



**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

Date: August 1, 2025

To: City Departments
Interested Parties

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Subject: IMPLEMENTATION GUIDELINES FOR EMERGENCY EXECUTIVE ORDER NO 8:
EXPANDING PATHWAYS FOR EXPEDITED RESIDENTIAL REBUILDING

On July 23, 2025, Mayor Karen Bass issued [Emergency Executive Order No. 8 \(EO 8\)](#) to provide additional streamlining for the rebuilding of the City of Los Angeles' fire-devastated communities. Effective immediately, the project review procedures in the Department of City Planning (City Planning) and the Department of Building and Safety (LADBS) are modified in response to EO 8. As directed by EO 8, City Planning and LADBS shall provide guidelines on the implementation of EO 8 related to application and permitting processes. This memorandum provides guidance for applicants seeking to file a permit application for projects that are eligible for the EO 8, Expanding Pathways for Expedited Residential Rebuilding, and summarizes eligibility criteria and exceptions, general procedures, project review timelines, filing requirements, fees, development standards, additional tools and resources, and contact information.

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I. EO 8 ELIGIBLE PROJECT CRITERIA

A. Definitions:

EO8 Eligible Project: A project that meets all of the following criteria:

1. The project is a single-family residential project, including new accessory structures and supportive infrastructure, such as foundation systems, utilities, and driveways, and any other supportive infrastructure necessary to construct, install, or use the single-family residential building and related structures and facilities;
2. The project is to repair, restore, demolish, or replace property or facilities substantially damaged or destroyed by the Wildfires;
3. The project complies with all objective zoning standards in Chapter 1 of the LAMC and complies with the following development standards:
 - i. Height. Non-hillside R1 properties in the Coastal Zone shall follow the R1 height requirements of LAMC 12.21.1 for a Lot in Height District 1 that is not located in a Hillside Area or Coastal Zone.
4. The project is located within the Coastal Zone;
5. The project replaces the same number of units that existed at the time of the Wildfire, with the exception of a new accessory dwelling unit (ADU);
6. The project does not include any lot consolidation, subdivision, or lot line adjustment;
7. The project is built at least 10 feet from a canyon bluff or 25 feet from a coastal bluff, as determined by the City;
8. The project complies with any and all Environmental Protection Measures (EPMs) adopted by the Director of Planning pursuant to EO8, and the project will not have a significant impact to biological resources; and

9. The project obtains building permits for repair or reconstruction within seven years from the issuance of EO8; and the work is completed within three years of obtaining building permits; unless the applicable deadline(s) are extended by a subsequent Order or Council resolution.

Wildfire: Individually or collectively, the Palisades, Hurst, Kenneth, Archer, and Sunset Fires that occurred in January 2025, in whole or in part, within the City of Los Angeles.

B. EO8 Eligible Project Provisions

An EO8 Eligible Project is subject to the following provisions:

Height. Non-hillside R1 properties in the Coastal Zone shall follow the R1 height requirements of LAMC 12.21.1 for a Lot in Height District 1 that is not located in a Hillside Area or Coastal Zone. The height requirements are as follows: No Building or Structure shall exceed 33 feet in height; except that when the roof of the uppermost Story of a Building or Structure or portion of the Building or Structure has a Slope of less than 25 percent, the maximum height shall be 28 feet. The 3:1 FAR allowable per Height District 1 in the Coastal, non-Hillside areas is still applicable.

C. General Rebuilding Provisions

Front Yard Setback. If a prevailing setback existed prior to the Wildfire, an Eligible or Non-Eligible Project may utilize such prevailing setback to establish the front yard setback. Prevailing setback shall be calculated and applied to lots subject to the prevailing setback provisions as outlined in the Zoning Code. For additional information, refer to the information bulletin P/ZC 2023-015. ZIMAS, NavigateLA, or a recent survey performed for the property can be used to establish the prevailing setback.

Accessory Dwelling Units. Attached and/or detached Accessory Dwelling Units (ADUs) proposed pursuant to Los Angeles Municipal Code (LAMC) 12.22.A.33 and GC § 66323 may be considered as part of an EO1 or EO8 Eligible Project regardless of whether or not they are proposed in conjunction with a primary residence utilizing the Eligible Project provisions.

A repaired or replaced garage or accessory structure may also be converted to an Accessory Dwelling Unit (ADU). The conversion and any additions related to the ADU can be permitted concurrently with the primary dwelling, or can be permitted before or after the primary dwelling. The new attached or detached ADU would be subject to applicable local and state law governing ADUs.

II. BUILDING AND SAFETY (LADBS) PROCEDURES

A. Building Permit Applications and Procedures

Eligible EO8 projects are subject to expedited permit review, pursuant to EO1 as amended, and shall submit permit applications directly with the Department of Building and Safety in accordance with the procedures and requirements outlined below.

For projects that may first require analysis related to coastal bluffs, canyon bluffs, and/or biological resources, please see the City Planning Section below.

Submittal Process

Applicants may submit plans and documents electronically via the LADBS [ePlan portal](#). Alternatively, paper plans may be submitted in person at our offices by scheduling an [appointment online](#). Walk-in service is available at the L.A. One-Stop Rebuilding Center (West LA) located at 1828 Sawtelle Blvd, 2nd Floor, Los Angeles, CA 90025.

Eligible Projects may obtain building permits for repair or reconstruction within seven years from the issuance of EO 8, and the work must be completed within three years of obtaining building permits, subject to extension by a subsequent Order or Council resolution. Furthermore, the Department of Building and Safety may grant building permit extensions under its existing authority and procedures in the LAMC, beyond this three-year term.

For a comprehensive list of required plans, documents, and information needed for the plan review submission, refer to [Plan Submittal Requirements](#).

Once submitted, the plan review for reconstruction projects that are on a site with a structure substantially damaged or destroyed by the Wildfires will be expedited within the timelines established by the Mayor's EO 1 or EO8, adhering to state and local guidelines. This expedited review applies both to projects that do and do not qualify as Eligible Projects.

Reconstruction projects that are on a site with a structure substantially damaged or destroyed by the Wildfires that do not qualify as an Eligible Project under EO1 or EO8 are still subject to the expedited initial permit review timelines under the Mayor's EO 1.

Projects not eligible for EO1 or EO8 within the Coastal Zone will require City Planning Review. Please refer to the City Planning Department information below in Section III, City Planning Procedures.

Applicable Building Code Edition

In accordance with the Governor's Emergency Executive Order N-29-25, the following code suspensions are applicable to all projects to repair, restore, demolish, or replace residential structures or facilities substantially damaged or destroyed as a result of the Wildfire:

- Standards in the 2025 California Building Standards Code are suspended. Projects may utilize the 2022 California Building Standards Code with the exception of the fire and public life safety requirements presented by the State Fire Marshal and adopted by the California Building Standards Commission for inclusion in the 2025 California Building Standards Code.
- For projects located in a flood zone, compliance with the minimum elevation standards in the 2025 code (or future updates) are required, as long as those standards are consistent with federal guidance on the implementation of the National Flood Insurance
- The requirements of the California Energy Code for Solar Electric Generation Systems/Solar PV Systems have been suspended. The requirements of Solar Ready are applicable.

Existing Foundations

Reusing the existing slab and foundation is permitted as long as a California-licensed Professional Structural Engineer or Architect evaluates the foundation system and affirms that it is in satisfactory condition. Documentation, which may include observations and tests of the foundation system, must be submitted to LADBS for review and approval. Additional soil or geotechnical investigations may be necessary in certain geological regions to assess the feasibility of reusing the foundation system.

Soil and Geological Reports

Soil and Geological reports are required in some geologically sensitive areas as outlined in the [Information Bulletin P/BC 2025-157](#). Resubmitting an existing approved soil and geology report and approval letter dated within 10 years of the Mayor's EO 8 is acceptable. Such a report must be restamped by the original engineer or engineering geologist. However, the reports approved prior to the 2020 LABC will need to be updated for seismic design parameters, including seismic slope stability analyses and seismic lateral earth pressures for retaining walls more than six feet high.

All-Electric Building Provisions

Compliance with the All-Electric Ordinance No. 187,714 is not required.

Plan Check Fee

Under the Mayor's [Emergency Executive Order No. 7](#), the collection of fees associated with permits are currently suspended. Suspension of permanent fees is pending City Council determination ([Council File](#)).

LAUSD Fees

Los Angeles Unified School District (LAUSD) fees will not apply if the replacement structure is constructed with the same square footage as that of the existing structure immediately before the *Wildfires*. If the rebuild includes an addition that is more than 500 square feet, the fee will be applicable and assessed based on the square footage of the addition. LAUSD fees are not subject to [EO 7](#).

Linkage Fees

Linkage Fees will not apply to the replacement of the existing house resulting in the net increase of 1500 sqft or less of floor area from the prior home that existed on the property. Linkage fees are not subject to [EO 7](#).

Clearances

Please refer to the most recent interdepartmental clearance memo for a comprehensive listing of clearance requirements applicable to Eligible Projects. This list is subject to periodic updates and should be reviewed to ensure compliance with current regulatory requirements.

B. Temporary Housing Facilities

To help homeowners rebuild after the *Wildfires* and to provide temporary living arrangements, the placement of certain temporary accommodations is allowed on sites without requiring a building permit.

The site must be vacant, free of hazards, and contain a one- or two-family dwelling that was destroyed or significantly damaged by the *Wildfires*.

Temporary accommodations must maintain a minimum five-foot setback from all property lines and have proper electrical, water, and sewer connections, all of which must be permitted. Certification by a California-licensed architect, contractor, or engineer is also required. Certification shall be completed through the [online portal](#).

Refer to the information bulletin [P/BC 2025-156](#) for more information.

C. Grading and Haul Route Permits

A haul route approval for an EO 8 Eligible Project shall be approved ministerially and exempt from any discretionary approval processes. Staff shall add a PCIS clearance for the Bureau of Street Services and the Department of Transportation for “Approval to transport earthwork quantities over 1000 cubic yards”. Staff shall review the conditions of approval from these two agencies for compliance prior to permit issuance.

D. Inspection Timelines and Procedures

Site Hazardous Materials and Clearing

Prior to permit issuance, documentation from the Los Angeles County Department of Public Works is required indicating that the subject site has been cleaned and free of hazardous materials.

Inspections

After a permit has been issued, inspections can be scheduled [online](#), through the LADBS Go mobile application or by contacting the LADBS call center by phone ((213) 473-3231) or toll free (888) 524-2845). Inspections occur at various stages of construction to ensure compliance with the approved plans. They will be conducted within two business days of the submitted request. Once construction is complete and all necessary clearances and approvals are obtained from city departments, a Temporary Certificate of Occupancy or a Certificate of Occupancy will be issued.

III. CITY PLANNING PROCEDURES

A. EO8 Eligible Projects

Eligible Projects are subject to the following City Planning review and clearances, as applicable. Projects that are not subject to the following do not require any City Planning review or clearances (except for designated historic resources). Questions regarding the required review can be directed to Planning.PalisadesRebuild@lacity.org. An application for administrative review of the following requirements can be submitted to the [Department of City Planning Online Application Portal](#).

Coastal or Canyon Bluff Analysis

Properties located on or adjacent to existing coastal or canyon bluffs are required to prepare a bluff analysis report to determine the location of any bluff edge. Applicants can review the “Additional” tab in [ZIMAS](#) to see if the property is identified as having potential for any bluff to exist. The bluff analysis report must be prepared by a California-licensed Professional Engineer or Geologist and should disclose whether a coastal or canyon bluff exists on the subject property.

If a bluff exists on the property, the project site plan should show the bluff edge and footprint of the proposed development. New development must be set back 10 feet from the edge of a canyon bluff and 25 feet from the edge of a coastal bluff. Development includes, but is not limited to, primary and accessory structures, swimming pools, decks, new retaining walls, and other supportive infrastructure.

Projects that do not comply with the required bluff setbacks are not eligible for EO8 streamlining. Such projects may be eligible under EO1 or will need to file a Planning application for Coastal Act review.

Biological Resources

Properties identified as having potential for biological resources must comply with the Environmental Protection Measures for Eligible EO8 Projects in the Palisades Burn Area, outlined in Section 4 of the [City Planning Chapter 1 Environmental Protection Measures Handbook](#). Applicants can review the “Environmental” tab in [ZIMAS](#) to see the “Biological Resources Potential” category. A property identified as having “Medium” or “High” potential is required to comply with the environmental protection measures (“EPMs”). A Qualified Biologist must first prepare a [Biologist’s Statement \(Form CP-3613\)](#) to determine if additional review is required. Properties identified as “Low” potential are not subject to additional review.

If the Biologist’s Statement determines that a Biological Resources Assessment Report is required, the report must be prepared by a Qualified Biologist and submitted to planning staff for review. The report should follow the City Planning Biological Reporting Standards and template, and include an acknowledgement of compliance, see Forms CP-[4074](#), [4073](#), and [4075](#)).

The report must include a “Final Statement” that concludes whether the project has the potential to significantly impact any biological resources, habitat for biological resources, or wildlife corridors. If the project has potential to significantly impact such resources, the Final Statement must include a list of all necessary and feasible measures to avoid or reduce impacts from the project to biological resources, habitat for biological resources, and/or wildlife corridors to less than significant. The Final Statement must conclude whether after compliance with all of the measures, the project will have significant impacts to Biological Resources, habitat for Biological Resources, or wildlife corridors.

Planning staff will review the report and must accept the report as complete, prior to providing any Planning Clearances. If the Final Statement concludes that compliance with all the identified mitigation measures will still result in significant impacts, the project is not eligible for EO8 streamlining. Such projects may be eligible under EO1 or will need to file a Planning application for Coastal Act review.

B. Non-Eligible Projects

Projects that are not eligible for the EO 8 ministerial review process are still subject to the expedited initial review timelines for all repair and rebuilding projects.

Coastal Act Review

Projects not eligible for EO1 or EO8 in the Coastal Zone will be reviewed for compliance with the California Coastal Act. The City of Los Angeles includes Single Permit (SPJA) and Dual

Permit (DPJA) Jurisdiction Areas, visit [ZIMAS.lacity.org](https://zimas.lacity.org). Applicants should review the map or consult with Planning Staff to determine where the project is located and the limitations of each area. Projects may be subject to a [Coastal Development Permit \(CDP\)](#), which is a discretionary review that requires environmental review, a public hearing, and appeal period. Some projects may be eligible for a ministerial review if the property is located within the boundaries of [Categorical Exclusion Order E-79-8](#). Applicants should consult with Planning Staff to determine the options available, based on the full scope of work and limitations for each type of review.

- [Coastal Exemption \(CEX\)](#). Certain projects in the Single Permit Jurisdiction, including minor remodeling of a dwelling or addition of certain accessory structures, may be eligible for a CEX. Applicants may apply for a CEX by submitting a completed application to the [Department of City Planning Online Application Portal](#). The City's issuance of a CEX is subject to a 20-working day appeal period with the California Coastal Commission. Eligible Projects in the Dual Permit Jurisdiction should contact the State to Coastal Commission South Coast District Office to apply for an Exemption.
- [Categorical Exclusion Order \(CATEX\)](#). Applicants should review the CATEX Map and limitations to determine if the property and proposed work is eligible. CATEX projects include the construction of a single-family house, and may in certain cases include basements and structurally related grading. CATEX applications do not include swimming pools, non-structural related grading, or new accessory structures. A completed application can be submitted to the [Department of City Planning Online Application Portal](#). The CATEX will be reviewed by Staff and a determination will be made that the project is located within the excluded area (geographic limits noted in E-79-8), complies with the conditions outlined for each Category of Development and Geographic Area, and the limitations of Order E-79-8. The CATEX will be forwarded to the Coastal Commission and subject to a 10-working day review period.
- [Palisades Highlands Coastal Development Permit](#). Properties located in the Palisades Highlands are subject to [Coastal Development Permit No. A-381-78](#), issued by the Coastal Commission in 1979. Applicants utilizing this Coastal Development Permit are subject to compliance with the adopted conditions and Map Exhibit. For more information regarding Permit No. A-381-78 and subsequent amendments, contact the Coastal Commission South Coast District Office via email: SouthCoast@coastal.ca.gov or call (562) 590-5071.
- [Coastal Development Permit \(CDP\)](#). Projects that exceed the scope of an Eligible Project and are also not eligible for a CEX, CATEX, or within the Palisades Highlands, are required to apply for a Coastal Development Permit (CDP). A CDP is a discretionary application reviewed by the Planning Department that requires a public hearing. The City's action is subject to an appeal period at the local level and a 2nd level of appeal to the Coastal Commission. Projects in the Single Permit Jurisdiction Area are only required to file with the City and are not subject to review by the Coastal Commission

unless appealed. Projects in the Dual Permit Jurisdiction Area are required to obtain a CDP from both the City and the Coastal Commission.

Mello Act Compliance Review

A rebuild of a single-family dwelling damaged or destroyed by the Wildfire and any replacement or new accessory dwelling unit(s) is not subject to a Mello Act Compliance Review.

C. Historic Resources

As outlined in EO1 and EO8, all properties designated as a historic resource shall continue to require City Planning Review for demolition or alteration as provided under California Public Resources Code Section 5028, and Los Angeles Municipal Code Section 91.106.4.5, and Los Angeles Administrative Code, Section 21.171.14. Applicants can review the “Historic Preservation Review” tab in [ZIMAS](#) to see if a property is a designated historic resource.

Applicants can contact City Planning’s Office of Historic Resources at Planning.OHR@lacity.org for project review and consultation or submit online through City Planning’s [Online Application System \(OAS.\)](#)

D. Case Filing Procedures

Pre-Application Timelines

Pre-application referrals within the department shall be reviewed concurrently for EO 8 projects, provided that the request for the referrals along with the applicable materials are submitted through the City Planning’s [Online Application System \(OAS\)](#). City Planning referral forms and Housing Crisis Act Vesting Preliminary Applications shall be assigned to staff for review within two (2) business days of receipt of all required documents and payment of fees (when applicable). Within ten (10) business days of receiving a complete set of information, staff will either issue the applicable referrals or provide the applicant with all information required in order to issue the referrals.

Administrative Review

City Planning staff will conduct an administrative review for compliance with the coastal or canyon bluff and biological resource requirements of EO8. An application for administrative review of the requirements outlined in Section III.A can be submitted via [OAS](#) and may be subject to City Planning fees. Questions regarding the review of coastal or canyon bluffs and biological resources can be directed to Planning.PalisadesRebuild@lacity.org.

Case Filing Appointments, Fees, and Requirements

Projects not eligible for EO1 and EO8 streamlining in the Coastal Zone will require a City Planning Case Filing and may make an appointment to submit a City Planning Application in person or virtually through the Build LA Appointment System. CEX and CATEX applications can be applied for through the [OAS](#), while CDP applications can be filed in person or online through an appointment made in [BuildLA](#).

Visit the [BuildLA](#) website to schedule an in-person or virtual appointment to file a City Planning application. The LA One-Stop Rebuilding Center at 1828 Sawtelle Blvd., Los Angeles, 90025 serves as a centralized location for residents, businesses, and contractors impacted by the Palisades Fire to apply for permits, Planning applications, and to receive in-person assistance. Planning Staff at the LA One-Stop Rebuilding Center may be reached at Planning.PalisadesRebuild@lacity.org for information and questions on application filing requirements and procedures.

City Planning Application Timelines

No later than thirty (30) days after a City Planning application is submitted and fees are paid, City Planning shall provide the applicant a list of all changes, amendments, corrections, amplifications, clarifications, or missing documents necessary to deem an application complete (“deemed complete date”).

Building Permit Clearance and Case Condition Clearance Timelines

A clearance submitted to City Planning for a fire rebuild project shall be issued within five (5) business days of the date of submission. In some cases additional information may be required or plans updated prior to clearance issuance.

In order to obtain permit clearances from City Planning, applicants may submit a single request for all clearances through [OAS](#), where the relevant staff will be notified of a request for clearance.

IV. HOUSING DEPARTMENT PROCEDURES

A. Mello Act

Consistent with the Governor’s Emergency Order N-29-25, for purposes of the Mello Act (Government Code section 65590), a project that will repair, restore, demolish or replace a structure substantially damaged or destroyed as a result of the Wildfire shall not be deemed “conversion or demolition of existing residential dwelling units” or construction of a “new housing development” if the repaired, restored, or replacement structure contains the same number of dwelling units as the structure that existed immediately prior to the Wildfire, plus any allowable accessory dwelling units. Therefore, a damaged or destroyed single-family dwelling being rebuilt with a single-family dwelling, and any replacement or new ADUs, will not be subject to the requirements of the Mello Act and will not need to apply for a Mello Act Determination.

A project that will repair, restore, demolish or replace a structure substantially damaged or destroyed by the Wildfire with a different number of units (excluding ADUs) is subject to the requirements of the Mello Act.

Projects that are subject to the Mello Act will be processed in accordance with the following Mello Act Determination Process Streamlining:

1. Prioritization of Projects: Land Use Section staff will prioritize the application and begin the tenant outreach process immediately upon assignment to an analyst.
2. Simplified Requirements and Forms: Land Use Section staff will accept the Tenant Income Certification form for tenants in residential units that were substantially damaged or destroyed by the Wildfires, without needing to submit backup income documentation.
3. Concurrent Review: Applicants may apply for a Replacement Unit Determination and Mello Act Determination at the same time. LAHD's review for both the RUD and Mello Act Determination can be done concurrently with applications submitted to the Department of Building and Safety and Department of City Planning, as applicable. The assigned analyst will review and make a determination addressing both of the replacement law requirements concurrently.

B. Resident Protection Ordinance

Notwithstanding Ordinance No. (188,481), a project to repair, restore, demolish or replace any residential dwelling units substantially damaged or destroyed by the Wildfire shall not be required to provide replacement housing greater than that required under paragraph 9 of the [Governor's Order No. 20-25](#).

The Governor's Order specifies that projects are exempt from replacing rent controlled units substantially damaged or destroyed by the Wildfire as deed-restricted affordable housing as otherwise required by LAMC 16.60 A.3(a)(1) provided they are subject to the applicable replacement requirements of the Rent Stabilization Ordinance. See below for more information on Rent Stabilization Ordinance (RSO) replacement.

Furthermore, the Governor's Order exempts projects that had, or are presumed to have had, lower income occupants during the prior 5 years from being replaced as deed-restricted affordable housing units, provided that any prior tenant who qualifies as lower income is offered a right of first refusal (right to return) to a comparable unit at an affordable rent or affordable housing cost, consistent with the requirements in section 66300.6, subdivision (b)(4)(B). This provision is not applicable for single family to single family rebuilds, but it is applicable for single family to multi-family rebuilds, which includes a proposed single family plus ADU.

Replacement Unit Determination (RUD) Process Streamlining:

1. Prioritization of Projects: Land Use Section staff will prioritize the application and begin the tenant outreach process immediately upon assignment to an analyst.
2. Simplified Requirements and Forms: LAHD will issue an abbreviated RUD focusing on the tenant's income and their right of first refusal. Land Use Section staff have revised forms for easier understanding and completion to confirm the level of affordability for units. Tenants can now complete the Tenant Income Certification form by indicating their income without submitting backup income documentation.
3. Concurrent Review: Applicants may apply for a RUD and Mello Act Determination, if applicable, at the same time. LAHD's review for both the RUD and Mello Act Determination can be done concurrently with applications submitted to the Department of Building and Safety and Department of City Planning, as applicable. The assigned analyst will review and make a determination addressing both of the replacement law requirements concurrently.

C. Rent Stabilization Ordinance (RSO)

Consistent with the Governor's Order No 20-25, the City will require that residential rental units of a project, whether or not the project is eligible under EO 8 as set forth in these Implementation Guidelines, be subject to the Rent Stabilization Ordinance (RSO) if the following conditions apply: (1) the residential property being replaced by the project was subject to the RSO; and (2) the project application is filed within five years of the residential property being damaged, destroyed, or demolished by or as a result of the Wildfire, consistent with Government Code Section 66300.6 subdivision (b). The City will utilize 1/7/2025 as the date a property was damaged, destroyed or demolished as a result of the Wildfire.

D. Affordability Covenants

If the proposed project is City-subsidized, incentivized, and/or is required to provide affordable replacement units, the applicant must record a covenant to guarantee the affordability of the housing units provided for the duration of the covenant period. The Land Use Section will prioritize the assignment of Non-Eligible projects.

E. Accessible Housing Program

The City's AcHP applies to specified housing development projects that are, in main part, financially supported with City funding or financed with state or federal funds through a program administered by the City (Covered Housing Projects). These Covered Housing Projects must comply with the requirements of AcHP, which include compliance with the terms of the Corrected Settlement Agreement (CSA) between the City and private plaintiffs (CSA), the terms of the Voluntary Compliance Agreement (VCA) between the City and HUD, and local, state, and federal accessibility standards. These requirements are identified at the plan review stage, and all Covered Housing Projects must show compliance with applicable accessibility requirements in their approved plans prior to receiving building permits. Once under construction, a Covered

Housing Project must be built in compliance with the approved plans and in accordance with the applicable accessibility requirements. Therefore, a Covered Housing Project must receive AcHP clearance prior to the issuance of a Temporary Certificate of Occupancy (TCO) and approval through AcHP confirming the project as in compliance with the CSA and VCA prior to receiving a final Certificate of Occupancy (COO).

AcHP staff will expedite the review and approval process for accessibility plans, expedite clearances for TCOs, and expedite the process for final COO approvals. This will accelerate the construction and occupancy of EO 1 projects that are also Covered Housing Projects, while still enabling the projects to meet the requirements of the CSA and VCA.

F. Accessibility Plan Review and Approval Process Streamlining

Review and approval of plans for compliance with the accessibility requirements that apply to projects covered by AcHP will be undertaken concurrently with the plan review process of other City departments whenever feasible unless sequential review is requested by the applicant. The following steps and timeframes will apply to the AcHP Accessibility Plan Review process:

1. Screening and Assignment of Accessibility Plan Review Package - 8 Business Days. Applicants shall submit a complete Accessibility Plan Review package to AcHP in order for accessibility plan review to proceed. To ensure application packages are complete, within 8 business days of the initial submittal, AcHP will assign a lead staff person, conduct a screening review of the materials, and inform the applicant for an EO 1 project of any missing or incomplete materials necessary to conduct the full Accessibility Plan Review. Applications for Accessibility Plan Review shall be submitted electronically via lahd.retrofit@lacity.org and, to trigger concurrent review, shall be submitted to AcHP at the same time as submitted to LADBS or any other department for that department's plan review. A complete Accessibility Plan Review package shall include:
 - a. 80-100% construction documents (plans),
 - b. Accessibility design review by the EO 1 Project's Certified Access Specialist (CASP),
 - c. Technical Services Request Form (TSR), and
 - d. Copies of any applicable loan applications or funding source documents necessary to verify the accessibility standards that apply to the project, including documentation of Enhanced Accessibility Program features where applicable.
2. Full Accessibility Plan Review - 25 Business Days. Within 25 business days after a complete Accessibility Plan Review package is submitted, assigned AcHP staff will complete the review of the Accessibility Plan Review package, and prepare necessary corrections for the EO 1 project. The corrections will be transmitted to an AcHP supervisor for review and confirmation prior to release to the EO 1 Applicant.
3. Supervisor Review and Release of Corrections to Applicant - 5 Business Days. Within 5 business days after the completion of the full Accessibility Plan Review, the AcHP supervisor shall review the materials, and the corrections shall be provided to the applicant. Corrections are issued directly to the EO 1 project applicant.

Corrections shall be made by the applicant for an EO 1 project and returned directly to the AcHP staff assigned to the EO 1 project. When corrections are complete and accessibility plans are ready to be approved, AcHP staff will sign and/or stamp the plans electronically to indicate approval.

G. TCO Clearances and COO Approvals Process Streamlining

TCO Clearance

Clearances are required from AcHP prior to issuance of a Temporary Certificate of Occupancy (TCO), which is a necessary step for tenants to occupy EO 1 projects. During construction of an EO 1 project, the City's Neutral Accessibility Consultant (NAC), which is the accessibility expert retained by the City pursuant to the terms of the CSA and VCA, will inspect the EO 1 project and issue any necessary corrections to ensure compliance with applicable accessibility requirements. These inspections are concurrent with other construction progress inspections of the project.

It should be noted that final inspection and verification by the NAC are not a precondition for AcHP to issue its clearance for a Temporary Certificate of Occupancy (TCO). Therefore, AcHP staff will issue a clearance for a TCO within five business days of completing a Pre-Final Inspection, provided that the project has no deficiencies in the units and includes a compliant accessible route to each of the units from the public right of way and parking, if parking is provided.

The details for receiving AcHP TCO Clearance are outlined in the [Guidelines for the Issuance of AcHP Temporary Certificate of Occupancy](#).

COO Approval

Approval of a COO for an EO 1 project that is a Covered Housing Project does require verification of compliance by the NAC. The verification by the NAC is required in order to confirm compliance with the City's obligations to provide a specified number of accessible units pursuant to the terms of the CSA and VCA. The NAC's verification is a precondition for the City to be able to certify accessible units as in satisfaction of our settlement obligations.

In order to expedite approval of a COO, AcHP staff will schedule the NAC for any necessary site reinspection within 10 business days of a request by an applicant for an EO 1 project to inspect the corrections made.

If no further corrections are required as a result of the reinspection, within 10 business days of the NAC's reinspection, the NAC will issue a report indicating there are no further deficiencies. Upon receipt of that report, AcHP staff will issue AcHP approval for the COO.

V. BUREAU OF ENGINEERING PROCEDURES

A. EO 8 Eligible Projects

Foundation and Structure Setbacks

Foundations and structures shall be set back from the street centerline for a distance shown on the [map](#) published by the Bureau of Engineering (BOE). Customers have various means to contact BOE staff. They can either visit the One Stop Rebuilding Center at 1828 Sawtelle Blvd, 3rd floor for an in person visit or consultation, or go to BOE's [Customer Service Portal](#). From that portal, one can connect with BOE staff through the virtual counter, request a virtual appointment or submit a written request through a Customer Service Request (CSR) Select the request as being Windstorm and Fire 2025 related.

For projects on street segments identified on this [map](#) as having sufficient existing right of way for foundation or building setback, no additional setback from the property line will be required.

For projects on street segments identified on this [map](#) as identifying a building/footing setback from street centerline, the foundations and structures shall set back the required distance from street centerline as identified on the map. No building/footing setback will be required if the setback calculated based upon this map's designated centerline setback is less than or equal to three feet from the property line.

Hillside Ordinance Street Width, Dedication and Continuous Paved Roadway

The Hillside Ordinance requirements for a minimum street width, dedication and continuous paved roadway will not be applicable to Eligible EO8 Projects or any rebuild of a zoning-compliant single-family dwelling damaged or destroyed by the Wildfire. No street access requirements; right of way dedication, street improvements, or Zoning Administrator determinations will be required.

Eligible EO8 Projects and any rebuild of a single-family dwelling damaged or destroyed by the Wildfire will be reviewed to ensure that any building and/or structure footprints are placed outside of right of way buffer limits identified for these streets. Connection to available public sewers may be required as per the Hillside Ordinance.

Connections to the Public Sewer

Prior to reconnecting to the existing house connection lateral sewer, a BOE "S" Permit will be required for CCTV and reconnection to the existing lateral. An evaluation of the internal condition of the lateral will be required prior to reconnection. This can be accomplished by placing a small camera inside the pipe and having it inspected live prior to reconnection.

B. Non-Eligible Projects

Foundation and Structure Setbacks

Similar to EO1 and EO8 Eligible Projects, per LAMC 16.03, foundations and structures shall be set back from the street centerline for a distance shown on the map to be published by the Bureau of Engineering. Customers have various means to contact BOE staff. They can either visit the One Stop Rebuilding Center at 1828 Sawtelle Blvd, 3rd floor for an in-person visit or consultation, reach out virtually through BOE's virtual counter via appointments.lacity.org, or through a Customer Service Request (CSR) at engpermits.lacity.org. Select the request as being Windstorm and Fire 2025 related.

For Non Eligible Projects not subject to conditions of LAMC 16.03, the standard setback of footings and buildings from the property line shall be utilized.

Hillside Ordinance Street Width, Dedication and Continuous Paved Roadway Requirements

Any rebuild of a zoning-compliant single-family dwelling damaged or destroyed by the Wildfire shall not be subject to the dedication and improvement requirements of the street access sections of the Hillside Ordinance. No street access requirements; right of way dedication, street improvements, or Zoning Administrator determinations will be required.

Connections to the Public Sewer

Prior to reconnecting to the existing house connection lateral sewer, a BOE "S" permit will be required for CCTV and reconnection to the existing lateral. An evaluation of the internal condition of the lateral will be required prior to reconnection. This can be accomplished by placing a small camera inside the pipe and having it inspected live prior to reconnection.

VI. ADDITIONAL RESOURCES AND TOOLS

ATLAS

The LADBS [Atlas](https://dbs.lacity.gov/atlas) (<https://dbs.lacity.gov/atlas>) website is a web-based interactive map application that provides information on parcels and buildings on a city map, and includes an inventory of damaged structures.

ZIMAS

City Planning's [Zoning Information and Map Access System \(ZIMAS\)](http://zimas.lacity.org/) (<http://zimas.lacity.org/>) is a web-based mapping tool that provides zoning, EO 8 and an array of site-specific information to help with making informed land use decisions. [Additional information and tutorials on ZIMAS](https://planning.lacity.org/zoning/zoning-search) (<https://planning.lacity.org/zoning/zoning-search>) are available on the City Planning department website.

Online City Planning Submissions

The [Online Application System](https://plncts.lacity.org/oas) (OAS) (<https://plncts.lacity.org/oas>) can be used to submit a request for relevant referral forms processed by City Planning, as well as application submissions, building permit clearances, and case condition clearances.

In-Person Submissions and Informational Appointments

In-person filing appointments and informational meetings with City staff can be made through the [BuildLA appointment system](https://appointments.lacity.org/apptsys/Public/Account) (<https://appointments.lacity.org/apptsys/Public/Account>).

LADBS ePlanLA

[ePlanLA](https://eplanla.lacity.org/) (<https://eplanla.lacity.org/>) is an online service for submitting plans for plan check, applying for permits, and tracking the progress of these applications.

VII. CONTACT INFORMATION

Los Angeles One-Stop Rebuilding Center

The Los Angeles One-Stop Rebuilding Center in West LA creates a single place for Palisadians to go for anything they need from the City when rebuilding their homes or businesses under the expedited and streamlined process of Emergency Executive Order 1. The One-Stop Rebuilding Center is located at 1828 Sawtelle Blvd. Los Angeles, 90025. For hours of operation and additional information, please visit: <https://dbs.lacity.gov/our-organization/locations-offices>.

CITY PLANNING

City Planning Palisades Rebuild Group

City Planning has created a centralized point of contact for questions related to implementation of EO 1 and other rebuilding processes. Planning staff assigned to the Rebuild Group can also provide assistance with scheduling virtual and in-person appointments. Inquires and requests can be sent to planning.palisadesrebuild@lacity.org.

City Planning Public Counters

City Planning's public counter at the LA One-Stop Rebuilding Center and other public counter locations offer in-person and virtual services, including application submissions, building permit clearances and answers to general questions. To make an appointment for case filing, case condition clearances, building permit clearances, or other inquiries, an appointment may be made through [BuildLA](https://appointments.lacity.org/apptsys/Public/Account) (<https://appointments.lacity.org/apptsys/Public/Account>). Inquiries can also be sent to Planning staff at the LA One-Stop Rebuilding Center at Planning.PalisadesRebuild@lacity.org.

[Locations & Hours | Los Angeles City Planning \(lacity.org\)](#)

(<https://planning.lacity.org/contact/locations-hours>)

City Planning Case Management

In partnership with LADBS, City Planning offers [Development Services Case Management \(DSCM\)](https://www.ladbs.org/services/special-assistance/dscm) (<https://www.ladbs.org/services/special-assistance/dscm>): the main portal for consultation, assistance and troubleshooting for complex development projects requiring interdepartmental approvals. The office brings together case managers from various city departments, including City Planning, Building and Safety, Engineering, Transportation, and Water and Power. For City Planning Case Management inquiries, please email Planning.CaseManagement@lacity.org

LADBS

LADBS Virtual Counter

For general inquiries, LADBS offers a [virtual counter appointment service](https://appointments.lacity.org/apptsys/Public/Account) (<https://appointments.lacity.org/apptsys/Public/Account>) to discuss general questions in a virtual setting.

For hours of operation, please visit:

<https://appointments.lacity.org/apptsys/admin/PublicReports/VcHoursReport>

LADBS Development Services Case Management

The Development Services Case Management office (DSCM) is composed of Case Managers from the Department of Building and Safety, Department of City Planning, Department of Public Works Bureau of Engineering, Department of Transportation, and the Department of Water and Power. Each project is assigned a Case Manager representing each of these departments as necessary. Case Managers work together as a team to guide a project from pre-development to completion, each providing their expertise in their field of responsibility. Applications submitted to Development Services Case Management (DSCM) will be expedited (<https://dbs.lacity.gov/services/specialized-services/development-services-case-management>).

[Inspection Case Management](#) is available for projects with a construction valuation above \$5,000,000; Projects to develop restaurants and other food service establishments; and Projects to develop charter schools.

Los Angeles Housing Department (LAHD)

For questions or further information regarding RUDs or Affordability Covenants, applicants should contact Lahd-Landuse@lacity.org, and indicate “EO 1 Project” in the subject line.

For questions or further information regarding ACHP or to submit an application for ACHP Accessibility Plan Review, applicants should contact lahd.retrofit@lacity.org.

For questions about the Ellis Act provisions and the RSO, please contact the Landlord Declarations Section at lahd-landlorddeclarations@lacity.org.

Bureau of Engineering (BOE)

Bureau of Engineering Customer Service Portal

The BOE has a Customer Service Portal, engpermits.lacity.org in which customers can either choose to join in line at a virtual counter, request either virtual or in person appointments, or submit a written customer service request (CSR) for service. The CSR application allows for identifying the service request as being fire related and is placed in a separate queue managed by a team dedicated to expediting responses to these requests.