

December 16, 2025

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Yolanda Duarte-White, Commissioner
Pam O'Connor, Commissioner
Michael R. Hastings, Commissioner

FROM: Mitch Glaser, AICP, Assistant Deputy Director
Current Planning Division



**DECEMBER 17, 2025, REGIONAL PLANNING COMMISSION MEETING – AGENDA
ITEM 5(c) – RPC SPECIAL NO. RPPL2025005022: INFORMATIONAL PRESENTATION
ABOUT BUNGALOW COURTS**

We have received one public comment regarding this informational presentation, which is attached to this supplemental memo.

MG:mg

SHAPING
TOMORROW

Mitch Glaser

From: DRP Public Comment
Sent: Saturday, December 13, 2025 2:03 PM
To: Mitch Glaser; Zoe Axelrod
Cc: DRP Public Comment
Subject: Fw: Bungalow Courts 5 c

FYI - please see below

From: Michele Zack <michelezack@mac.com>
Sent: Saturday, December 13, 2025 1:58:12 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Bungalow Courts 5 c

CAUTION: External Email. Proceed Responsibly.

Not an applicant

I am in favor of allowing bungalow courts in Altadena by right as long as they meet certain conditions. Tiny temp/transitional housing should NOT be encouraged except in a few cases.

But if the prospective bungalow court plan contains attributes such as units of 500-900 sq. ft, with front and back doors to the outside, with front door facing a nicely landscaped open communal garden space to encourage social interaction it should be allowed. Each unit should have its own entry, ideally a small porch that can be personalized, and also small garden area. Living room, at least one separate bedroom, dining area, storage space, closets, and built-ins, full kitchen and bathroom should be within each unit so that it suits long-term occupancy and a life of dignity. Small utility areas for projects/storage behind units should be encouraged. Courts can include duplex, triplex, or 4-plexes, but any second stories must be set back. Variation and articulation should be encouraged.

Such courtyard housing can be rental, co-op, or condos, and will help provide the missing middle of housing especially suited to singles, couples, young people, old people who want to downsize or not rebuild after fire. Altadena is quite affluent, this housing should be beautiful and charming, well Landscaped and aimed at moderate/middle income occupants for whom single family houses are not wanted or out of reach. If projects meet above conditions, they should be allowed in R-1 zones, and Provision for parking in covered garages or more open arrangements should be allowed to have set back waivers.

Michele Zack
2485 Marengo Ave
Altadena 91001
Sent from my iPhone