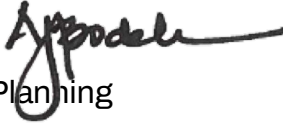


March 20, 2025

To: Staff

From: Amy J. Bodek, AICP
Director of Regional Planning



SUBDIVISION AND ZONING ORDINANCE INTERPRETATION MEMO NO. 2025-01 – RESIDENTIAL LIKE-FOR LIKE REBUILDS FOR SMALLER SIZED HOUSES IN AREAS IMPACTED BY THE EATON FIRE

PURPOSE

This memorandum provides guidance on like-for-like fire disaster rebuilds in the areas impacted by the Eaton Fire.

BACKGROUND

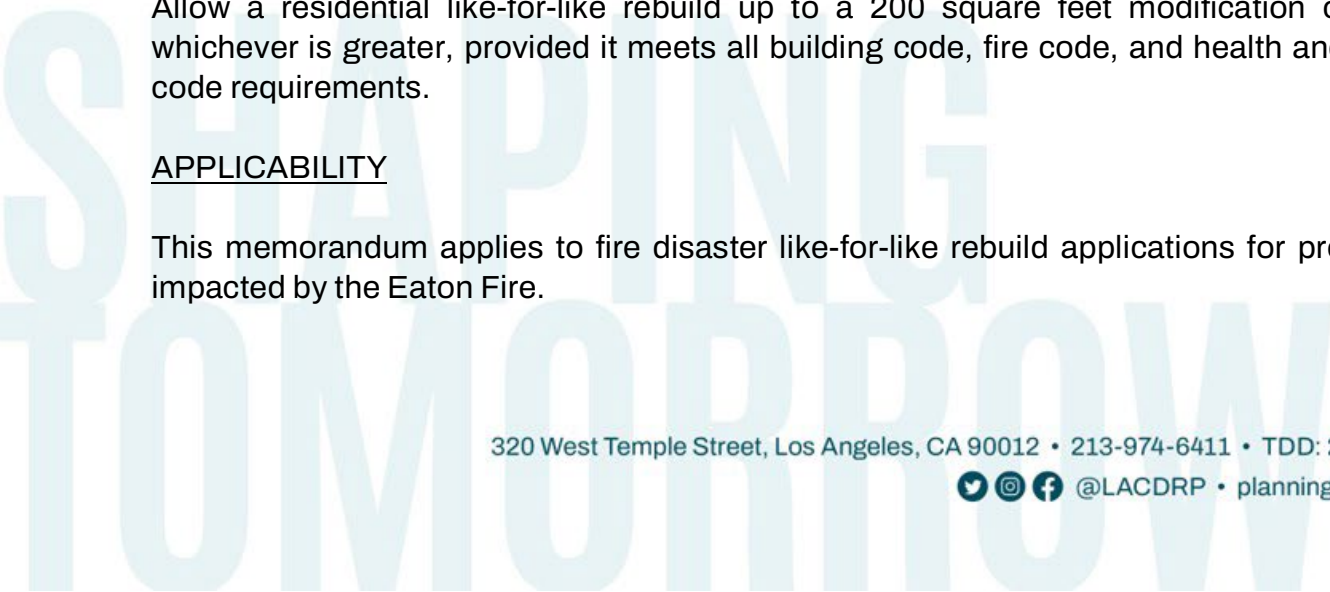
The Disaster Recovery Ordinance (County Code [22.256.050.A](#)) allows modifications for like-for-like rebuilds that shall not exceed either the floor area, size, height, or bulk of the damaged or destroyed structure by more than 10 percent. Using a percentage to determine the modifications does not provide the flexibility intended by this section when applied to the rebuilding of smaller sized homes. With a far majority of homes destroyed by the Eaton Fire being less than 2,000 square feet in size, 10 percent may not be enough to meet new building code, fire code, and health and safety requirements.

INTERPRETATION

Allow a residential like-for-like rebuild up to a 200 square feet modification or 10%, whichever is greater, provided it meets all building code, fire code, and health and safety code requirements.

APPLICABILITY

This memorandum applies to fire disaster like-for-like rebuild applications for properties impacted by the Eaton Fire.



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If you have any questions regarding this policy, please contact Mitch Glaser in the Current Planning Division at mglaser@planning.lacounty.gov.

AJB:CC:ER:lj

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