

MOTION

As the City of Los Angeles moves forward with implementation of SB 79, the expansion of the Corridor Transition (CT) program creates a meaningful opportunity to shape the type of housing that gets built across the city and to address limitations that have constrained its use to date. This is an opportunity to support housing that fits within neighborhoods and meets the needs of residents, including smaller multifamily buildings, family-sized units, and opportunities for homeownership.

The CT program was designed to support these housing types, but it has not been widely utilized. Current development standards and regulatory requirements make many projects difficult to finance and move forward. City Planning has been developing the Missing Middle LA work program to identify ways to improve feasibility and support these types of projects.

The expansion of the Corridor Transition (CT) accessibility within the implementation of SB 79 creates a meaningful opportunity for City Planning to identify and address limitations that have constrained its use to date. This is an opportunity to support housing that fits within neighborhoods and meets the needs of residents, including smaller multifamily buildings, family-sized units, and opportunities for homeownership.

As the City moves ahead, the focus should remain on whether these policies result in housing that gets built. Making targeted technical changes now will help ensure that the expanded CT program is workable, that new housing actually gets built, and that the housing produced reflects the needs of our communities.

I THEREFORE MOVE that the City Council directs the Department of City Planning to develop and present to the Planning and Land Use Management (PLUM) Committee, within 90 days, a package of technical amendments to streamline development projects presented under SB 79. These amendments shall be designed to establish regulatory certainty and accelerate project approvals from the program's inception, and to align with and incorporate the City's Missing Middle LA work program currently under development, including, but not limited to, the following:

1. Enhance the feasibility and financial viability for developers to produce for-sale housing stock within the missing middle framework, notwithstanding state of California statutory constraints such as defect liability and the Subdivision Map Act, including strategies to facilitate condominium, townhome, and small lot subdivision development within CT areas, including strategies to facilitate



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condominium, townhome, and small lot subdivision development within CT areas.

I FURTHER MOVE that the Department of City Planning (DCP), in coordination with the Department of Building and Safety (LADBS) and any other relevant city departments, be directed to report back to the Planning and Land Use Management (PLUM) Committee within 90 days with a comprehensive strategy to accompany the implementation plan for the following:

1. Identify and address systemic barriers within the existing CT program that constrain project feasibility and market uptake, including but not limited to establishing incentives for development projects that incorporate a requisite minimum percentage of three- and four-bedroom units, providing for deeper affordability, and enacting technical modifications necessary to improve the feasibility and production of missing middle housing typologies;
2. Identify and maximize the use of all available streamlining, ministerial approval, and by-right processing tools under state and local law to accelerate the entitlement and permitting of projects developed under SB 79;
3. Assess the feasibility and timeline for developing pre-approved design concepts and objective design standards for missing-middle housing types most likely to be produced under CT incentives, including bungalow courts, townhomes, and small courtyard apartments;
4. Develop robust design guidelines protections for all designated Historic Preservation Overlay Zones (HPOZs) that would go into effect after the delayed effectuation period ends.
5. Conduct an infrastructure capacity analysis at all 55 Opportunity Stations, which shall include an assessment of direct walking paths, utility capacities, transit service frequency, and the availability of community facilities;
6. Adoption of innovative technologies within the newly established Development Services Bureau to accelerate requisite administrative activities, and public-facing project tracking dashboards for real-time monitoring of Departmental commentary; and
7. A standardized review protocol inclusive of rigorous "shot clock" deadlines to ensure all entitlement reviews are finalized within established timeframes.

PRESENTED BY: _____


KATY YAROSLAVSKY,
Councilwoman, 5th District

SECONDED BY: _____



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