

December 4, 2025

TO: David W. Louie, Chair  
Elvin W. Moon, Vice Chair  
Yolanda Duarte-White, Commissioner  
Pam O'Connor, Commissioner  
Michael R. Hastings, Commissioner

FROM: Mitch Glaser, AICP, Assistant Deputy Director  
Current Planning Division



**DECEMBER 17, 2025, REGIONAL PLANNING COMMISSION MEETING – AGENDA ITEMS 5(a), 5(b), and 5(c): INFORMATIONAL PRESENTATIONS**

We look forward to providing three informational presentations related to our disaster recovery efforts on December 17, 2025. If you have any questions in the meantime, please contact me at [mglaser@planning.lacounty.gov](mailto:mglaser@planning.lacounty.gov).

**AGENDA ITEM 5(a) – RPC SPECIAL NO. RPPL2025005020**

This informational presentation is about [LA County eCheck](#). This cutting-edge tool, powered by artificial intelligence, reviews a disaster rebuild project for compliance with the County Zoning Code and the County Building Code before a fire survivor submits their County Disaster Recovery Permit application.

The [Archistar](#) team, which created this tool, will begin the presentation by sharing how it was created, how it works, and how it has been implemented by local governments around the world, including the County. Afterwards, Principal Planner Glenn Kam of our Operations and Major Projects Team, who has led LA County Planning's implementation efforts, will share how we trained and tested the artificial intelligence model and how our fire survivors are using it to streamline the rebuilding process and get their approvals more quickly.

**AGENDA ITEM 5(b) – RPC SPECIAL NO. RPPL2025005021**

This informational presentation is about the [Historic House Relocation Project](#). This effort is connecting fire survivors with historic homes at risk of demolition in other Southern California communities, which are then moved to Altadena, streamlining the rebuilding process and reducing construction costs while contributing to the community's unique and eclectic character.

The [Omgivning](#) team, which created and implemented this project, will begin the presentation by sharing how it pays homage to the history of house relocations in Southern California, such as those that occurred as streets were widened and freeways were built, as well as the region’s architectural history and heritage, and by telling the stories of the first two houses that were relocated to Altadena, with many more to come. Afterwards, Senior Planner Sean Donnelly of our Disaster Recovery Team, who is reviewing and approving all house relocation projects, will share our experience, including some innovative approaches we have taken to facilitate the process.

#### **AGENDA ITEM 5(c) – RPC SPECIAL NO. RPPL2025005022**

This informational presentation is about bungalow courts, with a focus on their relationship to Altadena recovery. Bungalow courts are a [“missing middle” housing type](#) that exist throughout Southern California. However, relatively few new bungalow courts have been built over the last several decades, partly because zoning regulations have prohibited them or made them infeasible on many properties. We anticipate that the Director of Regional Planning will issue an interpretation memo regarding bungalow courts before December 17, 2025.

The [Altadena Heritage](#) team will begin the presentation by sharing the history of bungalow courts in Altadena and surrounding communities as well as their thoughts on what is needed to make them a successful housing option in Altadena. Next, the [Beacon Housing](#) team will share their efforts to complete a “like-for-like” rebuild of a bungalow court destroyed by the Eaton Fire that will provide income-restricted affordable housing. Afterwards, Senior Planner Zoe Axelrod of our Disaster Recovery Team will share her work helping Beacon Housing and other stakeholders who want to expand affordable housing options in Altadena and will explain the implementation memo. Lastly, the [Casa Nova](#) team will share their innovative home designs and how those homes can be incorporated into bungalow courts. Earlier this year, they entered the [“Sunkissed Court”](#) into the “Small Lots, Big Impacts” design competition hosted by [cityLAB](#), [LA4LA](#), and the City of Los Angeles.

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