley Ave, LA 90049

Westwood Hills

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jacob Gant <jacobgant@gmail.com> Mon, Nov 9, 2026 at 7:23 PM
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Sincerely,

JACOB GANT & LOUIS POLIDORI | 131 N ARDEN BLVD, 90004 | WINDSOR SQUARE

Jake Gant
310.691.9372

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Julie Goler <juliegoler@gmail.com> Mon, Nov 9, 2026 at 8:42 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

Dear Councilmembers and Planning Commissioners,

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The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

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Sincerely,

Julie Goler, 1030 S. Alfred Street, Los Angeles, 90035.

juliesbookgroups.com
julie@juliesbookgroups.com

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jill Jadon <jilljadon@gmail.com> Mon, Nov 9, 2026 at 6:22 PM
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Sincerely,

(DELETE and ADD YOUR NAME)
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jeff Kalban <jkalbansonc@gmail.com> Mon, Nov 9, 2026 at 7:44 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Jeffery Kalban AIA
Sherman Oaks, 91403

Sent from my iPhone

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Jon Kern <jkern@lionsgate.com> Mon, Nov 9, 2026 at 8:19 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

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4725 Burnet Ave
Sherman Oaks, CA 91403

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Julie Kim <jagannon@yahoo.com> Mon, Nov 9, 2026 at 4:45 PM
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Los Angeles, CA 90036

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Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jim Kohn <jkohnster@gmail.com> Mon, Nov 9, 2026 at 9:55 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

- Excessive Unit Allowances: Permitting up to six units per lot (via Opportunity or affordable unit bonuses) turns single-family parcels into commercial developments, straying from the original intent of incremental, family-oriented housing.

- Reduced Setbacks and Green Space: The MMO proposes weakening front yard setbacks and permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections.

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- Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations.

The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,

James Kohn
418 S. McCadden Place, 90020

Planning CPC <cpc@lacity.org>

Public comment — Missing Middle LA package, Cases CPC-2025-4421-CA, CPC-2025-4430-CA, CPC-2026-4383-CA (Nov 12, 2026 hearing)

jeffreyalanmiller41@gmail.com <jeffreyalanmiller41@gmail.com> Sun, Nov 8, 2026 at 7:43 AM
To: cpc@lacity.org

Members of the Commission:

The Los Angeles area is sorely deficient in housing, and the situation needs to improve radically, not incrementally. City ordinances can be part of the solution, and this package is a good example.

I support everything in the Missing Middle package — the ADU ordinance update, the SB 9 ordinance, the Starter Home provisions, and the Small Lot reforms. I want to emphasize one part in particular: the implementation of AB 1033, which allows an ADU to be sold separately from the primary home as a condominium. That will be very helpful in two ways. First, it gives homeowners a substantially stronger incentive to build ADUs, which we need in far greater numbers. Second, it creates entry-level homes that first-time buyers can actually afford to purchase — ownership opportunities, not just rentals, at the lowest rungs of the market.

One further request, made in a monitoring spirit rather than in opposition. The city's SB 79 obligations near transit have been deferred under the Phased Implementation and Low-Rise Ordinances. As these Missing Middle ordinances are implemented, it is important to keep track of the benefits they actually produce — homes built, and at what affordability — and to compare them against what full implementation of SB 79 would have obtained. That accounting is how the city will know whether the gentler path is working, and it should be part of the record going forward.

I urge the Commission to recommend approval of the package.

Jeffrey Alan Miller
Los Angeles (Los Feliz)

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jay Ross <ross_jay@hotmail.com> Mon, Nov 9, 2026 at 8:39 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, Michael Amster <michael.amster@lacity.org>, Jeff Khau <jeff.khau@lacity.org>, Craig Bullock <craig.bullock@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Dear Councilmembers and Planning Commissioners,

Los Angeles is zoned for 11 million persons with its current zoning. The Planning Dept won't calculate this. LA does NOT need more zoning... we have miles of C zones with rundown old vacant retail that can be redeveloped into housing and mixed us.

If you get rid of the R1 and R2, then there will be no houses left for families. Regular people can't compete with the LLCs and Wall Street hedge funds that are already buying up houses in R2 and building high density.
Minorities won't be able to buy houses either, and your goals of curing the legacy of redlining will fail.
That's how you destroy a city... destroy their pretty green neighborhoods, and force out the families to move to the suburbs to get a house.

All this housing here will only produce expensive apartments... no yards for families, toddlers, old people in wheelchairs.
Only dorm style housing with no outdoor space, except for roof decks that no one uses.

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Sincerely,

(DELETE and ADD YOUR NAME)
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jacqueline Sly <jackie.sly@gmail.com> Mon, Nov 9, 2026 at 8:49 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Jacqueline Sly
Woodland Hills - 91364

Jacqueline Sly
jackie.sly@gmail.com

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Jeff Unger <jeff@vistapacific.com> Mon, Nov 9, 2026 at 10:02 AM
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124 South Rossmore
Los, Angeles, CA 90004

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Sincerely,

Kelley Avery
613 N. June Street
Los Angeles 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Kathy <m.fog@ca.rr.com> Mon, Nov 9, 2026 at 9:50 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely ,
Kathy Evans Fogel
1328 N. ORANGE GROVE AVE.
L.A. Calif. 90046

Sent from my iPad

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Kim Lindsey <kimlindsey@earthlink.net> Mon, Nov 9, 2026 at 8:23 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Kim Rusnak
1050 Le Claire Place
Los Angeles 90019

Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Linda Fowells <elleff@att.net> Mon, Nov 9, 2026 at 7:41 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Linda Fowells
90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Laurie <pkelsondds@aol.com> Mon, Nov 9, 2026 at 10:15 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "\"councilmember.hernandez@lacity.org\"" <councilmember.hernandez@lacity.org>, "\"councilmember.nazarian@lacity.org\"" <councilmember.nazarian@lacity.org>, "\"councilmember.blumenfield@lacity.org\"" <councilmember.blumenfield@lacity.org>, "\"contactcd4@lacity.org\"" <contactcd4@lacity.org>, "\"councilmember.yaroslavsky@lacity.org\"" <councilmember.yaroslavsky@lacity.org>, "\"councilmember.padilla@lacity.org\"" <councilmember.padilla@lacity.org>, "\"councilmember.rodriguez@lacity.org\"" <councilmember.rodriguez@lacity.org>, "\"councilmember.harris-dawson@lacity.org\"" <councilmember.harris-dawson@lacity.org>, "\"councilmember.price@lacity.org\"" <councilmember.price@lacity.org>, "\"heather.hutt@lacity.org\"" <heather.hutt@lacity.org>, "\"councilmember.park@lacity.org\"" <councilmember.park@lacity.org>, "\"councilmember.lee@lacity.org\"" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "\"councilmember.jurado@lacity.org\"" <councilmember.jurado@lacity.org>, "\"councilmember.mcosker@lacity.org\"" <councilmember.mcosker@lacity.org>
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Sincerely,

Laurie Kelson
16632 Calneva Dr
Encino 914346
V-P Encino Property Owners Association

Planning CPC <cpc@lacity.org>

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Lizotte, Peter <plizotte@executivefinancial.com> Mon, Nov 9, 2026 at 9:22 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Peter Lizotte
109 south Rossmore
Los Angeles Ca 90004
Hancock Park Homeowners association

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Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

linda stagen <lindarstagen@gmail.com> Mon, Nov 9, 2026 at 9:00 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,

(DELETE and ADD YOUR NAME)
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Miriam Alexander <ma@miriamalexander.com> Mon, Nov 9, 2026 at 5:46 PM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Miriam Alexander
11129 ophir dr
Westwood 90024

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Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Michael Besman <michaelbesman1@aol.com> Mon, Nov 9, 2026 at 10:36 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Michael Besman
6738 Wedgewood Place
LA, CA 90068

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Mitch Bloom <mitchb@crownassoc.com> Mon, Nov 9, 2026 at 10:57 AM
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Sincerely,

Mitchell & Bonnie Bloom
5110 Encino Av. Encino, 91316

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Monique Bryher <monique.bryher@gmail.com> Mon, Nov 9, 2026 at 8:31 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Monique Bryher
6043 Shirley Avenue,
Tarzana, CA 91356

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

mary geyer <maryanngeyer@aol.com> Mon, Nov 9, 2026 at 10:49 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Mary Ann Geyer
C: (818)601-4407
MaryAnnGeyer@aol.com

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Mary Haskell <maryhaskell22@gmail.com> Mon, Nov 9, 2026 at 5:27 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Mary Haskell
N 800 block of Orlando

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Maria Pavlou Kalban <mpkalban@gmail.com> Mon, Nov 9, 2026 at 8:29 AM
To: Planning CPC <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Maria Pavlou Kalban
Sherman Oaks 91403

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Monica B <monicabkelson@gmail.com> Mon, Nov 9, 2026 at 4:42 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Monica B Kelson
271 Bronwood ave. Los Angeles, CA 90049
United Neighbors, Westwood Hills

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Michael Kohn <michael@kohngallery.com> Mon, Nov 9, 2026 at 10:53 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Michael Kohn
4000 N McCadden Pl, Los Angeles, 90004 Hancock Park

MICHAEL KOHN GALLERY
1227 North Highland Avenue Los Angeles, CA 90038
323 461 3311
michael@kohngallery.com
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Member ADAA

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Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Michael Reich <reichmj@gmail.com> Mon, Nov 9, 2026 at 9:21 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,

Michael Reich
165 S McCadden Pl
Los Angeles, CA 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Michele Shapiro <michshapiro@yahoo.com> Mon, Nov 9, 2026 at 10:48 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Michele Shapiro
Concerned Condo Owner
12720 Burbank Blvd. #210
Bellaire/Burbank Neighborhood.
Valley Village, CA. 91607
michshapiro@yahoo.com
Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Michelle Soffer <michellesoffer@gmail.com> Mon, Nov 9, 2026 at 9:09 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Michelle soffer
237 s mccadden place
LA, CA 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

melisa wallack <melisawallack@gmail.com> Mon, Nov 9, 2026 at 10:39 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

(DELETE and ADD YOUR NAME)
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

nancy dolan <nancyd10@hotmail.com> Mon, Nov 9, 2026 at 9:25 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Nancy Dolan
N Cahuenga Blvd., Los Angeles, CA 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Nano Tissera <nanotissera@gmail.com> Mon, Nov 9, 2026 at 8:48 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, "emma.howard@lacity.org" <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Sincerely,

Mariano ‘Nano’ Tissera
4703 Columbus Ave, Sherman Oaks CA 91403

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Patricia Peyser <patriciap7@mac.com> Mon, Nov 9, 2026 at 8:04 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Pat and Michael Peyser
627 N. Las Palmas Ave, Los Angeles, CA. 90004

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Patricia Walden <patricia.walden.100@gmail.com> Mon, Nov 9, 2026 at 10:46 AM
To: Planning CPC <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

Dear Councilmembers and Planning Commissioners,

There is not enough city infrastructure, personnel nor other resources such as water, electricity , sewer and waste ability etc to support the proposed building plans.

Nor have any of this density obsession worked in other cities.

Eliminating green spaces raises the heat level which raises water and electrical use.

Please bring some common sense to decisions and slow down on the cement being poured, the noise, the lack of respect for small neighborhoods.

Thank you,

Patricia & Richard Walden
91605
818-244-3159

Any and all repercussion will be financially reimbursed three ford

PS..If city council can approve millions for pro developing please make sure the monies cover road repair, sewer, schools and all other necessities for living cause right now you are putting the cart before the horse

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Peter C. White, Jr. <pcwhitejr@me.com> Mon, Nov 9, 2026 at 8:49 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Peter White
856 S. Norton Avenue
Los Angeles CA 90005
Wilshire Park

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Roberta Baker <bakersrus155@gmail.com> Mon, Nov 9, 2026 at 7:37 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Bobbi Baker
Magnolia Woods
Saloma Avenue
91411

Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Richard Mendelson <rcmendelson@gmail.com> Mon, Nov 9, 2026 at 9:38 AM
To: "cpc@lacity.org" <cpc@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Rich Mendelson

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Ron Mohrhoff <rmohrhoff@mac.com> Mon, Nov 9, 2026 at 5:29 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Ron Mohrhoff
rmohrhoff@mac.com
(310) 702-2772

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Ron Reyes <ronreyes@pacbell.net> Tue, Nov 10, 2026 at 8:03 AM
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Cordially,

Ron Reyes
152 N Windsor Blvd
Los Angeles CA 90004

Windsor Square
(323) 646-3090

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Rosalie Wayne <roseart747@gmail.com> Mon, Nov 9, 2026 at 10:48 AM
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Sincerely,

Rosalie Wayne, Beverly Wilshire Homes Association
8140 Blackburn Ave., Los Angeles California 90048

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Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Sheida Ashley <sheidaashley@gmail.com> Mon, Nov 9, 2026 at 8:18 AM
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Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Sharlotte Blake <sharlotteblake@me.com> Mon, Nov 9, 2026 at 9:16 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

- Excessive Unit Allowances: Permitting up to six units per lot (via Opportunity or affordable unit bonuses) turns single-family parcels into commercial developments, straying from the original intent of incremental, family-oriented housing.

- Reduced Setbacks and Green Space: The MMO proposes weakening front yard setbacks and permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections.

- Inclusion of Tiny/Mobile Homes: This addition is unnecessary. Prefabricated ADUs already address lower-cost options without turning established neighborhoods into de facto mobile home parks.

- Discrepancy Between Presentation and Policy: The Planning Department publicly promotes the MMO as a tool for one- and two-story courtyard housing. However, the written text permits three-story, flat-roofed structures with negotiable 10-foot front setbacks and minimal 4-foot side/rear setbacks. The department must be held accountable to align written policy strictly with its visual representations.

The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,

Sharlotte Blake
321 N June St, Hancock park HPOZ

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Stephen Burhenn <stephen.burhenn@gmail.com> Mon, Nov 9, 2026 at 10:45 AM
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Sincerely,
Stephen Burhenn

319 S Mc Cadden Pl, Los Angeles, CA 90020

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Sol Gurwitz <sol@opcoca.com> Mon, Nov 9, 2026 at 10:11 AM
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While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

• Excessive Unit Allowances: Permitting up to six units per lot

Sol Gurwitz, Hancock park

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Sheilah Miller <sheilahrmiller@gmail.com> Mon, Nov 9, 2026 at 5:54 PM
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Sincerely,

Sheilah Miller
Westwood Hills Home Owners Association
282 S. Glenroy Ave.
Los Angeles, CA 90049

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Sarah Noel <sarahnoelc@gmail.com> Mon, Nov 9, 2026 at 8:28 AM
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Sincerely,

Sarah Colonna and Jon Ryan
4635 Burnet Ave Sherman oaks

Sent from my iPhone

Planning CPC <cpc@lacity.org>

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Steven Steinman <mail@stevensteinman.com> Mon, Nov 9, 2026 at 9:30 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Doris Berger <mail@dorisberger.com>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,

Steven Steinman and Doris Berger

310-422-1265
www.stevensteinman.com

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Samiyah Hudson Swann <samiyah.hudson@gmail.com> Mon, Nov 9, 2026 at 6:52 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Samiyah Hudson
90004
(DELETE and ADD YOUR ADDRESS / BLOCK / NEIGHBORHOOD or ASSOCIATION / ZIP CODE)

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Susan Wong <swongrn@gmail.com> Mon, Nov 9, 2026 at 7:20 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

SUSAN WONG
9714 Rotta Ave.
Sunland, CA. 91040

Sherman Oaks Neighborhood Council
September 14, 2026, Board Meeting
Missing Middle Motion, Approved Unanimously

Motion:

The Sherman Oaks Neighborhood Council requests that, if the Los Angeles Missing Middle Ordinance provides additional density incentives beyond those required by California State law, such incentives should promote **gentle density** that encourages additional naturally affordable housing, improves quality of life, and supports the thoughtful development of neighborhoods, rather than facilitating the bulky, high-mass, and neighborhood-incompatible development currently proposed in the ordinance.

The Sherman Oaks Neighborhood Council further requests that the Los Angeles City Planning Department revise the Missing Middle Ordinance to ensure that it is transparent, accessible, and understandable to the public. All proposed housing types, site planning concepts, development standards, and potential neighborhood impacts should be clearly illustrated through drawings that accurately depict proposed development to scale within a meaningful neighborhood context. These illustrations should show adjacent homes, homes across the street, and the relationship between proposed development and the surrounding community.

Any additional density incentives provided by the City beyond those required by State law should be based, at a minimum, on the following elements:

1. **No more than three ADUs on any property;**
2. **A minimum of 25 percent deep-soil open space;**
3. **Minimum 15-foot front and rear yard setbacks; and**
4. **Objective design standards that ensure new development is thoughtfully designed and compatible with the scale, character, and context of the surrounding neighborhood;**
5. **No mobile, tiny homes. Our neighborhoods are not mobile home parks.**

A Better Way to Achieve Missing Middle Housing

The Sherman Oaks Neighborhood Council Vision Committee has prepared drawings demonstrating that the goals of the Missing Middle Ordinance, including bungalow courts and townhomes, can be achieved while respecting existing zoning setbacks and providing meaningful open space.

These concepts demonstrate that Los Angeles can increase housing opportunities without sacrificing the qualities that make existing neighborhoods livable. The City can encourage additional housing while maintaining adequate setbacks, open space, landscaping, and a compatible relationship between new development and neighboring homes.



The Missing Middle Ordinance should also ensure that California State housing incentives are implemented in a manner that supports Los Angeles' own stated objectives of gentle density, naturally affordable housing, neighborhood compatibility, quality of life, and meaningful community development.

Los Angeles has an opportunity to create a Missing Middle Ordinance that truly lives up to its name. That requires a transparent public process, clear and realistic illustrations, and incentives that encourage well-designed housing integrated into existing neighborhoods, not incentives that simply produce greater bulk and mass with little regard for the surrounding community.

The Sherman Oaks Neighborhood Council

Missing Middle Ordinance Report

On September 4, 2026, the Los Angeles Planning Department released Draft 2 of the Missing Middle Ordinance. The draft consists of 11 separate packages totaling 194 pages and was issued immediately before the Labor Day weekend, with less than 30 days remaining before the October 1, 2026, public Planning hearing.

The draft is written primarily in the complex legal language of land use and zoning regulations. It is extremely difficult for the average citizen to comprehend and meaningfully comment on such a substantial proposal within 30 days. It is also nearly impossible for a Neighborhood Council to adequately review the ordinance through its land use committee, bring recommendations to its full board, and submit a Community Impact Statement within this limited timeframe.

The combination of the compressed review period and the highly technical, difficult-to-understand presentation creates a process that discourages meaningful public participation rather than encouraging it.

A Lack of Clear and Meaningful Illustrations

If the purpose of this document is to be transparent, accessible, and understandable to the public, all proposed housing types, site planning concepts, and potential neighborhood impacts should be clearly illustrated.

Instead, of the 28 illustrations contained in the Objective Design Standards, only four appear to show the proposed housing on an actual property. Even those illustrations appear to depict properties larger than the typical 5,000-square-foot Los Angeles single-family lot, and the properties shown back onto an alley. This is not representative of most single-family neighborhoods. Only a relatively small percentage of single-family properties have alley access.

More importantly, the diagrams provide no meaningful neighborhood context. They do not show adjacent homes, homes across the street, or the relationship between the proposed development and the surrounding community. As a result, neither the public nor decision-makers can adequately understand the potential impacts of these new housing types on existing neighborhoods.

This draft also introduces movable tiny homes for the first time, yet the public is not provided with sufficient illustrations showing how these homes would function on typical residential properties and within established neighborhoods.

The Public Needs to See What Is Being Proposed

A meaningful and transparent draft would present the proposed planning concepts in clear, scaled, diagrammatic form. The illustrations should demonstrate how each housing option would fit on:

- A typical 5,000-square-foot Los Angeles single-family lot, and/or the median Los Angeles residential lot size of approximately 6,900 square feet; and
- Typical lots surrounded by existing single-family homes on both sides, to the rear, and across the street.

Only then can the public, Planning Commissioners, Neighborhood Councils, and elected officials fully understand what the Planning Department is proposing and make informed decisions.

For example, the illustrations on Pages 2 and 3 of the Objective Design Standards (see next 2 pages) do not show the proposed housing on a typical lot and do not illustrate the projects within the context of an existing neighborhood. The third diagram is supposed to be townhouses, it is not. What other errors are in this Missing Middle Ordinance package?

Types of Small Lot Projects:

Small Lot Projects can take a variety of forms depending on the site, or desired density. These projects can range from lower-density configurations of detached homes (Image A) to more compact attached housing types, allowing a project to respond to different lot sizes and neighborhood contexts.

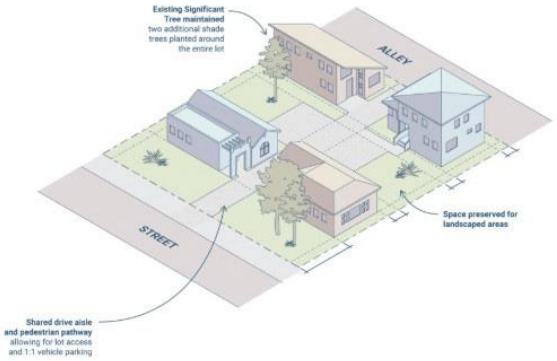


Image A
Low Density Detached Small Lots Homes

Bungalow courts (Image B) consist of a group of small, detached or semi-detached homes arranged around a shared central courtyard or landscaped open space.

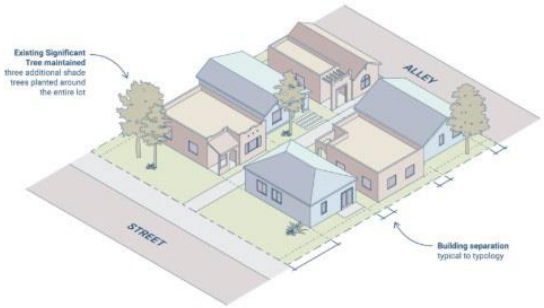


Image B
Bungalow Court

A townhome development (Image C) consists of multiple multi-story homes that are individually occupied and typically share one or more walls with neighboring units. Each townhome generally has its own private entrance and may include private outdoor space or a garage.

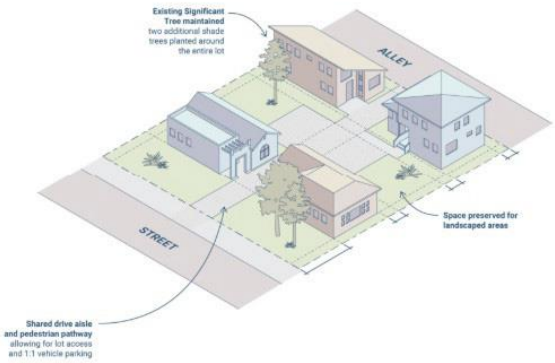


Image C
Detached Small Lots Homes

All new Small Lot Projects must comply with Sections A through C. If new dwellings are added to a bungalow court or existing small lot project, they must also comply with Sections A through C.

Administrative Clearance Process:

All Small Lot Projects are required to comply with the Objective Design Standards for Small Lot Homes through an Administrative Clearance process.

In contrast, scaled diagrams placed within an actual Los Angeles neighborhood setting provide a much clearer and more honest representation of how proposed housing could affect surrounding properties.



The diagrams should also illustrate all proposed housing concepts, including townhouses, bungalow courts, and other Missing Middle housing types.



Missing Middle Should Mean Gentle Density

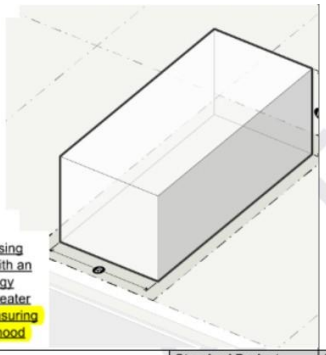
The stated objective of the City's Missing Middle Ordinance is to provide housing options and, where appropriate, to improve upon the housing opportunities provided under State law. If the City is going to provide additional incentives for density beyond those required by California law, those incentives should promote genuine gentle density, naturally affordable housing, improved quality of life, and neighborhoods that remain livable and welcoming.

The Planning Department should also clearly illustrate the impacts of proposed development on surrounding properties and demonstrate housing concepts that respect existing neighborhood patterns, including the traditional 15-foot front and rear yard setbacks.



The diagrams should also illustrate how the zoning standards in the Starter Home Ordinance can produce the desired human-scaled, community-friendly architecture the Missing Middle Ordinance proports to champion, including townhouses, bungalow courts, and other Missing Middle housing types.





B. Intent

The Small Lot 2 Alternate Typology is intended to encourage infill housing that expands opportunities for fee-simple home ownership citywide, with an emphasis on smaller subdivisions, up to 10 *lots*. This Alternate Typology allows smaller lot sizes for *unified developments* in order to provide greater flexibility for infill housing, while maintaining standards essential for ensuring all *projects* contribute to a highly walkable and human scale neighborhood environment.

Page 5 Starter Homes Ordinance

The B. Intent diagram develops from this zoning page.

However, it is not what we would call a human scale neighborhood aesthetic.

		Standard Project	Bungalow Court/Garden Project
a. FAR & HEIGHT		Sec. 7C.1.1	
	Floor area ratio (FAR)	Set by Form District; or as provided in Paragraph 4, below	1.25 or Set by Form District, whichever is greater
	Bonus FAR	1.75 or Set by Form District, whichever is greater	1.75 or Set by Form District, whichever is greater
	Height in stories (max)	Set by Form District	Set by Form District
	Height in feet (max)	28' or Set by Form District, whichever is greater; or as provided in Paragraph 7, below	28' or Set by Form District, whichever is greater; or as provided in Paragraph 7, below
	Bonus Height	4 stories or Set by Form District, whichever is greater	4 stories or Set by Form District, whichever is greater
b. BUILDING MASS		Sec. 7C.1.1	
	Building width (max)	Set by Form District	Set by Form District
c. UPPER-STORY BULK		Sec. 7C.1.1	

Page 9 Starter Homes Ordinance



LA City Planning Courtyard Housing Diagram

LA City Planning should clearly draw how this "Bungalow Court" criteria can produce their bungalow court diagram. This is a real example of human scale neighborhood aesthetic.

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Todd Clemens <berkshire@gmail.com> Mon, Nov 9, 2026 at 4:56 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

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Sincerely,

Todd Clemens
Larchmont Village - 90004

THOMAS E. KNEAFSEY
561 Lillian Way
LOS ANGELES, CALIFORNIA 90004-1105
Phone (323) 463-4220
Fax (323) 463-4412
tom@metropolitanholding.com

November 9, 2026

To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org

Cc
lyric.kelkar@lacity.org, tiffany.zeytounian@lacity.org, elizabeth.ene@lacity.org, mashael.majid@lacity.org, erin.bromaghim@lacity.org, osvaldo.ramirez@lacity.org, william.dahlin@lacity.org, yohanna.gaines@lacity.org, andrew.westall@lacity.org, jeff.khau@lacity.org, josh.yeager@lacity.org, Emma Howard <emma.howard@lacity.org>, lauren.hodgins@lacity.org, pamela.thornton@lacity.org, bryce.rosauro@lacity.org

Subject: Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

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While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

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The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a ProHousing designation, a city needs to earn **30 points** across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing **77 points** by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

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Sincerely,

Thomas & Terry Kneafsey

561 Lillian Way, Los Angeles, CA 90004

Hancock Park

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Terrie Lavery <terrielavery@gmail.com> Mon, Nov 9, 2026 at 9:25 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Even though I live in CD11, this is going to cause a nightmare of traffic in everybody’s districts. Already in my neighborhood, there is no place to park because they are building massive units within 2 and 3 blocks of each other that have no parking. available for the units. Our streets are so crowded during rush hour that it’s worse than the 405.

Sincerely,

Terrie Lavery
4270 Kenyon Ave.
Los Angeles 90066

Sent from my iPhone

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Tim Paulson <timapaulson@gmail.com> Mon, Nov 9, 2026 at 8:10 PM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Tim Paulson
509 N June St.
LA 90004

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Tammy Scher <couponhead@roadrunner.com> Mon, Nov 9, 2026 at 8:20 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
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Sincerely,

Tammy Scher
Resident at 13740 Magnolia Blvd Sherman Oaks

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Virginia Leary-Majda <learymajda@aol.com> Mon, Nov 9, 2026 at 5:19 PM
To: "cpc@lacity.org" <cpc@lacity.org>, "\"councilmember.hernandez@lacity.org\"" <councilmember.hernandez@lacity.org>, "\"councilmember.nazarian@lacity.org\"" <councilmember.nazarian@lacity.org>, "\"councilmember.blumenfield@lacity.org\"" <councilmember.blumenfield@lacity.org>, "\"contactcd4@lacity.org\"" <contactcd4@lacity.org>, "\"councilmember.yaroslavsky@lacity.org\"" <councilmember.yaroslavsky@lacity.org>, "\"councilmember.padilla@lacity.org\"" <councilmember.padilla@lacity.org>, "\"councilmember.rodriguez@lacity.org\"" <councilmember.rodriguez@lacity.org>, "\"councilmember.harris-dawson@lacity.org\"" <councilmember.harris-dawson@lacity.org>, "\"councilmember.price@lacity.org\"" <councilmember.price@lacity.org>, "\"heather.hutt@lacity.org\"" <heather.hutt@lacity.org>, "\"councilmember.park@lacity.org\"" <councilmember.park@lacity.org>, "\"councilmember.lee@lacity.org\"" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "\"councilmember.jurado@lacity.org\"" <councilmember.jurado@lacity.org>, "\"councilmember.mcosker@lacity.org\"" <councilmember.mcosker@lacity.org>
Cc: "\"lyric.kelkar@lacity.org\"" <lyric.kelkar@lacity.org>, "\"tiffany.zeytounian@lacity.org\"" <tiffany.zeytounian@lacity.org>, "\"elizabeth.ene@lacity.org\"" <elizabeth.ene@lacity.org>, "\"mashael.majid@lacity.org\"" <mashael.majid@lacity.org>, "\"erin.bromaghim@lacity.org\"" <erin.bromaghim@lacity.org>, "\"osvaldo.ramirez@lacity.org\"" <osvaldo.ramirez@lacity.org>, "\"william.dahlin@lacity.org\"" <william.dahlin@lacity.org>, "\"yohanna.gaines@lacity.org\"" <yohanna.gaines@lacity.org>, "\"andrew.westall@lacity.org\"" <andrew.westall@lacity.org>, "\"jeff.khau@lacity.org\"" <jeff.khau@lacity.org>, "\"josh.yeager@lacity.org\"" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "\"lauren.hodgins@lacity.org\"" <lauren.hodgins@lacity.org>, "\"pamela.thornton@lacity.org\"" <pamela.thornton@lacity.org>, "\"bryce.rosauro@lacity.org\"" <bryce.rosauro@lacity.org>

Dear Councilmembers and Planning Commissioners,

We are writing to express our strong concerns regarding the proposed Missing Middle Ordinances (MMO) and the City's pursuit of the state's Pro-Housing Designation, which heavily informs it.

Our city currently has zoning capacity for 9.5 million residents—yet our population stands at approximately 4 million. We do not have a zoning capacity shortage; we have a severe shortage of truly affordable housing.

While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

Specifically, we strongly oppose the following provisions in the Missing Middle Ordinances:

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permeable open space requirements upon developer request. This directly undermines the City's recently passed Landscape Ordinance and damages local environmental protections.

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The rush to pass the MMO appears driven less by sound planning and more by the state's legislative pressure and financial incentives, specifically, California's Pro-Housing Designation Grant.

To earn a Pro-Housing designation, a city needs to earn 30 points across various housing categories. Rather than responsibly meeting the 30-point threshold, Los Angeles's Planning Department is aggressively chasing 77 points by proposing more density, broad exemptions, and sweeping developer incentives in order to receive a $2M plus financial grant from the state.

By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

We urge the Council to pause and first understand the impacts of newly passed state laws and conduct a comprehensive impact analysis on our infrastructure, economy, and neighborhoods before moving forward with the Missing Middle Ordinances and also tempering the Pro-Housing Designation application to be less aggressive. Los Angeles can achieve its affordable housing goals through smart development that carefully densifies neighborhoods, follows state law but does not exceed it, and fights for what is right for its constituents.

Sincerely,

Virginia Leary-Majda
325 Bronwood Ave
Los Angeles, CA 90049

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Vic Tired Neighbor <vzucker55@gmail.com> Mon, Nov 9, 2026 at 9:13 AM
To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactCD4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, Member Hugo Soto-Martinez Council <councilmember.soto-martinez@lacity.org>, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org
Cc: lyric.kelkar@lacity.org, tiffany.zeytounian@lacity.org, elizabeth.ene@lacity.org, mashael.majid@lacity.org, erin.bromaghim@lacity.org, osvaldo.ramirez@lacity.org, william.dahlin@lacity.org, yohanna.gaines@lacity.org, andrew.westall@lacity.org, jeff.khau@lacity.org, josh.yeager@lacity.org, Emma Howard <emma.howard@lacity.org>, lauren.hodgins@lacity.org, pamela.thornton@lacity.org, bryce.rosauro@lacity.org

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Sincerely,

Dr.Victor Zucker

17800 Ridgewwy Rd. Granada Hills, Ca.91344

Sent from my iPhone



West Hills Neighborhood Council

"It's our neighborhood. Let's build a community."

OFFICERS
Charlene Rothstein
President
Aida Abkarians
Vice President
Brad Vanderhoof
Secretary
Carolyn Greenwood
Treasurer
Saif Mogri
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Daniel Brin
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Ed Youngblood
Charles "Chuck" Gremer

EXECUTIVE DIRECTOR
Michelle Ritchie

November 5, 2026

The Honorable Monique Lawshe, President
Los Angeles City Planning Commission

Re: Thursday, November 12, 2026 Meeting/Missing Middle Ordinance
Agenda Item #6/CPC-2025-4421-CA

Dear Commissioner Lawshe and fellow Commissioners,

The West Hills Neighborhood Council (WHNC) representing residents located in the South Valley Region are concerned about moving forward on the draft for the Missing Middle Ordinance without including requested changes proposed by the public. As written, the Ordinance increases density even more than State regulations, undermining local control and community protections. Disregarding local zoning laws can strain public services, destroy existing single-family neighborhoods, and eliminate the voice of community members.

We are requesting the following modifications:

- Prevent the commercial-scale development of residential lots by limiting the number of ADUs.
- Protect front-yard setbacks to preserve neighborhood consistency.
- Establish clear guidelines to mitigate urban heat, protect canopy trees and preserve open space with a minimum 25% permeable deep-soil area per lot.
- Ensure that new development is thoughtfully designed and compatible with the character of the surrounding neighborhood.
- Tiny Homes on Wheels (THOWs) must be removed as an option to add housing within existing neighborhoods.

At the November 5, 2026 Board meeting WHNC unanimously voted to support our community's request, along with 806 California-elected officials and more than 100 California cities who signed a resolution, that planning decisions made by the State return to local control. Our community is not opposed to housing growth; we are opposed to being excluded from decisions that have irreversible consequences.

Respectfully,

Charlene Rothstein
Charlene Rothstein, President
West Hills Neighborhood Council

Aida Abkarians
Aida Abkarians, Vice President
West Hills Neighborhood Council

cc: Vincent P. Bertoni, AICP, L.A. City Planning Director
12th District Councilmember John Lee

Planning CPC <cpc@lacity.org>

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Yehuda Kaplan <yehudakaplan@gmail.com> Mon, Nov 9, 2026 at 10:27 AM
To: cpc@lacity.org, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>
Cc: "lyric.kelkar@lacity.org" <lyric.kelkar@lacity.org>, "tiffany.zeytounian@lacity.org" <tiffany.zeytounian@lacity.org>, "elizabeth.ene@lacity.org" <elizabeth.ene@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "erin.bromaghim@lacity.org" <erin.bromaghim@lacity.org>, "osvaldo.ramirez@lacity.org" <osvaldo.ramirez@lacity.org>, "william.dahlin@lacity.org" <william.dahlin@lacity.org>, "yohanna.gaines@lacity.org" <yohanna.gaines@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "jeff.khau@lacity.org" <jeff.khau@lacity.org>, "josh.yeager@lacity.org" <josh.yeager@lacity.org>, Emma Howard <emma.howard@lacity.org>, "lauren.hodgins@lacity.org" <lauren.hodgins@lacity.org>, "pamela.thornton@lacity.org" <pamela.thornton@lacity.org>, "bryce.rosauro@lacity.org" <bryce.rosauro@lacity.org>

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While state laws now mandate increased density in residential zones regardless of local capacity, the Planning Department's proposed MMO goes far beyond what state law requires. Housing growth should be directed toward our commercial corridors, where increased density supports local retail with vital foot traffic and creates the economy of scale necessary to produce affordable housing. We previously supported the CHIP program for this exact reason: it effectively identified corridor capacity without targeting single-family neighborhoods. Given our existing capacity, exceeding state mandates is entirely unjustified.

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By prioritizing maximum points for state grant funds, the City is putting financial reward ahead of thoughtful, long-term community planning. Monetary incentives should never come at the expense of local infrastructure, environmental resilience, and community stability. The City can earn a financial grant without all the points they are seeking.

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Sincerely,
Yehuda Kaplan
Van Nuys CA

Day of Hearing Submissions

225+ CONSTITUENTS SUBMITTED THE FOLLOWING STATEMENT TO THE CPC@LACITY.ORG INBOX FOR THE CITY PLANNING COMMISSION'S CONSIDERATION:

Item Nos. 6, 7 & 8:

Opposition to the Proposed Missing Middle Ordinances and Excessive Pro-Housing Designation Policy

Email Message:

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Thank you.

Chatsworth Neighborhood Council

PO Box 3395, Chatsworth CA 91311

Dear City Planning Officials,

November 9, 2026

The Chatsworth Neighborhood Council(CNC) is strongly opposed to the current proposed Missing Middle LA (MM) ordinance due to the following reasons (summarized below):

1. There is a lack of clear, easily understood public information being presented on what the state law currently requires or permits compared to what is being proposed in the MM ordinance.
2. It is unclear what the city must do compared to what to city is choosing to do and how the city is interpreting certain language in the state law like what would "preclude" development.
3. There has been no environmental analysis and mitigation on the potential worst case scenario cumulative impacts of the proposed MM ordinance.
4. We want to see maps that clearly identify what parcels (at parcel level) in the city would be eligible for the MM ordinance at this time.
5. We want to see a financial market study of just how affordable these new small homes would be compared to small homes that exist today throughout the San Fernando Valley floor (i.e. Reseda, etc.). We believe these new homes will be more expensive than the average small single-family home on a small lot today because the value of land will increase significantly due to the proposed MM ordinance.
6. We want to know how the MM ordinance will affect equine keeping on our large A1 and RA zoned lots as well as in our K-districts. What provisions are being made to protect these areas?
7. There may be more creative ways to balance the preservation of on-site trees by requiring more ground space with less reduce yard setbacks, and permitting smaller homes that are less than the maximum 1,750 sf.
8. What are the environmental, legal, and financial ramifications of the city proposing the MM ordinance as ministerial with no public hearings and no CEQA review? Are we

disregarding environmental impacts like the state has done to us and how will that affect our ability as a city to challenge the state at a later time with respect to adverse environmental impacts directly as a result of state mandated land use laws.

9. What are the Community Plans for now?
10. It is believed that the MM ordinance will distract from the Housing Ordinances approved to date, by speculators/developers honing in on single family neighborhood lots as well as large low density lots while by-passing commercial and multi-family zoned lots, especially those within ½ mile of transit areas where we need the housing and density the most.

The Chatsworth Neighborhood Council would like the issues above addressed and shared with the public before this ordinance goes to the City Planning Commission so that the CNC and our city decision makers are better informed before contemplating this ordinance. We do not feel this ordinance should be rushed before the end of the year because there is grant money on the table. We could all potentially lose a lot more than that.

Thank you for your time and consideration,

Kristen Shubert, President

Chatsworth Neighborhood Council

FORMAL NOTICE OF OBJECTION TO PROCEEDING
REQUEST FOR CONTINUANCE AND PRESERVATION OF ADMINISTRATIVE RECORD

November 12, 2026 | Los Angeles City Planning Commission
To: President Monique Lawshe and Commissioners
Re: Missing Middle LA — Agenda Items 6, 7 and 8; CPC-2025-4421-CA; CPC-2025-4430-CA; CPC-2026-4383-CA; ENV-2020-6762-EIR and Addenda 1, 2 and 5

On behalf of concerned Granada Highlands residents, I **formally object to proceeding with deliberations, adoption of findings, or recommendations on all three items today** and request a continuance. This objection concerns the adequacy of public review, the authority for newly proposed local development programs, ministerial classifications, General Plan conformity, and the evidentiary basis for environmental findings. I request an express ruling on this continuance request before Commission action.

I. POST-COMMENT DISCLOSURES AND THE NEED FOR MEANINGFUL REVIEW

City Planning circulated September 2026 drafts and conducted a public hearing October 1. Its published hearing notice specified an **October 16, 2026, 6:00 p.m.** written-comment deadline; later communications reportedly referenced October 19. On October 9, an extension was requested, including 30 days after disclosure of information needed to evaluate the proposals. On or about **November 4**—after either stated deadline and eight days before this hearing—City Planning announced updated recommendation reports, ordinance materials and design standards. The CPC agenda separately directed the public to a meeting-materials folder with materials to be available by November 9.

These post-deadline materials include recommendation-stage documents concerning the ADU and SB 9 provisions (Item 6), the optional Starter Home Bonus Program and small-lot subdivision provisions (Item 7), and lot-amenity/open-space amendments affecting single-family zones (Item 8). The Commission is also asked to consider environmental findings, including Housing Element EIR Addendum No. 5. The present record does not establish precisely which provisions were materially revised, when each version was posted, or whether affected residents could meaningfully respond to the version presented for action. Publication of a staff report after a hearing is not, by itself, unlawful; **material changes and their disclosure history must be identified before their procedural consequences can be assessed.**

Direct staff to provide the September and November versions, the November 4 announcement, dated posting locations for each report, ordinance, exhibit and design standard, a consolidated redline and substantive change log, the public availability date for Addendum No. 5, and an explanation of the conflicting October 16/19 deadline references. If material changes affect eligibility, intensity, approval standards or procedures, reopen review for at least 30 days following complete disclosure.

II. OPTIONAL LOCAL LEGISLATION AND REQUIRED FINDINGS

These proposals are not solely ministerial implementation of state mandates. The agenda identifies local ADU incentives, an **optional** Starter Home Bonus Program, and local lot-amenity/open-space rules. Require an ordinance-by-ordinance statutory crosswalk distinguishing state-required provisions from discretionary City policy choices, identifying affected zones, development envelopes, subdivision rights and approval pathways. The Commission must exercise its own judgment concerning consistency with the General Plan, applicable Community Plans and Los Angeles Charter §§ 556 and 558; staff recommendations alone do not substitute for supportable findings.

III. MINISTERIAL APPROVAL AND LEGAL REVIEW

Future ministerial project approvals are legally distinct from the City's adoption of these ordinances. Under CEQA Guidelines § 15268 and *Protecting Our Water & Environmental Resources v. County of Stanislaus* (2020), ministerial status depends on actual standards and retained discretion, not terminology. Before recommending new local entitlements, identify the operative objective criteria, exceptions, adjustment authority, remaining project-level review, and enforceability of existing zoning protections, including K Equinekeeping Supplemental Use District provisions. Request and identify the pertinent **City Attorney legal analysis** of statutory authority, ministerial classifications, Charter compliance and Community Plan conformity. This notice does not assert that a separately published City Attorney opinion is automatically required.

IV. CEQA, CUMULATIVE IMPACTS AND PUBLIC SAFETY

The agenda requests reliance on the 2021 Housing Element EIR and addenda, including Addendum No. 5, and determinations under CEQA Guidelines §§ 15162 and 15164. Identify the CEQA basis for each ordinance and the evidence that foreseeable development under the new local programs was adequately evaluated, including interaction with SB 9, SB 684/SB 1123, ADUs and other City initiatives. Address representative R1 and K-overlay parcels; fire access, evacuation of residents and large animals, road capacity, parking, utilities and infrastructure. This is a demand for supported environmental findings, not a categorical assertion that a new EIR is required.

V. EXPRESS ADMINISTRATIVE-RECORD OBJECTION; REQUESTED DISPOSITION

I expressly request that this Notice of Objection and accompanying submissions be received, preserved and indexed in the administrative record of each of CPC-2025-4421-CA, CPC-2025-4430-CA and CPC-2026-4383-CA, and transmitted with

any recommendations to the City Council. I request acknowledgment on the record before deliberations; identification of the dates and locations of public disclosure; and an express ruling, with reasons stated on the record, on the requested continuance. If the Commission proceeds, I maintain all procedural, statutory, environmental and substantive objections stated here and in my previously submitted comprehensive objection. Participation at this hearing shall not be treated as withdrawal or waiver of those objections.

REQUESTED ACTION: CONTINUE ITEMS 6, 7 AND 8 IN THEIR ENTIRETY. DO NOT ADOPT FINDINGS OR FORWARD RECOMMENDATIONS TODAY. Require the document history and redlines, provide at least 30 days for meaningful review of material revisions, identify relevant legal analysis, and address outstanding substantive objections. Please confirm delivery of this notice to all Commissioners and its inclusion in all three case files.

Respectfully submitted,

Eva Amar
Granada Highlands Community Advocate | Contributor, CityWatch Los Angeles and LA Progressive
eawrites57@gmail.com

ENCINO
NEIGHBORHOOD COUNCIL
4424 Paso Robles Avenue, Encino CA 91316 Phone: (747) 282-0450

Roy Nwaisser - President
Jennifer Luce - Vice President
Shaindi Schwebel - Secretary
Pilar DeFreest - Treasurer
Kelvin Tolbert - Sergeant-at-Arms

November 9, 2026

To: City Planning Commission
Los Angeles Department of City Planning
planning.missingmiddlela@lacity.org

From: Encino Neighborhood Council

Re: Formal Opposition to Missing Middle LA Program as Currently Proposed
Case Nos.: CPC-2025-4430-CA, CPC-2025-4421-CA, and CPC-2026-4383-CA

Dear Members of the City Planning Commission:

My name is Kelvin Tolbert. I have been an Encino homeowner for more than 30 years and currently serve as Chair of the Planning and Land Use Committee of the Encino Neighborhood Council. **These comments do represent the official position of the Encino Neighborhood Council.**

We recognize that Los Angeles faces a serious housing affordability challenge and that thoughtful solutions are necessary. However, increasing housing opportunities should not come at the expense of meaningful community participation, responsible land-use planning, neighborhood compatibility, or public accountability.

After listening to the October 1, 2026, public hearing concerning the Missing Middle LA Program, We are compelled to express our strong opposition to the program as currently proposed.

One of the most striking aspects of the hearing was the apparent difference between those expressing support and those expressing opposition. Many of the speakers opposing the proposal identified themselves as homeowners, renters, and residents of affected communities. In contrast, a number of supporters appeared to represent development, housing advocacy, real estate, or related professional interests.

We recognize that these organizations have legitimate interests and perspectives. However, it is equally important to acknowledge that some stand to benefit professionally or financially from expanded development opportunities, while existing residents will bear the long-term consequences of changes to their neighborhoods.

The voices of those who live in these communities should carry substantial weight in decisions that permanently affect them.

Our principal objections include the following:

1. Ministerial Approval and the Loss of Meaningful Community Participation

We strongly object to expanding ministerial approval processes in ways that eliminate meaningful opportunities for residents to evaluate and comment on development proposals affecting their neighborhoods.

While ministerial approval may be intended to expedite housing production, administrative efficiency should not come at the expense of transparency, accountability, and public participation.

Residents should not first learn about significant neighborhood changes when construction begins.

We urge the Commission to preserve meaningful public notice, accessible information regarding proposed developments, enforceable development standards, and appropriate opportunities for review and accountability to the extent permitted under state law.

A faster approval process is not necessarily a better planning process, particularly when the consequences are permanent for the surrounding community.

2. Neighborhood Compatibility and Quality of Life

Encino neighborhoods have developed over decades with established patterns of housing, landscaping, street access, and neighborhood character.

Increased residential density must be evaluated with careful consideration of traffic, parking, emergency access, privacy, tree preservation, and compatibility with surrounding properties.

We are concerned that broad development incentives and streamlined approvals may fail to adequately account for the distinctive characteristics and limitations of individual neighborhoods.

Housing growth should be thoughtfully integrated into existing communities rather than pursued through a one-size-fits-all approach.

3. Infrastructure Capacity and Public Safety

Adding housing units without adequately assessing existing infrastructure raises serious concerns.

The City must demonstrate that streets, utilities, water systems, sewer capacity, emergency response access, and other essential services can reasonably accommodate anticipated development.

These issues are particularly important in neighborhoods with narrow streets, constrained access, and existing infrastructure challenges.

The burden of insufficient planning should not be transferred to current residents after development has been approved.

4. Genuine Housing Affordability and Community Benefit

Although the proposal is presented as a means of expanding attainable housing and homeownership opportunities, increased housing production does not automatically translate into affordability for the individuals and families most in need.

We urge the Commission to provide clear evidence regarding the expected price points, affordability, and accessibility of the housing likely to result from these changes.

The City should distinguish between creating additional development opportunities and producing homes that working families, younger residents, seniors, and moderate-income households can realistically afford.

5. Transparency, Accountability, and Respect for Existing Communities

Residents should have confidence that their concerns are being carefully evaluated and meaningfully addressed before far-reaching land-use changes are adopted.

Public hearings should represent more than a procedural requirement. They should be an opportunity for residents to influence decisions that affect the communities in which they have invested their lives.

We respectfully request that the Commission fully consider the testimony of affected residents, clearly explain how their concerns have influenced the proposed ordinances, and avoid advancing provisions that substantially reduce community protections without sufficient justification.

Our Request to the Commission

At our Encino Neighborhood Council Meeting held on Wednesday evening, October 28, 2026, the following motion was properly moved and seconded:

ENC will submit a CIS to the Los Angeles City Planning Commission requesting that they amend the Missing Middle LA Program with the following changes: no ministerial approvals, no lot splits, limit ADUs to the lesser of City or State requirements, do not exceed any of the State's mandates, and do not allow a reduction of local parking requirements.

The motion passed 16 affirmatives and 0 objections.

We respectfully urge the City Planning Commission **not to recommend adoption of the Missing Middle LA Program in its current form** and instead to require further consideration of the following:

- Meaningful transparency, public notice, and community accountability.
- Enforceable standards protecting neighborhood compatibility, trees, privacy, and public safety.
- Credible assessments of infrastructure capacity and cumulative neighborhood impacts.
- Clear evidence that the proposed changes will produce meaningful housing affordability benefits.
- Continued engagement with homeowners, renters, and neighborhood stakeholders before final decisions are made.

Our opposition is not rooted in a refusal to accommodate growth or welcome new neighbors. It reflects a belief that responsible planning must balance the need for housing with the rights, safety, and quality of life of the people who already call these neighborhoods home.

Progress should not require communities to surrender their voice in shaping their own future.

Thank you for your consideration. We respectfully request that this letter be included in the official public record for the Missing Middle LA Program and considered in the staff recommendation to the City Planning Commission.

Sincerely,

Kelvin Tolbert
Encino Homeowner and Community Stakeholder
Chair, Planning and Land Use Committee
Encino Neighborhood Council

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Planning CPC <cpc@lacity.org>

Support//Oppose Missing Middle Ordinance. Case numbers: CPC-2025-4421-CA, CPC-2025-4430-CA, and/or CPC-2026-4383-CA

FRANCINE TANSEY <flipsman@me.com> Wed, Nov 11, 2026 at 10:26 PM
To: planning.missingmiddlela@lacity.org, cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org
Cc: lyric.kelkar@lacity.org, tiffany.zeytounian@lacity.org, elizabeth.ene@lacity.org, mashael.majid@lacity.org, erin.bromaghim@lacity.org, osvaldo.ramirez@lacity.org, william.dahlin@lacity.org, yohanna.gaines@lacity.org, andrew.westall@lacity.org, jeff.khau@lacity.org, josh.yeager@lacity.org, emma.howard@lacity.org, lauren.hodgins@lacity.org, pamela.thornton@lacity.org, bryce.rosauro@lacity.org

I am writing as a Silverlake homeowner (since 1998) who supports Missing Middle LA, and I am asking you to strengthen it for future generations (I have two young adult sons that I hope will be able to remain in Los Angeles and have their children here). I love the idea that it is trying to make starter homes and home ownership in general more of a possibility for everyone. Teachers, police, fire fighters and civil service employees have had to live far from their employment which shouldn't be the case.

As a Silverlake resident, I am surrounded by trees including on our own property. Mature pines and a diverse population of trees. Please require deep soil areas for trees to grow and please allow deep soil areas for trees to grow. I understand that the MMO as currently written requires "open space", but that can be by way of patios or balconies. Balconies are not open space and they won't add oxygen and shade and pleasure to the people that live here.

Please don't sacrifice the trees.

Sincerely,

Francine Tansey
2120 Rockford Road, LA 90039
Hugo Soto-Martinez district
Also, a member of HODG (HangOutDoGood)

Planning CPC <cpc@lacity.org>

CPC-2025-4421-CA, CPC-2025-4430-CA, CPC-2026-4383-CA, Missing Middle LA ordinances (ADU, HOME Act/SB 9, Starter Home and Small Lot); ENV-2020-6762-EIR-ADD5

John Birkett <jfbirkett@gmail.com> Thu, Nov 12, 2026 at 12:18 AM
To: cpc@lacity.org

Dear President and Members of the Commission:

I oppose the Missing Middle LA ordinances as submitted, and I ask the Commission to vote NO.

The package is incomplete and contradicts itself in places. It leans on a reading of the state "vacant" rule that the draft states two different ways. It makes review ministerial for an unknown number of parcels. It goes beyond what state law requires, and it rests on a public record far too small for a program that reaches most of the city's single-family neighborhoods. I explain each point below, ask two questions of the Commission and several of Planning, and attach a list of the errors, conflicts and missing items I found. Page references are to the PDF of the Commission's package.

1. The vacancy rule and the demolition of serviceable homes

The Starter Home provisions allow projects of up to ten parcels and ten units on single-family-zoned lots only if the lot is "Vacant." The draft (Ex. A.3, 12.22 C.30, PDF pp. 188–190) defines that as having no permanent structure at the time of application, unless the structure is abandoned and uninhabitable. State law uses the same test (Gov. Code 66499.41(a)(2)(A)(ii)). The City's own implementation FAQ says the definition is meant to "prevent unnecessary demolitions" (PDF p. 407).

The draft does not say whether a buyer may purchase a serviceable, owner-occupied home, demolish it, and then apply on the now-empty lot.

The draft is also inconsistent about when vacancy is measured. Chapter 1 measures it at application. Chapter 1A, Small Lot 2, for the lowest-density lots, measures it when the building permit is issued (Ex. A.3, PDF pp. 212–213). If demolition before application satisfies the rule, a rule written to keep occupied housing from being replaced would instead make serviceable housing eligible by demolishing it.

This matters for the Commission's decision because no one, including the City, can say how many homes the ordinance reaches. I could not find a count of eligible parcels in the package. Depending on the official answer to this question, I can produce a parcel count by current use and a reasonably accurate estimate, based on County Assessor data, of rent-stabilized units on affected parcels by council district and neighborhood. Without it, the Commission would be adopting a program whose reach is unknown.

2. Ministerial review and the loss of environmental review on an unknown number of parcels

State law requires ministerial review for ADUs, SB 9 projects and Starter Home Revitalization Act (SHRA) projects. It does not require it for the City's local Starter Home Bonus. That is a City choice, and it means projects using the bonus receive no project-level environmental review and no discretionary hearing. The EIR's own mitigation measures also do not reach them. The 2021 Final EIR states that its mitigation measures apply only to discretionary projects and that applying them to ministerial projects is infeasible. It lists biological, cultural, paleontological and wildfire impacts as significant and unavoidable, partly for that reason.

The environmental review the report relies on is the 2021 Housing Element EIR (ENV-2020-6762-EIR, SCH 2021010130) and its addenda. That EIR was certified before SHRA (2023–2024) and before the local bonus existed. Its treatment of SB 9 rested on a Terner Center estimate of about 37,500 feasible units, under 9% of the 420,327 units analyzed. The report then relies on Addendum 5 (ENV-2020-6762-EIR-ADD5), which it says was prepared in November 2026. That addendum is not an exhibit to the report and is not linked from it. The City's EIR webpage lists only Addenda 1 and 2. The report calls Addendum 5 the "third" addendum and refers to a "fourth" as pending (PDF pp. 78–79), and I could not find Addenda 3 or 4. The state CEQAnet record for this project shows no filing after July 2026, and that filing concerned SB 79.

The Commission is being asked to rely on an environmental document the public cannot read, for a program whose parcel count the City has not given. I ask that the Commission not act until Addendum 5 is published and the public has had time to review it.

3. Proposition 37: a missed opportunity for the City and its residents

On November 3, California voters approved Proposition 37, the Middle-Class Home Ownership and Family Home Construction Act. It authorizes up to $25 billion in CalHFA revenue bonds to fund a subordinate loan of 17% of the purchase price. Buyers must earn no more than 200% of area median income and put down 3% from their own funds. The homes must be newly built houses, townhomes, row houses, condominiums or manufactured homes bought by the first purchaser, priced at or below 125% of the county conforming loan limit.

The City's package does not mention Proposition 37. Its financing appendix lists existing CalHFA programs. The report says the Starter Home Bonus is meant to expand homeownership, yet the bonus carries no affordability requirement, no owner-occupancy requirement and no price limit. What it offers is more floor area on smaller lots (a floor area ratio of 1.5 to 2.0, parcels 25% smaller than the minimum, a unit cap 20% above the state's ten in Chapter 1) and one JADU per parcel outside the cap.

I am concerned, and I recognize this is a judgment, that smaller lots, higher floor area ratios and an attached JADU on every parcel will push per-home prices up and significantly compress open or green space, making these homes less attractive to the middle-income families Proposition 37 is designed to help. The City has a rare chance to pair a local program with $25 billion of state financing. I ask that Planning run its own feasibility pro formas (Appendix 2.B) against Proposition 37's price cap and buyer profile before the Commission acts. I also ask that the ordinance be recalibrated, with unit-size, open-space and ownership standards that let middle-income buyers use the fund, before it returns for a vote.

4. Public outreach too small and too narrow for a citywide program

The report (pp. P-1 to P-8) lists real effort: three webinars, two technical working groups, 18 office hours, four community meetings, two additional briefings and a 30-response survey. But the public-facing record is very small for a city of about 4 million people covering more than 400 square miles, and for a program that reaches most of its single-family neighborhoods.

- **One public hearing.** The October 1, 2026 combined webinar and hearing was a single virtual evening session, with 42 speakers and a peak of about 97 attendees. That is about 0.001% of the city's population.
- **Four community meetings** drew 165 attendees in total (45, 43, 25 and 52), about 0.004% of the population. The report gives no criteria for choosing the five community partners or the meeting locations, no count of unique participants, and no description of mailed notice.
- **Written comments.** The City received about 755 emails, about 0.02% of the population. Of those, 514 (68.1%) came from one template campaign asking for limits and revisions. Supportive templates made up 54 (7.2%) (Table 5). The report does not tally the positions of the 42 speakers.
- **Requests not adopted.** The report did not adopt the five requests made in that campaign: limits on additional ADUs, protection of prevailing front setbacks, a 25% deep-soil minimum, removal of movable tiny homes, and additional public review.

- **Public materials did not match the final text.** The fact sheet (September 1, 2026, stamped "Administrative Draft Document Not for Public Review") described the bonus at a floor area ratio of 1.25 or less with a modified encroachment plane. The final exhibits give 1.5 to 2.0 and exempt the bonus from the encroachment plane. The City's Homeowner's Guide and massing studies illustrate state-law projects at a floor area ratio of roughly 0.25 to 1.36, not the local bonus.
- **Changes since the drafts.** The final exhibits differ from the September drafts the public reviewed. The Opportunity ADU was removed, Lot Amenity Space shares were raised, and Addendum 5 was prepared in November. The report describes no further public session to explain these changes.

I do not claim the City was indifferent. The numbers show the outreach was inadequate in scale and in geographic coverage for a decision of this size.

5. Local allowances that go beyond what state law requires

The City describes these ordinances as implementing state law. State law sets the floor for ADUs, SB 9 lot splits and Starter Home projects. The package adds local allowances that state law does not require, and those local choices carry the ministerial treatment and environmental-review consequences described above:

- **Ordinance ADUs:** local detached ADUs up to 1,200 sq ft and two stories, compared with 800 sq ft and 16 to 20 ft for state ADUs.
- **Affordable ADU Bonus:** up to six ADUs or JADUs per lot, each up to 1,200 sq ft, with 3 extra feet of height.
- **Starter Home Bonus:** an attached ADU or JADU on every parcel, outside the unit cap and outside the 1,750 sq ft average unit size. State law lets a city choose whether to allow ADUs on these parcels. It does not require it. The report calls the City's approach more permissive than "most local jurisdictions" but cites no source for that claim.
- **A 20% allowance** above the state's ten-unit cap in Chapter 1 (up to 12), while Chapter 1A caps the same projects at 10.
- **Extra floor area and height** for tree and historic preservation, which SB 9 does not require.
- **Small Lot 2** applies in more zones than the state Starter Home pathway.

I am not asking the Commission to reject what state law mandates. I am asking it to treat each local allowance as a choice the City is making, to require that choice to be justified in the record, and to hold off adopting it until the environmental review for those allowances is public.

6. Questions for the Commission

1. Do the Commission's rules or by-laws permit it to approve an ordinance submission that contains errors, unfinished text and conflicting provisions? The package includes a section marked "[FORTHCOMING]", a truncated statutory citation, competing amendments to the same Code section, and two different unit caps for the same Starter Home projects. The Appendix lists each one with its PDF page.
2. If the ordinances are changed after the final public meeting, does the Commission's process require a new public meeting before action? The final exhibits differ from the September drafts the public saw, and the report describes no further public session.

7. Requests and questions for City Planning

Before the Commission acts, I ask Planning to put the following answers and records into the public file:

1. The exact draft ordinance and fact sheet versions shown to the public before the October 1 hearing, and a video recording of the public meeting presentation.
2. Whether notice was mailed to property owners and neighborhood councils, and the number of unique participants across all outreach events. If not, describe what methods of notification were used.
3. How the five community partners and the meeting locations were chosen, and whether meetings were held in the areas where the most parcels are affected or some other criteria.

4. The Technical Working Group rosters and selection criteria, agendas and notes, and the summary of the 2024 Advisory Panel.
5. The support and oppose tally of the 42 speakers at the October 1 hearing, and whether a further comment period will be offered.
6. Vacancy and demolition: whether an owner may demolish a serviceable home and then apply as "vacant"; whether an owner-occupancy condition applies to Starter Home projects, as it does to SB 9 lot splits; and how many parcels are eligible, by council district and neighborhood.
7. Why vacancy is measured at application in Chapter 1 and at permit issuance in Chapter 1A.
8. Fire hazard: why the exclusion differs among Chapter 1, Small Lot 2 and Small Lot 3; whether all three use the same Very High Fire Hazard Severity Zone map; and what the report means by "Sea Level Rise Areas", a term found nowhere else in the package.
9. Coastal Zone: how Coastal Act review applies to Starter Home Bonus projects.
10. Environmental Addendum 5: its publication date and location, and why it is cited but not included among the exhibits.

8. Request

I ask the Commission to vote NO on the ordinances as submitted, to direct Planning to correct the errors and conflicts listed in the Appendix, to publish the records requested above, and to return any revised ordinance for a new public meeting.

I would welcome a written response. Thank you for your time and consideration.

Respectfully,

John Birkett
Westchester, CA 90045
jfbirkett@gmail.com

Appendix: Errors, conflicts and missing items in the submitted package

Page numbers are PDF pages of the package.

#	Item	Where
1	Section 13B.7.11 reads "[FORTHCOMING]"	Ex. A.1, p. 152
2	"Public Resources Code Sec. 201" citation is truncated	Ex. A.1, p. 154
3	Roof pitch written "12:2"	Ex. A.1, pp. 102, 148
4	"4 stories feet"	Ex. A.3, pp. 219, 241
5	Section 6C.1.2 is cited again in Sec. 15	Ex. A.1, p. 124
6	Div. 9.5 cross-references remain after Sec. 22 removes the division	Ex. A.1, pp. 124, 151-152; Ex. A.2, p. 171
7	Competing amendments to LAMC 12.21 A.4	Ex. A.2, p. 171; Ex. A.3, p. 187
8	Tiny house limit is 150 sq ft in one place and 130 sq ft in another	Ex. A.1, pp. 93, 148

#	Item	Where
9	Rounding is "to the nearest" in some places and "up" in others	Ex. A.3, pp. 206, 227, 243; Ex. A.1, pp. 107, 140-141; Report p. 26
10	Starter Home Bonus cap is 12 in Chapter 1 and 10 in Chapter 1A	Ex. A.3, p. 206 vs. pp. 227, 243
11	FAR table boundaries overlap	Ex. A.3, p. 207 vs. p. 218
12	Off-lot parking distance of 750 ft conflicts between provisions	Ex. A.3, pp. 225, 242
13	Lot amenity threshold is 20 units in some documents and 21 in others	Ex. A.5, p. 305; Design Standards p. 330; Map Standards p. 345; Report p. 31
14	Numbering errors in Exhibit A.5	Ex. A.5, pp. 302, 304, 305
15	ADU condo-conveyance ban: "prior to January 2027" in Chapter 1, "after January 1, 2027" in Chapter 1A; a certificate of occupancy dated exactly 1/1/2027 is not addressed in Chapter 1A	Ex. A.1, pp. 113, 143
16	Vacancy is tested at application in Chapter 1 and at permit issuance in Chapter 1A Small Lot 2	Ex. A.3, pp. 188-190 vs. pp. 212-213
17	SB 1123 is dated 2024 in one place and a year after July 2024 in another	Report pp. 13, 15
18	Environmental Addendum 5 is cited but not included as an exhibit and is not on the City's EIR page	Report pp. 78-79

Planning CPC <cpc@lacity.org>

Support Missing Middle Ordinance and Trees

Jennifer Levin <jentwelve@gmail.com> Tue, Nov 10, 2026 at 5:47 PM
To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, TeamCD4 <contactcd4@lacity.org>, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org
Cc: lyric.kelkar@lacity.org, tiffany.zeytounian@lacity.org, Elizabeth Ene <elizabeth.ene@lacity.org>, mashael.majid@lacity.org, erin.bromaghim@lacity.org, osvaldo.ramirez@lacity.org, william.dahlin@lacity.org, yohanna.gaines@lacity.org, andrew.westall@lacity.org, jeff.khau@lacity.org, josh.yeager@lacity.org, Emma Howard <emma.howard@lacity.org>, lauren.hodgins@lacity.org, pamela.thornton@lacity.org, bryce.rosauro@lacity.org

I am reaching out in SUPPORT of the Missing Middle Ordinance. I love that it is trying to make starter homes, and home ownership more possible for everyone. My ONE SUGGESTION//NOTE: Protect the trees.

I read that currently the MMO requires "open space,: but that open space can be patios or balconies (balconies are NOT open space, and they don't add oxygen and shade and pleasure to LA). Please please please REQUIRE deep soil areas for trees to grow.

That's it.
I am good with everything else.

Just don't forget the trees.

Sincerely,
Jennifer Levin

153 S. Norton, 90004
Hugo Soto-Martinez district
Also, a member of HODG (HangOutDoGood) `

Planning CPC <cpc@lacity.org>

Support for Missing Middle Ordinance

Lisa Kors <lisamkors@gmail.com> Tue, Nov 10, 2026 at 5:49 PM
To: cpc@lacity.org, councilmember.hernandez@lacity.org, councilmember.nazarian@lacity.org, councilmember.blumenfield@lacity.org, contactcd4@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.padilla@lacity.org, councilmember.rodriguez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, heather.hutt@lacity.org, councilmember.park@lacity.org, councilmember.lee@lacity.org, Council Member Hugo Soto-Martinez <councilmember.soto-martinez@lacity.org>, councilmember.jurado@lacity.org, councilmember.mcosker@lacity.org

Hi City Council Members,

I am writing to whole-heartedly support this Missing Middle Ordinance. I have lived in LA for over 40 years and as a working professional and a mom, I have never been in a financial position to own a house.

As you're likely aware, there is no path to homeownership for people like me, who hold down good jobs (though often freelance) who can't get a mortgage and can't afford a huge downpayment for a house.

My one caveat is that I hope you will set a stronger line for maintaining existing trees and incentivizing additional deep-soil areas that can be used for planting additional trees.

Thank you,

Lisa Kors

Planning CPC <cpc@lacity.org>

A mid-Wilshire homeowner in SUPPORT OF THE MISSING MIDDLE ORDINANCE - Council Files CPC-2025-4421-CA, CPC-2025-4430-CA, and/or CPC-2026-4383-CA

Tony Gittelson <tonygittelson@gmail.com> Wed, Nov 11, 2026 at 11:36 AM
To: planning.missingmiddlela@lacity.org
Bcc: cpc@lacity.org

Dear City Planning Commission,

I am a homeowner in the mid-Wilshire area. I am writing in SUPPORT of the MISSING MIDDLE ORDINANCE (MMO). To address our housing crisis, and meet our RHNA goals--which the City has never done--Los Angeles needs Missing Middle housing. The MMO is a thoughtful and creative tool to add to our housing stock. No one solution will entirely "fix" our housing shortage, but the MMO--Council File CPC-2025-4421-CA, CPC-2025-4430-CA, and/or CPC-2026-4383-CA--is a step in the right direction.

Please APPROVE the Missing Middle Ordinance. I am also a Board member on the Greater Wilshire Neighborhood Council representing Brookside.

Thank you,

Tony Gittelson
Los Angeles, CA
Cell (213) 400-1494
TonyGittelson@gmail.com

UNITED NEIGHBORHOODS NEIGHBORHOOD COUNCIL

United Neighborhoods of the Historic
Arlington Heights, West Adams,
and Jefferson Park Communities
Neighborhood Council

via email

November 10, 2026

Monique Lawshe, President
Los Angeles City Planning Commission
cpc@lacity.org

Letter of Resolution and Community Impact Statement

RE: **Missing Middle Initiatives**
CPC-2025-4421-CA; CPC-2025-4430-CA; CPC-2026-4383-CA
Agenda items 6, 7 and 8 (Nov. 12, 2026 meeting)

Dear City Planning Commissioners:

Thank you for the opportunity to comment on the Planning Department's Missing Middle initiatives.

The United Neighborhoods Neighborhood Council (UNNC) represents the historic neighborhoods of Arlington Heights, West Adams and Jefferson Park (along with West Adams Heights, Angelus Vista, Kinney Heights, and other neighborhoods) within Los Angeles City Council District (CD) 10. The UNNC has a long record of supporting equity and diversity in affordable housing. We also support major housing, mixed-use projects along our corridors, and, importantly, preservation of historic resources. Within UNNC are four Historic Preservation Overlay Zones (HPOZ) including, Jefferson Park, the 2nd largest HPOZ in the city, as well as two large Character Residential Overlay District CPIOs. The purpose of these historic-preservation-focused overlays, generally speaking, is to protect the character of our community.

Introduction

This letter is about people, not just places. If the Missing Middle initiative fails to address in a real way displacement and affordability, then it has fallen short of what should be its goal: Create housing for Los Angeles's Missing Middle, that is, workforce housing, housing for middle class families, and housing for those who are the children of longterm resident Angelenos, so young families may afford to live in the communities where they grew up and have roots.

UNNC emphasizes that it is now, and always has been, concerned about the sense of place we can see every day in the neighborhoods that comprise our neighborhood council. Each of these neighborhoods that are designated either as HPOZs or as Character Residential Overlay Districts (CPIO) are filled with period architecture, a palpable historic identity (each unique and distinctive, yet all imbued with the feeling that comes with standing for more than a century), and a similar feel in terms of setbacks, massing, height and

the essential rhythm that together establish the character of a neighborhood. We were excited when the Missing Middle idea was first expressed, as a part of the Housing Element – although we soon saw (and commented about) that Planning Staff was addressing building form far more than it was considering outcomes for real people.

Unfortunately, half a decade later, the Missing Middle initiative neither protects people nor does it protect the essential rhythm, historic character, unique identity and sense of place of UNNC's neighborhoods and communities. It does not protect our longtime residents from displacement. Its emphasis on building form and physical context rather than on either "content" (e.g., the meaning of true affordability in housing) or people is a fatal flaw.

Additionally, the Missing Middle as proposed is harmful to the City's simultaneous efforts and stated goals of creating more green space, more tree canopy, and more green equity.

The Missing Middle weakens the requirement for open space, even as the citywide Landscape and Site Design Ordinance takes effect on Nov. 15, 2026. It appears hypocritical in adopting two conflicting sets of standards, but here we are. The City talks *ad nauseam* about climate justice or climate change but then **grants removal of trees and green space** as waivers to accommodate developer demands to max out properties. If we are concerned about our warming city then 25% deep soil space must be required in any development in our neighborhoods in order to allow trees to grow. The city has a goal of 25% canopy coverage, and there is no way we can meet that with just right-of-way, tree planting. We're going to need private property tree planting. However, the Missing Middle proposes to allow excessive ADUs, which will reduce the amount of trees that we can put on private property to help us meet our canopy goals.

Additionally, UNNC does not perceive this bundle of Missing Middle ordinances as effectively ensuring a clear, objective standard that new developments ***must be designed to be compatible with the surrounding neighborhood.*** The Planning Department's diagrams in the Report(s) should show impacts to surrounding neighbors, not just what can be built on a specific lot. UNNC supports the concept of smaller scale developments, including courtyard and bungalow housing, but it is not made clear in this initiative how the city will encourage them over bulky apartment developments.

WHO is the "Missing Middle"?

It's important not to confuse people with places. We were surprised to see that, and again, this is for the housing element, but it still stands for this document, that the Planning Department's idea of the missing middle is about housing typology, and not about Los Angeles' moderate income and middle-income residents. Recognizes that middle income and even some higher income Angelenos are struggling to find affordable rentals. But in these initiatives before you today, basically, everything is referring to architectural and urban planning strategy of increasing housing density. It does not directly refer to the housing stock that is missing for middle-income Angelenos.

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UNNC wants our City Planners, and you, to talk about not destroying existing missing middle in order to put in new missing middle. Because we currently have a lot of missing middle (that is, middle class) neighborhoods in various parts of Los Angeles that have been very successful for many, many years. And we don't think that those buildings should be destroyed. This is where people and structures should come together. UNNC does not support land use policies that destroy existing missing middle buildings, and in that process, displacing tenants living in those missing middle structures.

The initiatives before us now do not address the matters of construction costs and money. Nor do they deal with any mandates. If the City can somehow force the hands of developers to build these new archetypes, the resulting projects still could be aimed at people making too much money, with rents set at market rates rather than targeted for true affordable housing. UNNC does want projects that address workforce housing, not just extremely low and very low, but with this initiative, we are talking about bonus incentives and development standards waivers without providing the kind of housing that is sorely needed.

This is not the first time UNNC has pointed out the discrepancy between the common concept of who comprises the Missing Middle versus discussions of building form. In 2021, UNNC responded to the 2021-2029 Draft Housing Element, noting in part our objections to the Planning department mostly overlooking the Missing Middle, and to the extent the Missing Middle was addressed, misdefining it. That was when we first admonished that: "It is important not to confuse *people* with *places*." UNNC applauded staff for adding a one-page section on "The Missing Middle" but we were surprised to see then, and continue to be surprised now, that the expanded Draft Housing Element clarifies that the Planning Department's idea of the Missing Middle is about Housing Typology, and not about Los Angeles' moderate income and middle income residents.

The Housing Element document that leads to the initiatives and draft ordinances before you today recognizes that middle income and even some higher income Angelenos are struggling to find affordable rentals and homes for purchase (page 6-1). Housing Element Policy (1.1.8) and Program (63) reference the so-called "missing middle," but refer to an architectural and urban-planning strategy of increasing housing density. It does not directly refer to the housing stock that is "missing" for middle income Angelenos.

UNNC would like to see more programs that address the lack of housing stock for those families of middle income for the city ($61,424 to $184,271 [Pew Research Center]). A diversity of programs beyond some of the targeted down payment assistance programs are needed as even a down payment will not help if one's income does not qualify them for a mortgage. The median home sale price in Los Angeles was $923,000 in August (Redfin), and the demand at the lowest end of the price spectrum continues to be intense. Without targeted intervention, Los Angeles will struggle to retain middle income families contemplating moving to the Inland Empire or leaving the region altogether.

The Housing Element did not cohesively even define this category. It is not clear, for example, on page 4-29, if the reference to "moderate income Workforce housing (150% AMI)" – or Area Median Income – is the same thing as the "Missing Middle"? Or would a "middle income family" be at the Median (in other words, in the exact middle) level?

A young teacher starting out might be expected to earn circa $55,000 – below Los Angeles's median income. The average pay for a restaurant chef in Los Angeles is $48,000. The average pay for graphic designers is $55,000. An MTA bus driver earns $65,000 (about median income). At the City itself, entry level librarians earn less than $55,000; service employees earn between $34,000 and $50,000; and City Planning Assistants appear to achieve the city's median income, not the "moderate income" 150% of median.

For UNNC, this is the Missing Middle.

It is people, not just the type of housing. Moreover, it is not reasonable to assume that new "duplexes" that may be constructed would automatically not be market rate or even luxury units. UNNC's current experience is that many new duplexes are three and four stories in height, with large square footage under roof and many deluxe amenities.

Housing Element Policy points to the creation of new housing for the Missing Middle "particularly in High Opportunity Areas." UNNC's footprint is not included within the High Opportunities Areas map, and yet it is clear that our neighborhoods include – and communities throughout Los Angeles include – many residents who are a part of the large Missing Middle. New rental and sale housing for the Missing Middle should be spread throughout the city, as one of the most important challenges for families is for the next generation (if they so choose) to be able to settle in the neighborhoods where they grew up, near family.

UNNC also suggests re-evaluating the effectiveness of the Small Lot Subdivision Ordinance, which originally was intended to help create more affordable ownership solutions for the Missing Middle. But currently most of these projects result in homes fetching well over $1 million, and some of these projects are actually being designed as rental housing crowding multiple individual renters into shared housing suites (often for student housing).

UNNC supports the idea of creating shared-equity models, including a citywide Community Land Trust (CTL) program, but we do note that one already-announced privately-generated CLT program is focusing on The Missing Middle – people, not places – which we applaud. As described on page 237 of the Draft Housing Element, it would appear that if public funds end up involved, then the focus would be on the much-needed affordable housing units, but not The Missing Middle.

UNNC stakeholders have also identified City-owned surplus property as a possible source for adaptive reuse as Workforce/Missing Middle housing (that is, expand the focus beyond low income housing and create housing solutions for all levels of Angelenos.)

ADU section

UNNC is not comfortable with several aspects of how the topic of ADUs is addressed.

First, it is not necessary to exceed State requirements on ADUs. The City is trying to allow as many as ***6 ADUs on a standard single family lot***. The State allows 3. It seems that the Missing Middle proposal is excessive.

Second, let's discuss the issue of "Tiny Houses." Tiny Houses and other forms of upscale sheds are already popular as de facto home offices and studios throughout Los Angeles (and elsewhere), and are generally legal in most cases (because they do not require foundations and building permits). They are not considered housing units. Planning Staff has now seemingly added these (but not pre-fab manufactured housing permanent ADUs affixed to the ground with foundations) to the ADU toolbox – but without explaining why? Why do we need to add Tiny Houses on wheels to the LAMC at all? Additionally, since they are moveable and on wheels, is there an explanation of how, exactly, they are to be tied to the sewer, and have plumbed water and electricity that's connected to a metered (utility) system?

Why would this have been added? [Subdivision 33 of Subsection A of Section 12.22 of Chapter 1 page 2, 33.3] "The designation of the primary dwelling may be altered in subsequent permits, provided the ADU(s) and/or JADU continue to comply with all applicable provisions governing primary dwellings and ADUs." -- This is rife with possibilities for unscrupulous developers secretly planning project expansions. The City needs to be able to evaluate, objectively, a proposed project to see if it does or does not meet ministerial approval requirements, but if this is left open-ended it constitutes an improper phasing of a project that may NOT be ministerial. Too, the "primary structure" should be the obvious main, largest-square-footage, structure, not just any unit on the parcel.

Page 10,(e)2: No ADUs should be newly erected in the front yard setback or in front of a primary structure except within the existing square footage of a lawfully constructed garage or accessory structure. Fine, but UNNC also firmly believes that ADUs should be subordinate to the primary structure.

Page 13 (h)3, regarding **ADU Conversions on Lots with a Multifamily Dwelling.** The proposed ordinance states, "Multiple state attached ADUs created pursuant to Section 66323(a)(3) located within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, recreation rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings. At least one ADU must be allowed pursuant to this paragraph, but a maximum of up to 25 percent of the existing multifamily

dwelling units may be created. Non-residential uses on the ground-floor such as commercial, retail or office may be converted." HOWEVER, this means that a developer can purposefully bypass zoning requirements by placing first-floor commercial uses and indoor recreation room spaces on submitted plans – in order to meet the requirements of a CPIO, Specific Plan or other zoning ordinance – knowing full well in advance that the minimum commercial and/or open space square footage approved in an application will be eliminated soon after the initial Certificate of Occupancy is issued.

Why would the City want to encapsulate deception into the law? And, it would seem to embrace illegal phasing into the project. In any case, two years is not enough time. There should be language in the ordinance to prevent this, if not permanently, then perhaps something like, "such conversion cannot take place until at least ten years after the CofO is issued." Frankly this entire idea is inappropriate. If something on the submitted plans, be it an alternative open space/recreation room or required ground floor commercial needed to meet the requirements of a CPIO or other specific plan, is actually intended to be a future ADU, then the plans should so indicate.

Many of our commercial corridor requirements are designed to create pedestrian friendly neighborhood serving retail uses on the first floors of these structures. Yet, too many developers are only paying lip service and not actually creating the mandated neighborhood-serving retail uses that are envisioned in our community plans to revitalize our commercial corridors, make them pedestrian friendly and offer services that are too often missing within UNNC boundaries and throughout South Los Angeles, the West Adams District and other older, more urbanized neighborhoods of Los Angeles. Unless state law requires otherwise, UNNC requests that they never be allowed to convert that required space and this whole idea be deleted from the Missing Middle ordinances.

Pointing out as well that UNNC also strongly suggests that if an original project was approved as a discretionary action that mandated any sort of commercial space and/or recreation space in lieu of true exterior open space, that it not be eligible for non-discretionary conversion, since the prior overall approval(s) of the project relied on these spaces being present.

In the section discussing "Bonus" and "Opportunity" ADUs, the problem is that the definition of "High Opportunity" and "Moderate Opportunity" Areas dramatically differ depending on which agency's master mapping system you use. UNNC has noted, for example, that the Equity and Opportunity maps used for Mills Act analysis are not the same as other mapping systems. For instance, there is a difference between transit opportunity areas, economic opportunity areas, access to quality shopping & educational choices opportunity areas, and Climate Bond Disadvantaged Communities (environmental justice areas) maps, among others. Yes, we note that the ordinance specifically references one mapping tool, TCAC (CA Tax Credit Allocation Committee), which may or may not reflect Los Angeles's specific concerns overall and does not reflect UNNC's concerns.

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Regarding page 16, Affordable Bonus ADUs, 5(2)(e): UNNC appreciates that this program excludes HPOZs, but it should also exclude Legacy and Character Residential Overlay District CPIOs (e.g. "HPOZ lite" overlays, which now extend beyond South LA, Southeast LA and West Adams Community Plan Areas to Hollywood and elsewhere. There is no point in having such zoning, especially after committing to community outreach and having the City Council adopt these special zones, if the City does not then recognize their purpose (and especially if they are also forbidden in the more exclusive RA zones, which may have more land to accommodate them).

UNNC notes here that City Planning's utilization of the word "Affordable" in this and other programs clearly includes units that in fact would not be affordable to those most in need of units they can actually afford, given that at this writing "Affordable" includes individuals who may be earning as much as $90,000 a year. UNNC recommends that this and other bonuses generally be limited to "Extremely Low Income" and "Very Low Income" units / ADUs.

Page 21, SALE of ADUs: Generally, UNNC is not certain we are comfortable with the idea of selling ADUs as separately-owned units on parcels with single family homes.

For TIC (Tenants in Common) units, it seems somewhat disingenuous to only allow TICs in non-profit housing corporations create them, given that nearly all of the current TIC projects in Los Angeles are not created by non-profits. The purpose of TICs seems to be to create a more streamlined method of selling individual units (compared to condominium subdivisions). Again, UNNC is not weighing in on whether TICs are "good" or "bad" mechanisms, but if they are "good" then they should not be limited to entities which at this time are not in the business of creating them.

A primary reason why at this time some developers prefer TICs to Condominium Subdivisions are the many hoops a subdivider must jump through with the Bureau of Engineering (which may order street widening and curb reductions as if the project is newly-constructed rather than existing) and other City departments. This ordinance does not relieve the developers/subdividers of this bureaucracy. In 1A, 2(vi), page 9, it references "zoning conditions" but usually problems derive from Bureau of Engineering conditions.

1A, Other Standards No 7, page 20 – this suggests that, unlike other housing projects, it would be okay to differentiate "affordable" replacement housing units from market rate housing units by utilizing the ADU(s) as the affordable housing units in a project. That creates two visible, functional and obvious categories of occupants, which in the past we have attempted to avoid.

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Small Lot Subdivisions

The original premise and goal of the Small Lot Subdivision was to provide less-expensive sale housing to the Missing Middle. This revised proposed ordinance does not even reference that goal. By failing to address the goal, we end up with perversions of this concept, such as the project on Adams Boulevard (currently under construction) with units clearly designed as student co-housing, with as many as 10 bedrooms in each "single family home" but only one small combined kitchen-dining-living room space. No family would live in such a configuration.

Page 4, No. 10 ii(b): UNNC recommends that the rear yards not be reduced to only 10 feet when abutting residential zones (not just single family zones – multi-family projects ALSO need open space and more trees. It should remain 15 feet, or when utilizing the half-width of the rear alley then a minimum of 15 feet when that is combined with the rear yard. Otherwise the unit that is furthest to the rear in the subdivision does interfere with the privacy of the adjacent property and fewer deep-rooted trees with large canopies can be planted.

Starter Homes

On page 7 – but this comment is applicable throughout – is a section describing how to remove and replace and/or relocate, a "Protected" tree. Protected trees should not ever be removed nor attempted to be relocated, since they often die. We should be protecting "Significant" trees which are mature, may add to the character of the neighborhood, may have a history in and of themselves. We see that there is a section (on page 15) dealing with this, but it is not contiguous with the section on Protected Trees. UNNC thought the conversation had already turned to the measurement of the trunk circumference, and not the more limited list of protected trees. In the end, it is okay if some lots in the city are not eligible for the Starter Home initiative. The ordinance should be rewritten to make a statement of goals related to retention of trees (in general) and how that is important, and then merge the two discussions on "Protected" and "Significant" trees into one longer section such that the importance of the topic is clear.

Pages 15-16: The entire section on the Preservation of "Surveyed Historic Resources" is not clear. All Contributing Structures and Altered Contributing Structures within HPOZs are surveyed. This section may be referring to all the other kinds of "Surveyed" structures (e.g., SurveyLA, Community Redevelopment Agency, Section 106 reviews, the 1996 South Los Angeles Historic Resources Survey, etc., etc. – and/or any historic resources listed on the California Register). It needs to have more clarity as to which buildings are referred to.

That said, in return for other waivers and bonuses (FAR, density, height), the developer/owner absolutely should be required to rehabilitate the original structure (at least its exterior) in conformance to the Secretary of Interior Standards while building the new units. No time like that time, when work is being done on the premises. Moreover, they should not be allowed, after 15 years, to demolish – why would that even be considered in this ordinance, again when significant bonuses are being awarded to the developer?

It is also unlikely, if the Starter Homes are to be for-sale homes, that lenders and/or insurers would provide their financial instruments if an unrestored, not-rehabilitated structure sits on the general premises.

Page 17: Bungalow Courts ~~and Gardens~~ (*sic*) – why on earth is "and gardens" crossed out? The building typology of Bungalow Courts is that they were usually built around central courtyard gardens.

Page 18, Historic Resources (again). UNNC is confused, or at least the sentence is confusing. Are you trying to say, the project is not located in an HPOZ OR, if it is, then at least it does not require a demolition? It is stated differently in Starter Home 1A:

> *Historic Resources*
> *The proposed project is not located in an Historic Preservation Overlay Zone (HPOZ), would not require the demolition of a designated historic resource, and is not located on a lot where a designated historic resource was demolished after December 31, 2022*

So, yes or no, are these projects allowed in HPOZs? And if yes, they are, then there remains a problem: You are not addressing the relationship of the existing Historic structure to the rest of the project. Is the project to be subservient to it, per the Secretary of Interior Standards? Can it end up hidden from view?

Page 25, regarding reduced front yard setbacks: In general, UNNC does not support reduced front yard setbacks, since this is where trees can be planted and attractive open space supports the character of a neighborhood. This section fails to reference Building Lines established by ordinance, which should be honored no matter what typology or category of Missing Middle housing is being proposed. There are reasons for Building Lines (including potential street widening, underground easements, etc) that created some of these Building Lines, and they are generally well-established (most having been adopted 100 years ago) and dictate the character of the surrounding neighborhood.

State law respects prevailing front yard setbacks but our Planning Department leaves them open to possibly being reduced in order to grant developers the ability to max out a property. Front Yard setbacks offer communities continuity.

SB9

Page 2, first line: This section requires that a project not occur where tenants had been in occupancy within the last three years. In contrast, the Starter Home initiative requires a five-year gap. These should be consistent, and not only that, they should specify "at time of application" rather than at time of building permits issued or any other measure. Projects, even when expedited for planning approval, may still take 18 months or longer to get all approvals; and (for example) projects within CPIOs are required not to evict their tenants until they have full approval, which becomes a Catch 22 unless the point really is – and UNNC thinks the point really should be – that no tenants are to be evicted to create these new projects. Be clear on the goal and state it clearly in these ordinances.

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Conclusion

UNNC is aware that your task today is immense, and feels very rushed. It is rushed. City Planning received a grant where the timeline (perhaps rather than current state law) is barreling a huge project down a highway to quick completion. That's why UNNC in this letter, and in our own discussions with stakeholders at our meetings, focused in on only some of the technical elements of this larger initiative.

We want to emphasize that we are very concerned about the very definition of the Missing Middle. These documents do not seem to recognize the people who comprise that demographic segment.

UNNC strongly recommends eliminating the ministerial ability of developers to convert sections of their buildings into ADUs if those spaces were designated on original plans as either Open Space (including Recreation Rooms) or ground floor commercial (especially if mandated by local CPIOs or other specific plans).

We recommend greater clarity of definitions regarding: 1). "surveyed historic properties," and 2). "opportunity areas."

UNNC strongly opposes reduction of front yards (and especially the failure to address Building Lines already adopted by ordinance), and other proposals that remove spaces to plant trees. This Missing Middle Initiatives should place greater emphasis on protecting trees and increasing tree canopy, because this amenity is one of the most important elements of making Missing Middle neighborhoods liveable.

Indeed, there does not seem to be much in the package in front of you today that actually addresses livability. That oversight is a major mistake.

Thank you for your consideration.

Sincerely,



Laura Meyers
President, UNNC
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