

Frequently Asked Questions Related to Palisades Fire Rebuilds

January 30, 2026

Background

In response to the devastating Palisades Fire, Governor Gavin Newsom and Mayor Karen Bass have issued a series of [Emergency Executive Orders](#). These orders streamline and expedite the permitting process to allow for the rapid rebuilding and repair of houses, businesses, and other structures that were destroyed or damaged as a result of the disaster. The Orders establish criteria for by-right rebuilds, called Eligible Projects, that are not subject to the California Environmental Quality Act (CEQA) or the Coastal Act.

[Emergency Executive Order 1 \(EO1\)](#) provides a Like for Like rebuild option for any property damaged or destroyed by the Palisades Fire. It applies to all property types including commercial, residential, and institutional buildings. EO1 allows for a 10% increase in the previous building's height and footprint, and allows non-conforming setbacks to remain. Even if the previous building's height, floor area, use, or setbacks did not meet the current zoning code, they can be rebuilt with a 10% increase in height and footprint. The replacement building must be found to be substantially in the same location. Through this process there is no Coastal Review, Environmental Review, or Mello Act Review.

[Emergency Executive Order 8 \(EO8\)](#) provides a Zoning Compliant rebuild option for single-family houses in the Coastal Zone when all criteria of the order are met. This includes setbacks from Canyon and Coastal Bluffs for all development and determining that there are no impacts to Biological Resources. Through this process there is no Coastal Review, Environmental Review, or Mello Act Review.

[Emergency Executive Order 10 \(EO10\)](#) assists commercial projects that seek to rebuild something different than existed prior to the fire and are not utilizing EO1. These projects, when found to be in compliance with the [Palisades Commercial Village and Neighborhoods Specific Plan](#), can be reviewed and processed administratively. However, commercial projects utilizing EO10 in the Coastal Zone would still need Coastal and Environmental Review.

These Frequently Asked Questions provide information on the orders and accompany the [Emergency Executive Order 1 Implementation Guidelines](#) and the [Emergency Executive Order 8 Implementation Guidelines](#) prepared jointly by City Planning, the Los Angeles Department of Building and Safety (LABDS), the Los Angeles Housing Department (LAHD), and the City of Los Angeles Bureau of Engineering (BOE).

For additional guidance, please contact dedicated Palisades Fire Rebuild planning staff at Planning.PalisadesRebuild@lacity.org or visit the LA One-Stop Rebuilding Center at 1828 Sawtelle Blvd. (open Monday - Friday 9 am to 5 pm).

Other FAQs

The FAQs in this document focus primarily on the Planning Department's role in EO1, EO8, and EO10 project review. The Los Angeles Department of Building and Safety maintains Frequently Asked Questions on their [website](#) and there are also more general rebuild Frequently Asked Questions on the City's Recovery [website](#).

Frequently Asked Questions

Q1. What is an EO1 (Like for Like) Rebuild?

[Emergency Executive Order 1 \(EO1\)](#) established the "Like for Like" rebuild option that streamlines rebuilding what existed before the fire with some flexibility. This option is available for all building types including single-family, multi-family, commercial, and institutional. EO1 allows for a 10% increase in the previous building's height and footprint, and allows non-conforming setbacks to remain. Even if the building's height, floor area, or setbacks did not meet the current zoning code, they can be rebuilt and with a 10% increase in height and footprint.

The EO1 Like for Like option also allows the location of the previously existing building on the lot to be shifted. It also allows for supportive infrastructure to be rebuilt, like retaining walls and driveways. This option also allows a basement to be added even if there was not one previously, as well as accessory dwelling units. Projects that conform to the EO1 requirements have no Coastal Act review, Environmental review, or Mello Act review, allowing permits to be issued quickly.

Under Emergency Executive Order 1, Eligible Projects include:

- Primary structures and facilities that are in substantially the same location as, and do not exceed 110% of the footprint and height of, the primary structures and facilities that existed immediately before the Wildfires.
- Accessory structures that do not exceed 110% of the footprint and height of the accessory structures that existed immediately before the Wildfires, and that are in substantially the same location relative to the primary structure as the accessory structures that existed immediately before the Wildfires.
- Attached or detached Accessory Dwelling Units (ADUs) on a residential property on which a primary residence was substantially damaged or destroyed as a result of the Wildfires, when the accessory dwelling units are built at least 10 feet

from a canyon bluff or 25 feet from a coastal bluff.

- Supportive infrastructure, including, but not limited to, foundation systems, utilities, and driveways, that is necessary to construct, install, or use the structures and facilities described above.

Q2. For EO1 Rebuilds, how is the previously existing footprint and height determined?

Applicants can submit information to establish the previously existing building footprint and height using prior building permits, Certificates of Occupancy, County Assessor data, Coastal Commission records, photographic sources, such as Google Maps and Light Detection and Ranging (LiDAR), and any other reasonably available sources of information accessible to or provided to the City.

The Department of Building and Safety has archives of plans for single-family homes built after 1978. To get a copy of the plans (blueprints) for a fire damaged or destroyed property, please submit a completed [Affidavit for Duplication of Plans](#) to the Department via email at Records.LADBS@lacity.org or in person at the [LA One-Stop Rebuilding Center, the Figueroa Plaza Office, or the Van Nuys Office](#). The Department will require proof of ownership (Deed) and a valid driver's license prior to releasing the plans. In some instances, the Department may not be able to provide the plans the same day due to required research.

Q3. Can I rebuild what existed previously even if it doesn't meet today's zoning requirements for yard setbacks, height, use, etc?

Yes, under EO1 (like for like) rebuilds can be repaired or reconstructed with the same nonconforming use, yards, height, number of stories, lot area, floor area, residential floor area, residential density, loading space, parking or off-site signs as the original building, provided that the rebuilt or restored structures or facilities do not exceed 110% of the footprint and height existing immediately prior to the Wildfires.

However, any construction that takes place outside of the previously existing building footprint is subject to today's zoning requirements.

Q4. Does the City enforce covenants and restrictions or homeowners association rules?

No, the City does not enforce covenants and restrictions or homeowners association (HOA) rules. Your property may be subject to Covenants, Conditions, and Restrictions (CC&Rs)—private agreements that may impose development standards or conditions different from (and often more restrictive than) those in the current Los Angeles Zoning

Code. LADBS does not review or enforce CC&Rs, and the issuance of a permit does not indicate compliance with them.

Applicants are advised to contact their HOA, work with their design professionals and obtain a current title report to determine if CC&Rs apply, and to review them carefully before submitting plans to LADBS. Many HOAs may require plan review before submission to the City, which can save you from going through the permitting process for a project the HOA might ultimately reject.

Q5. If we propose a single-family re-build that exceeds 110%, are we subject to the Coastal Commission and all other Planning Department clearances?

If the proposed rebuild project is not eligible for an EO1 (like for like) rebuild or an EO8 (zoning compliant) rebuild the applicable Coastal review and Planning clearances will be required. If the proposed rebuild is zoning compliant and qualifies for EO8, it will be exempt from Coastal review even if it exceeds 110% of what previously existed. If the single-family rebuild is located outside of the Coastal Zone, there would not be any Planning review, unless the project does not meet the zoning code.

Q6. What is an EO8 (Zoning Compliant) Eligible Rebuild?

EO8 provides streamlining for zoning compliant single-family house rebuilds in the Coastal Zone without the need for Coastal or Environmental Review when meeting the requirements of the order. This includes accessory dwelling units, basements, retaining walls, and pools. EO8 reduces what typically would have been an 18 to 24 month long Coastal review process to one that may only take a few days or a couple of months to complete. EO8 established an administrative process to check that a project meets Coastal Act goals.

As such, all projects utilizing EO8 must comply with certain setbacks from Coastal and Canyon bluffs and be found not to impact biological resources. To verify this, a [Bluff Analysis](#) and/or a [Biologist's Statement of Biological Resources](#) or [Biological Resources Report](#) may be required. Planning staff can advise if any analysis is required. These regulations ensure that bluff landforms are not altered and that wildlife is protected. This review is important since unlike EO1 (like for like) rebuilds, EO8 rebuilds can build outside of the original footprint of the house and may be significantly larger.

Under Emergency Executive Order 8, Eligible Projects include:

- Single-family residential projects that repair, restore, demolish, or replace property or facilities substantially damaged or destroyed by the Wildfires, 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.

- The project must:
 - Comply with all objective zoning standards in Chapter 1 of the LAMC and the following development standards:
 - 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.
 - Be located within the Coastal Zone;
 - Replace the same number of units that existed at the time of the Wildfire, with the exception of a new accessory dwelling unit (ADU);
 - Not include any lot consolidation, subdivision, or lot line adjustment;
 - Be built at least 10 feet from a canyon bluff or 25 feet from a coastal bluff, as determined by the City; and
 - Comply with any and all Environmental Protection Measures (EPMs) adopted by the Director of Planning pursuant to EO8; and
 - Not have a significant impact to biological resources.

Q7. How do I know if I need a Bluff Analysis?

Constructing a detached Accessory Dwelling Unit (ADU) under EO1 or EO8 may require a [Bluff Analysis](#) if the property is located in a Coastal or Canyon Bluff Potential area.

An EO8 rebuild including the main house, pool, and other accessory structures may require a [Bluff Analysis](#) if the project is located in a Coastal or Canyon Bluff Potential area and may require a Biologist Statement of Biological Resources (see Q7).

To determine if a property is in a Coastal or Canyon Bluff Potential area, please visit the City's [Zone Information Map Access System \(ZIMAS\)](#). On the homescreen, enter the property address. There is a drop down tab on the left hand side called "Additional" that includes fields for Coastal Bluff Potential and Canyon Bluff Potential. If either field shows "Yes," please contact Planning.PalisadesRebuild@lacity.org who will determine if analysis is required.

Governor Newsom's Executive Order N-25-29 allows for Zoning Compliant rebuilds of single-family houses in the Coastal Zone when certain criteria are met. This includes a 10 foot setback from any Canyon Bluff and a 25 foot setback from any Coastal Bluff. If bluff analysis is completed and Planning staff determines that there is a Canyon or Coastal Bluff on the project site, any new detached ADU or development under EO8 would need to meet the setback requirements. Staff will make a determination based on information provided by the applicant's consultant, as well as precedents that have been previously established through the Coastal Act project review process for single-family developments in the Palisades.

Q8. How do I know if I need a Biologist Statement of Biological Resources?

EO1 rebuilds and new detached ADUs do not require a Biologist Statement of Biological Resources.

An EO8 rebuild including the main house, pool, and other accessory structures may require a [Biologist's Statement of Biological Resources](#) if located in a High or Medium Biological Resource Potential area.

To determine if a property is in a Biological Resource Potential area, please visit the City's [Zone Information Map Access System \(ZIMAS\)](#). On the homescreen, enter the property address. There is a drop down tab on the left hand side called "Environmental" that includes a field for Biological Resource Potential. Properties identified as "Low" potential are not subject to additional review. If the field shows "High" or "Medium" potential please contact Planning.PalisadesRebuild@lacity.org who will determine if analysis is required. If the Biologist Statement is required and it determines there are biological resources on site, a [Biological Resources Report](#) will need to be completed.

If the Biological Resources report determines that the project has potential to significantly impact any biological resources, habitat for biological resources, or wildlife corridors, the report 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 report 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 report 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.

Q9. My single-family house was destroyed. It was one story in the front and two stories in the rear. Can I rebuild a house that is entirely two stories?

Yes, under EO1 a house can be rebuilt with the entire massing at 110% of the previously existing tallest height and if a second story fits within that massing, it can still be EO1 eligible. If not, a two story house can be pursued under EO8 to conform to current zoning.

Q10. Can I add a basement to my house?

Yes, basements can be added as part of an EO1 (like for like) rebuild or an EO8 (zoning compliant) rebuild.

Q11. Can I build an Accessory Dwelling Unit (ADU) with my single-family house? Does it count against my overall residential floor area?

Yes, an attached or detached ADU can be built along with or before the single-family house, and it does not count against overall residential floor area. Detached ADUs can be built by-right without the need of a Coastal Development Permit or any City Planning review so long as the detached ADU is located at least 10 feet from a canyon bluff or 25 feet from a coastal bluff. A bluff analysis prepared by a licensed geologist may be required to determine the location of a bluff edge. Please consult with City Planning staff at Planning.PalisadesRebuild@lacity.org to determine if a bluff analysis is required.

Q12. If we propose a single-family re-build that exceeds 110%, are we subject to the Coastal Commission and all other Planning Department clearances?

If the proposed rebuild project is not eligible for an EO1 (like for like) rebuild or an EO8 (zoning compliant) rebuild the applicable Coastal review and Planning clearances will be required. If the proposed rebuild is zoning compliant and qualifies for EO8, it will be exempt from Coastal review even if it exceeds 110% of what previously existed.

Q13. Will residents be allowed to increase density (e.g. add ADUs, duplexes, or townhomes) during rebuilding?

Under EO1 and EO8 applicants can apply for accessory dwelling units. Aside from ADUs, projects eligible under the emergency orders cannot increase or decrease density. Additionally, the [Mayor's Executive Order 9](#) suspends the use of [Senate Bill 9](#) in the burn area. The bill would have allowed the development of up to four units on a single-family lot.

Q14. Will design standards be created for single-family rebuilds to maintain a consistent look and feel in neighborhoods?

There were no mandated design standards for single-family houses prior to the fire and there are no design standards that have been adopted since the fire. That said, there are existing zoning code regulations that regulate massing through height, residential floor area, and setback requirements. There are also many homeowners associations that may regulate certain aspects of design.

Q15. Will wildfire risk maps (very high fire hazard severity zones) trigger stricter planning rules?

The Palisades has been a designated Very High Fire Severity Zone since 1999. Any stricter planning rules that existed prior to the fire, will continue to exist. The City considers hazard designations when making zoning decisions, so land within the VHFHSZ is generally designated for open space or low density residential development,

with limited commercial, medium residential and industrial land uses.

Q16. Will condos, townhomes, and multi-family projects be treated differently than single-family rebuilds?

Condos, townhomes, multi-family projects, and single family homes are eligible to utilize EO1. Only single-family houses in the Coastal Zone are eligible for EO8 and only commercial projects are eligible for EO10.

Q17. What is an EO10 Eligible Project?

[Emergency Executive Order 10](#) seeks to make it easier for businesses to rebuild and reopen in the Palisades. An EO10 Eligible Project is limited to commercial projects within the boundaries of the [Palisades Commercial Village and Neighborhoods Specific Plan](#). When found to comply with the Specific Plan and criteria in EO10, these projects can be processed as Administrative Review without the need for a Project Compliance - Design Review Board application. The order assists commercial projects that are not utilizing EO1 and want to construct a commercial building or open a business that is different than existed prior to the fire. EO10 applies to all commercial properties in the specific plan, even if they were not damaged or destroyed. However, commercial projects utilizing EO10 in the Coastal Zone still require Coastal and Environmental Review.

Under [Emergency Executive Order 10](#), Eligible Projects must:

- Be located on a commercially-zoned property within the boundaries of the Specific Plan, including those properties in the Coastal Zone.
- Consist of non-residential uses and fully complies with the Specific Plan. For purposes of this requirement, a qualifying project may include any mixed-use buildings or structures within Commercial Village Subarea A, as identified on Map 2 of the Specific Plan, so long as the project does not involve an increase in the number of dwelling units or residential floor area.

EO10 Eligible Projects require review by Los Angeles City Planning. Please review the [EO10 Filing Checklist](#) and submit an application through the Department's [Online Application System \(OAS\)](#). The application will be reviewed by Planning staff who will reach out once review is completed. Please contact Planning.EO10@lacity.org for any questions.

Q18. Are there any streamlining measures for multi-family rebuilds?

Yes, under EO1 multi-family structures can be rebuilt as a Like for Like project.