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.