

FACT SHEET

Palisades Fire Rebuild and Recovery Coastal Zone Requirements

Summary

In response to the devastating Palisades Fire, Gov. Gavin Newsom issued [Executive Order N-4-25](#) and Mayor Karen Bass issued [Emergency Executive Order \(EEO\) No. 1](#). EEO No. 1 instructs City Departments to streamline and expedite the review of projects to aid in rebuilding the properties impacted by the fire. Much of the affected areas are within the City's Coastal Zone and would be subject to the requirements of the Coastal Act, in addition to the standard building permit requirements. However, as provided in Executive Order N-5-25 and EEO No. 1, work to repair, rebuild or restore structures damaged or destroyed by the fire are exempt from the permit requirements of the Coastal Act.

As outlined in Public Resources Code (PRC) Section 30610(g)(1), a Coastal Development Permit (CDP) is not required for projects as follows: "The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure."

[Eligible Projects](#), as outlined in PRC Section 30610(g) and the EEO No. 1, may apply for a Coastal Exemption (CEX) and/or a Categorical Exclusion (CATEX). However, projects seeking to rebuild with an increase in excess of 10 percent of the floor area, height, or bulk will be subject to the standard requirements and limitations for Development in the Coastal Zone.

As this is an evolving situation, additional Orders and guidance may be released in the days and weeks ahead that may influence the rebuilding process. Please contact

Planning.PalisadesRebuild@lacity.org to receive property specific information on rebuilding options.

Subsequent to the issuance of Executive Order N-4-25, the Governor issued the following Executive Orders to expedite and aid in the recovery and rebuilding efforts of areas affected by the fires:

- [Executive Order N-9-25](#).

Coastal Act Review in the Pacific Palisades

A project may be eligible for various types of Coastal Review, depending on whether the work consists of rebuild/repair or a rebuild proposing an increase, see Table A. 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. The City of Los Angeles includes Single Permit (SPJA) and Dual Permit (DPJA) Jurisdiction Areas, [see map here](#) or visit 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.

- [Coastal Exemption \(CEX\)](#). Eligible Projects in the Single Permit Jurisdiction of the Coastal Zone 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 (CCC). Eligible Projects in the Dual Permit Jurisdiction should contact the California Coastal Commission (CCC) South Coast District Office to apply for an Exemption.
- [Categorical Exclusion Order \(CATEX\)](#). Projects that seek to rebuild but are proposing an increase of more than 10 percent of the structure may apply for a CATEX. Applicants should review the CATEX Map and limitations to determine if the property and proposed work is eligible. 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 CCC 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 CCC

in 1979. Applicants utilizing this CDP 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 CCC 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 CDP. A CDP is a discretionary application 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 with the CCC. Such projects in the Single Permit Jurisdiction Area are only required to file with the City. Projects in the Dual Permit Jurisdiction Area are required to obtain a CDP from the City and the CCC.

Table A: Coastal Act Review Based on Type of Rebuild

Proposed Project	Coastal Exemption (CEX)	Categorical Exclusion (CATEX)*	Coastal Development Permit (CDP)
Rebuild/repair of public infrastructure/highways and related replacement grading	X		
Rebuild legally permitted structure	X		
Rebuild + 10% increase in floor area, height, or bulk	X		
Rebuild + 10% and new J/ADU**	X		
Rebuild + more than 10% increase		X	X
Rebuild + more than 10% and new accessory structures and/or J/ADU			X

*Detached structures and accessory uses such as swimming pools, garages, storage, and graded yards requiring caissons of grading beyond the existing building pad are not eligible for a CATEX. A CATEX may be used with a CEX for the purpose of rebuilding a legally permitted structure or to legalize any other work that is separately eligible for a CEX.

**Per [Governor’s Executive Order N-9-25](#), a Coastal Development Permit is not required for new J/ADUs as long as the remainder of the project meets the criteria outlined in Paragraphs 1 and 2 of [Executive Order N-4-25](#).

Maps

Single and Dual Permit Jurisdiction

- Visit <https://zimas.lacity.org/> and activate the “Coastal Zone” layer.
- See maps by subarea here:
https://drive.google.com/drive/folders/1BrF25T-q3Vqa68pAGhIWYClbjg57gbgL?usp=drive_link

CATEX Maps

https://planning.lacity.gov/odocument/3da87d3d-d800-4183-9b0a-ef39e2455d8d/CATEX_E-79-8_Maps.pdf

Forms

[Planning4LA.org/project-review/application-forms](https://planning4la.org/project-review/application-forms)

- [CP-1608.3](#) Coastal Exemption (CEX)
- [CP-7837](#) Categorical Exclusion Order (CATEX)
- [CP13-1605.1](#) Coastal Development Permit (CDP)

Contact Information

City Planning Department - Information regarding Coastal Act Review

- To contact the Planning Development Services Center (DSC) and Project Planning Team, email: Planning.PalisadesRebuild@lacity.org.
- To make an appointment to file an application or schedule a virtual consultation, visit: <https://planning.lacity.gov/project-review/appointments>.

California Coastal Commission South Coast District

- Email: SouthCoast@coastal.ca.gov | Call: (562) 590-5071
- [Frequently Asked Questions \(FAQs\)](#)