Missing Middle LA
Virtual Public Hearing

Thursday, October 1, 2026
Information Session: 6 p.m. - 6:30 p.m.
Public Hearing: 6:30 p.m. - 8:30 p.m.

Stay Engaged During the Presentation!

Please offer any comments and questions.

Traducción al español está disponible
Spanish translation available.

Type questions in the Q&A

No Artificial Intelligence, including meeting notetakers or bots, is permitted

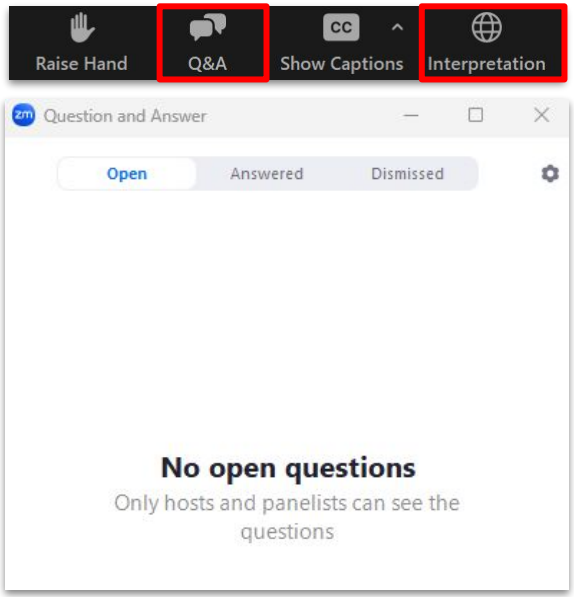


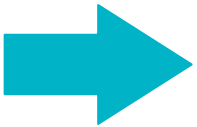
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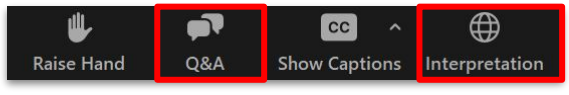
¡Manténgase conectado con nuestro equipo durante el seminario web!

Por favor comparta sus comentarios y preguntas con nosotros.



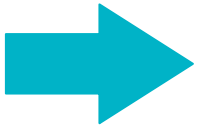
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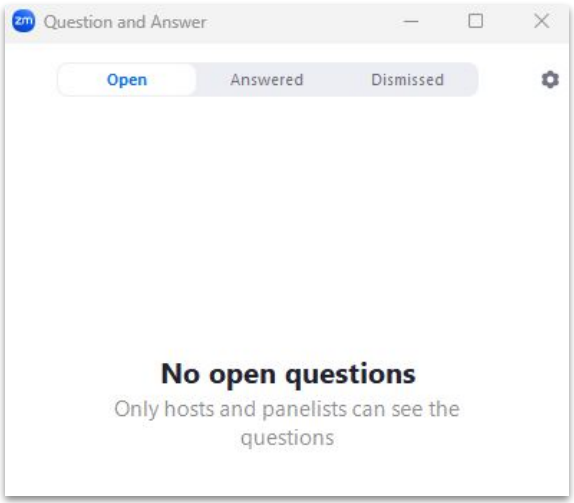






Escriba sus preguntas en la sección de preguntas y respuestas







Ninguna herramienta de Inteligencia Artificial, tomadores de notas, o bots no son permitidos en plataformas virtuales que esté organizando el Departamento de Planeación de Los Ángeles (o LACP por sus siglas en inglés).

Image: No-ai-icon.com

Session Objectives

1. Learn about the **Missing Middle LA Program (MMLA)**
2. Learn **what has changed** since the release of the initial draft ordinances
3. **Share feedback** that can inform future recommendations at the City Planning Commission meeting



Summer Engagements

We have heard from community members and practitioners through:

- **2** public information sessions
- **2** technical working groups with industry professionals
- **5** Community Based Organizations partnered with across LA: **Pacoima Beautiful, Central City Neighborhood Partners, West Angeles CDC, East LA Community Corporation and Mar Vista Voice** for community events
- **17** Office Hour appointments



Lee Andrews Group

LA Housing: Challenges & Opportunities

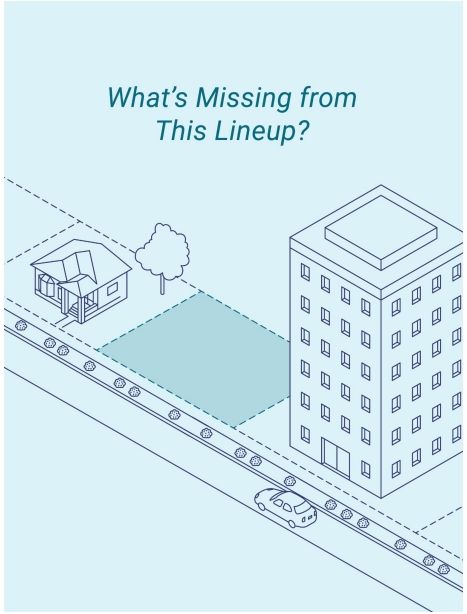
Los Angeles has housing at both ends of the spectrum, but too few choices in the middle.

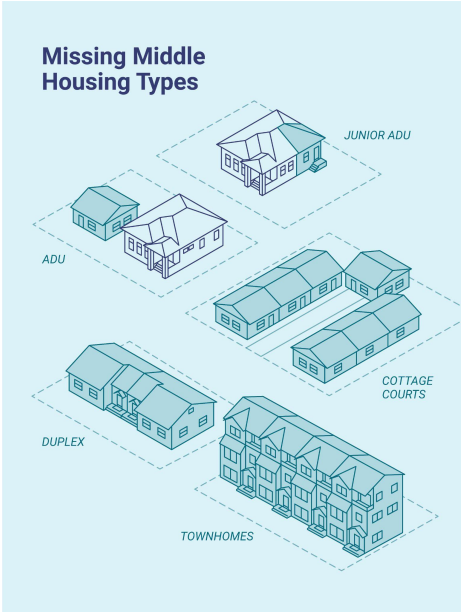
More than **75%** of all LA homes are either single-family or located in buildings with **50 or more units.**

Only 6% of new homes built since 2020 have been for-sale—and most were large single-family homes.

Missing Middle housing can expand the choices between these two ends:

- Smaller, more attainable ownership opportunities
- Flexible options and opportunities for existing homeowners to add housing





Who can benefit?

First-time buyers, multigenerational families, older adults, and homeowners looking to provide housing.

Program Overview

Missing Middle LA Program	
Part 1: Small Scale Homes	**Part 2: Small Lots & Starter Homes**
ADU Ordinance Update	Starter Home Revitalization Act (SHRA) / Starter Home Bonus Program
HOME Act (SB 9)	Small Lots Subdivisions Update
Objective Design Standards	
Ministerial Subdivision Procedures	

Program Framework

MMLA implements State law, adapts it to Los Angeles, and creates additional local opportunities.

- **Implement State Law.** Bring ADU, SB 9, SHRA, and AB 1033 requirements into the Los Angeles Zoning Code.
- **Improve Local Outcomes.** Add clear standards addressing design, access, fire safety, trees, historic resources, tenants, and neighborhood context.
- **Expand Housing Opportunities.** Create local ADU and Starter Home incentives and clearer pathways to smaller-scale homeownership.



Part 1: Small Scale Homes
ADU Ordinance Update

Overall Goal: Make Los Angeles's ADU rules clearer, safer, and easier to use for homeowners by

- **Updating and simplifying** the City's ADU regulations to reflect State law and provide clearer approval standards
- **Enabling** eligible ADUs to be sold separately as condominiums under AB 1033
- **Strengthening** hillside and wildfire-safety provisions
- **Expanding** housing opportunities through a new ADU Bonus Program



Part 1: Small Scale Homes

ADU Bonus

Overall Goal: Create targeted opportunities for additional ADUs beyond State-law allowances to achieve policy goals

- **4-Unit Housing:** Coordinate ADU and SB 9 allowances
- **Opportunity ADU:** One additional ADU on qualifying larger lots
- **Affordable ADU Bonus:** Additional ADUs for providing affordable units
- **Multifamily Properties:** Expand opportunities for additional ADUs
- **Ground-Floor Conversions:** Convert eligible commercial space into housing
- **Clearer Rules:** Consolidate local allowances and incentives into one program

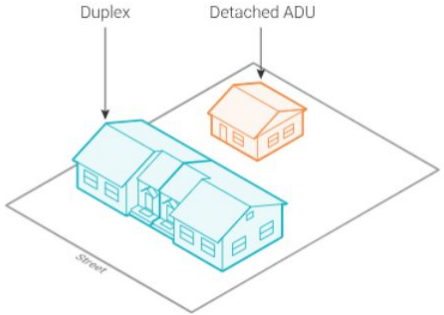


Los Angeles Times, Ariana Drehsler

Part 1: Small Scale Homes
HOME Act (SB 9)

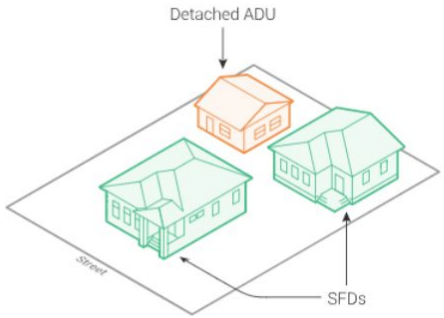
Overall Goal: Implement state law while making targeted local changes that help homeowners and encourage policy goals.

- **Codify and implement** SB 9 in the Los Angeles Zoning Code
- **Align local standards** with State law and remove conflicting requirements
- **Make Urban Lot Splits more workable** for homeowners
- **Encourage preservation** of Significant Trees and historic homes

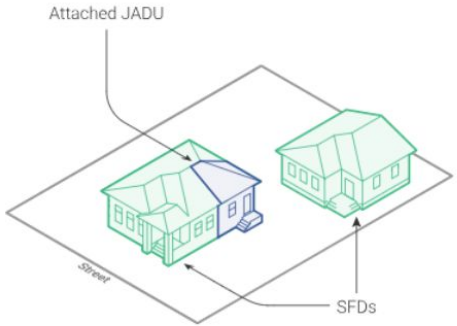


Duplex + 1 detached ADU

Two Unit Developments



2 SFDs + 1 detached ADU



2 SFDs + 1 JADU

Part 2: Small Lots & Starter Homes

SHRA/Small Lots Subdivisions

Overall Goal: Create more attainable homeownership opportunities with neighborhood-scaled **small lot homes** by:

- **Implementing** SHRA's ministerial starter-home pathway up to 10 units
- **Minor updates** to the City's Small Lot Ordinance
- **Improve flexibility** for access, parking, and site design
- **Encourage preservation** of Significant Trees and historic homes
- **Create a Starter Home Bonus Program** to advance citywide policy goals



Alfred Twu

Part 2: Small Lots & Starter Homes

Starter Home Bonus Program

Overall Goal: Create more attainable homeownership opportunities with neighborhood-scaled **small lot homes** by:

- Create a **Starter Home Program** to advance the city's housing and design goals ministerially
- Provide additional **incentives** for qualifying projects that commit to meeting a set of objective design and subdivision map standards

Proposed Starter Home Bonus Program Incentives	
ADUs / JADUs	Allow one on each lot
Minimum Parcel Size	25% reduction to 450 sq. ft. (multifamily zones) or 900 sq. ft. (single-family zones)
Density Increase	Up to 20% more units/parcels, with fractions rounded up
Minimum Density	Minor methodology difference
Building Height	Additional five feet, plus two feet for sloped roofs (> 50% slope)
Encroachment Plane	Modified plane origin at 24 feet (vs. 20 feet)
Automobile Parking	50% reduction allowed (or 0.5 spaces per unit)
Floor Area Ratio	FAR ≤ 1.25:1; porch exemptions; averaging of floor area is allowed
Front Setbacks	Allow reduced front setbacks based on the site and surrounding development context.

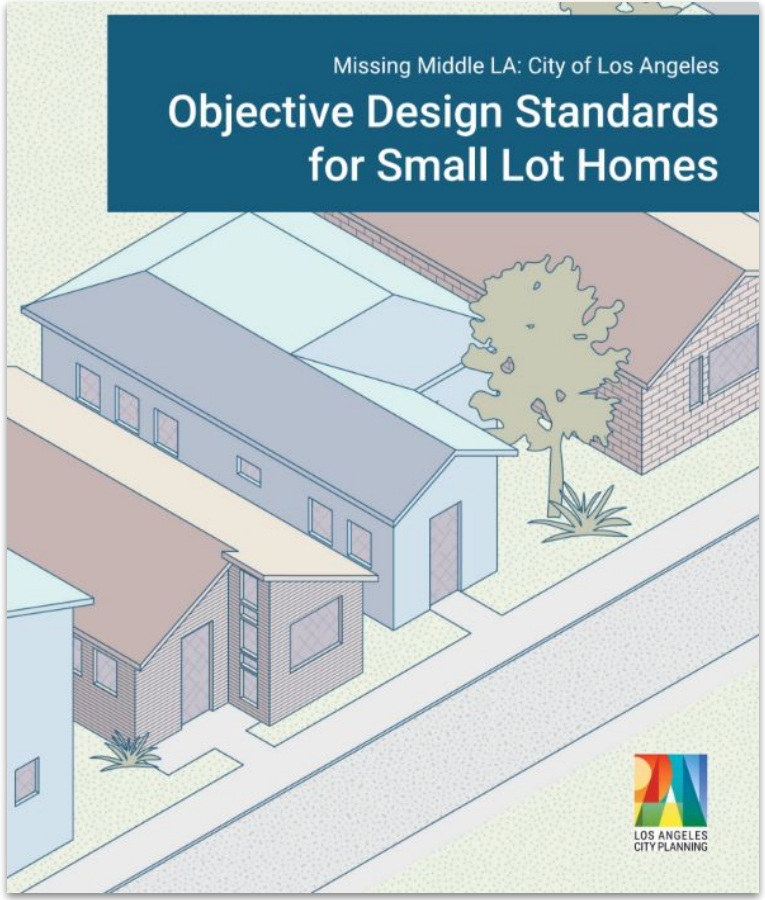
Objective Design Standards

Overall Goal: Update the City's Small Lot Design Standards so they also apply to projects using the **Starter Home Bonus Program**.

- Make the existing standards clearer and more objective for both types of projects.
- Support walkable streets, usable shared spaces, and designs that fit their neighborhood context.

*Separately, the City is developing objective design standards for new housing in **Historic Preservation Overlay Zones (HPOZs).***

Public Hearing on Tuesday, Nov. 10



City of LA

Ministerial Subdivision Procedures

Overall Goal: Implement non-discretionary process by creating the following procedures:

- **Ministerial Preliminary Parcel Map**
- **Ministerial Tentative Tract Map** (including SB9 and Starter Home projects)
- **Separate sale of eligible ADUs** as condominiums under AB 1033*

Procedures will be released separately for public review prior to City Planning Commission.

*City Council has also asked for recommendations on simplified and expedited processing procedures for eligible new-condos.



Changes Reflected in the Second Draft Ordinance

Key Updates		
ADU Ordinance	**SB 9 Ordinance**	**Starter Home Ordinance**
More ADU options	Stronger tree and historic preservation incentives	More flexible access and parking
Clearer size and eligibility rules	“Early Start” Permits	Stronger incentives
Updated fire safety and tenant protections	Shared sewer access	More flexibility in design and development

State Legislature SHRA Amendments

***Update* - September 2026:** Governor Newsom has recently approved several bills amending SHRA, SB9 and ADU Law that will be integrated into a final ordinance draft (prior to CPC).

Senate Bill 1116 (SHRA)

- Guaranteed density tied to minimum lot area (600 in MF zones or 1,200 square feet in SF).
- All projects receive a base 1.25 FAR.
- Front setback from original lot line is capped at 10 feet.
- Minimum density requirements for non-housing element sites removed.
- 60-day time to act for final maps.

Assembly Bill 956 (ADU Law)

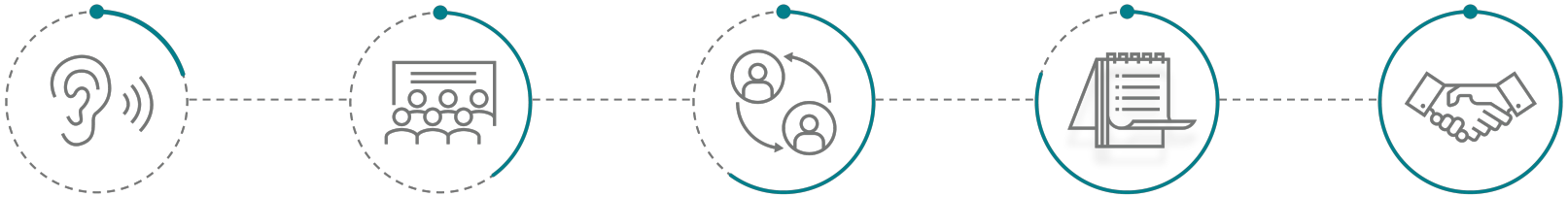
- Will allow two (2) detached ADUs on lots w/existing or proposed single-family dwelling (currently limited to 1).

Assembly Bill 2601 (SB 9)

- Housing developments proposing both a SB 9 Two Unit Development & Urban Lot Split must be processed concurrently.

Missing Middle LA Public Engagement

We are here:



Fall 25 -Spring 2026

Listen

- Staff conducted research on topics and best practices
- Open House/ Webinar
- Technical Working Group #1

Early Summer 2026

Initial Draft

- Public release of 1st draft
- Open House/ Webinar
- Technical Working Group #2
- Informational Webinar

Late Summer 2026

Revised Draft

- Release of 2nd draft

Fall 2026

Public Hearing

Winter 2026/2027

Review and Adopt

- Adoption by the **City Planning Commission** and transmittal to **City Council**.

Contact Information

Website:
planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-la or *scan the QR code below*:

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Transition to Public Comment

In lieu of attending the following Public Hearing, comments may be submitted by email to planning.missingmiddlela@lacity.org or by hard copy through **October 16th, 2026 at 6:00 pm**.

Thank you

2026 Relevant State Legislation to MMLA

Key Updates		
ADU Ordinance	**SB 9 Ordinance**	**Starter Homes / Small Lots**
AB 956 (permits two detached ADUs)	AB 2601(concurrent processing)	AB 2601(concurrent processing)
SB 1117 (fees)		SB 1116 (major updates)
		SB 677 (small Lot appeals)
		AB 1751 (townhomes)