

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to preparing an ordinance to amend the Los Angeles Municipal Code (LAMC) regarding the floor area of Accessory Dwelling Units (ADU); and related matters.

Recommendations for Council action, as initiated by Motion (Lee – Rodriguez):

1. INSTRUCT the Department of City Planning (DCP) to present the proposed Missing Middle Ordinance to Council as soon as possible, including an option that provides:

"If there is an existing primary dwelling, the floor area of an attached ADU may not exceed fifty (50) percent of the existing primary dwelling and in no event shall exceed 1,200 square feet."
2. INSTRUCT the DCP to report back within 60 days regarding the impacts of Senate Bill (SB) 9 and SB 1211 on attached ADU development within the City of Los Angeles, including any trends involving attached ADUs exceeding traditional proportional size relationships.
3. INSTRUCT the DCP to report on any additional local regulatory options available under State law to preserve neighborhood compatibility while maintaining compliance with State ADU mandates.
4. INSTRUCT the DCP to report back with an analysis of whether "attachment" can be defined in such a way to establish separate rules to address the breezeway loophole.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on September 22, 2026, the PLUM Committee considered Motion (Lee – Rodriguez) relative to preparing an ordinance to amend the LAMC regarding the floor area of ADUs; and related matters. DCP staff provided an overview of the matter. Councilmember Lee introduced an amendment to substitute the language for the first moving clause, which has been attached to the Council file. After an opportunity for public comment, the Committee moved to approve the Motion as amended to include the amendment provided by Councilmember Lee, Recommendation No. 1 and a friendly amendment from Councilmember Blumenfield, Recommendation No. 4, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
RAMAN:	YES
JURADO:	YES
LEE:	YES
NAZARIAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-