



**KATY YAROSLAVSKY**

COUNCILWOMAN, FIFTH DISTRICT

June 3, 2026

Council President Marqueece Harris-Dawson  
Los Angeles City Council

Re: Proposed Technical and Policy Enhancements to the Low-Rise Ordinance to Encourage Production of Missing Middle Housing (CF 25-1083-S3)

Dear Colleagues,

First I want to acknowledge Councilmember Blumenfield for his leadership as Chair of the Planning and Land Use Management (PLUM) Committee. I also want to thank all PLUM members, and dedicated staff from the Department of City Planning (Planning Department) staff, for your leadership in the advancement of the City of Los Angeles's implementation of Senate Bill (SB) 79 (CF 25-1083-S3).

I commend the Department of City Planning's staff for their diligent work and rapid turnaround with drafts of the two implementing ordinances: the Phased Implementation Ordinance and the Low-Rise Ordinance.

### **LOW RISE ORDINANCE**

I enthusiastically support the Low Rise Ordinance as the City's key phase one tool to implement SB 79 through revisions to the Corridor Transition (CT) program. When SB 79 implementation first came before the full Council, I co-introduced two motions with the intent of streamlining and facilitating Missing Middle housing production in high resource transit-rich areas in the City. As I noted during my remarks on the Council floor, the preexisting CT program resulted in zero housing units being built, primarily due to misaligned incentives that hindered financial feasibility. One of my motions asked the Planning Department to update the incentives in the CT program to render more projects financially feasible.

As drafted, the Low Rise Ordinance accomplishes that goal in many important ways. However, I believe there are additional changes that can be made to further improve project feasibility. Before the Council adopts the current draft as final, I urge you to support the following provisions as raised by housing advocates, community members, and potential Low Rise Ordinance applicants alike. These revisions aim to ensure that the Low-Rise Ordinance is successful in producing the much-needed housing at the scope and success the housing crisis requires:

**1. Incentivize Voluntary Proposals with 3 and 4 Bedroom Units**

As proposed, the Low Rise Ordinance grants project applicant incentives in exchange for providing 3-bedroom and 4-bedroom units. In the motion I introduced, I asked for such an incentive, because I wanted to ensure that families of all types are able to benefit from the housing production that will result from this work, including but not limited to multi-generational families and families with children of all ages. I would like to see an Ordinance update that encourages project applicants to voluntarily propose projects with larger footprints.

**2. Allow At-Grade Parking Behind Facades**

The current draft of the Low Rise ordinance allows parking in rear surface configurations, subterranean parking, or semi subterranean parking, but does not allow for at-grade attached parking integrated into the building form. I believe attached at-grade parking should also be permitted, provided it's located behind a primary façade in order to maintain street level activation and a pedestrian oriented streetscape, consistent with the approach discussed by Planning during CPC deliberations.

Restricting parking to rear or subterranean configurations presents difficult trade-offs. Rear parking often competes directly with usable backyard or open space areas that are important for families and children. Subterranean and semi-subterranean parking can substantially increase construction costs and, on some sites, may be constrained by environmental conditions, site geometry, or other physical limitations.

Allowing attached at-grade parking behind the primary façade provides an alternative that maintains active street frontage while improving project feasibility and design flexibility. It also reduces pressure on neighborhood street parking by allowing residents to park on-site where appropriate.

**3. Incentivize Affordable Housing Production with Existing City Incentives**

I support efforts to allow the Low Rise Ordinance to work in concert with existing affordable housing incentive programs including MIIP, CHIP and AHIP. These pathways should be structured to encourage missing-middle housing production, not restrict it. Where appropriate, projects should be able to pair low rise incentives with existing affordable housing tools in a way that expands financing options while staying aligned with the scale and housing types the Ordinance intends to produce.

**PHASED IMPLEMENTATION ORDINANCE**

I urge you to support the Phased Implementation Ordinance, as written, as it relies on the legislative text of SB 79, California Government Code Section (GCS) 65912.161 (b), and adopts a phased approach to meeting the goals of SB 79. Notably, in phase two and beyond we will continue to advance SB 79 implementation in applicable TOD Zones and TOD sites not included in the initial phase and make other

refinements as adopted by this body based on lessons learned.

Please reach out to Charles Turner, my lead on capital projects and planning initiatives, with any questions at [charles.turner@lacity.org](mailto:charles.turner@lacity.org).

Respectfully,

A handwritten signature in black ink that reads "Katy Yaroslavsky". The signature is written in a cursive, flowing style.

KATY YAROSLAVSKY  
Councilwoman, Fifth District