

Eaton Fire Disaster Interim Ordinance

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Interim Ordinance

- Introduces temporary regulations to address an immediate need
- Enacted by the Board of Supervisors
- Effective for 45 days, and can be extended up to two additional years
- Temporary regulations can be permanently incorporated into the zoning code if necessary

Eaton Fire Disaster Interim Ordinance

Proposed Eaton Fire Disaster Interim Ordinance

- Goal: Support fire survivors and unincorporated communities impacted by the Eaton Fire by streamlining the disaster rebuild process, while maintaining a process for stakeholder input.
- Adopted by BOS September 2, 2025
- BOS public hearing for first extension scheduled for October 7, 2025
- Addresses the following:
 - Streamlined Modifications Process
 - Development Standards
 - Temporary Uses
 - Disaster Permit
 - Fees (Deferred)

Streamlined Modifications Process

SUMMARY

- No public hearing
- Reviewed by Director as Zoning Administrator
- Noticing
- Decisions are subject to appeal/calls for review

Streamlined Modifications Process

NOTICING

- Notice of Application and Notice of Action
- Mail to surrounding property owners
- Email
- Community-based organizations on file for Altadena or Kinneloa Mesa
- County web site posting

Development Standards

Like-for-Like Expansion:

- Maximum 10% or 200 square feet, whichever is greater

Occupancy of Stand Alone ADUs:

- Five years (January 7, 2030) from the proclamation of a local emergency by the BOS

Yard Measurements

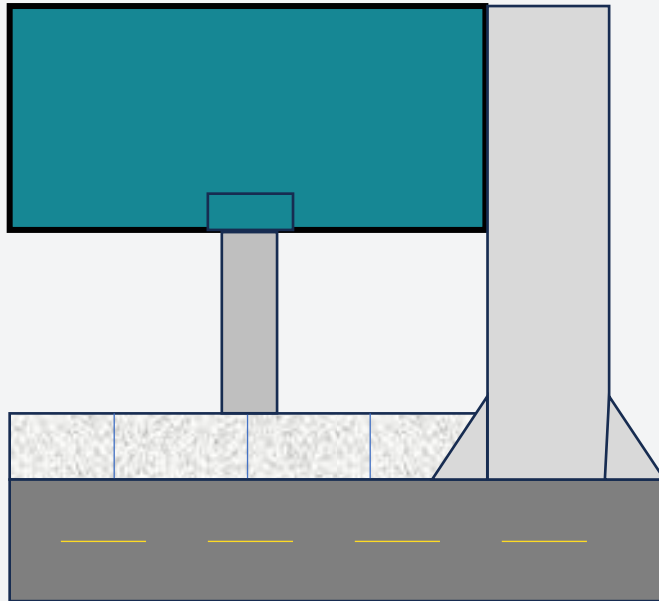
- Clarified when a property line is within a public/private street or right-of-way, measurement is taken from the edge of the street or right-of-way closest to the interior of the lot

Development Standards

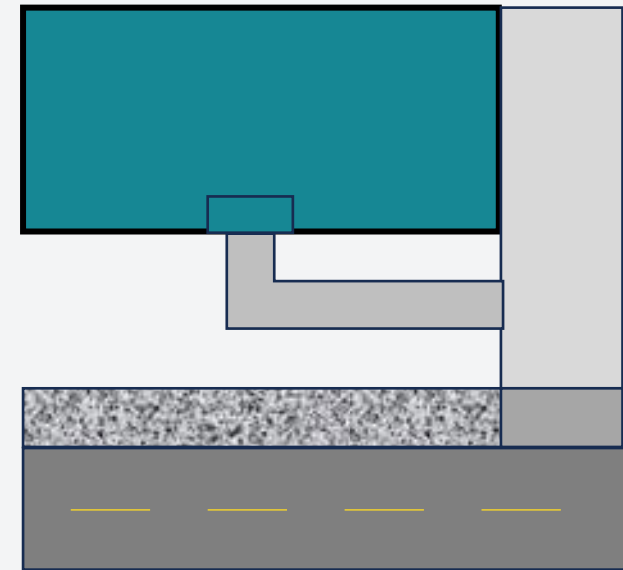
Direct Pedestrian Walkways

- Non-like-for-like rebuilds on lots where the front property line does not directly adjoin a street, may provided the direct pedestrian walkway through a vehicle driveway

Current Requirement



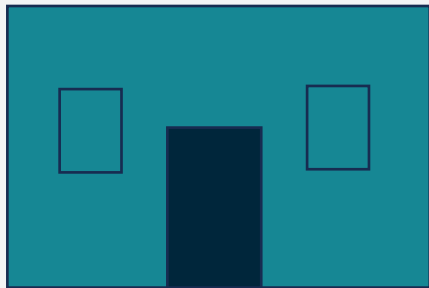
Modified Requirement



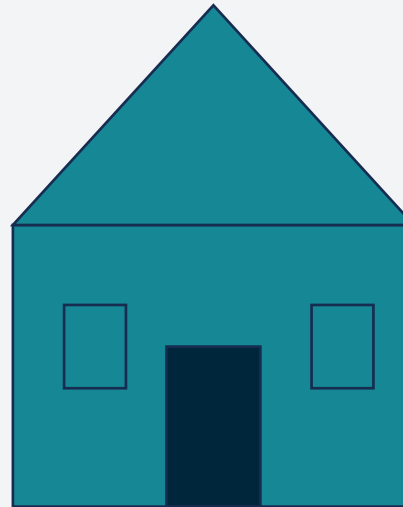
Development Standards

Height Limits for Like-for-Like Rebuilds

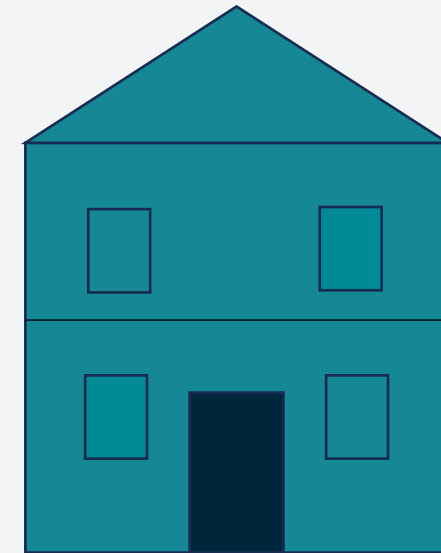
- Maximum height of any like-for-like disaster rebuild is the height of the prior structure; or
- Maximum height permitted in the zoning code, provided there is no increase in the number of stories



Original Home



Like-for-Like

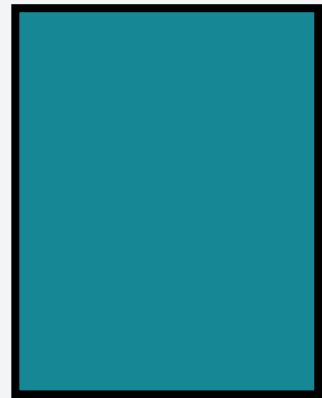


Non-Like-for-Like

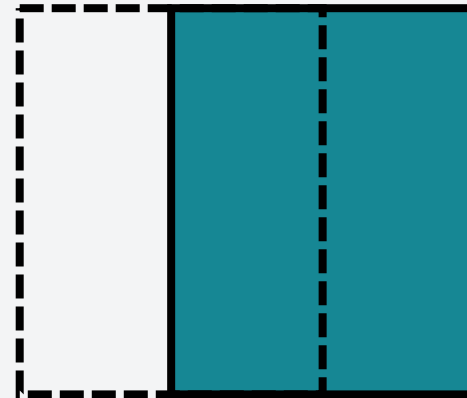
Development Standards

Minor Relocation of Like-for-Like Rebuilds:

- Must maintain 50% of its original footprint
- Rebuild must meet all other standards for a like-for-like replacement



Original Home



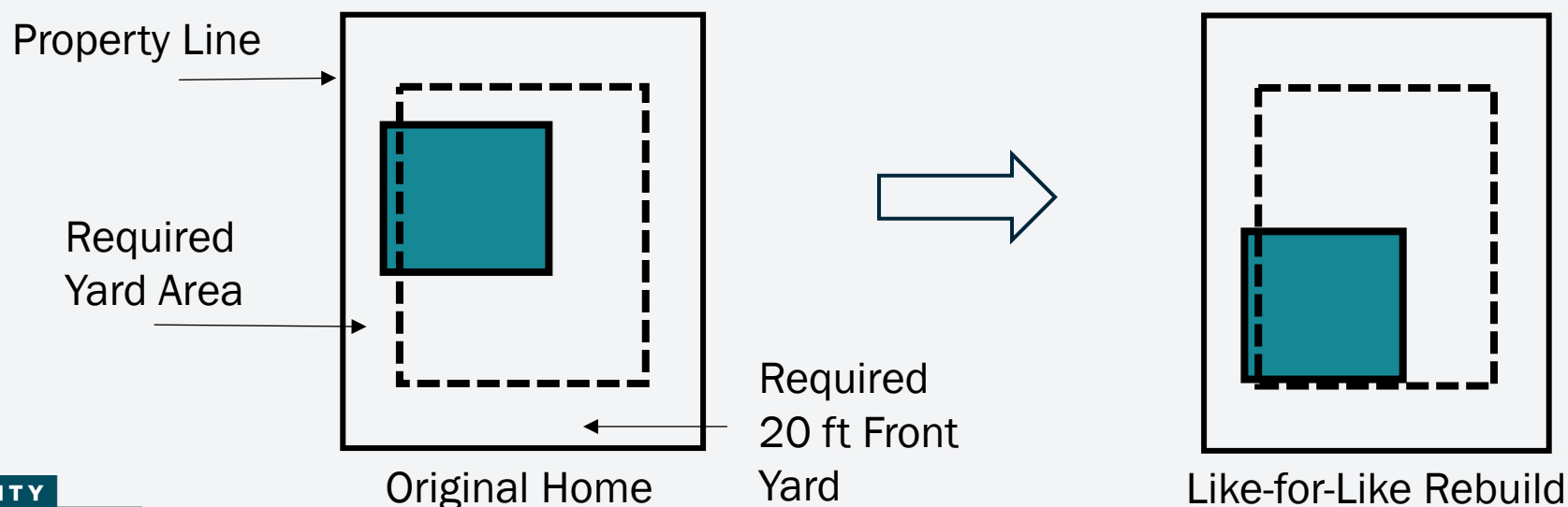
Original Footprint

Like-for-Like Rebuild

Development Standards

R-1 Zone Front Yard Setbacks

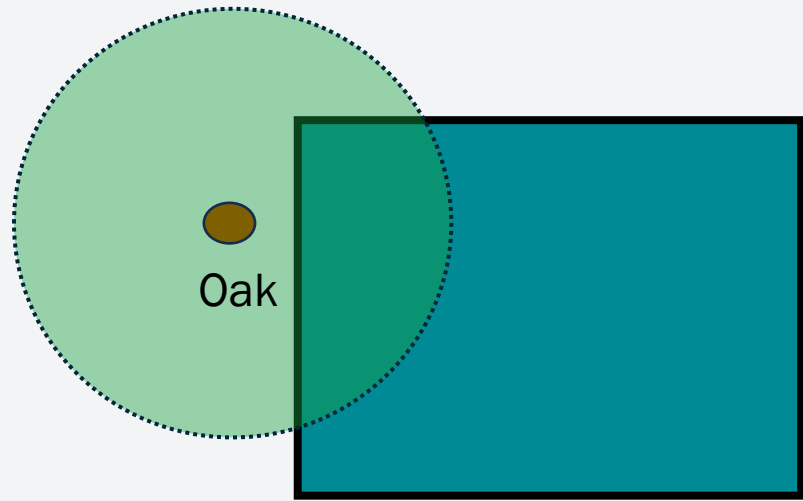
- Minimum 20 feet for non-like-for-like, unless subject to a Setback District or CC&Rs
- Front setbacks for Like-for-like rebuilds can be modified (Not limited by 50% rule):
 - A pre-fire setback less than 20 feet can be increased; or
 - A pre-fire setback greater than 20 feet, can be reduced but not less than 20 feet



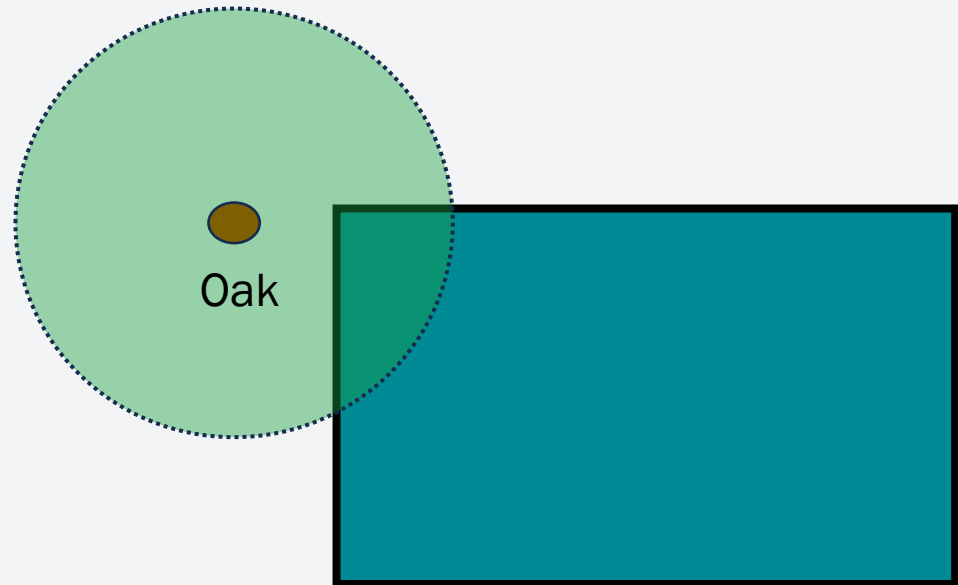
Development Standards

Oak Tree Permits

- Like-for-Like and Non-Like-for-Like rebuilds are not subject to an Oak Tree Permit if the encroachment is equal to or less than the previous structure.



Original Home

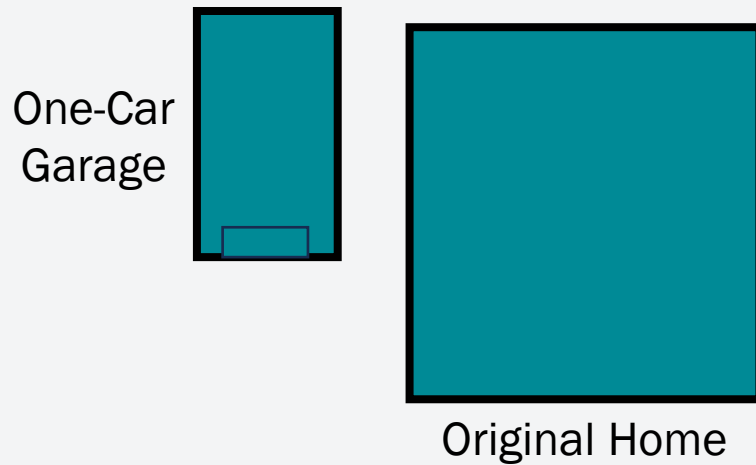


Exempt Non-Like-for-Like Rebuild

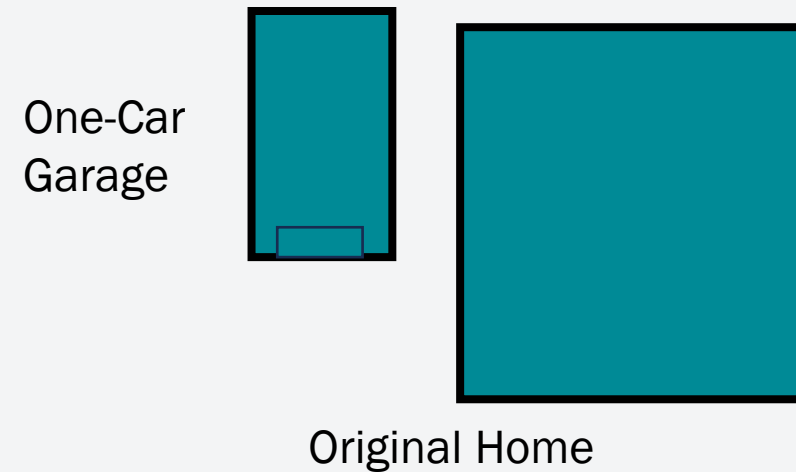
Development Standards

Parking

- No covered parking is required for like-for-like and non-like-for-like residential rebuilds. The number of parking required remains the same.



Example 1

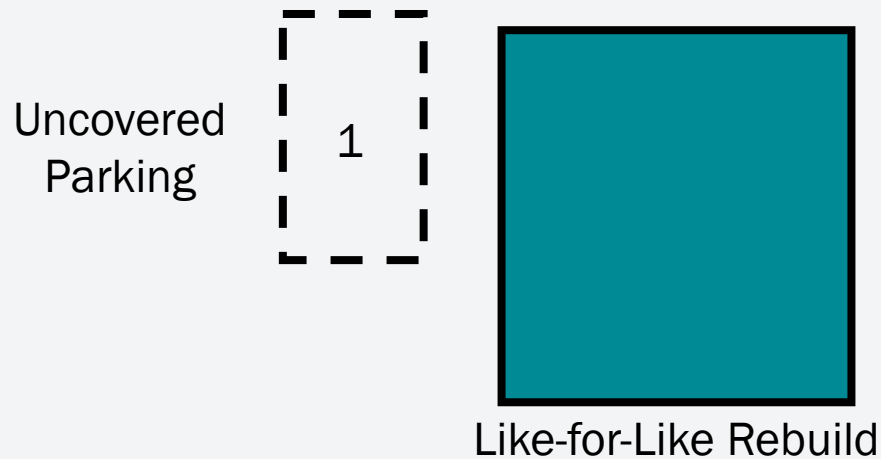


Example 2

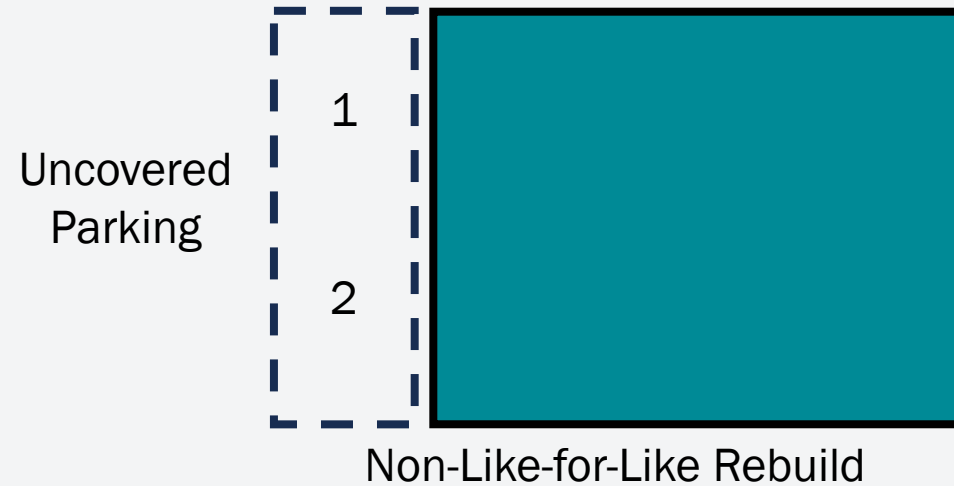
Development Standards

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Example 1



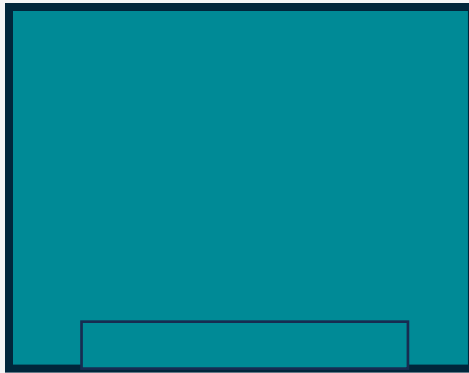
Example 2

Development Standards

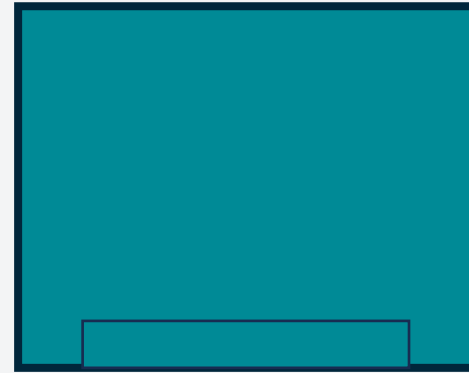
Accessory Dwelling Units (ADUs)

- No replacement parking required when a new ADU overlaps fully or partially over the footprint of a damaged or destroyed garage.

Example 1



Example 2



Development Standards

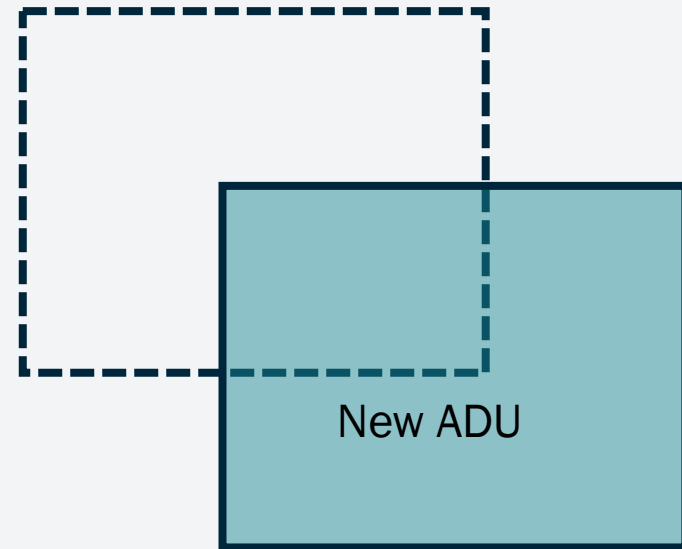
Accessory Dwelling Units (ADUs)

- No replacement parking required when a new ADU overlaps fully or partially over the footprint of a damaged or destroyed garage. For VHFHZS areas, parking may still be required.

Example 1



Example 2



Contact Us

Email: recovery@planning.lacounty.gov

Phone: 213-974-6411

Altadena One-Stop Permit Center

464 W Woodbury Rd. Suite 210
Altadena, CA 91001

Walk-In Hours:

Monday – Friday: 8:00AM – 4:30PM

LA COUNTY

PLANNING

SHAPING TOMORROW