



KAREN BASS
MAYOR

EMERGENCY EXECUTIVE ORDER NO. 1 ***Return and Rebuild***

Issue Date: January 13, 2025
Revised: March 18, 2025

Subject: Expedited Community Rebuilding and Recovery

INTRODUCTION

On January 13, 2025, I issued Emergency Executive Order 1 to aid in the community rebuilding and recovery efforts in the aftermath of the Wildfires of January 2025.

On February 13, 2025, the Governor signed Executive Order N-20-25, which updated Executive Order N-4-25, to clarify the projects eligible for the emergency suspension of CEQA and the Coastal Act to rebuild and restore structures and improvements damaged or destroyed by the wildfire. The Governor's new order also suspended other state laws applicable to rebuilding or restoring structures in the wildfire disaster areas. The Governor also previously adopted Executive Orders N-9-25 and N-14-25 to clarify N-4-25.

This Order is intended to bring consistency between the Governor's latest orders and the previously issued Emergency Executive Order 1 and should be read in a manner consistent with, and intended to implement to the fullest extent possible, the Governor's Executive Orders Nos. N-4-25, N-9-25, N-14-25, and N-20-25.

Therefore, to provide a streamlined path for the rebuilding of the City of Los Angeles' fire-devastated communities, pursuant to City Charter Section 231, subsection (i), and under the provisions of the Los Angeles Administrative Code Section 8.29 that authorize me to promulgate, issue and enforce emergency rules, regulations, orders, and directives, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately that:

A. Clean Up Efforts

- 1. Debris Removal:** To clear the way for people to return to their communities and rebuild their homes, the five Bureaus of the Board of Public Works shall immediately establish a Debris Removal Task Force to develop a comprehensive and streamlined program for debris removal, unifying with the California Office of Emergency Services and other City, County, State and Federal agencies pursuant to Governor Gavin Newsom's Executive Order N-5-25. The Mayor's Office shall designate a Debris Manager charged with identifying City roles and responsibilities and coordinating debris removal and disposal operations across all levels of government. The debris removal program shall ensure clean-up occurs in compliance with all local, state, and federal hazardous materials and contamination regulations intended to protect human health and protect against groundwater and air contamination, including but not limited to the Resource Conservation and Recovery Act, the Clean Air Act, and the Porter-Cologne Water Quality Control Act, and complies with adopted standards intended for the protection of worker safety, and facilitates rebuilding as fast as possible while also maximizing the opportunity for federal reimbursement. The Emergency Management Department (EMD) shall realign the existing Debris Removal Task Force into a structure that aligns with FEMA and California Office of Emergency Services (CalOES) standards, as applicable.
- 2. Watershed Hazards Mitigation:** The five Bureaus of the Board of Public Works shall immediately establish a Watershed Hazards Task Force to conduct post-fire debris-flow hazard assessments to mitigate the risks of flash floods, mudslides, and debris flows in response to rain events, uniting with CalOES and other City, County, and State agencies pursuant to Governor Gavin Newsom's Executive Order N-5-25. The Task Force shall evaluate and recommend mitigation measures to protect infrastructure and implement emergency measures as necessary. EMD shall realign the existing Watershed Hazards Mitigation Task Force into a structure that aligns with FEMA and CalOES standards, as applicable.

B. Rebuilding

- 1. One-Stop Rebuilding Center:** Establish a One-Stop Rebuilding Center in or near the impacted burn area(s) with representatives from all development services departments necessary for rebuilding-related permits. During the initial stages of recovery, this Center shall be operational and staffed by all Departments and Bureaus listed below, subject to change based on need:
 - Department of Building and Safety
 - Department of City Planning
 - Department of Transportation
 - Department of Water and Power
 - Department of Public Works:
 - Bureau of Contract Administration

- Bureau of Engineering
- Bureau of Sanitation
- Bureau of Street Services - Urban Forestry Division
- Los Angeles Fire Department
- Los Angeles Housing Department

2. Department Strike Force: Establish a development services and building permit unified task force to work with the Mayor's Office of Business and Economic Development with participation from all development services departments, as enumerated in paragraph B.1. above, including representation from City Council Offices that are fully or partially within any of the burn areas. This task force will be charged with further streamlining of administration of this order as well as identifying and addressing any roadblocks to an expeditious reconstruction process.

3. Review Rules for Eligible Projects:

a. **Definitions.** The following definitions shall be used for purposes of this paragraph, B.3., and this Order.

i. "Eligible Projects" shall be projects that meet all of the following criteria:

1. The project is to repair, restore, demolish, or replace property or facilities substantially damaged or destroyed by the Wildfires;

2. The project shall be for the same use as the last use of the structure or facility prior to the Wildfires. Without limitation, the project does not result in a change of use from residential to commercial, a less intensive use to a more intensive use, or an increase in primary dwelling units, including but not limited to a change from a single-family use to a multi-family use;

3. The project obtains building permits for repair or reconstruction within seven years from issuance of this Order; and the work is completed within three years of obtaining building permits; subject to extension by a subsequent Order or Council resolution; and

4. The project involves one or more of the following:

a. 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;

- b. 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. For properties subject to Coastal Commission Categorical Exclusion Order E-79-8, accessory structures covered by this subparagraph include accessory structures that are in substantially the same location relative to a primary residence as the accessory structures that existed immediately before the Wildfires, regardless of the size or location of the primary residence;
 - c. New accessory dwelling units on a residential property on which a primary residence was substantially damaged or destroyed as a result of the Wildfires, but only to the extent that such accessory dwelling units are built at least 10 feet from a canyon bluff or 25 feet from a coastal bluff; and/or
 - d. 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 in subparagraphs (a)-(c), above.
- ii. “Wildfires” shall mean, individually or collectively, the Palisades, Hurst, Kenneth, Archer, and Sunset Fires that occurred in January 2025, in whole or in part within the City of Los Angeles.
- b. **Project Review Provisions:** An Eligible Project shall be subject to all of the following rules in subparagraphs i. through xi., below. A project that does not meet the definition of an Eligible Project shall be subject to all applicable requirements of the Los Angeles Municipal Code (LAMC), or any plan, policy, guideline adopted pursuant to the LAMC, including discretionary review if applicable, except as otherwise provided in this Order.
- i. **Non-Conforming Buildings and Uses:** An Eligible Project is not subject to non-conforming use rules in LAMC Section 12.23 or the emergency provisions in LAMC 16.03.
 - ii. **Waiver of Discretionary Processes:** Applications for an Eligible Project shall be, and hereby are deemed exempt from City discretionary review processes otherwise required by Chapter I or

1A of the LAMC, or any plan, policy, or guidelines, adopted pursuant to the LAMC.

iii. Documentation: The City Planning Department and the Department of Building and Safety (DBS) shall develop a set of joint guidelines to review Eligible Projects. The guidelines shall establish the method to determine compliance with the definition of Eligible Project, which may include, but is not limited to 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 Applicant shall provide documentation of compliance with the definition of Eligible Project in this Executive Order, and any documentation required by the department guidelines implementing this Order.

iv. Building Codes: Unless otherwise expressly provided in this Order, the project shall comply with the following:

1. The current City of Los Angeles Building Codes, or
2. The reconstruction of residential dwellings that were originally designed and constructed to the 2019 California Building Standards Code and were subsequently destroyed as a result of the Wildfires may be permitted for reconstruction using the same design of the original dwelling that met the 2019 Codes without additional plan review. Notwithstanding the foregoing, any applicable minimum elevation standards established in the 2022 California Building Standards Code and any subsequent updates (consistent with federal guidance on the implementation of the National Flood Insurance Program), and any applicable requirement to produce a required elevation certificate, shall continue to apply to dwellings subject to this subparagraph.
 - i. For an Eligible Project proposing to replace a damaged or destroyed structure that was originally designed and constructed pursuant to the 2019 California Building Standards Code or later, and using previously approved plans by the Department of Building and Safety, DBS shall collect the plan check fees based on the hourly rate specified in Section 98.0415(e) of the LAMC and applicable surcharges instead of Section 91.107.3 of the LAMC. The project's replacement

structure will be based on the building plans previously reviewed and approved by DBS for the project site.

v. Dedication and Improvements: Neither the footing nor any portion of the replacement building or reconstruction shall encroach into any area designated within the applicable street width standard, as determined by the City Engineer.

For the purposes of interpretation of LAMC Section 12.37(B), the proposed construction shall be compared to the buildings and residential unit counts that existed prior to the Wildfires, as determined by the City Engineer.

vi. Eligible Projects shall not be subject to the provisions of LAMC Section 12.21 C.10(i).

vii. Planning Overlay and Permanent Q Conditions of Ordinance No. 170,768: Eligible Projects are not subject to the requirements of any Planning Overlay, such as the Pacific Palisades Village Specific Plan and the Pacific Palisades Village Design Review Board Guidelines, any other specific plans that are applicable to Wildfire-impacted areas, and the Permanent Q Conditions of Ordinance No. 170,768.

viii. Haul Route and Public Works Exemptions: Notwithstanding any contrary provision of the LAMC, a haul route approval for an Eligible Project shall be approved ministerially and shall be exempt from any discretionary approval processes in the LAMC, including but not limited to noticing, hearings, findings, and appeals. The Department of Transportation and the Department of Public Works - Bureau of Street Services shall report back with recommendations on safely managing individual and potential concurrent haul routes for Eligible Projects relative to any overconcentrations of haul truck traffic and associated nuisance and safety impacts.

Additionally, for Eligible Projects, Public Works reviews set forth in LAMC Sections 46.00 through 46.06 and 62.161 through 62.162 are exempt from otherwise required discretionary processes, including but not limited to noticing, hearings, findings, permits and appeals.

ix. Coastal Zone: Consistent with the Governor's Executive Orders, such Eligible Projects in the Coastal Zone are not subject to any requirement to obtain a permit under the California Coastal Act, including but not limited to requirements set forth in LAMC Chapter 1, Sections 12.20.2 and 12.20.2.1 and LAMC Chapter 1A, Section 13B.9.

x. All-Electric Building Code Provisions: Notwithstanding anything to the contrary in the LAMC, all requirements related to Ordinance No. 187,714 shall be waived for Eligible Projects. Although not required, Eligible Projects may choose to opt in to the provisions of Ordinance No. 187,714.

xi. Low Impact Development. Preconditioned on applicable State and/or Federal action first permitting such waiver and/or exemption, Eligible Projects shall not be required to comply with locally-established Low Impact Development (LID) standards, to the extent consistent with State and Federal law.

4. General Rebuilding and Reconstruction Rules:

a. **Expedited Permit Review:** I further direct all applicable City departments to conduct and conclude all of the City's initial building permitting reviews required for reconstruction projects that are on a site with a structure substantially damaged or destroyed by the Wildfires, and to complete all appropriate reviews for such projects within 30 days following the submission of a complete application, subject to and consistent with the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000), as applicable. To the extent practicable, all required reviews and approvals shall be conducted simultaneously, not sequentially, by all City Departments so as to meet the time periods specified in this paragraph.

i. Inspections by the Department of Building and Safety shall be conducted within two business days of a submitted request.

ii. I further direct all applicable City Departments to process clearances and utility releases related to building permit applications, certificates of occupancy, or temporary certificates of occupancy within five business days for all rebuild projects.

iii. Nothing in this subparagraph a. is intended to change timelines for review and approval of discretionary entitlements by the City Planning Department under LAMC Chapter I or Chapter 1A.

b. For reconstruction projects that are on a site with a structure substantially damaged or destroyed by the Wildfires but that do not qualify as Eligible Projects, Public Works reviews set forth in LAMC Sections 46.00 through 46.06 and 62.161 through 62.162 are exempt from otherwise required discretionary processes, including but not limited to noticing, hearings, findings, and appeals. Applicable clearances, department reviews, fees, and tree replacements shall be required, and shall be reviewed through a ministerial administrative process.

- c. **Mello Act.** Consistent with the Governor's Executive Order, for purposes of the Mello Act, projects to repair, restore, demolish, or replace any residential structure which contains less than three dwelling units that was substantially damaged or destroyed by the Wildfires shall not be considered a conversion or demolition of existing residential dwelling units or construction of a new housing development if the repaired, restored, or replacement structure contains three or fewer dwelling units. To the extent any provision of section 65590 provides otherwise, it is suspended.
- d. **Resident Protection Ordinance.** Notwithstanding Ordinance No. (188,481), a project to repair, restore, demolish or replace any residential dwelling units substantially damaged or destroyed by the Wildfire shall not be required to provide replacement housing greater than that required under paragraph 9 of the Governor's Executive Order No. N-20-25. The City Planning Department and the Housing Department shall prepare guidelines to implement the Governor's Order and this subparagraph within 15 days.

5. Tolling of Permits:

- a. For permits issued or plan check applications in progress prior to January 7, 2025 on sites with property or structures damaged or destroyed by the Wildfires, the time limits in Chapter 1, Chapter 1A and Chapter 9 for utilization of any entitlement or permit, shall be tolled for three years from February 13, 2025.
- b. Timelines for Building Permit applications filed on or after January 7, 2025. For applications for building permits for repair or reconstruction projects that do not meet the definition of an Eligible Projects on a site where a structure or property was damaged by the Wildfires, all timelines to pull or exercise rights under a building permit shall be extended provided the project obtains building permits for repair or reconstruction in seven years from issuance of this Order; and the work is completed within three years of obtaining building permits. This timeline is subject to extension by a subsequent Order or Council resolution. Nothing in this subparagraph is intended to override any applicable requirement of LAMC Chapter 1A Section 13B.9.1.

- 6. Demolition Permit:** Notwithstanding any contrary provision of the LAMC, or policy, plan or guidelines adopted pursuant to the LAMC, for the demolition of any structure, improvement, or facility substantially damaged or destroyed by the Wildfires, a demolition permit is not required provided the applicant has submitted a timely notification prior to demolition to the Department of Building and Safety through an online portal or other electronic means with information and documentation specified by the Department, with the exception of the removal deep or step foundations or retaining walls as set forth below.

A demolition of a structure, improvement or facility substantially damaged or destroyed by the Wildfires shall comply with all local, state and federal regulations for the disposal of waste, including but not limited to any regulations set forth by the California Department of Toxic Substances Control or the City's Sanitation Department.

The removal of a deep or step foundation or retaining wall shall require a permit by the Department of Building and Safety to ensure that said removal and subsequent grading or compaction of soils does not exacerbate any life and safety risks.

The Department of Building and Safety shall publish guidelines to implement this paragraph.

- 7. Building Plans:** On a site that had property damaged or destroyed by the Wildfires, in conformity with the Governor's Executive Order N-20-25, persons authorized to obtain a copy of building plans need not obtain the written permission of the certified, licensed, or registered professional or his or her successor who signed the original building plans as otherwise required by Health and Safety Code Section 19851. The Department of Building and Safety shall, however, require that the person requesting to duplicate the building plans sign an affidavit containing the information in Health and Safety Code Sections 19851(c)(2)-(3). Further, the Department of Building and Safety shall publish guidelines to implement this paragraph.
- 8. Allowance For Recreational Vehicles, Tiny Homes, Modular Structures, and Mobile Homes on Affected Properties During Rebuild:** On a site with a structure, improvement, or facility substantially damaged or destroyed by the Wildfires, the use of Recreational Vehicles, Tiny Homes, Modular Structures, and Mobile Homes (temporary housing projects) on the site during rebuilding to house displaced resident(s) shall be permitted for up to three years, or while an active building permit is applicable to said property, whichever is longer. Additionally, a property owner shall be permitted to locate a storage unit or shed on said property for up to three years. The owner of a temporary housing project shall obtain permits for water, waste, and electrical connections.
- 9. Expediting Temporary Certificates of Occupancy for Multi-family Residential Projects Near Completion:** I further direct all applicable City departments to form an interdepartmental task force to help multi-family residential projects nearing completion obtain their Temporary Certificate of Occupancy (TCO) expeditiously so as to create more available units in the market. The task force shall include the Department of Building and Safety, City Planning, Bureau of Engineering, Los Angeles Fire Department, Department of Water and Power, Bureau of Sanitation and others as necessary and shall proactively reach out to project applicants to offer assistance. The Department of Building and Safety shall issue guidelines for the implementation of this provision.

10. Implementation Guidance: In addition to any other implementation guidelines specifically required in this Order, the Department of Building and Safety, the Department of City Planning, and other applicable City Departments shall issue guidelines as necessary to implement all other provisions of this Executive Order in consultation with the Mayor's Office. Implementation guidelines may be amended and updated from time to time, as may be necessary.

Executed this 18th day of March, 2025



KAREN BASS
Mayor

Dated at Los Angeles, California

Date: March 18, 2025

Time: 3:58 p.m.

Filed with the City Clerk

Date: March 18, 2025

Time: 3:59 p.m.

By: Melinda Norva