

West Hills Neighborhood Council

"It's our neighborhood. Let's build a community."

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November 5, 2026

The Honorable Monique Lawshe, President
Los Angeles City Planning Commission

Re: Thursday, November 12, 2026 Meeting/Missing Middle Ordinance
Agenda Item #6/CPC-2025-4421-CA

Dear Commissioner Lawshe and fellow Commissioners,

The West Hills Neighborhood Council (WHNC) representing residents located in the South Valley Region are concerned about moving forward on the draft for the Missing Middle Ordinance without including requested changes proposed by the public. As written, the Ordinance increases density even more than State regulations, undermining local control and community protections. Disregarding local zoning laws can strain public services, destroy existing single-family neighborhoods, and eliminate the voice of community members.

We are requesting the following modifications:

- Prevent the commercial-scale development of residential lots by limiting the number of ADUs.
- Protect front-yard setbacks to preserve neighborhood consistency.
- Establish clear guidelines to mitigate urban heat, protect canopy trees and preserve open space with a minimum 25% permeable deep-soil area per lot.
- Ensure that new development is thoughtfully designed and compatible with the character of the surrounding neighborhood.
- Tiny Homes on Wheels (THOWs) must be removed as an option to add housing within existing neighborhoods.

At the November 5, 2026 Board meeting WHNC unanimously voted to support our community's request, along with 806 California-elected officials and more than 100 California cities who signed a resolution, that planning decisions made by the State return to local control. Our community is not opposed to housing growth; we are opposed to being excluded from decisions that have irreversible consequences.

Respectfully,

Charlene Rothstein
Charlene Rothstein, President
West Hills Neighborhood Council

Aida Abkarians
Aida Abkarians, Vice President
West Hills Neighborhood Council

cc: Vincent P. Bertoni, AICP, L.A. City Planning Director
12th District Councilmember John Lee