

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☐ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☒ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ZA-2023-2170-ZAD-ZV-ZAA

APN: 216-400-8001

Project Address: 5300 North Oakdale Avenue

Final Date to Appeal: April 24, 2025

APPELLANT

Check all that apply.

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: West Valley Alliance for Optimal Living
Company/Organization: West Valley Alliance for Optimal Living
Mailing Address: 7507 Winnetka Avenue
City: Canoga Park **State:** CA **Zip Code:** 91306
Telephone: (818) 348-0229 **E-mail:** powcp@aol.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☒ Self ☐ Other: _____

Is the appeal being filed to support the original applicant's position?

☐ YES

☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: Jamie T. Hall, Esq.
Company/Organization: Channel Law Group, LLP
Mailing Address: 8383 Wilshire Blvd., Suite 750
City: Beverly Hills **State:** CA **Zip Code:** 90211
Telephone: (310) 347-0050 **E-mail:** Jamie.Hall@ChannelLawGroup.com

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☒ Entire

☐ Part

Are specific Conditions of Approval being appealed?

☐ YES

☒ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

☒ Reason(s) for the appeal

☒ Specific points at issue

☒ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Jeff Berman **Date:** April 23, 2025

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$172

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Receipt No.: 200243415620 **Date:** 4/23/25

☒ Determination authority notified

☐ Receipt Number

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

☒ Appeal Application

☒ Justification/Reason for Appeal

- ☒ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☒ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- ☒ *Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

4. Noticing Requirements (Applicant Appeals Only)

- ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

- ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- ☐ *Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

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April 23, 2025

VIA ELECTRONIC UPLOAD

City Council
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Appeal Justification; 5300 Oakdale Avenue; Case Nos. ZA-2023-2170-ZAD-ZV-ZAA-1A; ENV-2020-6762-EIR; VTT-83927; Council File No. 25-0310 ("Project")

Dear Members of the City Council:

This firm represents West Valley Alliance for Optimal Living ("West Valley" or "Appellant"). West Valley is an organization dedicated to the protection of both the community and the environment in Los Angeles. West Valley brings this appeal because the organization and its members have a direct and substantial beneficial interest in ensuring that City complies with laws relating to environmental protection. Further, West Valley and its members are adversely affected by City's failure to comply with CEQA in approving the Project. This justification appeal is submitted on behalf of our client in opposition to the proposed project located at 5300 Oakdale Avenue ("Project"). We incorporate by reference here all objections submitted in writing and orally for the above-described Project, including our appeal justifications submitted for other pending appeals of the Project's entitlements.

The Project seeks to demolish the existing 10 structures¹ on the 14-acre site, build an about 867-foot long private street with a vaguely specified emergency access, merge 4 parcels

¹ "The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one (1) **2,683 square-foot vacant single-family house**, a **9,028 square-foot caretaker unit**, a **609 square-foot office**, a **2,680 square-foot garage**, a **800 square-foot garage**, **four (4) 3,917 square-foot garages** with a **shed**, one (1) **2,020 square-foot garage with ramp** and one (1) **open shed** for a total of 10 structures." (ZA LOD of December 2024, p. 5, emph. added.) This amounts to **demolition of 33,488 sf in total**.

and then subdivide those into 23 parcels, build 21 two-story over 31-foot single-family homes of about 5,000 sf in size along with 19 Accessory Dwelling Units (“ADUs”), remove 1,143 of 1,451 citrus trees on-site, and widen and configure the hillside substandard roads. The noted massive destruction, construction, and changes are proposed within Liquefaction, Landslide, Very High Fire Hazard Severity Zone (also “VHFHSZ”), and, in part, within a mapped Hillside Area. The Project is also proposed near a school and single-family residential uses. Critically, the Project seeks various deviations from the City of Los Angeles (“City”) applicable zoning regulations and proceeds without *any* environmental review, in violation of state laws.

This appeal challenges *part* of the City’s approvals and findings in the City’s April 9, 2025 Letter of Determination (“LOD”) for the Project: (1) conditional use permit to allow over-the-height 8-foot fences; (2) adjustment to allow reduction of side-yards; and (3) variance to allow a 15-foot hedgerow (“ZA Approvals” and “ZA LOD”).

This Appellant has also separately challenged *other* Project approvals, including approval of the Vesting Tentative Tract (“VTT”) Map and adjustments to allow reduced front-yards and reduced side-yard in the March 7, 2025 Letter of Determination (“VTT Approvals” and “VTT LOD”). The Appellant hereby incorporates by reference all of the appeal justifications in support of the appeal of the VTT Approvals, including those of March 16-17, 2025; April 3, 2025; and April 21, 2025, as they pertain to the same Project and raise common issues relevant for this appeal. This appeal justification letter regarding ZA Approvals builds upon our prior appeal justifications for VTT approvals and also raises new issues.

In addition to providing the precise bases for the City’s failure to proceed in the manner required by the California Environmental Quality Act (“CEQA”), this letter is also intended to provide **pre-suit notification** to the City to the extent such notification may be required. The City may remedy the errors identified herein by conducting an environmental analysis as required by CEQA.

I. THE PROJECT APPROVALS VIOLATE CEQA FOR FAILURE TO DULY STUDY AND MITIGATE THE PROJECT’S ENVIRONMENTAL IMPACTS AND FOR RELYING ON A GENERAL HOUSING ELEMENT PROGRAM EIR

As we have amply detailed and showed in our VTT Justifications and Supplemental Justifications in March and April of 2025, the Project lacks adequate environmental clearance under CEQA. Instead of duly conducting a *site-specific* environmental review of the massive Project’s impacts, the City chose to bypass CEQA and rely on a generic, unrelated, and irrelevant 2021 Housing Plan Program Environmental Impact Report (“EIR”). As also detailed and shown in our prior VTT appeal justifications, the City’s relied upon Program EIR neither actually studied the Project, nor could have hypothetically study the Project, in light of the purpose of the Housing Element under the state law.

To avoid repetition and redundancy, we hereby incorporate by reference all our objections and reasons as to why the City’s reliance on the Housing Element’s Program EIR is misplaced and legally erroneous. Notably, “The council’s use of an erroneous legal standard

constitutes a failure to proceed in the manner required by law. (See *Gilles v. Department of Human Resources Development* (1974) 11 Cal.3d 313, 329 [113 Cal.Rptr. 374, 521 P.2d 110].)” (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 88.)

We therefore urge that the City Council make its own independent finding as to whether the City can legally rely on an unrelated Housing Element Program EIR, which neither studied the Project or its density nor could have possibly done so.

A. The Project Is Discretionary and There Is Ample Evidence the Project May Have Significant Site-Specific Impacts Not Analyzed in the Generic 2021 Housing Element Program EIR.

First, the Project *is* discretionary, as it seeks numerous actions and deviations from the City’s applicable codes and regulations over which the City may exercise its discretion to approve or disapprove and may thereby shape the Project. (CEQA Guidelines § 15357.) Second, the Project’s environmental existing baseline is a 14-acre citrus orchard, with a few structures and only a single dwelling unit. Measured against this backdrop and environmental baseline, the Project’s massive destruction of the citrus orchard and 1,143 mature trees thereon, demolition of 10 structures, grading on the site, creation of impermeable surfaces, subdivision and development of about 9 acres into 21 out-of-scale single-family dwelling units with their ADUs far exceeding 5,000 sf in size, building of a private street to support the subdivision, widening public streets nearby, building over-the-height fences around the Project, building a 15-foot hedgerow - all create a *fair argument* that the Project may have significant impacts, including in:

- **Aesthetic impacts:** Under Appendix G.I [Aesthetics] of CEQA Guidelines, one of the questions for aesthetic impacts is whether the Project “[i]n nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?” The Project is, by definition, in a *suburban* area, as it is zoned as suburban residential RA. The Project here may substantially degrade the existing visual character and qualify of public views of the site and its surrounding – presently a 14-acre citrus orchard. The Project propose to remove 1,143 trees from the 14-acre site, surround the site with over-the-height fences and 15-foot hedgerow, which will necessarily divide the community and make the proposed Project look like and stand out as a fortress. The Project will also be incompatible with the surrounding community and disrupt the sense of very low-density suburban residential community by proposing two dense rows of 31-foot 10-inch houses, which will be necessarily visible from behind the 8-foot over-the-height fences and even the 15-foot hedgerow. Even if we assume that the Project is in an urban area – which it is not – the Project may have aesthetic impacts since it clearly does not comply with all the applicable zoning regulations: the Project seeks numerous deviations, adjustments, and variance from the City to bypass the applicable regulations. It also proposes exceeding density and larger houses than allowed by the Municipal Code.

Moreover, the Housing Element Program EIR relies on projects in single-family zones complying with all of the setback and other requirements and maintaining the predominant development feature to prevent aesthetic impacts, stating:

“The **Land Use Element**, for instance, includes policies that require new development in single-family and special-use neighborhoods to **maintain** the **predominant** and distinguishing characteristics, such as **property setbacks** and **building scale**. The Conservation Element includes objectives, policies, and programs related to land form and scenic vistas to protect and reinforce natural and scenic vistas through permit processing, enforcement, and environmental review of project designs to ensure that natural features and views are retained; and policies under the Urban Form and Neighborhood Design Element aim to protect scenic vistas by encouraging the use of step-backs for higher floors of buildings, promoting the use of underground utilities, and establishing standards for transitions in heights of buildings. Therefore, **compliance with applicable RCMs, policies and regulations** would **minimize** potential impacts to **scenic vistas**. **Nothing** in the **Housing Element** Update **would affect** these regulations and rezones would need to be consistent with the General Plan policies pursuant to Charter Section 556 and 558 and **would be expected** to be subject to the **specific plans, overlays and other regulations** that are **intended** to protect **scenic views and vistas**.” (Program EIR, p. 4.1-31, *emph. added.*)

In contrast, the Project here does not comply with all applicable regulations and seeks to reduce side-, front-yards and setbacks; it also proposes much larger and taller single-family homes than the surrounding homes and school are. For these reasons and against the backdrop of the existing primarily single-story homes, school, orchard, and trees in the Hillside Area, the Project will have aesthetic impacts.

- **Agricultural impacts:** Under Appendix G.II [Agriculture and Forest Resources], the question is whether the Project will “Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?” Here, based on ZIMAS parcel reports, the Project *is* located in agricultural Prime Farmland and Unique Farmland areas (**Exhibit 1** [ZIMAS parcel reports]) and *will* indeed convert a big part of such land into non-agricultural uses: higher density residential homes and private street. As such, there is a fair argument that the Project may have agricultural impacts.
- **Air quality impacts:** Under Appendix G.III.(b)-(d), questions indicating air quality impacts are whether the Project will: “b) Result in a cumulatively considerable net

increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? c) Expose sensitive receptors to substantial pollutant concentrations? d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?” The Project here is located in the Los Angeles-South Coast Air Basin Area, which is in a non-attainment status under both State and Federal standards.^{2, 3} (See also, Housing Element Program EIR, p. 4.2-9—4.2-10.) Also, the City’s Housing Element Program EIR provides: “For discretionary projects, prior to issuance of a permit to construct and at the expense of the project applicant, the City shall retain a qualified air quality analyst to prepare an Air Quality Impact Analysis to analyze construction emissions for any discretionary project that would include either: demolition of more 13,500 square feet of building area; greater than 5,000 cubic yards of soil cut/fill; greater than 5-acres of graded area; or use of more than ten pieces of heavy-duty construction equipment and 150 truck trips on any given day during demolition, site clearing, or grading. The air quality analysis shall demonstrate that project emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but is not limited to, the following mitigation...” (Housing Element Program EIR, p. 2-11.) The City’s own EIR also found that the implementation of the Housing Element will result in significant and unavoidable air quality construction and operation impacts. (Housing Element Program EIR, p. 2-11.) There is a fair argument that the Project which proposes a much denser development in the suburban area and will attract significant traffic through its proposed 21 5,000 sf. houses with their ADUs will necessarily add to the air quality pollution in this non-attainment area, which – in addition – was found to have significant and unavoidable air quality impacts due to *other* housing development in the Housing Element. Also, there is no evidence that the Project has undergone the required air quality studies contemplated in the Housing Element Program EIR.

² See, p. 3 at https://www.epa.gov/sites/default/files/2018-05/documents/ca_tsd_combined_final_0.pdf (Exh. 12)

³ We remind the City that documents referenced via web link are to be produced by staff for inclusion in the Record and presented to decisionmakers as required by *Consolidated Irrigation Dist. v. Superior Court* (2012) 205 Cal.App.4th 697. Appellant asks that documents cited via web link in all comment and appeal justification letters in opposition of this project are to be included in the Record.

“We conclude that the term “submitted to” – which generally means presented or made available for use or study – ...should be interpreted and applied pragmatically to fairly allocate the burden of handling the written evidence. ... we conclude that “written evidence” has been “submitted to” a lead agency for purposes of section 21167.6, subdivision (e)(7) when the commenter has made the document readily available for use or study by lead agency personnel.” *Consolidated Irrigation Dist. v. Superior Court* (2012) 205 Cal.App.4th 697, 723.

Moreover, the Project here proposes removal and grading of agricultural land historically used for orchards. It is therefore reasonably foreseeable that the 14-acre Project site has been treated with pesticides and chemicals, which may result in soil contamination. In turn, grading, disturbance, transport, and disposal of such potentially contaminated soil may pose a hazard and pollution for the nearby environment, including schoolchildren and residents. And yet, the City does not show any Phase I Environmental Site Assessment to indicate the issue of potential soil contamination have even raised, much less studied by the City. As we have amply detailed in our April 21, 2025 appeal justification letter for the VTT Approvals, pesticides present a Recognized Environmental Condition (“REC”), which may require a Phase II ESA and soil testing to ensure the site contamination does not exceed beyond acceptable levels and is safe for the nearby environment and groundwater. Without such necessary studies, there is a fair argument that the Project Site’s agricultural uses and pesticides thereon may expose sensitive receptors nearby (schoolchildren, their parents, teachers, and residents nearby) to substantial pollutant concentrations.

Lastly, the Project – by bringing massive traffic into the Project area from 21 5,000 sf single-family homes and 19 ADUs and by also introducing denser developments with various utilities – may result in other emissions (such as those leading to odors) adversely affecting a substantial number of people around. For all these reasons, the Project may have significant air quality impacts which have neither been studied nor mitigated.

- **Biological resources:** Under CEQA Guidelines Appendix G.IV.(d)-(e), the Project may have impacts on biological resources if it “d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?” Per ZIMAS reports, the Project here is located in the Santa Monica Mountains Area, with “low” and yet positive “potential” of biological resources and mountain lions. (**Exhibit 1.**) The 14-acre Project Site has been historically and predominantly used as a citrus orchard with about 1,400 mature citrus trees. The trees may serve as habitat for various wildlife species, such as burrowing owls, migratory and nesting birds, bees, butterflies, sensitive bat species, and others. The 14-acre Project Site – near the Hillside Area – may also serve as a wildlife corridor for various sensitive wildlife species. The Project Site has no adequate biological report. The only available report is from 2023, and it was based on a single visit of a biologist on Site in August of 2022. (VTT LOD, p. 21.) As such, there is a fair argument that the Project Site may serve as a habitat for wildlife.
- **Energy Impacts:** Under CEQA Guidelines Appendix G.VI, the Project may have energy impacts if it may “a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during

- project construction or operation?” The Project here proposes 21 large over 5,000 sf. houses with 19 ADUs. While the LOD mentions about solar roof and EV chargers, it does not mention *which* part of the energy will be produced by solar; neither does the LOD mention about specification of the EV chargers, including their number for each 5,000 sf. home, as well as their type (**Exhibit 2** [Information on types of EV Chargers]). In sum, compared to the existing baseline of a 14-acre citrus orchard, the Project may result in significant energy impacts, which are neither accurately disclosed nor mitigated.
- **Geology/Soils:** Under CEQA Guidelines, Appendix G.VII, the Project may have significant geology and soils impacts if it may “[d]irectly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:(a).... iii) Seismic-related ground failure, including liquefaction? iv) Landslides? b) Result in substantial soil erosion or the loss of topsoil? c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?” Here, the Project is located entirely within the liquefaction zone; it is also, in part, in landslide zone. It is also, at least in part, in the mapped Hillside Area of the City. The Project proposes massive almost 3-story (31 feet 10 inch height, where 1 story is usually 10 feet high) homes sited densely and closely to each other, with reduced side-yards and front-yards. The Project proposes to remove 1,143 trees which would otherwise help drain the 14-acre site and prevent erosion. (**Exhibit 3** [EPA information re trees]; **Exhibit 4** [Studies re Trees Reducing Floods]; **Exhibit 5** [Information re trees helping fight soil erosion].) There is, therefore, a fair argument that the Project may directly or indirectly cause substantial adverse impacts by removing 1,143 mature trees from a 14-acre site and by adding large and dense single family homes, along with impermeable surfaces, including a private street, thereby creating flooding in a zone which is already known for its Liquefaction and Landslide issues.
 - **Greenhouse gas emissions (“GHG”):** Under CEQA Guidelines, Appendix G.VIII, the Project may have GHG impacts if it may “a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?” The City’s Housing Element Program EIR reviewed the GHG impacts of the Housing Element and found those to be less than significant based on the following rationale: “Based on all of the above, the Housing Element Update would be consistent with the goals of SB 32 and the 2017 Scoping Plan, SB 375 and the 2020-2045 RTP/SCS, GreenLA and the Sustainable City Plan, and **future development** projects within the Project Area would be **required to comply** with the City’s **Green Building Code**. The Housing Element Update impacts associated with GHG emissions would be less than significant.” (Program EIR, p. 4.6-51.) As such, the City largely relies on regulatory compliance. At the same time, the same Program EIR noted: “Single-family residential: Single-family residential projects may range in size and scale from smaller single-family

homes to larger single-family homes, and from small-lot subdivisions to multi-property single-family subdivisions. **Single-family** developments typically generate **greater emissions** than multi-family residential due to **greater trip lengths.**" (Program EIR, p. 4.6-39, *emph. added.*) It also provides: "Housing development accommodated under the Housing Element would generate GHG emissions through the construction and operation of individual housing projects. GHG emissions would **specifically arise** from **direct sources** such as **motor vehicles, natural gas consumption**, solid **waste handling**/treatment, and **indirect** sources such as **electricity** generation." (Program EIR, p. 4.6-32, *emph. added.*) As such, the City's own environmental document confirms that a single-family home may cause more GHG impacts, due to its generated car traffic, use of gas, use of electricity, and waste handling. The Project here will have gas and electricity uses; it will bring in at least 2 cars (2 car spaces per home) plus at least another car for ADUs to the area currently having only one dwelling home.

Moreover, the Project will remove 1,143 trees from the Project site which would otherwise help reduce heat and global warming, and will create impervious areas and buildings that will generate more heat. The importance of trees to our environment and for air quality cannot be overstated. (**Exhibit 6** [National Forest Foundation's Article re "A Breath of Fresh Air: How Trees Help Mitigate Climate Change"].) Also, a "recent University of Southern California study shows that the city's urban forest isn't just providing shade and aesthetics, it's quietly pulling more pollution out of the air than scientists realized, especially when the summer heat kicks in." (**Exhibit 7** [Article re Tree Research by USC & Related Studies].) As such, there is ample evidence that the Project may have significant GHG emissions due to the removal of trees, creating massive impervious surfaces, and adding dense and intense uses, buildings, and cars.

- **Hazards and Hazardous Materials:** Under CEQA Guidelines, Appendix G.IX, the Project may have significant hazards and hazardous materials impacts if it may "a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?... f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?" For reasons mentioned in our April 21, 2025 appeal justifications, the Project may have significant hazards impacts. It is adjacent to a school. It also proposes to grade a site that has been historically used for agricultural purposes and potentially used pesticides, suggesting soil contamination that has not been studied or mitigated. Disturbance and transport of contaminated soils near residences and school will have hazards impacts. In addition, the Project, due to its density, its proximity to Hillside

area, and its location within Very High Fire Hazard Severity Zone, may have significant wildfire hazards that have not been duly studied or mitigated.

- **Hydrology/Water Quality:** Under CEQA Guidelines, Appendix G.X, the Project may have water and hydrology impacts if it may “c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?” The Project here will remove 1,143 trees from the 14-acre site in and near the Hillside Area, and it will create impervious surfaces on at least 9 acres of land. It is, therefore, reasonably foreseeable that the Project will result in substantial erosion and substantially increase the rate or amount of surface runoff and would result in flooding on or offsite. It is also reasonably foreseeable that the Project will substantially alter the existing drainage pattern and natural slopes at the Project site and redirect flood flows, leading to flooding on nearby properties, including public substandard hillside streets. As such, the Project may have hydrology impacts.
- **Land Use Impacts:** Under CEQA Guidelines, Appendix G.XI, the Project may have significant land use impacts if it may “a) Physically divide an established community? b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?” For all reasons stated in our prior Appeal Justifications for VTT LOD, as well as appeal justifications here, the Project conflicts with various land use plans, policies, and regulations of the City, which are adopted to mitigate environmental impacts. Those include density limitations under the General, Community Plan and the City’s Baseline Mansionization Ordinance, LAMC requirements for height, setback and yard limitations, and limitations on over-the-height fences and hedgerows. Also, contrary to the intent and purposes of the General Plan Elements, the Project does not maintain the characteristics of the surrounding single-family neighborhood but proposes a dense development near the school and primarily single-story homes, proposes a massive 9-acre residential subdivision surrounded by over-the-height fences and hedgerow, which will physically divide the surrounding community. For these reasons, the Project may have land use impacts.
- **Noise:** Under CEQA Guidelines, Appendix G.XII, the Project may have significant noise impacts in case of “a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? b) Generation of excessive groundborne vibration or groundborne noise levels?” The Project here proposes demolition, grading, and construction on a 14-acre site, and operation of at least 21 large and densely sited single-family homes

- with their ADUs. The noted activities will reasonably foreseeably create or increase traffic and construction noises in the surrounding community and for sensitive receptors, including schoolchildren. While construction noise and vibration impacts may be mitigated, there is no evidence those are mitigated here. Also, there is no mitigation proposed to reduce the operation noise impacts. Because the Project proceed with a CEQA exemption, there was no site-specific noise study to evaluate the potential increase in construction and operation noises and vibration, let alone to formulate mitigation measures for such noise.
- **Population/Housing & Growth-inducing:** Under CEQA Guidelines, Appendix G.XIII, the Project may have population and housing impacts if it may “a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?” The Project does exactly that. It proposes 21 large single family homes, along with their ADUs, each of which will accommodate two families on a residential lot that would allow a maximum of 20 single family homes. Notably, the Project proposes a caretaker’s unit for an unknown reason. To the extent the single-family home residents may need caregivers or housekeepers, the Project will also bring in more traffic into the area by such support personnel. In addition, the Project will widen the nearby roads and thereby induce traffic on such roads. For these reasons, the Project may have population and housing impacts.
 - **Traffic/Circulation:** Under CEQA Guidelines, Appendix G.XVII, the Project may have significant traffic impacts if it may “b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? d) Result in inadequate emergency access?” CEQA Guidelines section 15064.3(b) provides: “(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing **major transit stop** or a **stop along** an existing **high quality transit corridor** should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.” (Emph. added.) Here, there is no evidence – and the City does not claim – that the Project is located within one-half mile of an existing **major transit stop** or a **stop along** an existing **high quality transit corridor**, as required for the presumption of no significant traffic impacts under Section 15064.3 to apply. Instead, the City states: “The project site is located within a **High-Quality Transportation Area**, within a half-mile of **quality transit opportunities** providing **additional access to transit**. The project site is also located within a **half-mile of Ventura Boulevard**, which includes numerous amenities, businesses, and services, easily accessible by residents of the project.” (VTT LOD, p. 33, emph. added.) On the other hand, as also noted above, the Project will attract significant traffic to the 14-acre site, including construction vehicles and then operation traffic. The Project also proposes to build a

private street with a dead-end cul-de-sac, allowing only a 20-foot emergency access in an area that is mapped to be Hillside Area and is also within the Very High Fire Hazard Severity Zone. Moreover, the Project is proposed next to a school, along narrow streets, and will impede emergency access and evacuation options for the surrounding community and school. And, critically, the Project proposes far more density than the Project Site's residential parcel would allow by right. As such, the Project may have significant transportation impacts that are left unstudied and unmitigated.

In addition, for all reasons mentioned in this letter and our prior appeal justifications for VTT LOD, which we incorporate herein by reference, the Project may have adverse impacts on historic resources, public health and safety, as well as cumulative impacts, requiring mandatory findings of significance and an EIR. (CEQA Guidelines § 15065(1) [historic resources], (3) [cumulative impacts] & (4) [adverse impacts on public health and safety].)

B. The Standard of Review Here Is Not Substantial Evidence.

While the City and Appellant appear to rely on the deferential substantial evidence standard, that is not the standard applicable to Program EIRs and to physical projects seeking to rely on Program EIRs. As explained by the Court, a Project may not be considered to be within the scope of the Program EIR if it is inconsistent with the applicable rules and regulations:

“Later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” (Guidelines, § 15168, subd. (c).) “If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. That later analysis may tier from the program EIR as provided in Section 15152.” (*Id.*, subd. (c)(1).) “If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. **Whether a later activity is within the scope** of a program EIR is a **factual question** that the lead agency determines based on substantial evidence in the record. **Factors** that an agency may consider in making that determination include, but are not limited to, **consistency** of the later activity with the **type of allowable land use**, overall planned **density** and building **intensity**, **geographic area** analyzed for environmental impacts, and **covered infrastructure**, as described in the program EIR.” (*Id.*, subd. (c)(2).)*6

If an EIR has been prepared for a project, “section 21166 prohibits agencies from requiring a **subsequent** or **supplemental** EIR unless ‘substantial changes’ are proposed in the **project** or in its **circumstances** which will require ‘major revisions’ in the EIR, or unless certain new information becomes available.” (*Sonoma, supra*, 6 Cal.App.4th at p. 1317.) But section

21166 controls “**only** when the question is whether more than **one** EIR must be prepared for what is **essentially** the **same project**.” (*Sonoma*, at p. 1320.)

(*Save Our Access v. City of San Diego* (2023) 92 Cal.App.5th 819, 844, *emph. added* [“*Save Our Access*”]).)

Here, the Project seeks numerous deviations from the applicable LAMC regulations, including variance, adjustments and reductions of the side- and front-yards, 20% residential bonuses (undisclosed to the public). Contrary to the City’s and Applicant’s claims, the Project seeks exceeding density and tries to accommodate on environmentally challenged lands far more than the LAMC allows. The City itself acknowledged this in its VTT LOD letter, stating: “(The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.)” (VTT LOD of December 2024, p. 1.) As such, the Project is *not* the same and is *not* within the scope of the Housing Element Update and its project- and site-specific impacts could not have been studied and addressed in the Housing Element Program EIR.

It is also for these reasons that the City or Applicant cannot rely on the deferential substantial evidence standard, but has to use a more exacting fair argument standard here. As noted by *Save Our Space*:

The Supreme Court explained “when a program EIR is employed, if a later proposal is not ‘either the same as or within the scope of the project ... described in the program EIR,’ then review of the proposal is not governed by section 21166’s deferential substantial evidence standard. (*Sierra Club, supra*, 6 Cal.App.4th at p. 1321, citing CEQA Guidelines, § 15168, subd. (c)(5).) Instead, under ... section 21094, the agency is required to apply a more exacting standard to determine whether the later project might cause significant environmental effects that were not fully examined in the initial program EIR.” (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 960 [207 Cal. Rptr. 3d 314, 378 P.3d 687] (*San Mateo Gardens*)).

“‘The **standard** for determining **whether** to **engage** in additional CEQA review for **subsequent** projects under a **tiered** EIR is **more relaxed** than the prohibition against additional review imposed by ... section **21166** for **project** EIR’s.’ (*Friends of Mammoth v. Town of Mammoth Lakes Redevelopment Agency* (2000) 82 Cal.App.4th 511, 528 [98 Cal. Rptr. 2d 334].) ... [W]hen a **tiered EIR** has been prepared, review of a subsequent project proposal is **more searching**. If the subsequent project is **consistent** with the **program** or **plan** for which the EIR was certified, then ‘CEQA requires a lead agency to prepare an **initial study** to determine if the later project **may cause** significant environmental effects not examined in the first tier EIR.’ (*Ibid.*, citing Pub. Resources Code, § 21094, subds. (a), (c).)

‘If the subsequent project is **not consistent** with the program or plan, it is treated as a **new project** and must be **fully analyzed** in a project—or another tiered EIR if it may have a significant effect on the environment.’”
(*San Mateo Gardens, supra*, 1 Cal.5th at p. 960.)

(*Save Our Access v. City of San Diego* (2023) 92 Cal.App.5th 819, 845, *emph. added*.)

For reasons stated above, the Project here is a wholly new project since it was not actually studied in the Program EIR, and it also seeks multiple deviations from the LAMC which the City itself acknowledges may exceed the maximum density. For these reasons, the City should, at a minimum, prepare an *initial study* to evaluate whether the Project *may* have significant impacts not examined in the first tier EIR, as the Program EIR here.

Lastly, the Applicant concedes that the Project is not listed among the adequate sites in the Site Inventory of the Housing Element, but claims that the fact would not be determinative since the Site Inventory covered only half of the sites the City is required to accommodate. Based on this claim, the Applicant (and potentially the City) speculate that the Project site and its development should have been necessarily included in the Housing Element and its Program EIR. What the Applicant fails to note is that there is absolutely no shred of evidence to support their speculation on the 2022 Project being possibly included in the 2021 Program EIR.

The Applicant’s noted speculation is even more dubious in light of the Housing Element Program EIR’s attributing only 18% of the entire City’s development to single-family homes and duplexes, as shown in the EIR table below:

Table 3-6 Anticipated Housing Units, by Type of Development

Housing Type	Share of Total Permit Activity (%)	Anticipated Number of Housing Units
Single-family and duplex (including ADUS)	18.3%	76,920
Multi-family	50.3%	211,424
Mixed-use	31.4%	131,983
Total	100.0%	420,327

(Housing Element Program EIR, p. 3-33.)

For all these reasons, the Project cannot be within the scope of the Housing Element Program EIR and its impacts should not be reviewed under the substantial evidence standard.

C. The Program EIR Should Not Be Used Also Because of Changed Circumstances in Los Angeles and Legislature.

Yet another reason why the Project may not rely on the 2021 Program EIR for the Housing Element is because of the changed and new circumstances. The recent wildfires in the Los Angeles area, which started on January 7, 2025 and took weeks to contain, showed that fires in the urban areas, suburbs and hillsides of Los Angeles – especially coupled with winds – may be hard or impossible to contain for weeks. The apocalyptic fires in the Los Angeles area, including in Altadena (Eaton Fire), Pacific Palisades (Palisades Fire), Runyon Canyon (Sunset Fire), Pasadena, and various other hillside areas, including in the City of Glendale took firefighters days and weeks to contain and claimed many people’s lives. (**Exhibit 8** [Information on January 2025 Fires in Los Angeles].)

The risk of such destructive wildfires is, unfortunately, growing and a well-expected occurrence in light of the climate change and growing density. As stated in one of related articles on the LA’s recent wildfires:

Wildfires are a natural part of the landscape in California, but the danger they pose to the region is growing because *more people* are living in fire-prone areas. That *increases* the *likelihood* of *igniting* a blaze and the scale of the damage that occurs when a fire inevitably erupts. California’s growing wildfire threat has [rocked the state’s insurance industry](#) and forced regulators to allow insurers to [price in the risk of worsening future catastrophes](#). At the same time, global average temperatures are rising due to *climate change*, which can prime more of the landscape to burn.

(**Exhibit 8**,⁴ *emph. added* [Article re “The Unusually Strong Force Driving Apocalyptic Los Angeles Wildfires”, January 9, 2025].)

To prevent such hazards the legislature required agencies to consider fire hazards in their Housing Element updates. Approved in 2019, Assembly Bill (“AB”) 747⁵ requires each jurisdiction to review and update as necessary the Safety Element of its general plan to identify evacuation routes and capacity, safety, and viability under a range of emergency scenarios. To the extent the City may claim its Safety Element has been so updated in 2021 upon adoption of the Housing Element, a review of the City’s 2021 Housing Element and Safety Elements of the

⁴ Available at: <https://www.atlasobscura.com/articles/palisades-fire-los-angeles-santa-ana-winds> (**Exh. 13**)

⁵ “This bill, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, would require the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios.” See available at: http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB747 (**Exh. 14**)

General Plan are required now, in light of the recent fires and related experiences showing that the Los Angeles City and its residents are not adequately protected.

Also approved in 2019, Senate Bill (“SB”) 99⁶ requires agencies, upon the next revision of the Housing Element on or after January 1, 2020, to review and update the Safety Element to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. In accordance with Senate Bill 379, Safety Elements must also include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies. (*Id.*)

While the City claims in its Housing Element EIR that it has considered AB 747 and SB 99 in making the Housing Element and Safety Element Updates in 2021 (Program EIR, p. 2-2), it does not provide any actual safeguards and fire protections for massive and out-of-scale projects like this proposed in the RA-1 zone next to mapped Hillside areas. And the City’s present claims that the proposed massive Project here – within the Very High Fire Hazard Severity Zone, within and next to the Hillside Area, within the Liquefaction and Landslide Zones, next to a school and single-family homes, and with far exceeding density, mass and scale than allowed in the RA-1 suburban residential area, which, in addition requests a number of deviations, adjustments, conditional use permit and variance entitlements – is nonetheless within the “scope” of the 2021 Housing Element and Safety Element updates is wholly unsupported. The Project is a fire hazard and could not have been possibly vetted by the 2021 Housing Element and Safety Element updates, where the City had to specifically consider and prevent fire hazards by law.

But even if the City and Applicant may claim that the Housing Element and Safety Element are up to date by virtue of referencing AB 747 and SB 99, they would still need to review the Project under the new legislative changes after the Housing Element update. Thus, wildfire hazards and evacuation issues are so important in the context of RHNA allocations for Housing Element updates that, under the recent Assembly Bill (“AB”) 1445⁷ adopted in 2022, starting January 1, 2025, the Department of Housing & Community Development will be

⁶ “This bill would require the city or county, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. By increasing the duties of local officials, this bill would impose a state-mandated local program.” See available at:

https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB99 (Exh. 15)

⁷ “Commencing January 1, 2025, this bill would instead require a council of governments or a delegate subregion to consider including specified factors in developing the above-mentioned methodology. The bill would require a council of governments or a delegate subregion to additionally consider including and would authorize the department, as applicable, to additionally consider among these factors emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change, as provided. By adding to the duties of local officials in allocating regional housing need, this bill would impose a state-mandated local program.” See available at:

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB1445 (Exh.

16)

required to consider a community's *emergency evacuation* route capacity and wildfire risk *when determining RHNA* allocation. Even if this law only applies to the next RHNA cycle and Housing Element Update, it nonetheless confirms that the legislature and California Governor recognize that the State Housing Mandate to increase density and accommodate more housing under the Housing Element lacked adequate safety protections and have taken steps to address this omission. AB 1445 is a changed circumstance, which requires the City to not only rely, in the abstract, on its Housing Element and Program EIR which *do not* reference the Project here at all, but to meaningfully and genuinely consider the Project's fire risks to the surrounding community, including schoolchildren.

The recent destructive wildfires and the new legislature AB 1445 are changed circumstances requiring the City to take a step back and to conduct a site-specific study of the Project here to ensure that the proposed massive 21 single-family development on a 9-acre lot within the Very High Fire Hazard Severity Zone and next to other single family homes and school indeed leaves the surrounding community with adequate emergency evacuation route capacity in and near the Hillside Area before approving it.

II. THE VARIANCE⁸ APPROVAL OF A 15-FOOT HEDGEROW IS LEGALLY AND FACTUALLY UNSUPPORTED.

The City states that, to grant a variance, "all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative." Notably, the Los Angeles Municipal Code ("LAMC") section 12.27 for variances refers to Section 13B.5.3. (Variance) of [Chapter 1A](#) of the Code⁹. Section 13B.5.3.A.1, in turn, provides: "1. This *Section* applies to Variances that grant relief from a standard or regulation in this Chapter or *Chapter I. (General Provisions and Zoning)* on the basis of *hardship or difficulties*." (Emph. added.)

In addition, Subdivision E of Chapter 1A, Section 13.B.5.3, provides the following requirements that have to be met before a Variance is granted:

E. Standards for Review and Required Findings

⁸ We also object to the legality of the City's approvals of the 8-foot over-the-height fences and reduced side-yards, but do not raise those issues in this appeal solely because those approvals are not appealable. Nonetheless, for the same reasons mentioned in our objections to the adjustment and reduction of front side-yards in our April 21, 2025 LOD Appeal supplemental justifications, the adjustment requested for side-yards is legally improper and detrimental to the public by allowing exceeding density in an environmentally challenged area near single family homes and school. Also, the conditional use permit requested for 8-foot over-the-height fences will have land-use and aesthetic impacts for reasons stated in Section I, *supra*.

⁹ See at: https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-56449#JD_Ch1a; https://codelibrary.amlegal.com/codes/los_angeles/latest/lazch1A/zoning (Exh. 17)

1. The standards in City Charter, Sec. 562 (Variances) apply to Variances. In granting a Variance, the Zoning Administrator or Area Planning Commission (on appeal) or City Council (on appeal) **shall find**:

a. That the **strict application** of the provisions of the zoning ordinance would result in

practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations;

b. That there are **special circumstances applicable** to the **subject property** such as **size, shape, topography, location or surroundings** that do **not** apply **generally** to other property in the same zone and vicinity;

c. That the Variance is **necessary** for the **preservation and enjoyment** of a substantial **property right or use** generally **possessed** by **other** property in the **same zone and vicinity** but which, because of the **special circumstances and practical difficulties or unnecessary hardships**, is **denied** to the property in question;

d. That the granting of the Variance will **not** be **materially detrimental** to the public **welfare**, or **injurious** to the **property** or improvements in the **same zone or vicinity** in which the property is located; and

e. That the granting of the Variance will not **adversely affect** any element of the General Plan.

2. A Variance **shall** not be used to grant a **special privilege** or to **permit a use substantially inconsistent** with the **limitations** upon **other properties** in the same zone and vicinity. The Zoning Administrator may **deny** a Variance if the conditions **creating the need** for the **Variance** were **self-imposed**.

(Emph. added.)

As such, the City should make not only 5 affirmative findings listed under points (a) through (e) of subparagraph 1 quoted above, but also ensure that the variance is not granted as a special privilege to the Applicant and further deny a Variance where the need for it is self-imposed. For reasons stated below, the Variance here is just one other deviation – along with other adjustments, conditional use permit, and inconsistencies - which grants a special privilege and is fully self-imposed, as detailed below.

A. The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The City's above-noted first finding is based on the following rationale:

The **intent** of **height limitations** on hedgerows is to **delineate property lines**, bring **privacy**, promote **in-scale plantings** and ensure **compatibility** with surrounding uses. The proposed hedgerow will **screen** the proposed two-story homes, and their associated yards from **view** and will provide privacy for both **future residents** at the subject property and **surrounding neighbors**.

According to the **applicant**, the proposed hedgerow heights are a result of discussions with the **abutting neighbors** and community. It **ensures privacy** with the abutting northern properties at the **request** of the **abutting neighbors**. **Strict application** of the Zoning Ordinance would result in a **practical difficulty** that allows a project to bring the **privacy** to the **abutting properties** to the **north** that would be **inconsistent** with the **intent** of **separating** and **buffering** the new development.

(ZA LOD, p. 17, emph. added.)

To be clear, the City’s approval is for a 15-foot hedgerow along the northern edge of Lots 1-10. First, there is no support for the City’s claims about the “intent” of height limitations on hedgerows as being aimed to delineate the property lines, or separate and buffering new development. Simply put, such goals of delineating may be achieved by a lower fence. Notably, The issue here is not the hedgerow itself, but its 15-foot height.

Second, despite the Applicant’s claim that the 15-foot hedgerow is proposed to protect the privacy of the neighboring residences, the Applicant’s own advertisement material of the Project and simulations show that the hedgerow on the northern property line appears to protect the comfort and privacy of the *Project’s* own residents, whose backyards face the northern boundary of the Project. The neighboring properties are already situated further away from the Project’s homes, as shown in the screenshot below:



Third, the intent behind height limitations on hedgerow or fences is, in fact, to prevent *spite-fencing* that annoys the neighboring properties. Thus, LAMC Section 41.30 is to prevent the type of Spite Fences that appears to be proposed in the Project, providing: “No person shall maliciously construct, erect, build, plant, cultivate or maintain any fence or wall or any hedge or similar growth unnecessarily exceeding six (6) feet in height, for the purpose of annoying the owners or occupants of adjoining property.”

Similarly, California spite fence law starts with Civil Code section 841.4 and states, “any fence or other structure in the nature of a fence unnecessarily exceeding 10 feet in height maliciously erected or maintained for the purpose of annoying the owner or occupant of adjoining property is a private nuisance.” And the statute is not limited to traditional fences, but was repeatedly found to apply to hedgerows. Thus, in *Wilson v. Handley* (2002) 97 Cal.App.3d 1301 (“*Wilson*”), the Court of Appeals held that trees and hedges planted in a row to form a barrier may be deemed a spite fence. The court in *Vanderpol v. Star* (2011) 194 Cal.App.4th 385 also found that a row of pine trees planted along a neighbor’s boundary line could be considered a spite fence for the purposes of the statute.

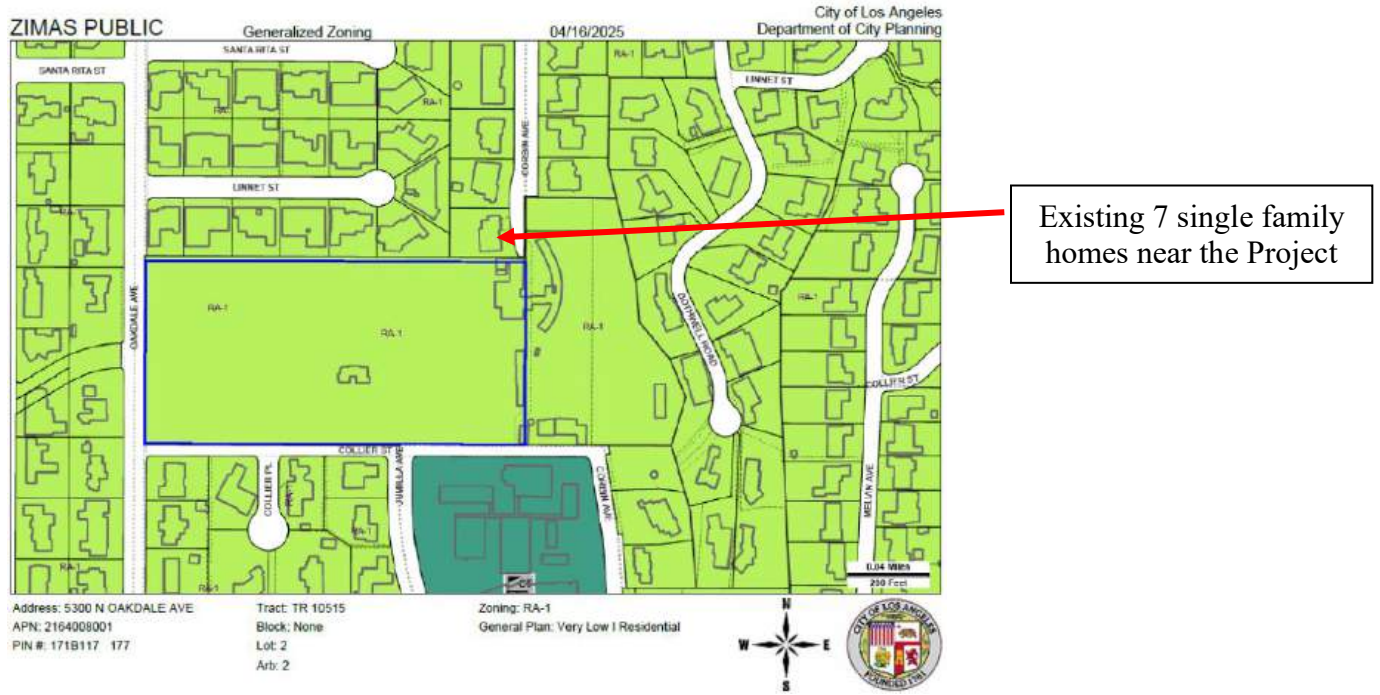
In addition, the court in *Wilson, supra*, expanded the definition of a “structure in the nature of a fence.” Defendants argued that a row of trees was not a “structure”, and thus could not come under Section 841.4. The court, however, defined a fence as a “structure ... erected ... to separate two contiguous estates,” and “a barrier intended ... to mark a boundary.” Ultimately, the court concluded that, in light of the purpose of the spite fence statute, the term “fence” should be liberally construed. By this reasoning, other non-traditional fence-like structures may come under the California spite fence statute.

Both the California and Los Angeles spite fence statutes require a showing that the fence was “maliciously” constructed or maintained. But courts generally use the “dominant purpose” test to determine malice. Under that test, if the dominant purpose in constructing or maintaining the fence was to annoy a neighbor, then malice may be found. However, if there is another dominant purpose for the fence, such as to maintain the *aesthetic qualities* of one’s property or to protect one’s *own privacy*, then there is no malice. Since every dispute is different, the question of malice must be answered on a case-by-case basis.

Here, a 15-foot spite fence will create a linear fortress-like appearance and shade; it will also block public views of the scenic vista. Moreover, the neighboring units appear to have adequate privacy and the proposed units have their backyards facing the existing units. This configuration eliminates the need for additional privacy claimed to require a 15-foot tall hedgerow. Accordingly, malice can well be found here.

Fourth and lastly, the City’s claim that it is the *strict application* of the Ordinance on hedgerow limitation that would result in a *practical difficulty* or *unnecessary hardship* in bringing privacy to the abutting properties intended is pure sophistry. The practical difficulty should arise from the *existing physical* features of the Project Site: its *size, location, topographical* features. But here, the need to ensure privacy of other neighbors is, if anything,

self-imposed by the Applicant who intends to build dense and also separate its own single-family homes from the existing ones in the community in a fortress-like manner.



(Exhibit 11 [Applicant's Advertisement Material].)

As manifested in the images above, the Project seeks to accommodate 10 homes in a row within the same distance and across 7 homes. The need for the hedgerow is driven by the need to

provide *additional* privacy to the massive development and it is not a practical necessity or unnecessary hardship due to the site characteristics as claimed.

For all the noted reasons, the City failed to accurately present the intent of the hedgerow limitation, and – pointing to a practical difficulty that does not exist and is self-imposed – made a finding squarely opposite to the legislative intent behind preventing tall hedgerows or fences under both the LAMC and California law. For the same reasons, the City failed to show either a practical difficulty or unnecessary hardship in the Applicant’s complying with the lower fence or hedgerow limitations. Thus, the requested variance should not be granted.

B. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The City’s above-noted second finding is based on the following circular rationale:

There are **special circumstances** applicable to the subject property that **do not** apply generally to other properties in the vicinity. The subject property, zoned RA, was **previously utilized** as an **orange grove** and is **abutted** by **single family** residential development to the **north** also within the RA zone. The subject request will permit a **15-foot hedgerow** along the northern boundary of the subject property which **will allow** for the **maintenance** of the **level of privacy** to which the **neighbors** to the **north** have become **accustomed**. Specifically, the proposed hedgerow will **screen** the proposed **two-story homes**, and their **associated yards** from **view** and **will** provide **privacy** for both **future residents** at the subject property and **surrounding neighbors**. Additionally, the proposed maximum 15-foot-tall hedgerow will be provided at the **request** of the **neighbors**.

As set forth above, there are **special circumstances** applicable to the subject property that necessitate the granting of the requested Variance that are **not generally applicable** to **other properties** within the same zone and vicinity.

(ZA LOD, p. 18, emph. added.)

The City’s rationale, however, is flawed. It essentially claims that the very fact that the Project Site is a *citrus orchard* creates a *special circumstance* since the neighbors are now “accustomed” to it and need a 15-foot hedgerow as a substitute. But the City does not state *how tall* are the orchard trees to which the existing neighbors are “accustomed,” or *how dense* they are planted, or whether they do indeed create the type of tall hedgerow or fence as proposed here.

In fact, the Google Area map images show that the properties abutting the Project Site are already guarded by their own trees and the citrus orchard trees are not tall and are sparsely planted:



Also, the City ignores the fact that the new houses will be located at the far *end* of the new lots and not close to the property line abutting the neighbors' homes, as shown on the earlier pictures of the Project Applicant's advertised materials and simulations.

As such, far beyond the level of privacy of the abutting property neighbors, the Project seeks the 15-foot tall hedgerow to create a fortress-like appearance for its own subdivision, for the benefit of its own occupants and residents, and at the detriment of the abutting neighbors. There is no special circumstance to justify a tall hedgerow, and the need for it is again self-imposed by the Project Applicant's intent to build an out-of-scale and dense development which, in addition to causing a myriad of environmental impacts detailed above, will also annoy the neighbors by causing shade and blocking views.

For these reasons, there is no special circumstance that is applicable to the Project site and that is not applicable to other properties and there is nothing to justify the Applicant's desire to provide *extra* privacy for residents of its own proposed dense and massive single-family homes. Hence, the second finding in support of the Variance fails as well.

C. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, *because of such special circumstances and practical difficulties or unnecessary hardships*, is denied the property in question.

The City's above-noted *third* finding is based on the following rationale, stated in full:

The subject site **abuts homes** to the **north** that have **shallow** rear yards abutting the subject property, ranging in depth from 20 to 27 feet. Without the substantial **design features** proposed by the **project** herein, inclusive of the **variance** request to allow for the 15-foot hedgerow, the **over height fence request**, and the **20 percent decrease in front yard depth**, there would be a **hardship** for **adjacent properties**, **which**, due to the **special circumstances** described above, would be **deprived** the level of privacy to which they are **accustomed** in their **backyards**. The variance is necessary to allow for the continued enjoyment of the **level of privacy** afforded to **both** the **subject property** and **neighboring properties** to the north by the former use of the subject property as a commercial orange grove, which due to the **special circumstances** described above, would be **denied** to both the **subject property** and **neighboring properties** **absent** the **variance** to permit the maximum 15-foot-tall hedgerow. As such, the variance is **necessary** for the **preservation** and **enjoyment** of a **substantial** property right or use generally possessed **by other properties** in the same **zone** and vicinity but **which, because of** such special circumstances and **practical difficulties** or **unnecessary hardships**, is **denied** the **property** in question.

(ZA LOD, p. 18, emph. added.)

The City's above-quoted reasoning is flawed in many ways. First, it is based on practical difficulties, unnecessary hardship, and special circumstances, which are *not* created by the Project site's characteristics but by the Project's own chosen design. In other words, such difficulties, hardship and special circumstances, if at all, is self-imposed by the Applicant. For example, the Applicant could choose to preserve two-three rows of citrus trees at the boundary line and afford the same privacy to the neighbors that they are accustomed to. Also, the Applicant could propose single-story homes, just like those of the neighbors in the Google Map aerial image shown above, and thereby afford the same privacy its neighbors are accustomed to. But the Project, instead, chose to build densely-sited out-of-scale 10 homes at the *northern* property line, which, in addition, are about 32 feet tall and have their ADUs.

That the Project is out-of-scale is also confirmed by a fact not mentioned by *any* of the City's LODs: the Applicant applied an additional 20 percent bonus of the maximum Residential Floor Area, but without showing that such bonus is proper. Thus, the Applicant's project plans have the notation stating: "16. THE PROJECT WILL UTILIZE THE RESIDENTIAL FAR BONUS PERMITTED IN THE RA ZONE." This bonus is in addition to the ADUs.

As a result, the Project proposes far larger homes than would otherwise be allowed, as shown in the screenshot from the RFA Matrix of the Project Plans below (highlighted for emphasis):

RFA MATRIX (RA-1: 25%)			
LOT (SQ. FT.)	BASE ALLOWABLE RFA:	MAX RFA w/ 20% BONUS*	RFA PROPOSED (INCLUDES ADU WHERE APPLICABLE)
17,515	4,379	5,255	5,564
17,515	4,379	5,255	5,545
17,515	4,379	5,255	5,255
17,515	4,379	5,255	5,628
17,515	4,379	5,255	5,638
17,515	4,379	5,255	5,696
17,515	4,379	5,255	5,570
17,515	4,379	5,255	5,545
17,515	4,379	5,255	5,696
17,515	4,379	5,255	5,638
17,556	4,389	5,267	5,545
17,556	4,389	5,267	5,588
17,556	4,389	5,267	5,696
17,556	4,389	5,267	5,638
17,556	4,389	5,267	5,628
18,810	4,703	5,643	5,797
17,556	4,389	5,267	5,638
17,556	4,389	5,267	5,628
17,556	4,389	5,267	5,588
17,556	4,389	5,267	5,638
17,556	4,389	5,267	5,564
76,369	N/A	16,934	1,778

And yet, per LAMC section 12.07.C.5, a 20% residential bonus is granted upon showing of certain conditions and limitations:

An additional 20 percent of the maximum Residential Floor Area for that lot shall be allowed if any of the methods listed below are utilized. Only **one 20 percent bonus per property** is allowed.

(a) The **total** Residential Floor Area of **each story** other than the base floor in a multi-story building **does not** exceed **75 percent** of the **base** floor area; **or**

(b) The **cumulative length** of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width, shall be **stepped-back** a distance of at least **20 percent** of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, **all exterior walls** that intersect a plane parallel to the front lot line at 45 degrees or less **shall be** considered to be facing the front lot line. The **building width** shall be the **greatest distance** between the exterior walls of the building measured parallel to the lot width. The **building depth** shall be the **greatest distance** between the exterior walls of the building measured parallel to the lot depth.

(Emph. added.)

The Project here exceeds the limitation of *one* 20% bonus per *property*: it applies *twenty-one* (210 bonuses to the *new lots* it is yet to create.) Moreover, there is no showing that the Project's second floor is indeed stepped back as required. Contrary to that, the Project seeks to reduce the front- and side-yards of each one of the 21 single-family homes. There is also no showing as to whether the upper floor above the base floor is not more than 75% of the base floor. There is no information about the cumulative length of the exterior walls. That the Project's density and scale are at issue here have also been conceded by the City in the VTT LOD of December 2024, which cautioned and instructed: "(The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.)" (VTT LOD of December 2024, p. 1.)

As such, it is these out-of-scale design features of the Project that create the *need*, if at all, for a 15-foot hedgerow to provide privacy. And yet those design features do not justify yet another variance and deviation from the City's applicable regulations or allow the Applicant to install a spite fence prohibited by LAMC and state law. And contrary to the City's findings, the

requested variance is not necessary for the preservation and enjoyment of a substantial property right or use for the Project site that is generally possessed by *other properties* in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the Project's own property in question.

D. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The City's above-noted fourth finding is based, most part, on the following rationale:

The subject property is zoned RA-1 and is surrounded by single-family residential uses and a school, zoned RA-1. With the requested variance, **privacy** for the single-family **residential neighbors immediately** to the **north** of the subject property will **continue**. The proposed maximum 15-foot hedgerow will be planted along the northern property line of the subject property. It will serve to **buffer** the **subject project** from **view** of **abutting neighbors** and is also proposed at the request of the surrounding community.

Currently, the neighbors to the north of the subject property abut the former orange grove. The **northern property** line is characterized by a **variety** of **inconsistent fence** types that are **generally visually permeable**. While the existing condition is **acceptable** given the current use of the site, the site is underutilized. The redevelopment of the subject property with **21 single family homes** and 180,834 square-foot preservation area, inclusive of the requested variance, will bring **privacy** as well as a **visually attractive, well-maintained wall and hedgerow** along the property line. The proposed project and associated variance **will not adversely affect or degrade public welfare**.

The proposed hedgerow conditioned to be maintained to a **15-foot height**, which has been requested by the neighbors. The **hedgerow** is **part of** an overall project that has been designed to be **sustainable**, each home equipped with **solar panels, water preserving cisterns** and designed to conform to applicable **green building** code provisions. Furthermore, the Applicant will **pay** all applicable **impact fees** and **the proposed project will be analyzed under CEQA** which **will impose mitigations** on the proposed project, if necessary, to **assure no significant environmental impacts**.

Therefore, the proposed Project, inclusive of the Variance, will **not adversely affect** or otherwise **degrade** public welfare.

(ZA LOD, p. 19, emph. added.)

The above-quoted rationale is flawed for several reasons. First, it emphasizes *privacy* rights of the neighbors to show the hedgerow will not be materially detrimental or injurious to others. But just because the Project may have some *benefit* does not mean the *absence* of adverse effects. For example, assuming the privacy would be gained through building the 15-foot hedgerow, such hedgerow will also block the sunlight and views of the neighboring property. As the City concedes, there are currently *permeable* fence types on the northern property line. These fence types would allow light and ventilation, but the 15-foot tall hedgerow will not.

Second, the City attempts to justify the hedgerow by pointing to other wholly unrelated claimed benefits of the Project: solar roof (which must be provided by law anyway), water cisterns, and others. However, again, the benefits of the Project, if any, do not conclusively establish the Project or its proposed hedgerow will not be materially detrimental or injurious to the neighboring properties.

Lastly, the City ironically claims: “the proposed project will be analyzed under CEQA which will impose mitigations on the proposed project, if necessary, to assure no significant environmental impacts.” This claim is wholly inaccurate. The Project here is proceeding *without* any CEQA review of the site-specific impacts, such as the ones the City claims to create special circumstances or hardship. Also, no analysis of the Project’s aesthetic impacts has been provided; and no mitigation measures for such impacts have been provided either.

In sum, the City’s *fourth* finding to support the variance also fails.

E. The granting of the variance will not adversely affect any element of the General Plan.

The City’s above-noted *fifth* finding is based on several flawed rationales. First, the City claims:

The elements of the General Plan establish policies that provide for the **regulatory environment** in managing the City and for addressing concerns and issues. The **majority** of the **policies** derived from these **Elements** are in the **form** of Code Requirements of the **Los Angeles Municipal Code** (LAMC). **Except** for the **entitlement described** herein, the project does **not propose to deviate** from **any** of the **requirements** of the LAMC.

The **General Plan** does **not** address over-in-height walls or fences; however, the Los Angeles Municipal Code Section **12.27** **permits** the requested **over-in-height fences**, with **approval** by the Zoning Administrator.

(ZA LOD, p. 19, emph. added.)

The City’s claims are inaccurate. Specifically, the 15-foot hedgerow variance is *not* the only deviation the Project seeks from the applicable LAMC regulations. In addition, the Project

seeks: (1) reduction of front-yards of all 21 houses and side-yard of the MRCA Lot 23; (2) reduction of side-yards in between 21 houses; (3) over-the-height fences; (4) 20% floor area ratio residential bonus for which no preconditions have been shown; (5) density exceeding beyond what is allowed, which the Project Applicant is still to verify and seek the City's legal interpretation of the zoning code as to that particular property; (6) building of a private street without the necessary procedures and hearing, and others. All of the noted issues are regulated by the LAMC, which, in turn, implements the General Plan and Community Plan. Thus, the Project's violation or deviation from so many LAMC provisions and safeguards is just another reason to not grant the variance here.

Also, while the LAMC allows over-the-height fences upon ZA approval, there are applicable limitations, and the ZA here has failed to meet the required showing to allow those.

Second, the City claims:

The proposed project includes the merger and re-subdivision of the subject property into 23 ground lots to allow for the construction of 21 single family homes and the preservation of two lots. The proposed homes will be **two-stories in height** and **nineteen homes will contain Accessory Dwelling Units** which is **consistent** with the underlying **RA-1 Zone**.

Granting the zone variance to allow a 15-foot hedgerow to be located along the northern property line will be **consistent** with the **General Plan** as it will **provide** added **privacy** to project **neighbors** and be **compatible** with surrounding uses.

(ZA LOD, p. 19, emph. added.)

The City's claims here are also inaccurate and unsupported. As detailed in our April 21, 2025 VTT LOD Appeal Supplemental justification, as well as in this letter, the Project's density, mass and scale are not consistent with the RA-1 zone but exceed what is allowed under that zone. Also, as earlier noted and shown, the proposed 32 foot homes with their ADUs on smaller lots are not compatible with the surrounding uses or density.

Third, the Project is also inconsistent with the General Plan elements, their goals, and policies. For example, as the City notes, Goal 3A of the General Plan's Framework Element is to ensure:

A **physically balanced distribution** of land uses that contributes towards and facilitates the City's **long term** fiscal and **economic viability**, revitalization of economically depressed areas, **conservation** of **existing residential neighborhoods**, equitable distribution of public resources, **conservation** of **natural sources**, provision of **adequate infrastructure** and **public services**, **reduction of traffic congestion** and **improvement of air quality**, enhancement of **recreation** and **open space** opportunities,

assurance of environmental justice and a **healthful living environment**, and achievement of the vision for a more livable city.
(ZA LOD, p. 20, *emph. added.*)

In contrast, the Project does not provide a physically balanced distribution of land uses but instead proposes massive out-of-scale, tall and dense single-family homes, which will create further gridlocks, traffic congestion, and air pollution, and will remove 1,143 trees that would otherwise help keep the environment and air clean and provide a healthful living environment. The respective policies further strive to protect the stability of the residential communities and prevent out-of-scale development. (Objectives 3.1.)

The Project is also inconsistent with Goal 3B of the General Plan Framework Element, which is: “Preservation of the City’s stable single-family residential neighborhoods.” Notably, Objective 3.5 of that Goal is, “Ensure that the **character** and **scale** of **stable** single-family residential neighborhoods is **maintained**, allowing for infill development **provided** that it is **compatible** with and maintains the **scale** and **character** of existing development.” (*Emph. added.*) For all reasons mentioned in our prior Appeal justifications for the VTT LOD and this letter, the Project is not compatible with and does not maintain the very low-density and low-rise character of existing development. As just one example noted above, the Project proposes ten (10) single-family homes, which, in addition, are 32 feet tall and have their own ADUs in a row, across from seven (7) single-family homes that are one story in height. The Project will also create massive traffic for schoolchildren and nearby residents, along with related safety issues.

The Project is also inconsistent with the goals and objectives of the Housing Element, such as Goal 2 to create “A City that preserves and enhances the quality of housing and provides greater housing stability for households of *all* income levels.” The Project appears to provide single-family homes for only *one* income-level: *market-rate*. The Project is also inconsistent with Objective 2.3 of that Goal to: “Preserve, conserve and improve the quality of housing.” The Project will degrade the quality of housing in the single-family residential community. The Project will divide and degrade the quality of housing in the single-family residential community by bringing excessive traffic, noise, air pollution, GHG, wildfire hazards, and potential soil contamination hazards to what is now a 14-acre orchard site and a low-rise quiet low density community. For the same reasons, the project will be inconsistent with Goal 3 of the Housing Element to provide “A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.” The Project will disrupt the lives of nearby Angelenos, including schoolchildren, their parents and teachers by creating and exacerbating the traffic and unsafe road conditions especially during the peak school hours.

The City claims that the Project is consistent with the Mobility Element for making improvements at different streets and by allegedly setting the ground for complete streets. And yet, while the Project makes certain road improvements and widening to obtain its own entitlement approvals, it does not necessarily mean the improvements support the *complete streets* policies. In fact, complete streets is a term of art and a policy that strives to make streets safe for *all* kinds of transportation: pedestrians, bicyclists, vehicles, and transit users. (**Exhibit 9** [Smart Growth America information on Complete Streets].)

As Caltrans describes the policy and its intent:

Intended Results

This [complete streets] policy establishes Caltrans' organizational priority to encourage and maximize walking, biking, transit, and passenger rail as a strategy to not only meet state climate, health, equity, and environmental goals but also to foster socially and economically vibrant, thriving, and resilient communities. To achieve this vision, Caltrans will maximize the use of design flexibility to provide context-sensitive solutions and networks for travelers of all ages and abilities.

(**Exhibit 10** [Caltrans Director's Policy, December 7, 2021].)

In other words, widening of the streets for vehicular access and inducing traffic on those streets as proposed by the Project will not necessarily promote complete streets policies and make the streets safe for everyone. In fact, the Project's proposed density and road widening may attract more traffic, including from the Project itself, and make the area less safe to walk or bike.

Lastly, the City claims the Project is consistent with the General Plan's Land Use Element and the Project's applicable Tarzana Community Plan Goal 1 to ensure "A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community." The City further claims that the Project is consistent with the related Objectives and Policies, as follows:

Objective 1-1 of that Goal: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."

Policy 1-1.2: "Protect single family residential neighborhoods from new, out-of-scale development."

Policy 1-1.4: "Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design."

Objective 1-3 of that Goal: "To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods."

Policy 1-3.1: "Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods."

For all the reasons mentioned in this letter and in our prior letters, the City's claims that the Project is consistent with the above-listed goal, objectives, and policies of the Community Plan are unsupported. The Project proposes a dense out-of-scale development of 21 homes, along with their ADUs. The Project also seeks numerous deviations, including the variance to allow a 15-foot tall hedgerow, side- and front-yard reductions, floor area ratio bonuses (undisclosed to

the public). The Project will not preserve and enhance the varied and distinct residential character and integrity of the low-rise single family neighborhoods, but will instead disrupt such neighborhoods by creating massive traffic in the area, and further by proposing a spite-fence that will create a fortress-type boundary line, along with shade and blocking of public views.

As such, the City's *fifth* finding in favor of the variance is also unsupported.

F. A Variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The Zoning Administrator may deny a Variance if the conditions creating the need for the Variance were self-imposed.

The City completely ignored this critical inquiry before approving the Variance. And yet this inquiry is mandated by the City's LAMC Chapter 1A. As shown above, the need for the variance here is wholly self-imposed: it is to accommodate the Applicant's desire to subdivide a single lot into 21 residential lots and to build 21 homes on those which will be 32 feet tall and will also have ADUs.

As the California Supreme Court held in *Topanga Association for a Scenic Community v. County of Los Angeles* (1974) 11 Cal. 3d 506, 509:

“In the absence of an affirmative showing that a particular parcel in a certain zone differed substantially and in relevant aspects from other parcels therein, a variance granted with respect to that parcel amounted to the kind of ‘special privilege’ explicitly prohibited by Government Code § 65906, establishing criteria for granting variances.”

Critically, these principles led the Supreme Court to hold that “self-imposed burdens cannot legally justify the granting of a variance.” (*Broadway, Laguna, Vallejo Assn. v. Board of Permit Appeals of City and County of San Francisco* (1967) 66 Cal.2d at 774, 778.) As further explained in *Topanga (ibid)*: “A zoning scheme is a contract in which each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare.”

Also, while the City attempts to justify the Appellant's desire to get a variance by pointing to the Project's dedication of about 4 acres to the MRCA or road widening or some features offered to the new single family homes (e.g., solar roof, new efficiency utility features), those benefits are irrelevant and cannot justify the grant of a variance. In the words of the Court:

“[D]ata focusing on the *qualities* of the property and Project for which the variance is sought, the *desirability* of the proposed development, the *attractiveness* of its design, the *benefits* to the community, or the *economic difficulties* of developing the property in conformance with the zoning regulations, *lack legal significance* and are simply *irrelevant* to the

controlling issue of whether *strict application* of zoning rules would prevent the would-be developer from utilizing his or her property to the same extent as other property owners in the same zoning district.”

(*Orinda Association v. Board of Supervisors of Contra Costa* (1986) 182 Cal.App.3d 1145, 1166, *emph. added.*)

In fact, this inquiry of precluding a special privilege to individuals is so important that it is engraved in our Cal. Constitution at Cal. Const. Art. I § 7, subdivision (b), which mandates: “(b) A citizen or class of citizens may not be granted privileges or immunities not granted on the same terms to all citizens.”

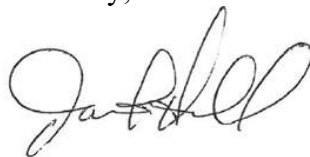
For all of the reasons listed above, the Project’s variance should not be granted since none of the 5 affirmative findings can be legally or factually made in this case and since granting a variance – along with many other deviations the Project seeks – will indeed be a special privilege that the LAMC disfavors and our California Constitution prohibits.

III. CONCLUSION

For all of the reasons mentioned in this letter, as well as in our LOD Appeal justifications to date, we hereby urge the City to grant this appeal. The Project proceed without any adequate CEQA clearance despite the fact that it is discretionary and may have a host of significant impacts that have evaded site-specific environmental review. In addition, the variance approval at hand is based on legally and factually flawed findings and creates a special privilege for the Applicant, which is prohibited by the City’s municipal code and by the California Constitution. We further urge that the City require the Applicant to prepare an EIR and to propose a reduced density alternative to conserve more trees, to save the rare historic resource of the citrus orchard, and to help preserve the stability and integrity of the neighboring residential community by proposing a project which is compatible with surrounding density and scale, which is consistent with the applicable General/Community Plans, Mansionazation Ordinance, LAMC provisions and limitations, and which does not endanger the surrounding community and school.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

Encls.

Exhibit 1: ZIMAS Parcel reports of 4 parcels

Exhibit 2: Information on types of EV Chargers

Exhibit 3: EPA information on the Benefits of Trees

Exhibit 4: Article re Trees Helping with Yard Drainage

Exhibit 5: Article re How to Prevent Soil Erosion Using Trees

Exhibit 6: National Forest Foundation Article re How Trees Help Mitigate Climate Change

Exhibit 7: Article re USC study showing LA Trees are absorbing far more pollution

Exhibit 8: Articles re recent fires in Los Angeles, 2025

Exhibit 9: Information on Complete Streets by Smart Growth America

Exhibit 10: Caltrans' Director's Policy re Complete Streets

Exhibit 11: Applicant's advertisements of the Project

Exhibits 12-17: Weblinks as cited in footnotes

EXHIBIT 1



City of Los Angeles Department of City Planning

4/16/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5300 N OAKDALE AVE

ZIP CODES

91364

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9708

CPC-2019-1745-CPU

ORD-129279

ZA-2023-2170-ZAD-ZV-ZAA

VT-83927-HCA

CHC-2019-5114-HCM

ENV-2023-2172-EAF

ENV-2019-5115-CE

ENV-2019-1743-EIR

ENV-2005-8253-ND

Address/Legal Information

PIN Number	171B117 177
Lot/Parcel Area (Calculated)	416,450.8 (sq ft)
Thomas Brothers Grid	PAGE 560 - GRID E2 PAGE 560 - GRID E3 PAGE 560 - GRID F2 PAGE 560 - GRID F3
Assessor Parcel No. (APN)	2164008001
Tract	TR 10515
Map Reference	M B 164-42
Block	None
Lot	2
Arb (Lot Cut Reference)	2
Map Sheet	171B113 171B117

Jurisdictional Information

Community Plan Area	Encino - Tarzana
Area Planning Commission	South Valley APC
Neighborhood Council	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1394.02000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	RA-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Very Low I Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: CHIME Institute's Schwarzenegger Community
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	2164008001
APN Area (Co. Public Works)*	9.818 (ac)
Use Code	4000 - Irrigated Farm - One Story
Assessed Land Val.	\$461,808
Assessed Improvement Val.	\$0
Last Owner Change	09/02/2022
Last Sale Amount	\$6,350,063
Tax Rate Area	37
Deed Ref No. (City Clerk)	90017
	849987
	536647
	49-50
	485327-8
Building 1	
Year Built	1934
Building Class	D6C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	4

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Square Footage	2,683.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2164008001]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Prime Farmland
	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.8558056
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2164008001]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information

Bureau	Valley
Division / Station	West Valley
Reporting District	1061

Fire Information

Bureau	Valley
Battalion	17
District / Fire Station	93
Red Flag Restricted Parking	No

CASE SUMMARIES

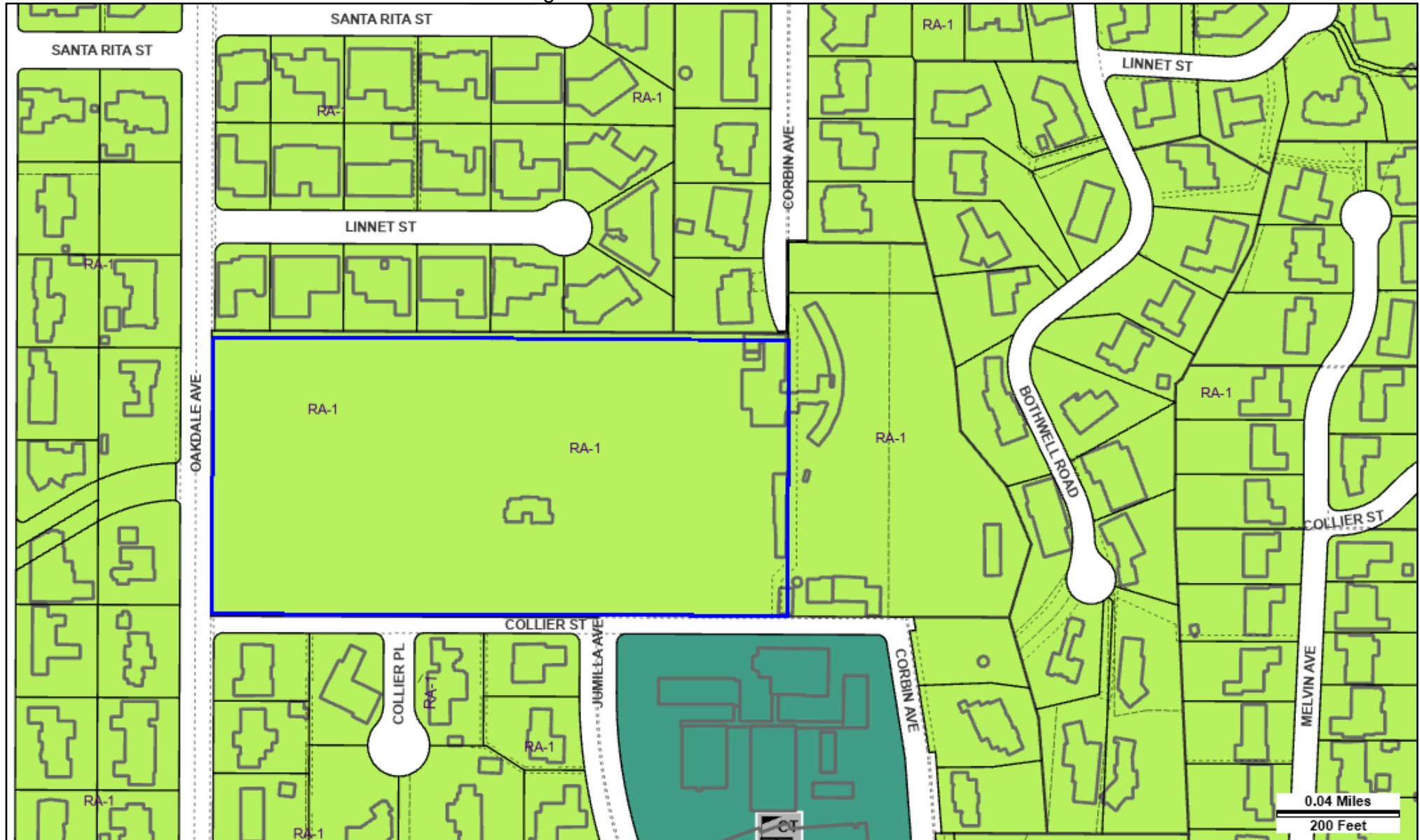
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2019-1745-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ZA-2023-2170-ZAD-ZV-ZAA
Required Action(s):	ZAD-ZA DETERMINATION (PER LAMC 12.27) ZV-ZONE VARIANCE ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)
Project Descriptions(s):	Pursuant to LAMC 12.24 x.7, an application for fences and walls up to eight feet in height within the required side and rear yard. Zoning Administrator's Adjustment per LAMC Section 12.28.A seeking relief from 12.07.C A to permit 20% side yard reductions for Lots 1-21. A Zone Variance per LAMC Section 12.27 seeking relief from 12.22.C.20.F to permit a 15-foot hedgerow along the northern edge of Lots 1-10.
Case Number:	VTT-83927-HCA
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Project Descriptions(s):	Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to allow the merger and subdivision of project site into 23 ground lots
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Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR BOTHWELL RANCH
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Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-9708

ORD-129279



Address: 5300 N OAKDALE AVE

APN: 2164008001

PIN #: 171B117 177

Tract: TR 10515

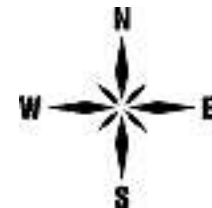
Block: None

Lot: 2

Arb: 2









Zoning: RA-1

General Plan: Very Low I Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















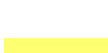




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway



MISC. LINES























- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Other Facilities
-  Opportunity School
-  Beaches
-  Park / Recreation Centers
-  Charter School
-  Child Care Centers
-  Parks
-  Elementary School
-  Dog Parks
-  Performing / Visual Arts Centers
-  Span School
-  Golf Course
-  Recreation Centers
-  Special Education School
-  Historic Sites
-  Senior Citizen Centers
-  High School
-  Horticulture/Gardens
-  Middle School
-  Skate Parks
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)






























-  Tier 1
-  Tier 3
-  Tier 2
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive



City of Los Angeles Department of City Planning

4/16/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9708
CPC-2019-1745-CPU
CPC-2008-4683-CA
ORD-181128
ORD-129279
ZA-2023-2170-ZAD-ZV-ZAA
VTT-83927-HCA
CHC-2019-5114-HCM
ENV-2023-2172-EAF
ENV-2019-5115-CE
ENV-2019-1743-EIR
ENV-2008-4684-ND
ENV-2005-8253-ND

Address/Legal Information

PIN Number	171B117 137
Lot/Parcel Area (Calculated)	13,308.1 (sq ft)
Thomas Brothers Grid	PAGE 560 - GRID F2
Assessor Parcel No. (APN)	2164008005
Tract	TR 2605
Map Reference	M B 27-55/75
Block	None
Lot	PT 36
Arb (Lot Cut Reference)	11
Map Sheet	171B117

Jurisdictional Information

Community Plan Area	Encino - Tarzana
Area Planning Commission	South Valley APC
Neighborhood Council	Tarzana
	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1394.02000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	RA-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Very Low I Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	2164008005
APN Area (Co. Public Works)*	0.112 (ac)
Use Code	4000 - Irrigated Farm - One Story
Assessed Land Val.	\$18,127
Assessed Improvement Val.	\$0
Last Owner Change	09/02/2022
Last Sale Amount	\$6,350,063
Tax Rate Area	37
Deed Ref No. (City Clerk)	90017
	536648
	485327-8
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2164008005]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Prime Farmland
	Unique Farmland

	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	12.0527064
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
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Liquefaction	Yes
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Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2164008005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	

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Bureau	Valley
Division / Station	West Valley
Reporting District	1061
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	93
Red Flag Restricted Parking	No

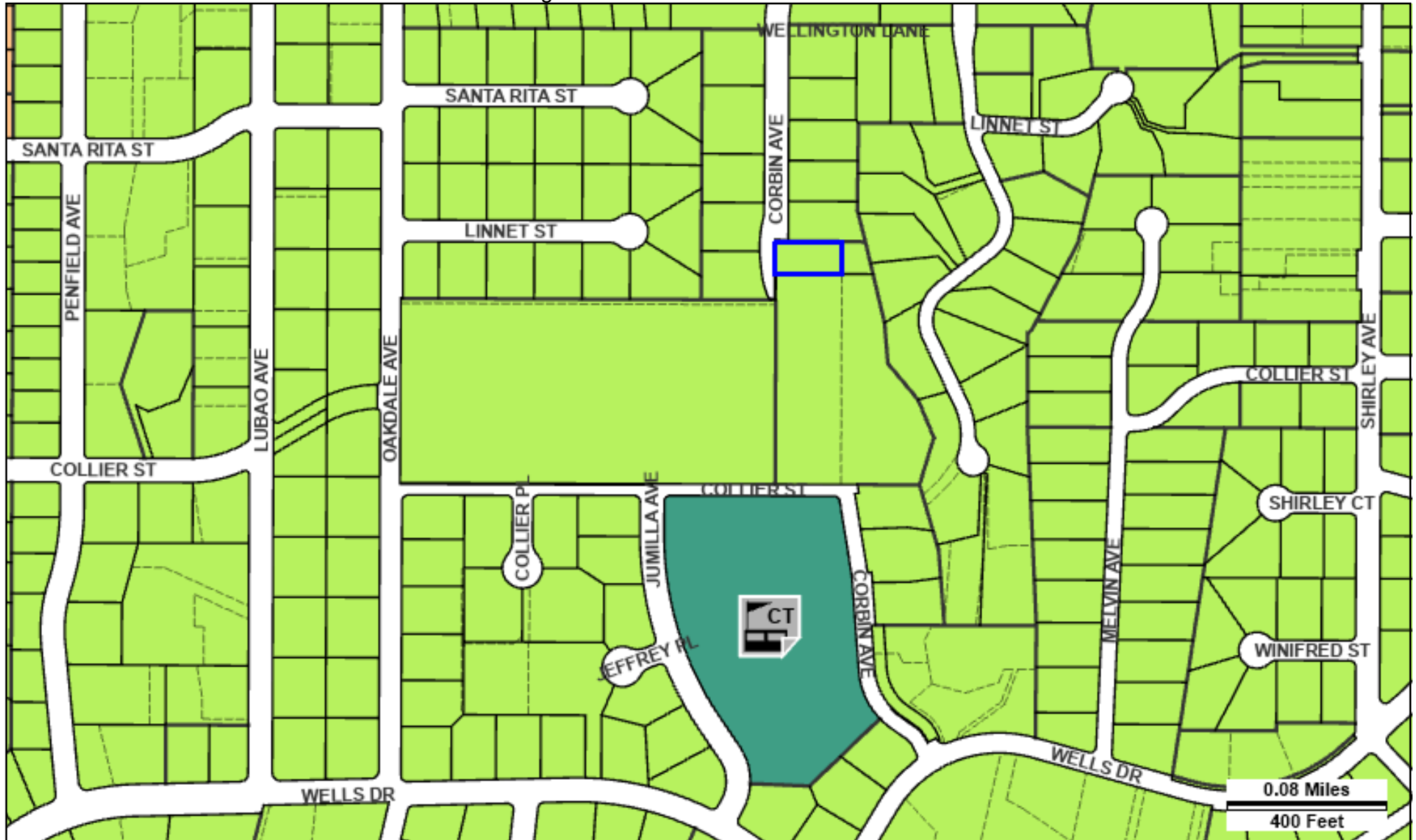
CASE SUMMARIES

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Case Number:	CPC-2019-1745-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ZA-2023-2170-ZAD-ZV-ZAA
Required Action(s):	ZAD-ZA DETERMINATION (PER LAMC 12.27) ZV-ZONE VARIANCE ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)
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Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
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Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR BOTHWELL RANCH
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
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Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-9708
ORD-181128
ORD-129279



Address: undefined
APN: 2164008005
PIN #: 171B117 137









Tract: TR 2605
Block: None
Lot: PT 36
Arb: 11

Zoning: RA-1
General Plan: Very Low I Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















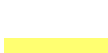





	Open Space
	Public / Open Space
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	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
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	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
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- Country Road
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4/16/2025 PARCEL PROFILE REPORT

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ZIP CODES

None

RECENT ACTIVITY

None

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ORD-129279
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VTT-83927-HCA
CHC-2019-5114-HCM
ENV-2023-2172-EAF
ENV-2019-5115-CE
ENV-2019-1743-EIR
ENV-2005-8253-ND

Address/Legal Information

PIN Number	171B117 155
Lot/Parcel Area (Calculated)	85,664.3 (sq ft)
Thomas Brothers Grid	PAGE 560 - GRID F2 PAGE 560 - GRID F3
Assessor Parcel No. (APN)	2164008006
Tract	TR 2605
Map Reference	M B 27-55/75
Block	None
Lot	PT 37
Arb (Lot Cut Reference)	11
Map Sheet	171B117

Jurisdictional Information

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Neighborhood Council	Tarzana
	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1394.02000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	RA-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Very Low I Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: CHIME Institute's Schwarzenegger Community
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	2164008006
APN Area (Co. Public Works)*	1.960 (ac)
Use Code	4000 - Irrigated Farm - One Story
Assessed Land Val.	\$88,525
Assessed Improvement Val.	\$0
Last Owner Change	09/02/2022
Last Sale Amount	\$6,350,063
Tax Rate Area	37
Deed Ref No. (City Clerk)	90015-17
	536646
	485327-8
	187574
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2164008006]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Prime Farmland

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	Unique Farmland
	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.8945152
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2164008006]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

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Public Safety

Police Information

Bureau	Valley
Division / Station	West Valley
Reporting District	1061

Fire Information

Bureau	Valley
Battalion	17
District / Fire Station	93
Red Flag Restricted Parking	No

CASE SUMMARIES

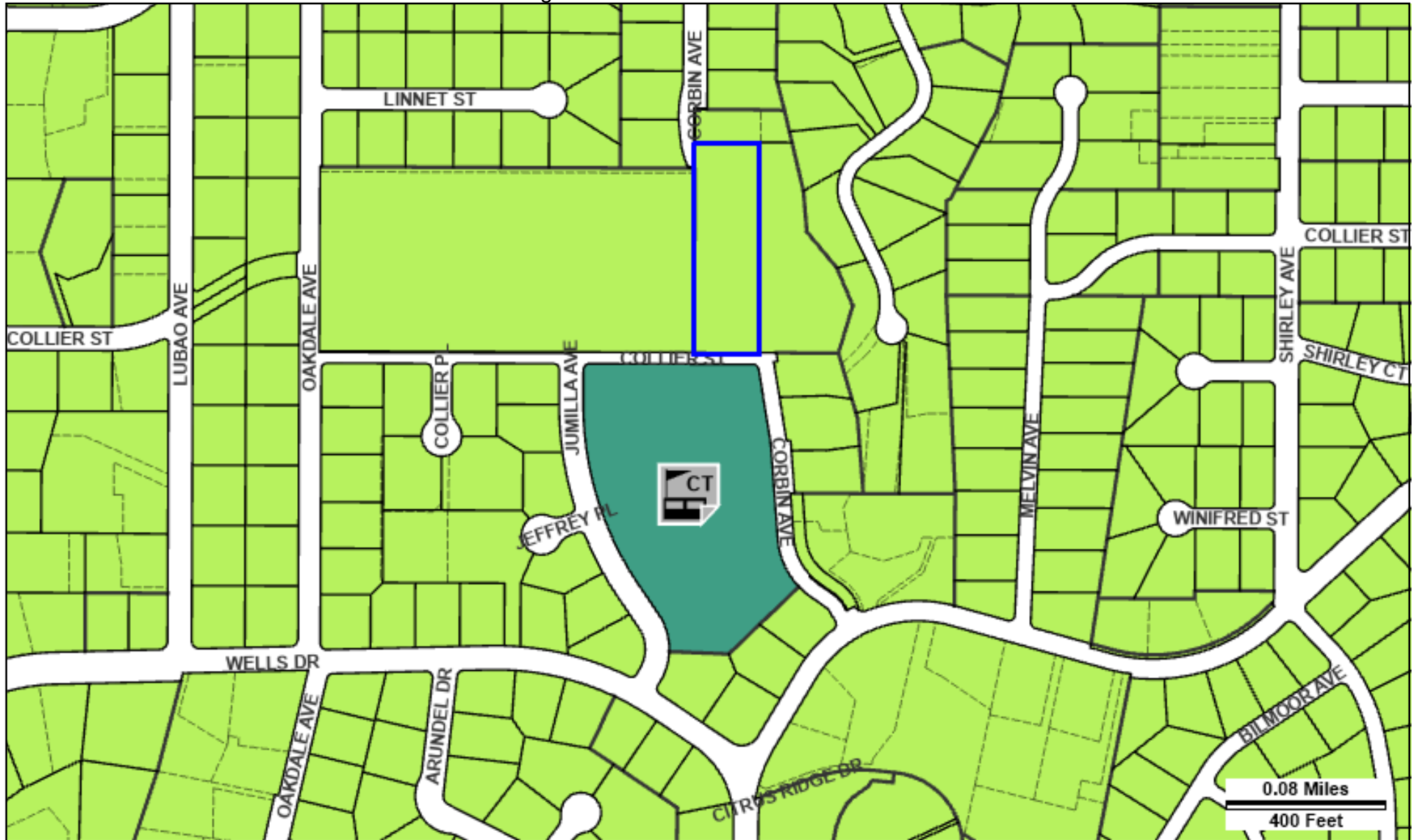
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2019-1745-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ZA-2023-2170-ZAD-ZV-ZAA
Required Action(s):	ZAD-ZA DETERMINATION (PER LAMC 12.27) ZV-ZONE VARIANCE ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)
Project Descriptions(s):	Pursuant to LAMC 12.24 x.7, an application for fences and walls up to eight feet in height within the required side and rear yard. Zoning Administrator's Adjustment per LAMC Section 12.28.A seeking relief from 12.07.C A to permit 20% side yard reductions for Lots 1-21. A Zone Variance per LAMC Section 12.27 seeking relief from 12.22.C.20.F to permit a 15-foot hedgerow along the northern edge of Lots 1-10.
Case Number:	VTT-83927-HCA
Required Action(s):	HCA-HOUSING CRISIS ACT
Project Descriptions(s):	Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to allow the merger and subdivision of project site into 23 ground lots
Case Number:	CHC-2019-5114-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR BOTHWELL RANCH
Case Number:	ENV-2023-2172-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to allow the merger and subdivision of project site into 23 ground lots
Case Number:	ENV-2019-5115-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR BOTHWELL RANCH
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-9708

ORD-129279



Address: undefined
APN: 2164008006
PIN #: 171B117 155









Tract: TR 2605
Block: None
Lot: PT 37
Arb: 11

Zoning: RA-1
General Plan: Very Low I Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL




	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
---	----------------






PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
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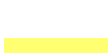




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Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	RA-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Very Low I Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	2164008007
APN Area (Co. Public Works)*	1.920 (ac)
Use Code	4000 - Irrigated Farm - One Story
Assessed Land Val.	\$86,060
Assessed Improvement Val.	\$0
Last Owner Change	09/02/2022
Last Sale Amount	\$6,350,063
Tax Rate Area	37
Deed Ref No. (City Clerk)	536645
	485327-8
	187575
	1154327
Building 1	
Year Built	1947
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,520.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2164008007]

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Unique Farmland Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	12.059412
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2164008007]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	

HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Valley
Division / Station	West Valley
Reporting District	1061

Fire Information

Bureau	Valley
Battalion	17
District / Fire Station	93
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

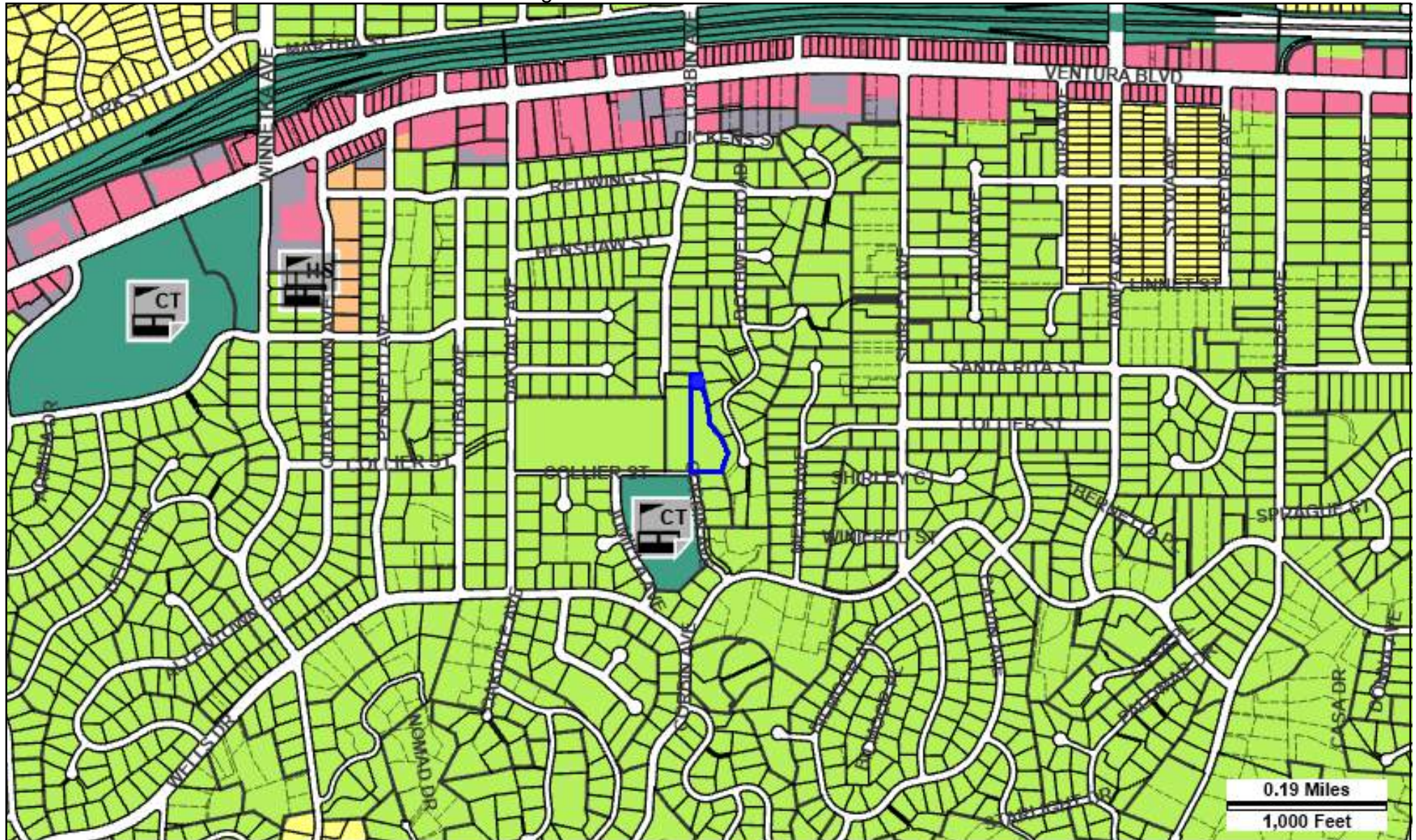
Case Number:	CPC-2019-1745-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ZA-2023-2170-ZAD-ZV-ZAA
Required Action(s):	ZAD-ZA DETERMINATION (PER LAMC 12.27) ZV-ZONE VARIANCE ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)
Project Descriptions(s):	Pursuant to LAMC 12.24 x.7, an application for fences and walls up to eight feet in height within the required side and rear yard. Zoning Administrator's Adjustment per LAMC Section 12.28.A seeking relief from 12.07.C A to permit 20% side yard reductions for Lots 1-21. A Zone Variance per LAMC Section 12.27 seeking relief from 12.22.C.20.F to permit a 15-foot hedgerow along the northern edge of Lots 1-10.
Case Number:	VTT-83927-HCA
Required Action(s):	HCA-HOUSING CRISIS ACT
Project Descriptions(s):	Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to allow the merger and subdivision of project site into 23 ground lots
Case Number:	CHC-2019-5114-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR BOTHWELL RANCH
Case Number:	ENV-2023-2172-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to allow the merger and subdivision of project site into 23 ground lots
Case Number:	ENV-2019-5115-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR BOTHWELL RANCH
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-9708

ORD-181128

ORD-129279



Address: undefined
APN: 2164008007
PIN #: 171B117 138









Tract: TR 2605
Block: None
Lot: PT 36
Arb: 9

Zoning: RA-1
General Plan: Very Low I Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
---	----------------






PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















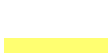




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES






















- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Other Facilities
-  Opportunity School
-  Beaches
-  Park / Recreation Centers
-  Charter School
-  Child Care Centers
-  Parks
-  Elementary School
-  Dog Parks
-  Performing / Visual Arts Centers
-  Span School
-  Golf Course
-  Recreation Centers
-  Special Education School
-  Historic Sites
-  Senior Citizen Centers
-  High School
-  Horticulture/Gardens
-  Middle School
-  Skate Parks
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 3
-  Tier 2
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS






























-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive

EXHIBIT 2



How Long Does It Take To Charge An EV?

The rise of electric vehicles represents a transportation revolution. EVs promise a more sustainable way for Americans to commute and travel. With each new Battery Electric Vehicle produced and innovated, consumers are given new ways to save time, money, and the environment. Since driving is the biggest contributor to an individual's carbon footprint, switching to an electric vehicle is a significant action to fight climate change and reduce air pollution.

Drive Clean Bay Area is a nonprofit organization that advocates for consumers looking to go electric. To that end, we've developed a **Buying and Driving Guide** that gives you all of the information you need to make the switch to electric!

One of the many questions that new buyers ask is "how long does it take to charge an electric vehicle?" The answer to this question depends on many factors, including the kind of electric vehicle you have.



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Level 2, which uses a 240 volt outlet, is also common to many households. These heavier-duty outlets are the same that you would use to plug in your washing machine or dryer. This means they can be easily installed by an electrician in your garage or wherever you park your EV. The benefits to this are clear, as a Level 2 plug gives you 22-26 miles for every hour charged, plus there are **rebates** up to \$1,000 available for installing a home charger!

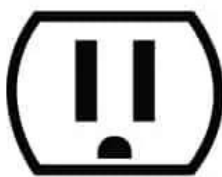


Level 3 charging (also known as fast charging) provides technology that is quickly spreading to charging stations across the US. Level 3 charging stations can charge at speeds of up to 200 miles for every hour charged. 75 miles in 5 minutes or 1,000 miles in an hour. There are thousands of Level 3 charging stations in the U.S.

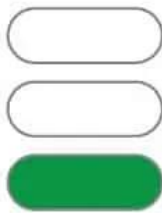




connector. Identify the fast charger that your EV uses, so you can locate the right type of charging station when you're on the road.



Level 1
120V



4-6 Miles per
Hour Charged



Level 2
240V



22-26 Miles per
Hour Charged



Level 3
Fast Charge



Up to 300 Miles per
Hour Charged

In addition to our Buying and Driving Guide, Drive Clean Bay Area offers regular [events](#) to keep you informed of the latest vehicles, innovations, and financial incentives. Drive Clean Bay Area has recently launched a new series of free events for first-time EV owners, that focuses on details of charging, and accessing your incentives, with plenty of time for questions.

Learn more by visiting our [events page](#).

[EVENTS](#)





vehicles.

Through scaled community engagement programs, we inspire people to replace internal combustion vehicles with electric vehicles, e-bikes, and other forms of zero-carbon transportation. Drive Clean Bay Area launched in 2018.

Share this Post:

More Posts:

[How Fast Can Electric Vehicles Go? →](#)





about

Ride and Drive Clean is a nonprofit collaboration to advance the adoption of electric vehicles in a fair and just marketplace. Cool the Earth, a 501(c)3 nonprofit is operating as the backbone organization for the campaign.

Tax ID: 26-3316908

links

- [About Us](#)
- [EV Discount Campaign](#)
- [Events](#)
- [FAQs](#)
- [EV Models](#)
- [Resources](#)
- [Privacy Policy](#)

contact us

info@rideanddriveclean.org

Cool the Earth
P.O. Box 694
Kentfield, CA 94914

follow us





RIDE & DRIVE
= CLEAN



EXHIBIT 3



Home <<https://epa.gov/>> / Soak Up the Rain <<https://epa.gov/soakuptherain>> / What You Can Do <<https://epa.gov/soakuptherain/what-you-can-do-soak-rain>>

Soak Up the Rain: Trees Help Reduce Runoff

Trees are valued for the beauty and many other benefits they bring to our landscapes and neighborhoods. Trees are increasingly recognized for their importance in managing runoff. Their leaf canopies help reduce erosion caused by falling rain. They also provide surface area where rain water lands and evaporates. Roots take up water and help create conditions in the soil that promote infiltration.

Information About Trees

Making Urban Trees Count, Center for Watershed Protection [🔗](#)

A robust collection of resources and research-based tools for crediting trees in stormwater and water quality management programs. Includes an urban tree canopy BMP crediting protocol, water balance model documentation, and the comprehensive literature review: *Making Urban Trees Count: A Project to Demonstrate the Role of Urban Trees in Achieving Regulatory Compliance*

<< > >>



<<https://epa.gov/sites/production/files/2015-08/sur-trees-1.jpg>>

Using a tree system to help manage runoff (Photo Credit - NHDES)

for Clean Water [↗](https://owl.cwp.org/mdocs-posts/review-of-the-available-literature-and-data-on-the-runoff-and-pollutant-removal-capabilities-of-urban-trees/) [<https://owl.cwp.org/mdocs-posts/review-of-the-available-literature-and-data-on-the-runoff-and-pollutant-removal-capabilities-of-urban-trees/>](https://owl.cwp.org/mdocs-posts/review-of-the-available-literature-and-data-on-the-runoff-and-pollutant-removal-capabilities-of-urban-trees/)

Tree Planting and Urban Trees [↗](https://epa.gov/green-infrastructure/types-green-infrastructure#tns1-item10) [<https://epa.gov/green-infrastructure/types-green-infrastructure#tns1-item10>](https://epa.gov/green-infrastructure/types-green-infrastructure#tns1-item10),
Green Infrastructure, U.S. EPA [↗](https://epa.gov/green-infrastructure/types-green-infrastructure#tns1-item10) [<https://epa.gov/green-infrastructure/types-green-infrastructure#tns1-item10>](https://epa.gov/green-infrastructure/types-green-infrastructure#tns1-item10)

Stormwater Trees Technical Memorandum, U.S. EPA, 2016 [↗](https://epa.gov/green-infrastructure/stormwater-trees) [<https://epa.gov/green-infrastructure/stormwater-trees>](https://epa.gov/green-infrastructure/stormwater-trees)

Trees in the urban environment provide many benefits and tree programs face challenges that can affect their success. This technical memorandum addresses planting and maintaining trees adjacent to roadways or sidewalks in urban areas where buildings and impervious surfaces create harsh environments.

Reducing Heat Islands Compendium of Strategies: Trees and Vegetation, U.S. EPA (pdf) [↗](https://epa.gov/sites/default/files/2017-05/documents/reducing_urban_heat_islands_ch_2.pdf) [<https://epa.gov/sites/default/files/2017-05/documents/reducing_urban_heat_islands_ch_2.pdf>](https://epa.gov/sites/default/files/2017-05/documents/reducing_urban_heat_islands_ch_2.pdf) (4.4 MB)

Shade trees and smaller plants such as shrubs, vines, grasses, and ground cover, help cool the urban environment. Describes the causes and impacts of summertime urban heat islands and promotes strategies for lowering temperatures in U.S. communities.

Trees Tame Stormwater, Arbor Day Foundation [↗](https://www.arborday.org/trees/stormwater.cfm) [<https://www.arborday.org/trees/stormwater.cfm>](https://www.arborday.org/trees/stormwater.cfm)
Posters, including an interactive version, describe the problem of too few trees and the many benefits of abundant trees.

Watch and Learn

Urban Forest Connections Webinar Series [↗](https://research.fs.usda.gov/products/multimedia/webinars/urbanforestconnections)

[<https://research.fs.usda.gov/products/multimedia/webinars/urbanforestconnections>](https://research.fs.usda.gov/products/multimedia/webinars/urbanforestconnections)

Experts discuss the latest science, practice, and policy on urban forestry and the environment.

2017 iTree Webinar Series [↗](https://www.unri.org/itreeworkshops/) [<https://www.unri.org/itreeworkshops/>](https://www.unri.org/itreeworkshops/)

Hear about the latest i-Tree tools and improvements to the i-Tree collection of inventory, analysis and reporting tools for urban and community forests.

Urban Forests = Cooler, Cleaner Air [↗](https://www.asla.org/sustainablelandscapes/vid_urbanforests.html)

[<https://www.asla.org/sustainablelandscapes/vid_urbanforests.html>](https://www.asla.org/sustainablelandscapes/vid_urbanforests.html)

Using trees to help improve air quality and reduce urban heat islands.

Trees Tame Stormwater [↗](https://www.arborday.org/trees/stormwater.cfm)

[<https://www.arborday.org/trees/stormwater.cfm>](https://www.arborday.org/trees/stormwater.cfm)

Control Stormwater Runoff with Trees, USDA Forest Service (pdf) [↗](#)

<https://www.fs.usda.gov/psw/topics/urban_forestry/products/cufr_182_uffactsheet4.pdf> (126 KB)

Fact Sheet describes how trees help reduce runoff.

Stormwater to Street Trees, Engineering Urban Forests for Stormwater Management, EPA (pdf) (3 MB)

Woody Shrubs for Stormwater Retention Practices, Cornell University (pdf) [↗](#)

<http://www.hort.cornell.edu/uhi/outreach/pdfs/woody_shrubs_stormwater_hi_res.pdf> (10.4 MB)

iTree [↗](#) <<https://www.itreetools.org>>
USDA Forest Service software to help communities quantify the structure and benefits of trees.

TreeVitalize, Pennsylvania Department of Conservation and Natural Resources [↗](#)

<<https://www.dcnr.pa.gov/communities/communitytreemanagement/pages/default.aspx>>

TreeVitalize is a public-private partnership to help build capacity within communities to plan for, plant, and care for trees, and to offer educational trainings to help citizens understand the diverse benefits of trees and the importance of properly planting and maintaining them.

Local resources

- Connecticut
- Maine

Watch the transformation as an urban landscape changes from few to abundant trees.

Features

Making Your Community Forest-Friendly: A Worksheet for Review of Municipal Codes and Ordinances, Center for Watershed Protection [↗](#)

<<https://owl.cwp.org/mdocs-posts/making-your-community-forest-friendly-a-worksheet-for-review-of-municipal-codes-and-ordinances-fillable-pdf/>>

Providing a set of questions to help determine whether existing local codes require, allow or prohibit "forest-friendly" development practices, the worksheet is designed to help communities review and revise their development regulations so future projects conserve and protect valuable trees and woodlands and encourage new plantings. Also provides additional resources, ideas

- Vermont

Connecticut

Connecticut Native Tree and Shrub Availability List, Connecticut Department of Environmental Protection (pdf) [🔗](#) (256 KB)

A (January 2005) native tree and shrub availability list for locating native planting stock.

Native Plants for Landscape Use in Connecticut, Federal Highway Administration, U.S. Department of Transportation [🔗](#)

<https://www.environment.fhwa.dot.gov/env_topics/ecosystems/roadside_use/vegmgmt_rd_ct.aspx>

Maine

Selecting, Planting, and Caring for Trees and Shrubs in the Maine Landscape, University of Maine Cooperative Extension [🔗](#)

<<https://extension.umaine.edu/publications/2366e/>>

Vermont

Absorb The Storm - Create a Rain-friendly Yard and Neighborhood, Lake Champlain Sea Grant, University of Vermont Cooperative Extension (pdf) [🔗](#)

<https://www.uvm.edu/seagrant/sites/default/files/uploads/publication/absorb_the_storm_68037_lakechamplain_storm.pdf> (2.5 MB)

Discusses a number of steps homeowners can take, including trees, to help prevent the problems associated with runoff.

and guidance for developing a community forestry program.

Accounting for Trees in Stormwater Models, 2018, Center for Watershed Protection [🔗](#)

<<https://owl.cwp.org/mdocs-posts/accounting-for-trees-in-stormwater-models/>>

A summary of existing models to help highlight the benefits of trees and account for trees in runoff and pollutant load calculations as they're incorporated into stormwater management strategies. Also includes additional resources and tools for estimating the hydrologic benefits of trees in the urban landscape.

TreeVitalize (pdf) [🔗](#) (73 MB)
A public-private partnership to restore tree cover in Pennsylvania communities.

Main Streets to Green Streets, Vermont Department of Forests, Parks and Recreation (pdf)



<https://fpr.vermont.gov/sites/fpr/files/forest_and_forestry/community_forests_and_trees/library/main%20streets%20to%20green%20streets.pdf> (4.2 MB)

Fact sheet describes some of the issues and benefits of using trees in managing stormwater in our downtowns.

Urban Tree Canopy, Watershed Management, Vermont Agency of Natural Resources

<<https://dec.vermont.gov/watershed/cwi/green-infrastructure/gsi/evaptrans#urbantreecanopy>>

Basic information and links about urban trees to help manage stormwater.

Vermont Tree Selection Guide (pdf)

<<https://vtcommunityforestry.org/sites/default/files/2022-11/complete-vt-tree-selection-guide-2022.pdf>> (3.7 MB)

A guide to help citizens match trees to sites to achieve lasting shade.

Last updated on January 23, 2025

EXHIBIT 4



CAN TREES HELP WITH YARD DRAINAGE? YES, AND HERE'S HOW!

With summer showers out in full force (and another strong [hurricane season](#)

[\[https://www.noaa.gov/news-release/atlantic-hurricane-season-shows-no-signs-of-slowng\]](https://www.noaa.gov/news-release/atlantic-hurricane-season-shows-no-signs-of-slowng) upon us), you may be dealing with muddy yards, pooling water, flooding, or other drainage issues. Did you know trees can be a part of the solution?

Here's how saplings (and stronger stands) can help soak up the sop.

Fighting Flooding

Thanks to their penetrative roots (both large and small), trees create pockets (or "macropores") in the soil around and underneath them. This means more water travels more deeply into the ground rather than contributing to flooding by simply streaming over the surface. [According to the Institute of Chartered Foresters](#) [\[https://www.charteredforesters.org/trees-can-reduce-floods\]](https://www.charteredforesters.org/trees-can-reduce-floods), "In compacted soils, tree roots have been shown to improve infiltration by 153% compared with unplanted controls."

Even though just one tree can make a measurable difference, be mindful about what you're planting.

The [Michigan State University Extension](#)

ARCHIVES

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[https://www.canr.msu.edu/news/trees_and_flooding_faqs]

that several trees popular in the Southeast may not withstand heavy flooding as well as others. Their complete list of trees in this category entails:

- Sugar maple (*Acer saccharum*)
- Yellow buckeye (*Aesculus flava*)
- Shagbark hickory (*Carya ovata*)
- Eastern redbud (*Cercis canadensis*)
- Flowering dogwood (*Cornus florida*)
- American beech (*Fagus grandifolia*)
- Kentucky coffeetree (*Gymnocladus dioica*)
- Eastern red cedar (*Juniperus virginiana*)
- Junipers (*Juniperus* spp.)
- Black walnut (*Juglans nigra*)
- Tulip poplar (*Liriodendron tulipifera*)
- Pines (*Pinus* spp.)
- Red oak (*Quercus rubra*)
- White oak (*Quercus alba*)
- Sassafras (*Sassafras albidum*)
- American basswood (*Tilia americana*)

Relegating Runoff

Because urban areas have more “impenetrable” ground cover (such as highways, parking lots, and building complexes) they can be more prone to damaging floods. While a well-kept infrastructure of gutters, drains and sewer pipes is designed to move water to local streams, rivers, or lakes, heavy rain can overwhelm these systems.

July 2022	January 2021
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July 2021	December 2019
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February 2021	July 2019



"Trees in urban areas can reduce these sudden downpours by giving time for more water to infiltrate soils. This mitigates heavy rainfall by essentially spreading out the rain event, resulting in less and slower runoff," [Trees for Energy Conservation](https://trees-energy-conservation.extension.org/how-do-urban-trees-reduce-flooding/) explains [<https://trees-energy-conservation.extension.org/how-do-urban-trees-reduce-flooding/>].

Groups like [Trees Atlanta](https://www.treesatlanta.org/programs/forest-restoration/) [<https://www.treesatlanta.org/programs/forest-restoration/>] are making efforts to not only plant more trees around the city, but to ensure the health of existing forests by removing invasive species and planting those that are more natively suited to the area and climate.

Damage-Controlling Droplets

Campaigns officer at 10:10 Climate Action, Emma Kemp, [explained to the The Ecologist](https://theecologist.org/2019/mar/14/planting-trees-tackle-flooding) [<https://theecologist.org/2019/mar/14/planting-trees-tackle-flooding>] that "leaves intercept rainfall, slowing the rate that water flows into rivers and reducing the risk it'll burst its banks." As these drops trickle down the tree's branches and trunk, some of that water also gets absorbed by the bark.

Inevitably, a measurable amount of rainwater also remains on each leaf. "[A]nd when the sun comes out, that water evaporates without ever reaching the ground," Beth Botts, staff writer for The Morton Arboretum [told The Chicago Tribune](https://www.chicagotribune.com/real-estate/ct-) [<https://www.chicagotribune.com/real-estate/ct->

May	Decemb
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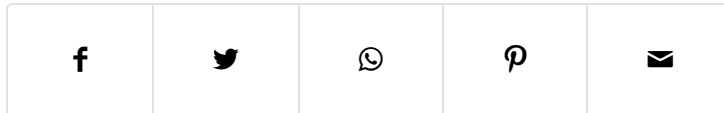
xp...3-04-23-ct-sun-0421-garden-morton-
2...-story.html].



So from the very tops to their deepest depths, trees protect us from water damage in multiple ways. It's why you'll want to take good care of them during storm season [<https://chopmytree.com/summer-storms-got-ya-down-weve-storm-cleanup-services/>] — and why we want to help. Our specialists can also offer consultation on where else you might plant a few additional trees to improve water management. To discuss these options and more, call us at 404.252.6448 or reach out to us online [<https://chopmytree.com/contact/>].

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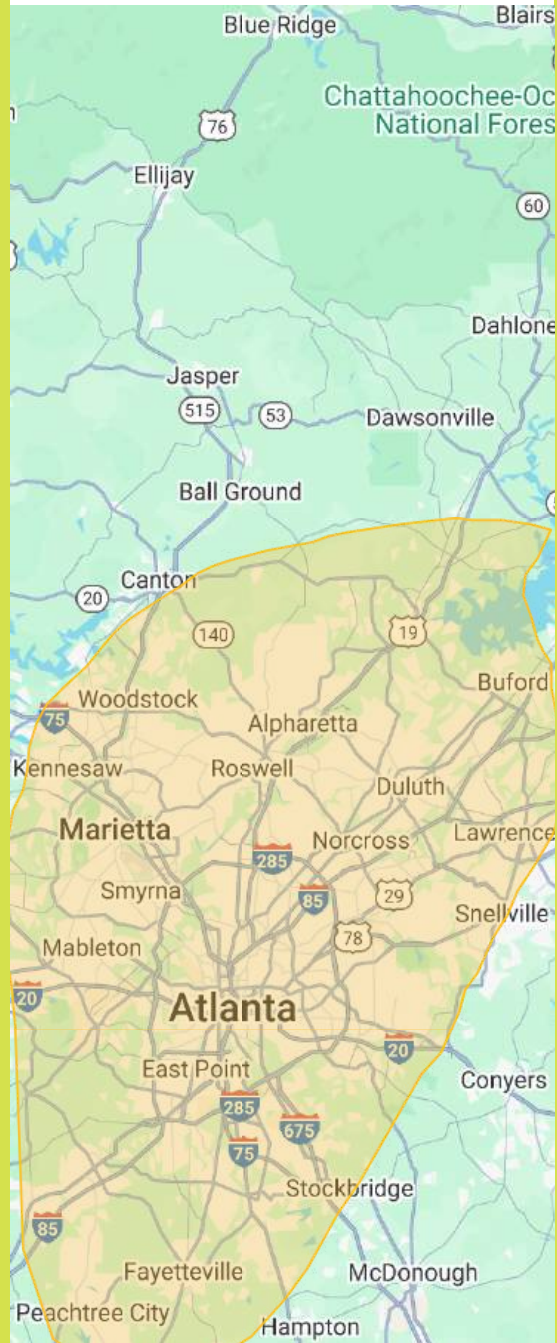
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Trees can Reduce Floods

📅 June 29, 2017(<https://charteredforesters.org/2017/06/29>)



Desmond, Eva and Angus – for thousands of people across the UK, these names will evoke traumatic memories. They are the names of storms that hit the UK in the winters of 2015 and 2016. In December 2015 a succession of storms hit the north, flooding around 16,000 homes making this the wettest December in England for a century, and causing devastation across Scotland and northern England. Then in the first named storm of 2016, storm Angus caused huge rail disruptions and left over a thousand properties in the South West without power.

With the severity and frequency of flooding events increasing, it is clear that we need to take preventative action. Human infrastructure such as buildings and roads, and land use with compact soils such as cropland, are much less permeable than natural land covers. As a result, water runs over these surfaces more quickly, taking topsoil with it, and enters rivers which end up bursting their banks. Or surface water flooding occurs as rain water cannot easily penetrate the ground. Nature, however, can be part of the solution.

Natural flood management

Natural flood management (NFM) is the alteration, restoration or use of landscape features to reduce flood risk. Trees, hedgerows and woods are a vital part of natural flood management, and strategic planting can have a positive impact in areas experiencing floods from rivers and surface water.

How trees reduce floods

There are a number of ways trees can help to reduce or prevent flooding:

- By direct interception of rainfall,
- By promoting higher soil infiltration rates,
- Through greater water use
- Through greater 'hydraulic roughness' i.e. water experiences increased frictional resistance when passing over land.



Direct interception of rainfall

Rainfall is intercepted by the canopy of a tree and later evaporates from the leaves or drips from leaf surfaces and flows down the trunk to eventually infiltrate the soil.

Higher soil infiltration rates

Water penetrates more quickly and more deeply into soils under and around trees than on, for example, lawn or pasture without trees. Tree roots create channels in the soil known as 'macropores', and water from heavy rain will infiltrate the soil using these channels rather than flowing over the surface and leading to floods. In compacted soils, tree roots have been shown to improve infiltration by 153% compared with unplanted controls.

Water use

Trees remove water from the catchment area leading to a significant reduction in pressure on drainage systems in urban areas and a reduction in flood risk in rural areas by absorbing runoff from roads and agricultural areas.

Hydraulic roughness

Trees, shrubs and deadwood along streamsides and on floodplains act as a drag on flood waters, holding back water and slowing the flow during heavy rainfall.

So the basic takeaway is that trees reduce the amount of runoff and water is released more slowly into water bodies.

Effective results

Scientists have begun to measure how effective trees and wooded areas are at reducing flood risk, and the results are astounding. A multi-scale experiment, the Pontbren Project (<https://www.woodlandtrust.org.uk/mediafile/100263187/rr-wt-71014-pontbren-project-2014.pdf?cb=ef2154292cdc49aeae82760dda4e3877>) in Wales, showed that sheep-free plots planted with broadleaved trees were on average 67 times more effective at absorbing surface runoff than grazed grassland. Evidence from a number of studies indicate that tree planting can significantly reduce peak flood flows, flow volumes and time to peak at small scales (within plots, fields and very small catchments), although this effect diminishes as the scale of the catchment increases.

As trees deliver clear benefits for flood reduction, and provide multiple other ecosystem services, we need government investment in natural flood management and a clear commitment to tree planting. The Woodland Trust is working with landowners and communities to deliver tree planting as part of natural flood management schemes, and lobbies government to assess the potential for NFM and to incentivise woodland creation to deliver more resilient landscapes.

Disclaimer: The views and opinions expressed in this article are those of the author and do not necessarily reflect the views of the Institute of Chartered Foresters.

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The need to prevent soil erosion is a common problem for many property owners. The solution to this issue is dependent on the trees and other vegetation in your landscape.

What is Soil Erosion?

Soil erosion is the natural displacement of the top layer of soil, usually caused by water, air, or in the case of farming, tilling the land. This can create a multitude of problems for future vegetation and even lead to further, more advanced, soil erosion.

Erosion is especially dangerous for those whose land can no longer support vegetation because of severe runoff, and ultimately a loss of their land.



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Signs of Soil Erosion



Wet Patches

Water runoff doesn't just disappear, it often relocates to another area in your yard. This causes water patches or large puddles to appear throughout your yard.

Ravines

Ravines or gullies are a sign of serious soil erosion problems. These often look like small trenches in your yard where water runoff is at its worst.

Cracks In Soil

Cracks happen when runoff occurs and topsoil is carried off leaving dry, brittle soil with cracks.



How Can Trees Help?

The good news is, there are various ways to help prevent and remedy soil erosion. **Maintaining good and healthy soil** (<https://treesunlimitednj.com/4-ways-to-maintain-healthy-soil-in-new-jersey/>) is crucial for your landscape.

Trees are one of the most natural methods to maintain healthy soil and prevent erosion. Trees have various properties that will help deter soil erosion, including their expansive root system, large canopies, and their transpiration process.

Here's how to prevent soil erosion using trees.

Root System

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A tree's large root system acts as a bind toward any loose soil surrounding the tree. The roots hold the soil in place while stabilizing the tree and improving the drainage of the soil, so that water drains into the ground rather than flowing atop the surface.

This also helps to prevent soil compaction, which occurs when soil under the surface compacts and hardens, reducing water infiltration and increasing runoff.

Canopies



The large canopies of trees help to prevent soil erosion by reducing the impact of rain onto the ground. The water drains down the leaves and branches and soaks into the soil rather than forcefully hitting the ground, which decreases the amount of soil that is washed away with the rain.

The large canopies also help to break the force of the wind and limit the amount of soil that is carried away with it. This is most effective in large groupings of trees.

Transpiration

Transpiration is the process by which water moves throughout plants, sending water up the roots, through the stems, and out the leaves. It keeps the soil from becoming too wet and heavy, preventing runoff by helping the roots to bind the soil into place.

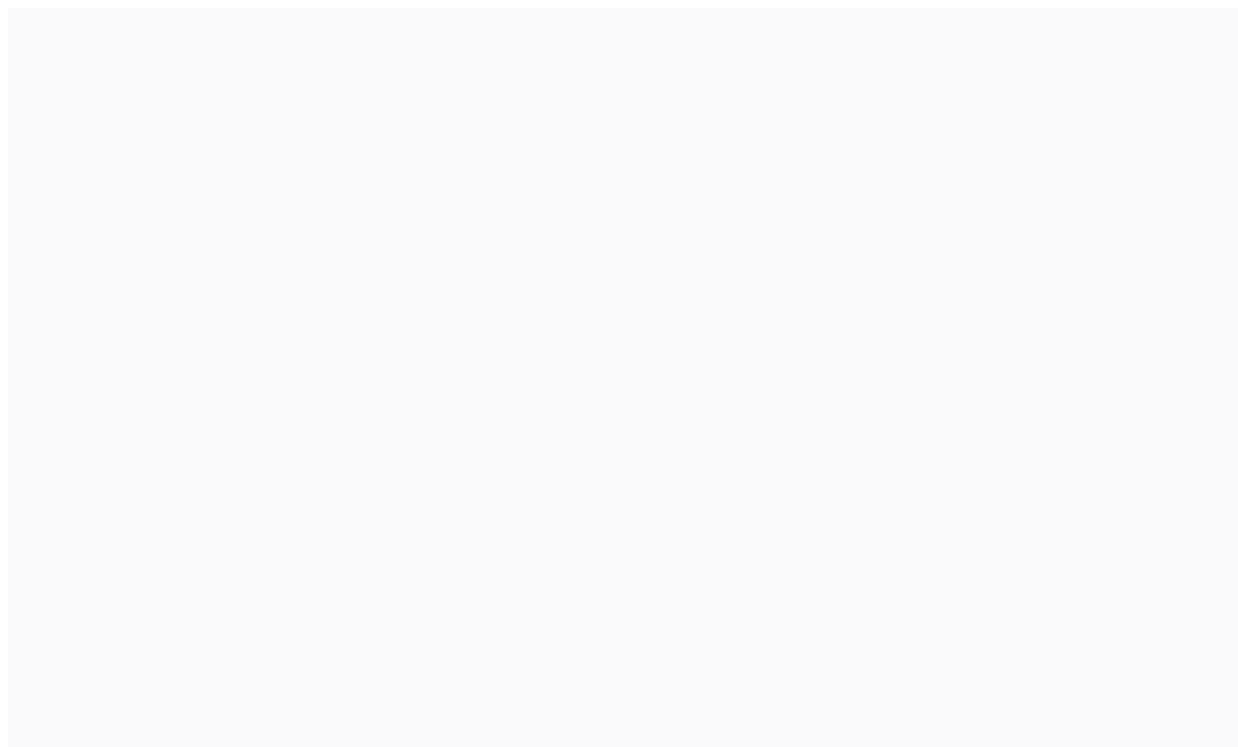


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There are a number of trees that can help to prevent soil erosion. Whether your landscape has a hillside, acidic soil, issues with excess moisture, or drought from compaction, there are many varieties of trees that can help prevent erosion. Let's go over a few:

Trees & Shrubs Good for Hillsides and Slopes

Hickory Tree



There are 18 species of hickory trees, 12 of which are native to North America. Hickory trees can tolerate all soil types and produce tasty hickory nuts in the fall.

They are large deciduous trees with dense foliage and a spreading canopy. Hickory trees can grow up to 80 feet tall.

Douglas Fir

A tall, pyramidal evergreen tree with emerald needles, the Douglas fir grows best on well-drained deep soils. In its northern range, Douglas fir are often found on south-facing slopes, which makes them able to grow and thrive in hilltop locations.

White Oak

The white oak tree is a long-lived oak, native to eastern and central North America. It's a tall, round stately tree with vibrant red leaves in the fall. A white oak will develop into a massive broad-topped tree with large branches striking out at wide angles, making it an ideal canopy tree.

Black Cherry

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The black cherry is a large, native tree found in the Midwest and throughout the eastern United States. It thrives on slopes and hillsides due to the extra water drainage the slope provides. The black cherry flowers in the spring, and then develops dark purple berries.



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Trees That Tolerate

Acidic Soil

Eastern Hemlock

(<https://treesunlimitednj.com>)

One of the more shade-tolerant evergreens, the eastern hemlock is native to the eastern United States. The Eastern hemlock is an evergreen tree that prefers moist soil but can live in acidic soil as well. Be mindful that over time, **evergreen trees will increase your soil's acidity levels.** (<https://treesunlimitednj.com/do-evergreens-change-the-ph-balance-of-your-soil/>)

Sugar Maple

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Native to the Midwest region, the sugar maple has luscious and bright-colored foliage. Both a shade and **ornamental tree** (<https://treesunlimitednj.com/get-your-ornamental-trees-ready-to-spring/>), it has a large canopy and grows to a height of 60 to 75 feet. Sugar maple trees are highly tolerant to alkaline and clay soils.

Black Walnut

Black walnut trees are native to the eastern half of the US; however, it is found throughout the central US as well. It is known to tolerate alkaline soil, clay soil, occasional drought, and even road salt. It yields a nut crop in late autumn and has an extremely deep root system.

Trees That Tolerate Dry Soil

American Red Maple

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Known for its vibrant color and rich reds, the American red maple tolerates pollution and dry soil in an urban environment extremely well. It grows fast and provides lots of shade which **helps your home maintain thermal balance** (<https://treesunlimitednj.com/trees-provide-thermal-balance/>) in the summer.

American Elm Tree

American elm trees are very common in landscape sites throughout North America.

The American elm is known to be able to grow in almost any condition except especially dry soils and areas. It thrives in humid, hot landscapes and can tolerate occasional drought conditions.

Northern Red Oak



NJ's state tree (<https://treesunlimitednj.com/new-jerseys-state-tree-majestic-red-oak/>) which grows more than two feet per year for 10 years and provides amazing fall color to any landscape with its bright red foliage. It's considered a good street tree that tolerates pollution, compacted soil, and occasional droughts.

Eastern Redbud



The Eastern redbud's heart-shaped leaves are reddish in color during spring and turn yellow in the fall. This tree also produces rosy, pink flowers in early spring.

Trees That Tolerate Wet Soil

River Birch



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The river birch naturally grows along riverbanks. But as a landscape tree, it can be planted almost anywhere in the US. It's known for its rapid growth and its tolerance to wet soils and areas. It produces green, glossy leaves and has a cinnamon-colored bark that curls and peels.

Willow

Willow trees are known to be highly tolerant of wet sites and occasional flooding. They grow in a pyramidal shape in their youth than an oblong-oval to rounded shape at maturity.

This tree is easier than many other types to transplant. It is also a **deciduous tree** (<https://treesunlimitednj.com/deciduous-trees-are-great-all-year-round/>) which means it keeps your property cool in the summer and warmer during winter.



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This tree needs plenty of space for root development. It produces star-shaped leaves and brilliant fall colors of yellow, orange, red, and purple. Sweetgum is known to have a high tolerance to occasional flooding, road salt, and wet sites.

Utilizing trees to prevent and repair soil erosion is an environmentally friendly and productive technique. This method will add beauty and value to your property while remedying your issues with erosion.

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This blog has been updated and republished in August 2021.

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About Trees Unlimited

Every day, trees enhance our surroundings in a variety of ways: physical, aesthetic, economic, and psychological. They play a critical role in air purification, noise reduction, erosion control, landscape aesthetics, property value.

Naturally, trees can out-live us by hundreds of years. At Trees Unlimited, we believe that as humans, it is our inherent responsibility to care for and protect the beautiful trees we have. Our goal is to leave these trees as a legacy for our future generations so they can benefit from them as we do daily.

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About Justin Shaw



(/caring-for-trees-with-passion-perfection/)

When Justin Shaw launched Trees Unlimited, LLC, in 2005, Wall Street's loss became the environment's gain. In starting a tree service business, Shaw left the world of high finance to move closer to his true calling, ...

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EXHIBIT 6



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A Breath of Fresh Air: How Trees Help Mitigate Climate Change



Category: Trees, Forest Ecology

by Liz Forster

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Just like humans, trees breathe. But, while humans inhale oxygen and exhale carbon dioxide, trees do the opposite: their leaves pull in carbon dioxide, water, and energy from the sun to turn into sugars that feed the tree. This process, known as photosynthesis, emits oxygen. So, through

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Carbon dioxide equivalent. Altogether, forests in the U.S. offset about 16 percent—or three decades worth—of greenhouse gas emissions emitted from cars, trucks, power plants, and other sources in country. In fact, forest ecosystems are the largest land-based carbon sink on Earth.

Carbon dioxide absorbs and radiates heat. Though an essential component of our atmosphere, humans have increased the amount of carbon dioxide in the atmosphere by 47 percent since the beginning of the Industrial Revolution. As a result, our average annual global temperature has risen by 2 degrees, which has, in turn, driven temperature extremes, decreased snow and sea ice cover, intensifying natural disasters, and changing habitat ranges for plants and animals.



Photo by Dave Walsh, courtesy of the U.S. Forest Service

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expanse of forested landscapes. For instance, as wildfires burn more intensely and across more acres, the chance that the landscape regrows as a grassland instead of a forest may increase. Since grasslands sequester less carbon dioxide from the atmosphere, our reliable carbon sink that is forests will shrink.

Despite this, a recent USDA Forest Service study found that forest managers have the opportunity to enhance the carbon sequestration capabilities of existing forests by planting trees. According to the study, the federal government currently has the infrastructure to produce and plant about 65 million seedlings per year (though many constraints exist, including funding and capacity), while state and private actors have the capacity to produce and plant about 1.1 billion seedlings per year.

Combined, the 1.2 billion trees planted could sequester between 16 million and 28 million tons of carbon dioxide a year. This equals the amount of energy used to power between 1.8 million and 3.2 million homes in one year.

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Photo by the NFF

Reforestation Program

To help achieve these milestones, the National Forest Foundation is planting millions of trees on National Forests across the U.S. The NFF can plant one tree with just \$1. And, for every \$1 invested by the NFF, the **U.S. Forest Service provides \$2 of in-kind value in project support and implementation.**

When you donate to support **our Reforestation Program**, you are restoring forests and enhancing **the benefits trees provide to our nation's waterways. Click here to donate today.**

Cover photo of Uinta-Wasatch-Cache National Forest by Ashley Tepen.



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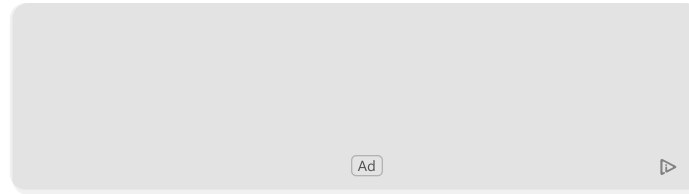
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 Professor Will Berelson, Department of Earth Sciences, University of Southern California, on the USC campus on Thursday, March 6, 2025.
© Hans Gutknecht/Los Angeles Daily News/TNS

If trees had a resume, [the trees in Los Angeles](#) would need a serious resume update.

A recent [University of Southern California study](#) shows that the city's urban forest isn't just providing shade and aesthetics, it's quietly pulling more pollution out of the air than scientists realized, especially when the summer heat kicks in.



In the Los Angeles community of Mid City, researchers found that trees are removing about 60% of the fossil fuel emissions released during the day time in spring and summer—mostly from cars, trucks, buildings and industrial activities. And over the course of a year, the trees absorb around 30% of emissions.

"What's surprising is No.1, that's a really big number, and No. 2, this is not what you and I would consider to be the most green parts of L.A.," said William Berelson, a USC Dornsife professor of earth sciences, environmental studies and spatial sciences, who led the study.

One reason trees are absorbing so much CO₂ may be their unexpected resilience. Despite L.A.'s famously dry summers, the study found that trees absorb the most CO₂ during the hot season.

Satellite imagery shows that L.A.'s greenery remains remarkably verdant in summer, likely thanks to irrigation, groundwater from leaky pipes, residential watering and drought-tolerant species that continue photosynthesizing even in extreme heat.

[▶ Related video: UofL study finds that living near trees can reduce the risk of chronic diseases \(WLKY Louisville\)](#)



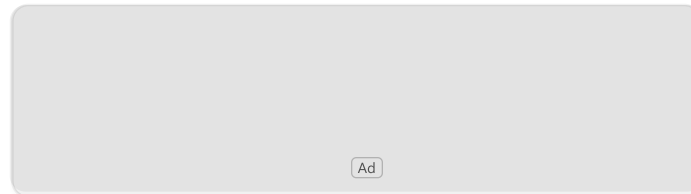
To track how trees absorb pollution, Berelson and his team installed a network of 12 carbon sensors across a 15-by-6-mile section of the city stretching from La Brea Avenue and Olympic Boulevard to the USC Hospital in East Los Angeles.

Since Los Angeles has a fairly consistent west to east wind pattern, these sensors continuously measure how much CO₂ and other

pollutants the wind picks up, recording data every few seconds as the wind moves the pollution through the city.

The process works much like passengers boarding and exiting a moving train, Berelson said.

"A train is moving down the track and more and more people are getting on the train. So as you get further down, there's more people on the train and that's telling you how fast people are coming on the train," he said. "Or maybe sometimes the train is moving and there's less people on the train as it goes down. That means people are leaving the train."



Berelson's team applies the principle to map CO₂ movement across Los Angeles. As air flows through the urban landscape, sensors detect whether CO₂ levels are rising or falling, taking into account factors such as wind speed, direction and urban density. The data helps researchers determine how effectively local greenery including trees offsets emissions.

Trees play a crucial role in this process through photosynthesis, the natural mechanism that allows them to absorb CO₂ from the air and convert it into oxygen. This ability makes urban forests a key tool in reducing pollution levels, particularly in dense city environments.

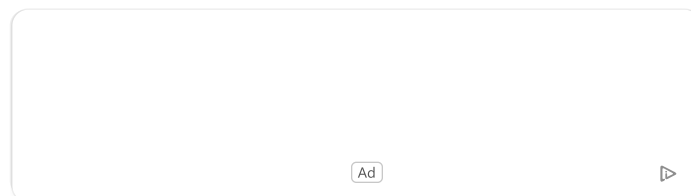
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The TreePeople distributed hundreds of trees in San Fernando. (Courtesy, TreePeople)

Expand

Informing the city's tree-planting strategies

The USC study ran from July 2021 to December 2022. It helped establish baseline CO₂ emission levels—essentially, how much pollution is naturally present in Mid City and other neighborhoods in L.A., before factoring in the role of trees in absorbing emissions.



The findings provide a framework for tracking long-term emissions trends, which could help city officials and researchers measure progress toward [L.A.'s goal of reaching zero emissions by 2050](#), Berelson said.

By increasing the number of CO₂ sensors across L.A., and continuously monitoring emissions over time, researchers can map

where emissions are highest, track whether they are decreasing, and evaluate the effectiveness of [climate policies](#).

Their findings could also help guide tree planting efforts, ensuring that greenery is placed where it can have the greatest impact.

That's one of the main goals of [Urban Trees Initiative](#), a partnership between USC, the City of Los Angeles and community-based organizations working to expand the tree canopies in neighborhoods that need it the most.

Amy Schulenberg, tree planting project coordinator at the city's L.A. Sanitation & Environment division, said, "Our goal in L.A. Sanitation is because we do have this amazing opportunity to bring extra resources to the city that supplements the actions being taken by our urban forestry division and others," and she added, "We like to try to get the most bang for the buck."

Schulenberg oversees a [grant-funded](#) urban forestry program under the Los Angeles Department of Public Works.

A major focus of Schulenberg's team is to increase the number of trees on key corridors—the key north-south and east-west streets lined with bus stops, laundromats, small markets, and multifamily housing—where many residents rely on public transit.

They are also planting trees around schools that are near highways, where children play just yards away from major roadways like the 5 and 110 freeways.

"That's why it helps to have more information, because there are so many places that need trees," she said about the USC study. "It's just a matter of trying to figure out where we can make the best use of them, right now, with what we have."

Turning research into action

For advocates who have long pushed the city to invest more in greening efforts, the study offers compelling proof of what they've known all along: L.A.'s urban forest is more resilient than many assume.

The study shows, "Wow, there's a really strong living ecosystem right in the heart of L.A. that's active through the summer," said Dustin Herrmann, principal scientist at TreePeople, a Beverly Hills-based nonprofit that focuses on urban forestry and environmental advocacy.

Yet the study's findings arrive at a time when many experts and advocates [remain frustrated by the city's slow response to tree canopy expansion and environmental investment](#).

Joanne D'Antonio, chair of the Community Forest Advisory Committee, or CFAC—a volunteer group of community representatives nominated by City Council members and appointed by the mayor—said she hopes the study will help shape the city's tree-planting decisions. But progress has been slow, she noted.

"One would hope," she said, "but (the USC study) has to be read, and it has to be read by somebody who has the ability to change."

For years, respected environmental organizations have urged Los Angeles to plant more trees, prioritize trees in city planning, and follow the advice of its own tree advisory committee.

The Community Forest Advisory Committee, led by D'Antonio, previously recommended that the city implement findings from the [2018 Dudek study of urban Los Angeles trees](#), which involved elected city officials, neighborhood councils, community stakeholders, and city staff. The 2018 study called for stronger and more sustainable urban forest management.

While the city is now developing an Urban Forest Management Plan—one of Dudek's key recommendations—many concerns remain.

The Dudek study [warned that trees remain undervalued in L.A. city budgets and planning](#), with urban forestry funding falling far below necessary levels. To manage L.A.'s urban forest sustainably, experts estimated the city would need a \$40 to \$50 million budget increase—a gap that still exists today.

"This has been going on for a long time," D'Antonio said. "The percentage of the city budget that goes for urban forestry is minuscule compared to the percentage in other cities, and that is critical. I mean, we can't ask the urban forestry division to do more if they don't have the resources to do it."

Some City Hall staff support the effort to expand the city's tree canopy but face political and budgetary roadblocks, she said. While the [city forest officer](#) is leading efforts to develop the Urban Forest Management Plan, concerns persist over how it will be funded.

"It's going to take a lot of money to implement and (with an) annual budget much higher than it is now," she said, "maybe by five times, maybe six times as much as what we spend now to implement this."

The plan might need to roll out in stages, but D'Antonio anticipates that it will be in place by summer. The real challenge will be figuring out how to fund it, she said.

"But the city really needs it," D'Antonio added. "We need to find every place we can that we can plant (trees), because if we want to make this goal by 2050, we have to be planting those trees now."

While the USC research highlights the role of urban greenery in reducing emissions, L.A. officials continue to prioritize development and infrastructure—often at the expense of trees.

Herrmann at TreePeople noted that trees are frequently overlooked in city planning, treated as an afterthought rather than an essential part of urban design. They're often squeezed into leftover spaces instead of being intentionally planned for.

If not properly accounted for, large trees can conflict with infrastructure, such as [city sidewalks](#), power lines, and underground utilities, he said. To avoid this, trees must be integrated into redevelopment projects from the start—rather than forced into limited spaces later.

"You have to create the space for the forest you want," Herrmann said. "You have to be intentional about growing urban forests,

because the urban space can be highly contested for how we want to use it.”

But larger systemic issues also contribute to L.A.’s lack of trees.

Aaron Thomas, urban forestry director at North East Trees, a nonprofit that aims to increase the tree canopy and green spaces in underinvested communities, pointed to a deeper cultural issue—L.A.’s undervaluing of public space.

“We live in a culture here of extreme individualism where people are supposed to just enjoy the outdoors in the privacy of their home, their own home or yard,” said Thomas, who is also the CFAC’s former chair. “But then of course, that overlooks the thousands and thousands of people who live in apartments, or who don’t own a single family home.”

Beyond the lack of green space, Thomas noted that even when opportunities arise to plant more trees, some communities are hesitant—not because they oppose trees, but due to a history of neglect by the city and other agencies responsible for maintaining the trees.

“We have to take their concerns and do our best to reassure them that we’re making every effort to avoid those same problems that have happened from generations in the past where people weren’t thinking nearly about it,” Thomas said. “But that takes a lot of education, outreach and engagement.”

While urban trees help, the majority of L.A.’s carbon sequestration occurs in surrounding natural ecosystems including the Santa Monica Mountains, San Gabriel Mountains, Verdugos, and Griffith Park, as well as chaparral and riparian areas, Thomas said.

He sees the increasing frequency of [wildfires as a wake up call](#) for city officials, a reminder that trees—both in urban areas and surrounding wildlands—are not a luxury but a crucial part of climate resilience.

Thomas said that today many of L.A.’s trees, planted 50 or 60 years ago, are aging — which means it’s important to start planting new trees now so they can grow and replace the old ones over time.

“We know that their lifespan is pretty short in an urban area,” he said. “So we need to be planting trees now that will eventually replace that canopy as those trees go away.”

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Observing Anthropogenic and Biogenic CO₂ Emissions in Los Angeles Using a Dense Sensor Network

Jinsol Kim,* William M. Berelson, Nick Everett Rollins, Naomi G. Asimow, Catherine Newman, Ronald C. Cohen, John B. Miller, Brian C. McDonald, Jeff Peischl, and Scott J. Lehman



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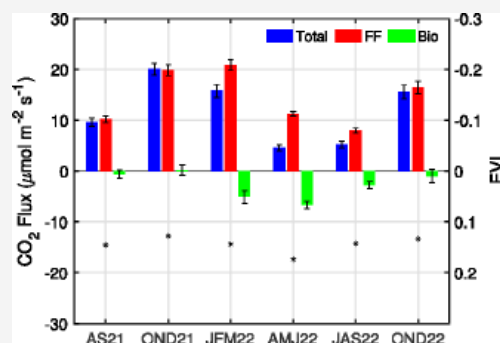
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ABSTRACT: Urban areas are major contributors to greenhouse gas emissions, necessitating effective monitoring systems to evaluate mitigation strategies. A dense sensor network, such as the Berkeley Environmental Air-quality & CO₂ Observation Network (BEACO₂N), offers a unique opportunity to monitor urban emissions at high spatial resolution. Here, we describe a simple approach to quantifying urban emissions with sufficient precision to constrain seasonal and annual trends. Measurements from 12 BEACO₂N sites in Los Angeles (called the USC Carbon Census) are analyzed within a box model framework. By combining CO₂ and CO observations, we partition total CO₂ emissions into fossil fuel and biogenic emissions. We infer temporal changes in biogenic emissions that correspond to the MODIS enhanced vegetation index (EVI) and show that net biogenic exchange can consume up to 60% of fossil fuel emissions in the growing season during daytime hours. While we use the first year of observations to describe seasonal variation, we demonstrate the feasibility of this approach to constrain annual and longer trends.

KEYWORDS: greenhouse gas, emissions, fluxes, fossil fuel, biosphere, dense sensor network



1. INTRODUCTION

The Paris Agreement of the United Nations (UN) Framework Convention for Climate Change established an approach that signatory countries could take to reduce their greenhouse gas emissions and report the reductions publicly.¹ In response, nations and cities worldwide are adopting mitigation strategies to reduce the level of CO₂ emissions. These efforts are supported by collaboration through organizations such as the C40 Cities Climate Leadership Group (<https://www.c40.org/>) and the Global Covenant of Mayors for Climate and Energy (<https://www.globalcovenantofmayors.org/>), among many others. To support these urban efforts, the implementation of monitoring systems is crucial in evaluating and verifying the effectiveness of specific mitigation strategies in achieving the emission reduction targets specified by governments.

The current understanding of urban CO₂ emissions relies most heavily on inventory-based methodologies. These “bottom-up” approaches include methods that estimate aggregate emissions in a domain using economic indicators, such as total fuel sales,² and methods that provide more specific location and process information that rely on mapping the source-specific emission factors and measurements of activities,^{3–5} e.g., traffic patterns or average home heating use. In contrast, “top-down” approaches estimate emissions based on measurements of atmospheric CO₂. Atmospheric transport modeling is necessary to interpret concentration measurements and solve the inverse problem. One approach involves using an

inverse/data assimilation technique, optimizing the prior emission model. Both *in situ* and remote sensing observations have been used for top-down estimation.^{6–12} The majority of the studies using *in situ* measurements typically involve 2–15 observing sites within an urban region larger than 10 000 km² equipped with state-of-the-art instruments that are calibrated frequently with gas standards.

The Berkeley Environmental Air-quality & CO₂ Observation Network (BEACO₂N) is designed to produce maps of urban air at high spatial resolution (2–4 km sensor spacing) while minimizing both capital and operating costs. Measurements of CO₂, CO, NO₂, NO, O₃, and aerosols are provided using low-cost sensor technologies along with efficient methods for network scale calibration to keep labor costs low. Currently, the network consists of approximately 45 nodes in the San Francisco Bay Area, 12 nodes in Los Angeles, 20 nodes in Providence, RI, and 20 nodes in Glasgow, Scotland. The advantages of a dense network such as BEACO₂N were evaluated using a hypothetical observing network and an inverse modeling system.¹³ The BEACO₂N-like system,

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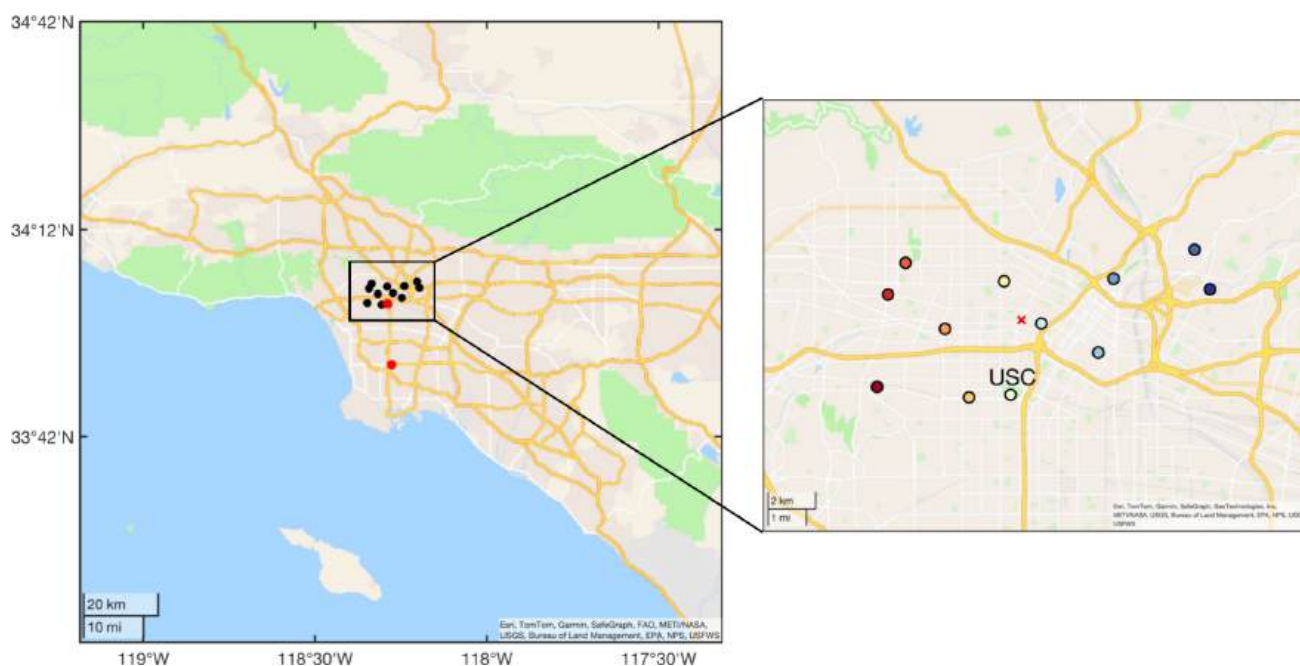


Figure 1. Map of Los Angeles showing BEACo₂N-LA node locations (black circles on the left and color coded on the right) and the two Los Angeles Megacity Carbon Project sites used for calibration (red circles). The red × marker in the inserted map indicates the geographic center of the 12 nodes.

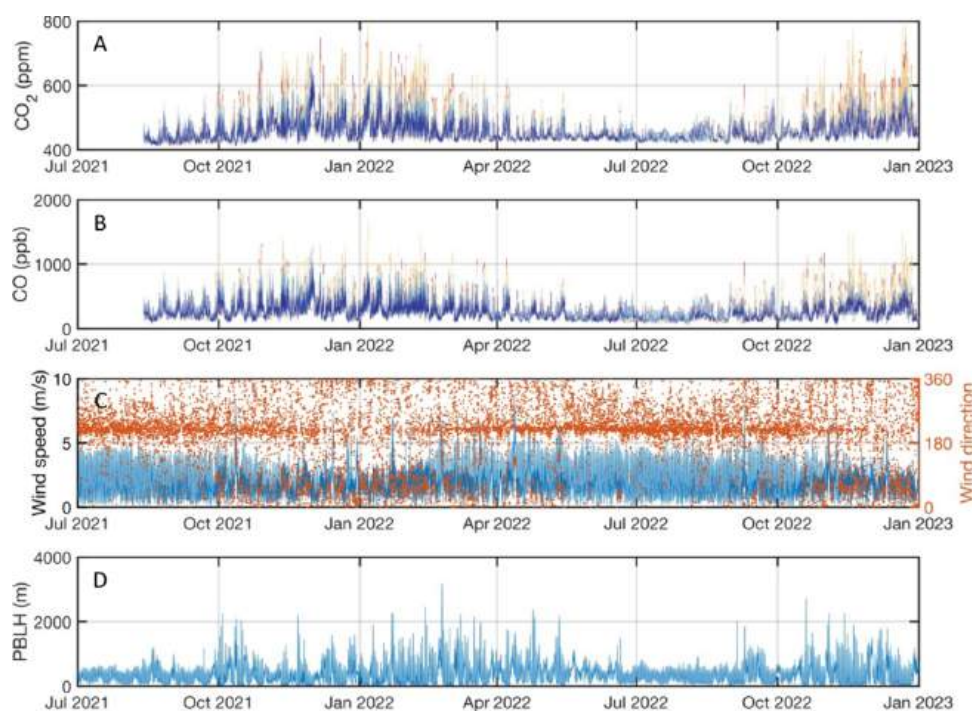


Figure 2. Observation of (a) CO₂ and (b) CO used in this study from all USC Carbon Census sites. Different colors represent different sites corresponding to the colors in the inserted map in Figure 1. Network average (c) wind and (d) planetary boundary layer height (PBLH) from the HRRR model.

providing detailed maps of concentration variations within a city, outperformed conventional monitoring systems in effectively characterizing a point, line, or area source within an urban area. Turner et al.⁹ later used observations from an operating network combined with the inverse model to estimate total CO₂ emissions and total CO₂ reductions in a region of the San Francisco Bay Area before and during the COVID-19 shelter in place. They found an 8% reduction in

emissions from stationary sources and a 48% reduction from traffic. Fitzmaurice et al.¹⁴ evaluated the capability of the inverse model to constrain the effect of vehicle speed and fleet composition on CO₂ emissions. Asimow et al.¹⁵ reported a decrease in CO₂ emissions at a rate of $1.8 \pm 0.3\%$ per year in the region based on nearly 5 years of observations.

In addition to these sophisticated and computationally intensive inverse modeling approaches, it is beneficial to

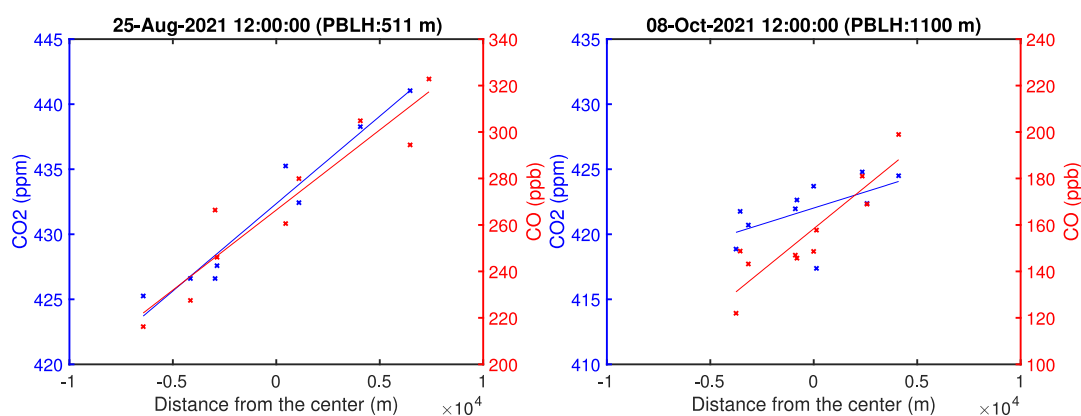


Figure 3. Example of a linear regression for calculating the term dC/dx at two different PBLH. CO_2 is shown on the left axis, and CO is shown on the right axis.

consider simpler methods of analysis. For example, the use of BEACO_2N observations to constrain policy-relevant trends in highway traffic emissions has been previously demonstrated using the correlation between the observed CO_2 concentration and traffic flow rate.^{16,17} In this study, we explore a box model approach to quantifying total CO_2 emissions within an 18×10 km section of Los Angeles. Measurements from a set of sites located along the prevailing wind direction are combined with meteorology information within a box model framework and then used to assess emissions in central Los Angeles (LA) where 12 BEACO_2N nodes have been operating since June 2021 (called the USC Carbon Census). Anthropogenic and biogenic CO_2 emissions are partitioned using constraints from observed carbon monoxide (CO) and assumptions that it is a proxy for fossil fuel CO_2 (CO_2ff). This approach assumes a time variable ratio between CO/CO_2 , which are co-emitted during combustion.^{18–20} While the CO to CO_2ff emission ratio varies with the source allowing for some ambiguity, we use an additional constraint based on radiocarbon (^{14}C)^{19,21} applied to atmospheric measurements in Los Angeles to narrow the range of plausible emission estimates. We treat the difference in CO_2ff from net CO_2 emissions as a measure of biogenic effects on CO_2 ; the biosphere is both a source and a sink for urban CO_2 .

2. METHODS

2.1. Measurements. We use CO_2 and CO measurements from a high-density observing system, the USC Carbon Census network, located in central LA (also known as $\text{BEACO}_2\text{N-LA}$). A total of 12 nodes have been deployed on ~ 4 km spacing (see Figure 1) beginning in June 2021. Observations from the USC Carbon Census network are supplemented by observations located on the University of Southern California (USC) campus, including measurements from a Picarro G2131i cavity ring-down spectroscopy (CRDS) instrument measuring $^{12}\text{CO}_2$, $^{13}\text{CO}_2$, and CH_4 and the Los Angeles Megacity Carbon (LAMC) Project measurements at USC and Compton (COM) site, including Picarro G2301 (measuring CO_2 and CH_4) and Picarro G2401 (measuring CO_2 , CH_4 , and CO), respectively,^{22,23} for *in situ* field calibration. *In situ* field calibration involves comparing the background signal of each measurement to reference measurements with a precision of 0.1 ppm for CO_2 and 5 ppb for CO. This process includes correcting sensitivity, bias, and drift and applying adjustments for temperature and humidity dependence. A detailed

description of the design, deployment, and calibration of BEACO_2N instruments can be found elsewhere.^{24–27} The precision of the hourly CO_2 mole fractions is estimated to be ± 0.5 ppm, and the accuracy is 1–2 ppm. The processed CO concentrations are estimated to have a precision of ~ 100 ppb at an hourly resolution. We use the hourly averaged concentration of CO_2 and CO between July 2021 and December 2022 (see Figure 2), which show large diurnal variation as well as seasonal variation. These fluctuations are associated with variations in emissions as well as meteorological conditions.

2.2. Box Model Approach for CO_2 Emission Estimation. We use a box model approach based on the mass conservation as in the work of Strong et al.²⁸ and Balashov et al.²⁹

$$h \frac{dC}{dt} = Q - uh \frac{dC}{dx} + H \frac{dh}{dt} (C_0 - C) \quad (1)$$

The left-hand side of the equation represents the change in concentration C ($\mu\text{mol m}^{-3}$) with time at sites within the compartment volume. The terms on the right-hand side of the equation represent emission (or uptake), advection, and entrainment, respectively. All terms in this model are given in flux units ($\mu\text{mol m}^{-2} \text{s}^{-1}$). We assume the uniform emission inside the box at a rate of Q ($\mu\text{mol m}^{-2} \text{s}^{-1}$) is well-mixed within a mixing layer with height h (m) and ventilated by winds blowing along the x axis with wind speed u (m s^{-1}). When the mixing height is increased, the air above the mixed layer with concentration C_0 ($\mu\text{mol m}^{-3}$) is entrained into the box, which is represented with the Heaviside step function H that is $H = 1$ when $dh/dt > 0$ and $H = 0$ otherwise.

To estimate emissions, Q , we rearrange eq 1 and apply it to hourly observations.

$$Q = h \frac{\Delta C}{\Delta t} + uh \frac{dC}{dx} - H \frac{\Delta h}{\Delta t} (C_0 - C) \quad (2)$$

Each term on the right-hand side of the equation is first calculated for each site and then averaged across the network. The change in concentration, ΔC , and the change in mixing height, Δh , is calculated for each time step $\Delta t = 3600$ s. The term dC/dx is calculated by leveraging the detailed mapping of the dense sensor network. Figure 3 shows an example of how dC/dx is calculated by combining all USC Carbon Census sites. For each time step, the x axis rotates along the wind direction, while the origin is fixed to the geographic center of

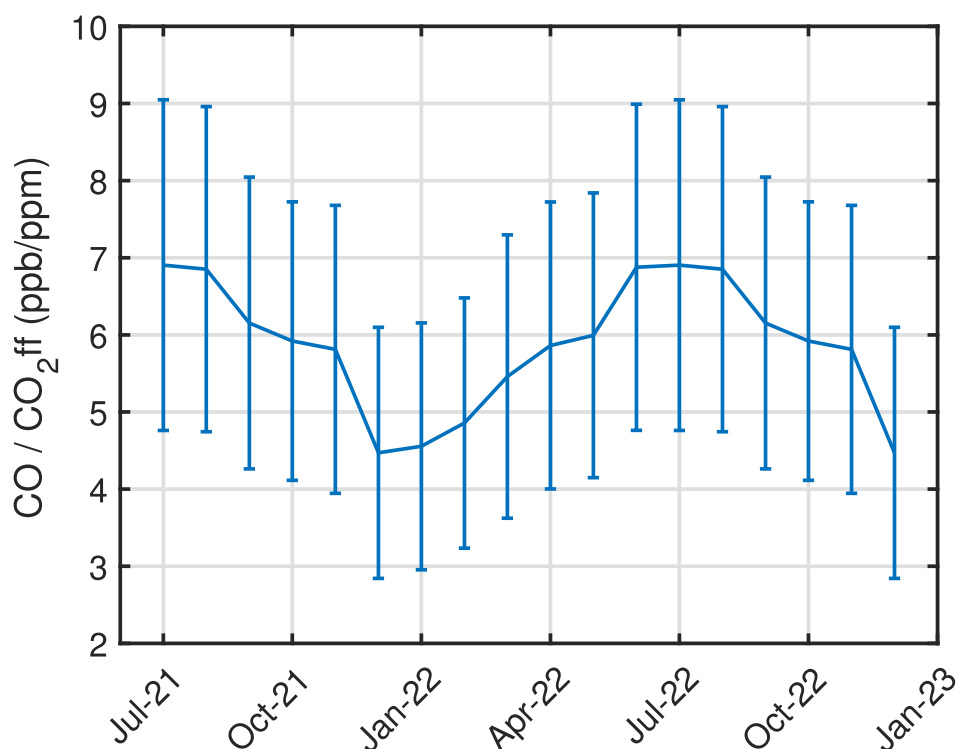


Figure 4. Monthly bottom-up inventory-based estimates of the CO to CO_{2ff} emission ratio (R_{ff}) adjusted by a scaling factor of 0.5. These values are used in eq 3 to calculate CO_{2ff} emissions from CO.

the sites (red marker in Figure 1). When more than eight sites are available, observations from all available sites are projected onto the x axis (by drawing a perpendicular line to the wind axis). All concentrations measured from the network are compared, removing outliers that fall beyond ± 2 standard deviations from the network median for each time step, and then dC/dx is calculated. The criteria of eight sites was chosen to include a significant portion (2/3) of the total domain of interest. This expands the time available for analysis to include the period before completion of the full sensor deployment. Entrainment is significant during morning when the mixing height is increasing, and the residual layer is mixed into the planetary boundary layer. The concentration, C_0 , of the residual layer is defined as the concentration from the previous day at 2 PM when the mixing height is generally at a maximum and before nocturnal boundary layer starts to form. Estimates of h and u are taken from the National Oceanic and Atmospheric Administration (NOAA) High Resolution Rapid Refresh (HRRR) for each site.

2.3. Partitioning Fossil and Biogenic CO₂ Emissions.

Carbon monoxide (CO) is a widely used tracer to estimate fossil fuel emissions as CO is often co-emitted with fossil fuel CO₂ (CO_{2ff}) during incomplete combustion.^{10,20,30–32} If the CO_x/CO_{2ff} ratio (R_{ff} , where CO_x is the CO enhancement above the background) is well-constrained, continuous CO measurements combined with R_{ff} can provide an estimate of continuous CO_{2ff}. CO also has some contribution from oxidation of methane and volatile organic compounds (VOCs), and its oxidation can serve as a sink. However, the transport time across the study domain is short enough (less than 2 h) that removal of CO and methane oxidation can be ignored.³³ A previous study also showed that VOC oxidation provides less than 1% of observed CO in a heavily polluted region, such as the LA region.³⁴

We first calculate net CO and CO₂ emissions, Q_{CO_2} and Q_{CO} , using the procedure described in section 2.2. The net CO₂ emissions are the sum of fossil and biogenic terms. To isolate the fossil fuel term, Q_{CO_2ff} is estimated by assuming fossil CO₂ is proportional to the CO emissions with a proportionality constant of $1/R_{ff}$.

$$Q_{CO_2ff} = \frac{Q_{CO}}{R_{ff}} \quad (3)$$

We then estimate biogenic CO₂ emissions (Q_{CO_2bio}) as the difference between the total CO₂ emissions (Q_{CO_2}) and fossil fuel CO₂.

$$Q_{CO_2bio} = Q_{CO_2} - Q_{CO_2ff} \quad (4)$$

Time steps with $Q_{CO_2ff} < 0$ are physically unreal and were excluded as they indicate either a large error in meteorology data or meteorological conditions deviating from the condition assumed for a box model approach to be valid. Outliers of emissions beyond ± 3 standard deviations from the mean within a 3 month moving window, which accounts for $\sim 2\%$ of the hourly emission estimates, were also excluded.

We estimate R_{ff} from bottom-up inventories. The 2021 values were not available at the time of the writing of this manuscript. First, we use 2019 annual CO₂ emissions and CO emissions in Los Angeles County for each source sector from Vulcan 3.0 and the California Air Resources Board (CARB) California Emissions Projection Analysis Model (CEPAM). The 2015 CO₂ emissions in Vulcan 3.0 are scaled by the emissions in the CARB greenhouse gas emission inventory data to estimate 2019 emissions. We opt to use the 2019 estimate due to the exceptional circumstances of reduced emissions during the pandemic in 2020. The ratio of CO₂

emissions and CO emissions is calculated for each source sector (R_x ; see Table S1 of the Supporting Information), which we assume constant over our study period. We combine constant R_x estimated from bottom-up inventories and sector partitioning information (relative contribution of each source sector, f_x) that varies in time collected from Hestia-LA at hourly resolution to estimate R_{ff} following Kim et al., which has been evaluated against ^{14}C data collected over a year long period in 2015.

$$R_{ff} = \sum R_x f_x \quad (5)$$

For 2 km circles around each BEACO₂N sensor, we average Hestia-LA sectoral emissions provided at 1 km spatial resolution.

We adjust the estimated R_{ff} value based on measurements made with flask air collected daily at 2 PM (LT) during the month long Southwest Urban NO₂ and VOC Experiment in LA (also known as the SUNVEX-LA campaign, August 2021, <https://csl.noaa.gov/projects/sunvex/>), a NOAA-led experiment measuring various air pollutants. This campaign found R_{ff} of 4.2 ± 0.9 ppb ppm⁻¹ (mean and standard deviation) determined from ^{14}C and CO measurements of flask air samples (see the Supporting Information). Measurements made after August 21st, 2021, were excluded due to the impact of wildfires on observations. We again combine R and the relative contribution of each source sector following the approach presented in eq 5. Hestia-LA is weighted and averaged by the footprints (ppm per $\mu\text{mol m}^{-2} \text{s}^{-1}$) of each grid (see section 2.4 for additional details on footprints). Our bottom-up inventory-based estimate of R_{ff} for August 2021 is 8.5 ± 2.5 ppb ppm⁻¹ (mean and standard deviation), which is larger than the value from the flask measurements. It is likely that the overestimation of R_{ff} from the bottom-up inventory is driven by the error in f_x due to the possibility of a change in sector partitioning from 2015. We multiply a scaling factor of 0.5 ± 0.2 to the bottom-up inventory-based R_{ff} estimates for our study domain. We use monthly averaged corrected R_{ff} (Figure 4) and eq 3 to produce estimates of fossil fuel CO₂ flux. Note that emissions from biofuel and human respiration are included in the biogenic sources in this study that would lead to an underestimation of fossil fuel emissions. Miller et al.³⁵ estimates biofuel emissions to be 10% of fossil fuel emissions in Los Angeles basin. Lower R_{ff} in winter is driven by increased emission in residential and commercial sectors, which have low R values.

2.4. Synthetic Data Experiment. We used a synthetic data experiment to evaluate the box model approach. Synthetic observations of the USC Carbon Census network are generated from July 2021 to July 2022 using the Stochastic Time-Inverted Lagrangian Transport (STILT)^{36,37} model combined with the meteorological fields from HRRR. The STILT model is an atmospheric transport model frequently used in inverse modeling approaches that computes footprints indicating the receptor's sensitivity to surface emissions. The convolution of footprints (ppm per $\mu\text{mol m}^{-2} \text{s}^{-1}$) and fluxes ($\mu\text{mol m}^{-2} \text{s}^{-1}$) yields the synthetic enhancement (ppm) above the background. We add the background, estimated from Los Angeles Megacity Carbon (LAMC) Project as described by Verhulst et al.,²² to yield synthetic observations (ppm). We use a high-resolution fossil fuel emission product, Hestia-LA,⁴ for CO₂ fluxes and Hestia-LA multiplied by a bottom-up inventory-based estimate of R_{ff} at hourly resolution

(see section 2.3) for CO fluxes. A comparison between the observed CO₂ (CO) and simulated CO₂ (CO) is shown in Figure S2 of the Supporting Information. Lastly, we apply the box model approach to the generated synthetic observations quantifying the flux estimates and evaluate it against the model reference flux. The modeled reference flux is defined as the Hestia-LA emission rate averaged over 2 km circles around each sensor, which should incorporate a significant portion of the regions located between the sites.

3. RESULTS AND DISCUSSION

3.1. Synthetic Data Experiment To Determine the Effective Mixing Height. While the box model approach assumes that the emitted gases mix throughout the entire planetary boundary layer (PBL), previous studies have shown that this is not realistic in urban environments where strong sources exist in the near field of measurement sites.^{8,38} To address this issue, we determined the effective mixing height from the synthetic data experiment. We use an effective mixing height for h in eq 2 varying between $0.1h_{\text{HRRR}}$ and $1.0h_{\text{HRRR}}$, where h_{HRRR} is PBL height estimates from HRRR, and evaluate the estimated flux compared to the modeled reference flux from Hestia-LA inputs.

Figure 5 shows the diurnal pattern of estimated fluxes calculated using various effective mixing heights. We find that

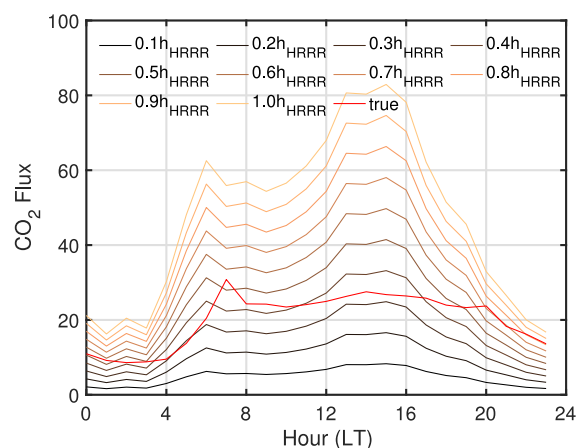


Figure 5. Diurnal pattern of fossil fuel CO₂ fluxes estimated from synthetic observation between July 2021 and July 2022 using the effective mixing height varying between $0.1h_{\text{HRRR}}$ and $1.0h_{\text{HRRR}}$, where h_{HRRR} is PBL height estimates from HRRR. The red line represents the reference flux from Hestia-LA.

estimated daytime fluxes show reasonable agreement at $h = 0.3 - 0.4h_{\text{HRRR}}$, but nighttime fluxes are always underestimated by our model. During the day, using a low effective mixing height results in underestimation of the flux and using a high effective mixing height results in overestimation of the flux. We estimate the effective mixing height in the location of the USC Carbon Census network to be $0.4h_{\text{HRRR}}$ and then use this value to estimate the flux for the daytime hours (from 1100 to 1700 LT) in the following sections 3.2 and 3.3. This process of determining effective mixing height is also feasible with publicly available coarser emission inventories or a simply constructed emission inventory in the absence of a high-resolution fossil fuel emission product. For example, we derived the same effective mixing height of $0.4h_{\text{HRRR}}$ using a uniform emission rate across the LA basin (details provided in

section S2 of the Supporting Information). We focus on the daytime hours when the atmosphere is closest to well-mixed and the bias in the meteorological model boundary layer height, which would propagate to the effective mixing height, is lowest. This is consistent with previous studies that use an inverse/data assimilation technique combined with meteorological models.

3.2. Synthetic Data Experiment for Uncertainty Assessment. We use this synthetic data experiment to evaluate the uncertainty caused by the various assumptions made in the box model approach. We also propagate the uncertainty in sensor observations (C), concentration above the mixed layer (C_0), mixing height (h), and wind speed (u), wind direction by adding randomly generated noise in the Gaussian distribution for each hourly timestamp. The wind direction affects the analysis, as we rotate the x axis along the wind direction and calculate dC/dx . The uncertainty in the CO_2 measurements is ± 0.5 ppm, and the uncertainty in the CO sensor is ± 100 ppb (see section 2.1). The uncertainty in C_0 is estimated as the standard deviation of the difference between the background estimated from LAMC and the background estimated from the synthetic concentration from the previous day at 2 PM, as described in section 2.2: ± 18 ppm for CO_2 and ± 105 ppb for CO. Uncertainty in meteorological data is from Verreyken et al.:³⁹ ± 250 m for mixing height, ± 2.1 m s^{-1} for wind speed, and $\pm 63^\circ$ for wind direction. To estimate the uncertainty in CO_2 fluxes from CO, the uncertainty in monthly averaged R_{ff} of ± 2.5 (standard deviation of bottom-up inventory-based hourly R_{ff}) and the uncertainty in the scaling factor of ± 0.2 (see section 2.3) is propagated.

Table 1 shows the uncertainty in annual daytime fluxes for total CO_2 and CO_2 ff. Uncertainty in estimated flux is

Table 1. Uncertainty in Annual Daytime Flux Estimates for Various Included Uncertainty Terms^a

included uncertainty terms	flux uncertainty ($\mu\text{mol m}^{-2} \text{s}^{-1}$)	
	CO_2	CO_2 ff
box model	0.7	1.5
box model + sensor	0.7	2.1
box model + background	0.7	1.5
box model + PBLH	0.7	1.5
box model + wind speed	1.0	1.7
box model + wind direction	0.9	1.5
box model + all	1.2	2.4

^aFlux uncertainty is calculated using bootstrap sampling, comparing the estimated flux to the true flux. First, daily daytime average flux is calculated and then averaged over 365 samples with replacement for each iteration. Note that the uncertainty in CO_2 ff also includes the uncertainty in monthly averaged corrected R_{ff} .

calculated as the standard deviation of the difference between the estimated flux and Hestia-LA reference flux from 5000 bootstrap samples. First, daily daytime average flux is calculated and then averaged over randomly sampled 365 data points with replacement for each bootstrap sample. Not surprisingly, we find that uncertainty caused by the various assumptions made in the box model approach are a major factor in the total uncertainty, followed by the uncertainty in the wind data. For CO_2 ff fluxes, the uncertainty in the CO observation has a significant impact on the total uncertainty as well as the uncertainty in monthly averaged corrected R_{ff} as

indicated by the difference between the uncertainty in the CO_2 ff fluxes and the uncertainty in the CO_2 fluxes when the box model approach is the only uncertainty term. The total uncertainty in annual hourly fluxes is $\pm 1.9 \mu\text{mol m}^{-2} \text{s}^{-1}$ for total CO_2 and $\pm 4.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ for CO_2 ff. For annual daytime fluxes, the total uncertainty is $\pm 1.2 \mu\text{mol m}^{-2} \text{s}^{-1}$ for CO_2 and $\pm 2.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ for CO_2 ff. Then, the uncertainty in CO_2 bio fluxes is estimated to be ± 4.8 and $\pm 2.7 \mu\text{mol m}^{-2} \text{s}^{-1}$ for annual hourly fluxes and annual daytime fluxes. Hourly fluxes and daytime fluxes averaged for various time scales are shown in Figure 6. We find the total uncertainty in estimated

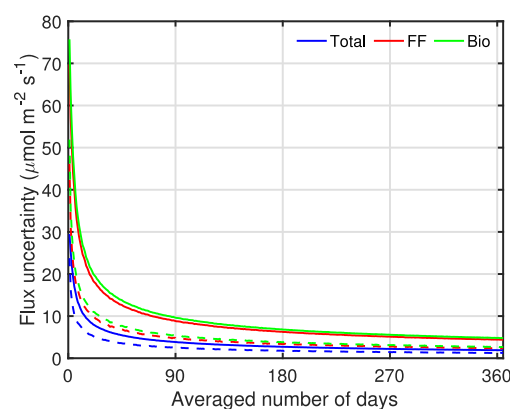


Figure 6. Uncertainty in flux estimates as a function of the number of days averaged using the bootstrap sampling method. The solid line indicates uncertainty in the hourly resolution data set, and the dashed line indicates uncertainty in the daily resolution data set averaged for each day using daytime hours (from 1100 to 1700 LT).

CO_2 ff fluxes decreasing with a greater number of days averaged: $\pm 8.2 \mu\text{mol m}^{-2} \text{s}^{-1}$ (21%) for monthly daytime average, $\pm 4.8 \mu\text{mol m}^{-2} \text{s}^{-1}$ (12%) for seasonal daytime average, and $\pm 2.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ (6%) for annual daytime average. Recent studies have observed CO_2 emissions decreasing at a rate of 2%/year.^{15,40} If a similar trend of decrease was occurring in Los Angeles, it could be observed within 3 years using this box model approach.

3.3. Analysis of USC Carbon Census Network Data To Constrain Anthropogenic and Biogenic CO_2 Emissions in Los Angeles. Figure 7 shows the diurnal cycle of the estimated total CO_2 fluxes and partitioned fossil fuel and biogenic fluxes averaged over an entire year at each time of day. Fossil fuel CO_2 fluxes show a relatively smooth rise and fall over the course of the day, while pronounced biogenic uptake during daylight hours results in a total (net) CO_2 flux that peaks early and late in the day. When the average is taken throughout the entire day, net biogenic CO_2 uptake is considerable in this part of Los Angeles; biogenic uptake accounts for net sequestration of $4.5 \pm 1.4 \mu\text{mol m}^{-2} \text{s}^{-1}$, equivalent to $\sim 30 \pm 10\%$ of the estimated fossil fuel emission flux of $14.1 \pm 1.1 \mu\text{mol m}^{-2} \text{s}^{-1}$. Note that the errors reported in this section and shown in Figures 7 and 8 represent the 68% confidence interval of the averaged values, distinct from the hourly uncertainty estimated in section 3.2.

Figure 8 shows the seasonal variation in the derived daytime CO_2 emissions for July to September (JAS) 2021, October to December (OND) 2021, January to March (JFM) 2022, and April to June (AMJ) 2022, respectively. Seasonal fluxes are calculated using the data when the wind is blowing from the southwest (dominant wind direction; see Figure 2) for a

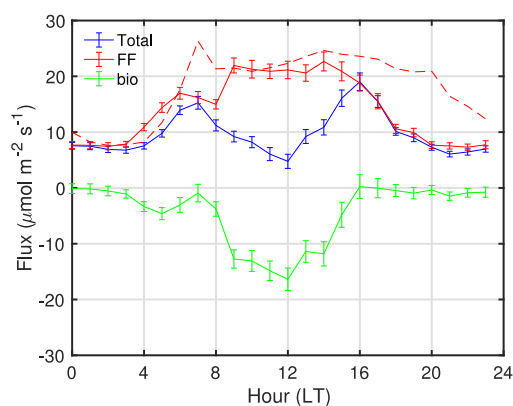


Figure 7. Diurnal variation of total, fossil fuel (FF), and biogenic (bio) CO₂ fluxes averaged between July 2021 and July 2022. The error bars represent the confidence interval of each averaged values. The dashed red line shows diurnal variation in Hestia-LA 2015 emissions adjusted scaling to the CARB greenhouse gas emission inventory data to estimate 2022 emissions.

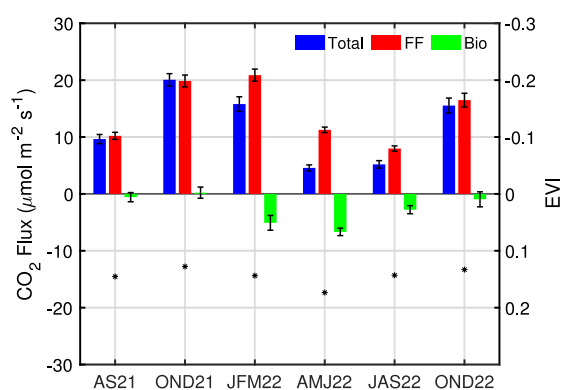


Figure 8. Seasonal variation of fossil fuel and biogenic CO₂ fluxes during the daytime (from 1100–1700 LT). The error bars represent the standard errors of seasonal daytime fluxes. MODIS enhanced vegetation index (EVI) is shown reversed on the right axis to highlight its relationship with the biogenic flux uptake from the atmosphere (negative flux is maximum uptake).

constant footprint, which represents the region for which our derived emission rate from the USC Carbon Census network is applicable. We observe higher fossil fuel emissions during January to June compared to July to December. This pattern can be associated with larger usage of natural gas for heating in winter.^{41–43} However, it can also be associated with the misrepresentation of meteorology in the model information. For example, Yadav et al.⁴⁴ also observed a decreasing trend in emissions during summer months. In their study, this trend was attributed to large errors in wind speed that are generally lower in winter and often overestimated in the models.

Estimated biogenic fluxes (Figure 8) are consistent with the seasonality observed in the enhanced vegetation index (EVI), which serves as a measure of canopy greenness and is used as a proxy in biogenic models to estimate carbon uptake. EVI is averaged over 2 km circles around each sensor from a Moderate Resolution Imaging Spectroradiometer (MODIS) MCD43A4 Version 6 Nadir Bidirectional Reflectance Distribution Function-Adjusted Reflectance (NBAR) data set at 500 m resolution, at daily resolution representing 16 day moving averages.⁴⁵ The low spatial resolution of the MODIS EVI likely diminishes its sensitivity to urban vegetation, and

the fact that observations can only be made under clear sky conditions restricts its use for short-time scale analysis. However, we observe the expected seasonal variation in the raw data set, and we use the seasonal average to calculate the correlation coefficient. We observe maximum biogenic uptake of $-6.7 \pm 0.7 \mu\text{mol m}^{-2} \text{s}^{-1}$ in AMJ 2022 and maximum emission of $0.2 \pm 1.0 \mu\text{mol m}^{-2} \text{s}^{-1}$ in OND 2021/2022, which corresponds to the inverse pattern in EVI ($r^2 = 0.7$). EVI in Figure 8, which corresponds to the right axis, is shown in reverse. Note that AS 2021 only includes data from mid-August to September by the criteria to include more than eight sites; this could account for the difference between 2021 and 2022. We find that, during the daytime, the biosphere can consume up to $60 \pm 6\%$ of fossil fuel emissions of $11.3 \pm 0.5 \mu\text{mol m}^{-2} \text{s}^{-1}$ during the maximal growing season (in AMJ 2022).

This box model approach yields flux estimates that are similar to those in previous studies. The derived annual daytime average fossil fuel CO₂ flux of $19.7 \pm 0.9 \mu\text{mol m}^{-2} \text{s}^{-1}$ is consistent with the adjusted Hestia-LA emissions of $23.2 \mu\text{mol m}^{-2} \text{s}^{-1}$ (see red dashed line in Figure 7) within the 2σ uncertainty bounds of $4.8 \mu\text{mol m}^{-2} \text{s}^{-1}$ on the box model inference (see section 3.2). Hestia-LA emissions for 2015 are modified to 2022 using the CARB greenhouse gas emission inventory estimated for California. While seasonal daytime fossil fuel CO₂ flux varies between 22.3 and $23.9 \mu\text{mol m}^{-2} \text{s}^{-1}$ in adjusted Hestia-LA emissions, we observe variation between 8.0 and $20.9 \mu\text{mol m}^{-2} \text{s}^{-1}$. Asimow et al.¹⁵ also observed large seasonality in fossil fuel CO₂ emissions in the San Francisco Bay Area and attributed the variation to a seasonal cycle in natural gas use. The maximum negative daytime biogenic flux that we observed is $-6.7 \pm 0.7 \mu\text{mol m}^{-2} \text{s}^{-1}$ in AMJ 2022. Note that the 1σ uncertainty in seasonal daytime biogenic flux derived in section 3.2 is $5.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ (see the green dashed line in Figure 6). Recently developed biogenic models, estimating biogenic fluxes from vegetation remote sensing data, also reported negative fluxes of a similar magnitude from 0 to $-15 \mu\text{mol m}^{-2} \text{s}^{-1}$ during the growing season for various cities in the United States, including LA.^{46,47}

We combine observations from a dense sensor network with a box model for quantifying CO₂ and CO emissions. The approach is simpler compared to computationally intense inverse methods and could be easily applied to other gases, such as NO_x, O₃, and aerosols. However, uncertainties caused by various assumptions made in the box model approach as well as uncertainties in each variable needed to quantify emissions propagate to the overall uncertainty. Furthermore, this method strongly depends upon the value for the effective mixing height that could result in a systematic bias in the flux estimates. We suggest using synthetic data experiments to derive an appropriate effective mixing height to minimize the systematic error. We have derived a constant scaling factor to estimate the effective mixing height for the daytime; however, this could be improved using various scaling factors for different times of day or different atmospheric conditions.

We apply this approach to CO and CO₂ observations independently and then combine information from the two species with the ratio of CO_xs and CO₂ff obtained from flask measurements of ¹⁴CO₂ and CO collected in LA. This enables us to partition total CO₂ emissions into fossil fuel and biogenic emissions that show good agreement with their known patterns and bottom-up emission estimates. We find the diurnal patterns in fossil fuel and biogenic flux as expected, showing

larger fossil fuel emissions and larger biogenic update during the daytime. The seasonal variation in biogenic emissions as determined in our model corresponds to EVI observations, and the seasonal variation in fossil fuel emissions agrees well with previous studies. Lastly, derived annual daytime flux estimates match the fluxes from bottom-up fossil fuel emission inventory and biogenic models, providing additional support for this approach. We show that the biosphere can consume up to 60% of fossil fuel emissions in the growing season during the daytime. Nighttime flux estimates can be improved by finding effective mixing heights and a ratio of CO_xs and CO₂ff suitable for early morning and nighttime.

We used this first year of observations to describe seasonal variation. We look forward to assessing long-term emission trends of CO₂ and other pollutants not only here in LA but also in other cities, such as Providence, RI, and Glasgow, Scotland, where BEACO₂N sensors have recently been installed. Additionally, we aim to extend our analysis to encompass a broader network, exploring regional differences by grouping sites according to their locations.

■ ASSOCIATED CONTENT

SI Supporting Information

The Supporting Information is available free of charge at <https://pubs.acs.org/doi/10.1021/acs.est.4c11392>.

Detailed description of SUNVEx-LA flask measurements, including the estimation of CO₂ ff and CO_xs from these measurements, as well as a synthetic data experiment to determine the effective mixing height using a simplified emission inventory and bottom-up CO₂ emission, CO emission, and R (CO/CO₂ ratio) estimates for each source sector to calculate R_{ff} for LA basin (PDF)

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Notes

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Observing Anthropogenic and Biogenic CO₂ Emissions in Los Angeles Using a Dense Sensor Network

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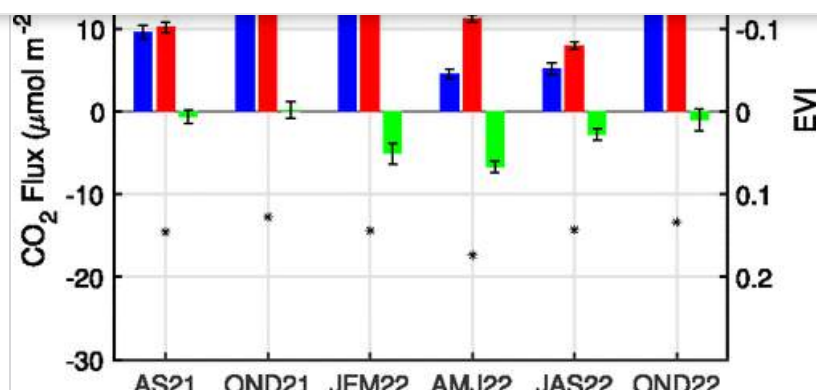
Supporting Information (1)

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Abstract



Urban areas are major contributors to greenhouse gas emissions, necessitating effective monitoring systems to evaluate mitigation strategies. A dense sensor network, such as the Berkeley Environmental Air-quality & CO₂ Observation Network (BEACO₂N), offers a unique opportunity to monitor urban emissions at high spatial resolution. Here, we describe a simple approach to quantifying urban emissions with sufficient precision to constrain seasonal and annual trends. Measurements from 12 BEACO₂N sites in Los Angeles (called the USC Carbon Census) are analyzed within a box model framework. By combining CO₂ and CO observations, we partition total CO₂ emissions into fossil fuel and biogenic emissions. We infer temporal changes in biogenic emissions that correspond to the MODIS enhanced vegetation index (EVI) and show that net biogenic exchange can consume up to 60% of fossil fuel emissions in the growing season during daytime hours. While we use the first year of observations to describe seasonal variation, we demonstrate the feasibility of this approach to constrain annual and longer trends.

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Keywords

[Greenhouse Gas](#)[Emissions](#)[Fluxes](#)[Fossil Fuel](#)[Biosphere](#)[Dense Sensor Network](#)

Synopsis

In this study, we investigate a simple method to quantify emissions using a high-density observation network. We show seasonal patterns in anthropogenic and biogenic CO₂ emissions in Los Angeles. Additionally, we demonstrate the capability to effectively constrain annual emission trends.

1. Introduction

collaboration through organizations such as the C40 Cities Climate Leadership Group (<https://www.c40.org/>) and the Global Covenant of Mayors for Climate and Energy (<https://www.globalcovenantofmayors.org/>), among many others. To support these urban efforts, the implementation of monitoring systems is crucial in evaluating and verifying the effectiveness of specific mitigation strategies in achieving the emission reduction targets specified by governments.

The current understanding of urban CO₂ emissions relies most heavily on inventory-based methodologies. These “bottom-up” approaches include methods that estimate aggregate emissions in a domain using economic indicators, such as total fuel sales, (2) and methods that provide more specific location and process information that rely on mapping the source-specific emission factors and measurements of activities, (3–5) e.g., traffic patterns or average home heating use. In contrast, “top-down” approaches estimate emissions based on measurements of atmospheric CO₂. Atmospheric transport modeling is necessary to interpret concentration measurements and solve the inverse problem. One approach involves using an inverse/data assimilation technique, optimizing the prior emission model. Both *in situ* and remote sensing observations have been used for top-down estimation. (6–12) The majority of the studies using *in situ* measurements typically involve 2–15 observing sites within an urban region larger than 10 000 km² equipped with state-of-the-art instruments that are calibrated frequently with gas standards.

The Berkeley Environmental Air-quality & CO₂ Observation Network (BEACO₂N) is designed to produce maps of urban air at high spatial resolution (2–4 km sensor spacing) while minimizing both capital and operating costs. Measurements of CO₂, CO, NO₂, NO, O₃, and aerosols are provided using low-cost sensor technologies along with efficient methods for network scale calibration to keep labor costs low. Currently, the network consists of approximately 45 nodes in the San Francisco Bay Area, 12 nodes in Los Angeles, 20 nodes in Providence, RI, and 20 nodes in Glasgow, Scotland. The advantages of a dense network such as BEACO₂N were evaluated using a hypothetical observing network and an inverse modeling system. (13) The BEACO₂N-like system, providing detailed maps of concentration variations within a city, outperformed conventional monitoring systems in effectively characterizing a point, line, or area source within an urban area. Turner et al. (9) later used observations from an operating network combined with the inverse model to estimate total CO₂ emissions and total CO₂ reductions in a region of the San Francisco Bay Area before and during the COVID-19 shelter in place. They found an 8% reduction in emissions from stationary sources and a 48% reduction from traffic. Fitzmaurice et al. (14) evaluated the capability of the inverse model to constrain the effect of vehicle speed and fleet composition on CO₂ emissions. Asimow et al. (15) reported a decrease in CO₂ emissions at a rate of $1.8 \pm 0.3\%$ per year in the region based on nearly 5 years of observations.

In addition to these sophisticated and computationally intensive inverse modeling approaches, it is beneficial to consider simpler methods of analysis. For example, the use of BEACO₂N observations to constrain policy-relevant trends in highway traffic emissions has been previously demonstrated using the correlation between the observed CO₂ concentration and traffic flow rate. (16,17) In this

since June 2021 (called the USC Carbon Census). Anthropogenic and biogenic CO₂ emissions are partitioned using constraints from observed carbon monoxide (CO) and assumptions that it is a proxy for fossil fuel CO₂ (CO₂ff). This approach assumes a time variable ratio between CO/CO₂, which are co-emitted during combustion. (18–20) While the CO to CO₂ff emission ratio varies with the source allowing for some ambiguity, we use an additional constraint based on radiocarbon (¹⁴C) (19,21) applied to atmospheric measurements in Los Angeles to narrow the range of plausible emission estimates. We treat the difference in CO₂ff from net CO₂ emissions as a measure of biogenic effects on CO₂; the biosphere is both a source and a sink for urban CO₂.

2. Methods

2.1. Measurements

We use CO₂ and CO measurements from a high-density observing system, the USC Carbon Census network, located in central LA (also known as BEACO₂N-LA). A total of 12 nodes have been deployed on ~4 km spacing (see Figure 1) beginning in June 2021. Observations from the USC Carbon Census network are supplemented by observations located on the University of Southern California (USC) campus, including measurements from a Picarro G2131i cavity ring-down spectroscopy (CRDS) instrument measuring ¹²CO₂, ¹³CO₂, and CH₄ and the Los Angeles Megacity Carbon (LAMC) Project measurements at USC and Compton (COM) site, including Picarro G2301 (measuring CO₂ and CH₄) and Picarro G2401 (measuring CO₂, CH₄, and CO), respectively, (22,23) for *in situ* field calibration. *In situ* field calibration involves comparing the background signal of each measurement to reference measurements with a precision of 0.1 ppm for CO₂ and 5 ppb for CO. This process includes correcting sensitivity, bias, and drift and applying adjustments for temperature and humidity dependence. A detailed description of the design, deployment, and calibration of BEACO₂N instruments can be found elsewhere. (24–27) The precision of the hourly CO₂ mole fractions is estimated to be ±0.5 ppm, and the accuracy is 1–2 ppm. The processed CO concentrations are estimated to have a precision of ~100 ppb at an hourly resolution. We use the hourly averaged concentration of CO₂ and CO between July 2021 and December 2022 (see Figure 2), which show large diurnal variation as well as seasonal variation. These fluctuations are associated with variations in emissions as well as meteorological conditions.

Figure 1



Figure 1. Map of Los Angeles showing BEACO₂N-LA node locations (black circles on the left and color coded on the right) and the two Los Angeles Megacity Carbon Project sites used for calibration (red circles). The red × marker in the inserted map indicates the geographic center of the 12 nodes.

Figure 2

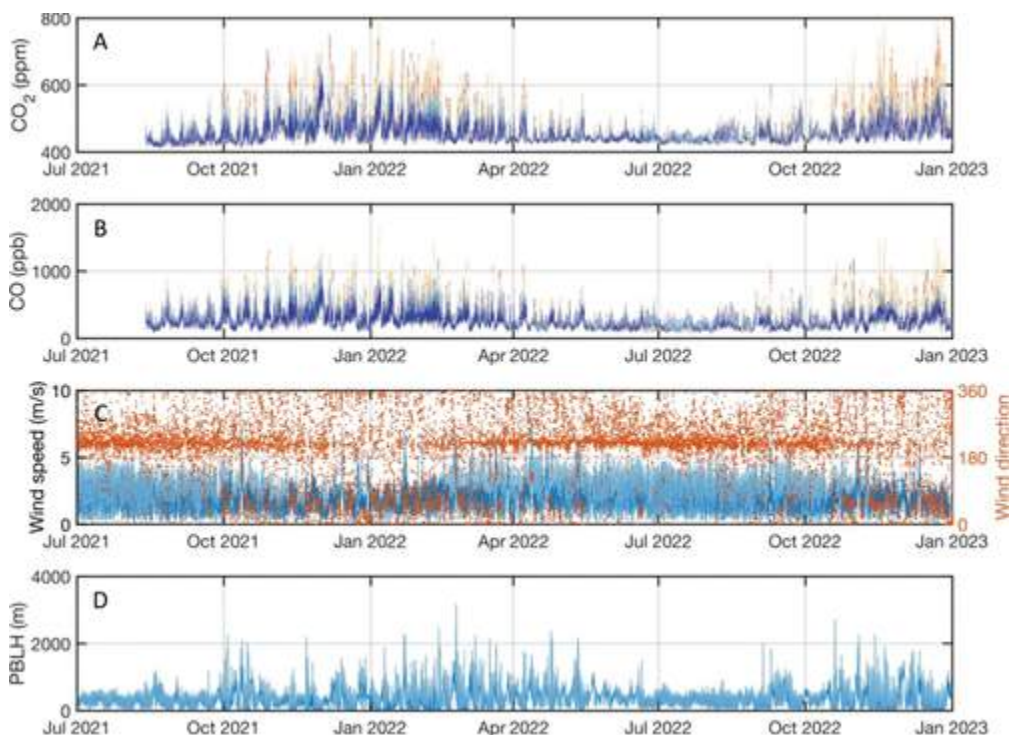


Figure 2. Observation of (a) CO₂ and (b) CO used in this study from all USC Carbon Census sites. Different colors represent different sites corresponding to the colors in the inserted map in Figure 1. Network average (c) wind and (d) planetary boundary layer height (PBLH) from the HRRR model.

2.2. Box Model Approach for CO₂ Emission Estimation

We use a box model approach based on the mass conservation as in the work of Strong et al. (28) and Balashov et al. (29).

The left-hand side of the equation represents the change in concentration C ($\mu\text{mol m}^{-3}$) with time at sites within the compartment volume. The terms on the right-hand side of the equation represent emission (or uptake), advection, and entrainment, respectively. All terms in this model are given in flux units ($\mu\text{mol m}^{-2} \text{s}^{-1}$). We assume the uniform emission inside the box at a rate of Q ($\mu\text{mol m}^{-2} \text{s}^{-1}$) is well-mixed within a mixing layer with height h (m) and ventilated by winds blowing along the x axis with wind speed u (m s^{-1}). When the mixing height is increased, the air above the mixed layer with concentration C_0 ($\mu\text{mol m}^{-3}$) is entrained into the box, which is represented with the Heaviside step function H that is $H = 1$ when $dh/dt > 0$ and $H = 0$ otherwise.

To estimate emissions, Q , we rearrange [eq 1](#) and apply it to hourly observations.

$$Q = h \frac{\Delta C}{\Delta t} + uh \frac{dC}{dx} - H \frac{\Delta h}{\Delta t} (C_0 - C) \quad (2)$$

Each term on the right-hand side of the equation is first calculated for each site and then averaged across the network. The change in concentration, ΔC , and the change in mixing height, Δh , is calculated for each time step $\Delta t = 3600$ s. The term dC/dx is calculated by leveraging the detailed mapping of the dense sensor network. [Figure 3](#) shows an example of how dC/dx is calculated by combining all USC Carbon Census sites. For each time step, the x axis rotates along the wind direction, while the origin is fixed to the geographic center of the sites (red marker in [Figure 1](#)). When more than eight sites are available, observations from all available sites are projected onto the x axis (by drawing a perpendicular line to the wind axis). All concentrations measured from the network are compared, removing outliers that fall beyond ± 2 standard deviations from the network median for each time step, and then dC/dx is calculated. The criteria of eight sites was chosen to include a significant portion (2/3) of the total domain of interest. This expands the time available for analysis to include the period before completion of the full sensor deployment. Entrainment is significant during morning when the mixing height is increasing, and the residual layer is mixed into the planetary boundary layer. The concentration, C_0 , of the residual layer is defined as the concentration from the previous day at 2 PM when the mixing height is generally at a maximum and before nocturnal boundary layer starts to form. Estimates of h and u are taken from the National Oceanic and Atmospheric Administration (NOAA) High Resolution Rapid Refresh (HRRR) for each site.

Figure 3

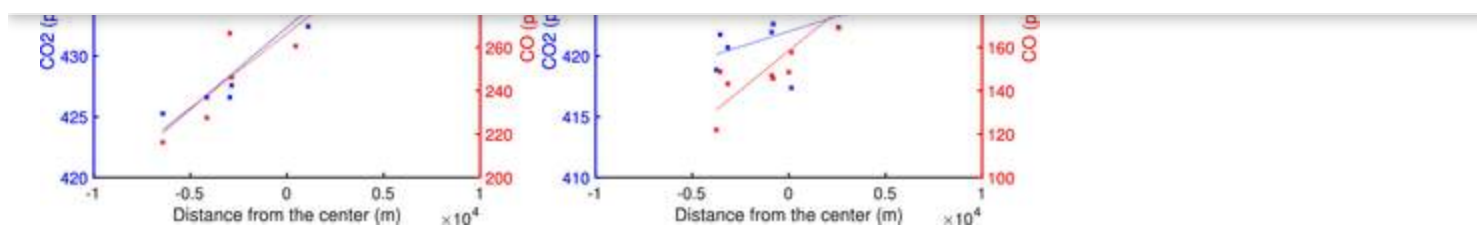


Figure 3. Example of a linear regression for calculating the term dC/dx at two different PBLH. CO₂ is shown on the left axis, and CO is shown on the right axis.

2.3. Partitioning Fossil and Biogenic CO₂ Emissions

Carbon monoxide (CO) is a widely used tracer to estimate fossil fuel emissions as CO is often co-emitted with fossil fuel CO₂ (CO_{2ff}) during incomplete combustion. (10,20,30–32) If the COxs/CO_{2ff} ratio (R_{ff} , where COxs is the CO enhancement above the background) is well-constrained, continuous CO measurements combined with R_{ff} can provide an estimate of continuous CO_{2ff}. CO also has some contribution from oxidation of methane and volatile organic compounds (VOCs), and its oxidation can serve as a sink. However, the transport time across the study domain is short enough (less than 2 h) that removal of CO and methane oxidation can be ignored. (33) A previous study also showed that VOC oxidation provides less than 1% of observed CO in a heavily polluted region, such as the LA region. (34)

We first calculate net CO and CO₂ emissions, Q_{CO_2} and Q_{CO} , using the procedure described in section 2.2. The net CO₂ emissions are the sum of fossil and biogenic terms. To isolate the fossil fuel term, Q_{CO_2ff} is estimated by assuming fossil CO₂ is proportional to the CO emissions with a proportionality constant of $1/R_{ff}$.

$$Q_{CO_2ff} = \frac{Q_{CO}}{R_{ff}} \quad (3)$$

We then estimate biogenic CO₂ emissions (Q_{CO_2bio}) as the difference between the total CO₂ emissions (Q_{CO_2}) and fossil fuel CO₂.

$$Q_{CO_2bio} = Q_{CO_2} - Q_{CO_2ff} \quad (4)$$

Time steps with $Q_{CO_2ff} < 0$ are physically unreal and were excluded as they indicate either a large error in meteorology data or meteorological conditions deviating from the condition assumed for a

We estimate R_{ff} from bottom-up inventories. The 2021 values were not available at the time of the writing of this manuscript. First, we use 2019 annual CO₂ emissions and CO emissions in Los Angeles County for each source sector from Vulcan 3.0 and the California Air Resources Board (CARB) California Emissions Projection Analysis Model (CEPAM). The 2015 CO₂ emissions in Vulcan 3.0 are scaled by the emissions in the CARB greenhouse gas emission inventory data to estimate 2019 emissions. We opt to use the 2019 estimate due to the exceptional circumstances of reduced emissions during the pandemic in 2020. The ratio of CO₂ emissions and CO emissions is calculated for each source sector (R_x ; see Table S1 of the Supporting Information), which we assume constant over our study period. We combine constant R_x estimated from bottom-up inventories and sector partitioning information (relative contribution of each source sector, f_x) that varies in time collected from Hestia-LA at hourly resolution to estimate R_{ff} following Kim et al., which has been evaluated against ¹⁴C data collected over a year long period in 2015.

$$R_{ff} = \sum R_x f_x \quad (5)$$

For 2 km circles around each BEACO₂N sensor, we average Hestia-LA sectoral emissions provided at 1 km spatial resolution.

We adjust the estimated R_{ff} value based on measurements made with flask air collected daily at 2 PM (LT) during the month long Southwest Urban NO₂ and VOC Experiment in LA (also known as the SUNVEx-LA campaign, August 2021, <https://csl.noaa.gov/projects/sunvex/>), a NOAA-led experiment measuring various air pollutants. This campaign found R_{ff} of 4.2 ± 0.9 ppb ppm⁻¹ (mean and standard deviation) determined from ¹⁴C and CO measurements of flask air samples (see the Supporting Information). Measurements made after August 21st, 2021, were excluded due to the impact of wildfires on observations. We again combine R and the relative contribution of each source sector following the approach presented in eq 5. Hestia-LA is weighted and averaged by the footprints (ppm per $\mu\text{mol m}^{-2} \text{s}^{-1}$) of each grid (see section 2.4 for additional details on footprints). Our bottom-up inventory-based estimate of R_{ff} for August 2021 is 8.5 ± 2.5 ppb ppm⁻¹ (mean and standard deviation), which is larger than the value from the flask measurements. It is likely that the overestimation of R_{ff} from the bottom-up inventory is driven by the error in f_x due to the possibility of a change in sector partitioning from 2015. We multiply a scaling factor of 0.5 ± 0.2 to the bottom-up inventory-based R_{ff} estimates for our study domain. We use monthly averaged corrected R_{ff} (Figure 4) and eq 3 to produce estimates of fossil fuel CO₂ flux. Note that emissions from biofuel and human respiration are included in the biogenic sources in this study that would lead to an underestimation of fossil fuel emissions. Miller et al. (35) estimates biofuel emissions to be 10% of fossil fuel emissions in Los Angeles basin. Lower R_{ff} in winter is driven by increased emission in residential and commercial sectors, which have low R values.

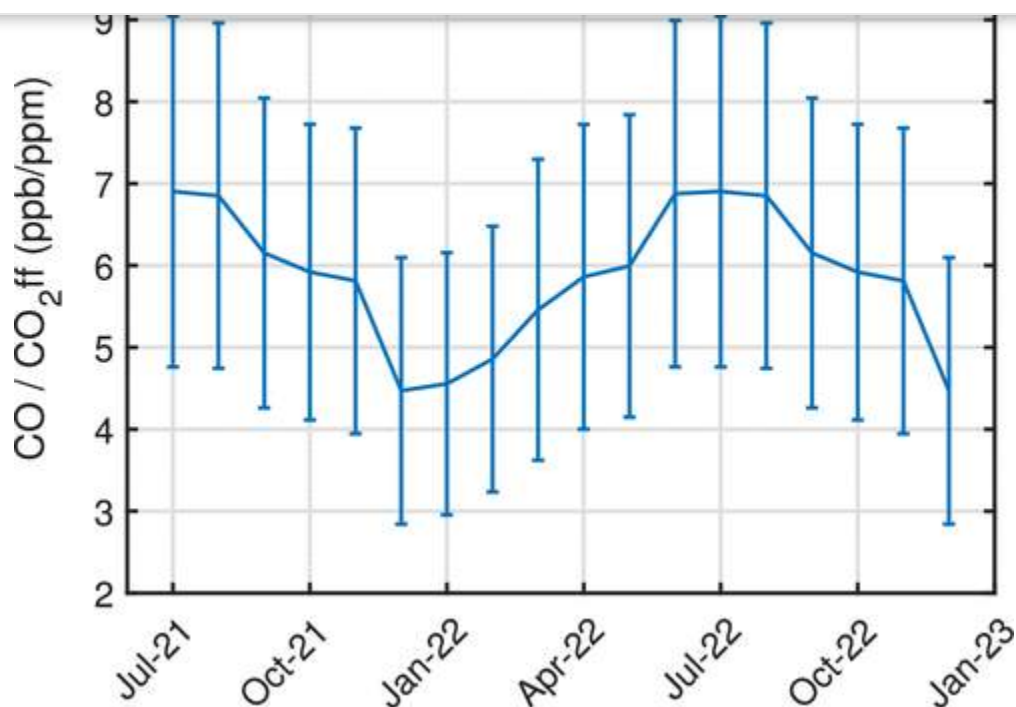


Figure 4. Monthly bottom-up inventory-based estimates of the CO to CO₂ff emission ratio (R_{ff}) adjusted by a scaling factor of 0.5. These values are used in [eq 3](#) to calculate CO₂ff emissions from CO.

2.4. Synthetic Data Experiment

We used a synthetic data experiment to evaluate the box model approach. Synthetic observations of the USC Carbon Census network are generated from July 2021 to July 2022 using the Stochastic Time-Inverted Lagrangian Transport (STILT) ([36,37](#)) model combined with the meteorological fields from HRRR. The STILT model is an atmospheric transport model frequently used in inverse modeling approaches that computes footprints indicating the receptor's sensitivity to surface emissions. The convolution of footprints (ppm per $\mu\text{mol m}^{-2} \text{s}^{-1}$) and fluxes ($\mu\text{mol m}^{-2} \text{s}^{-1}$) yields the synthetic enhancement (ppm) above the background. We add the background, estimated from Los Angeles Megacity Carbon (LAMC) Project as described by Verhulst et al., ([22](#)) to yield synthetic observations (ppm). We use a high-resolution fossil fuel emission product, Hestia-LA, ([4](#)) for CO₂ fluxes and Hestia-LA multiplied by a bottom-up inventory-based estimate of R_{ff} at hourly resolution (see [section 2.3](#)) for CO fluxes. A comparison between the observed CO₂ (CO) and simulated CO₂ (CO) is shown in [Figure S2](#) of the Supporting Information. Lastly, we apply the box model approach to the generated synthetic observations quantifying the flux estimates and evaluate it against the model reference flux. The modeled reference flux is defined as the Hestia-LA emission rate averaged over 2 km circles around each sensor, which should incorporate a significant portion of the regions located between the sites.

3. Results and Discussion

where strong sources exist in the near field of measurement sites. (8,38) To address this issue, we determined the effective mixing height from the synthetic data experiment. We use an effective mixing height for h in eq 2 varying between $0.1 h_{\text{HRRR}}$ and $1.0 h_{\text{HRRR}}$, where h_{HRRR} is PBL height estimates from HRRR, and evaluate the estimated flux compared to the modeled reference flux from Hestia-LA inputs.

Figure 5 shows the diurnal pattern of estimated fluxes calculated using various effective mixing heights. We find that estimated daytime fluxes show reasonable agreement at $h = 0.3 - 0.4 h_{\text{HRRR}}$, but nighttime fluxes are always underestimated by our model. During the day, using a low effective mixing height results in underestimation of the flux and using a high effective mixing height results in overestimation of the flux. We estimate the effective mixing height in the location of the USC Carbon Census network to be $0.4 h_{\text{HRRR}}$ and then use this value to estimate the flux for the daytime hours (from 1100 to 1700 LT) in the following sections 3.2 and 3.3. This process of determining effective mixing height is also feasible with publicly available coarser emission inventories or a simply constructed emission inventory in the absence of a high-resolution fossil fuel emission product. For example, we derived the same effective mixing height of $0.4 h_{\text{HRRR}}$ using a uniform emission rate across the LA basin (details provided in section S2 of the Supporting Information). We focus on the daytime hours when the atmosphere is closest to well-mixed and the bias in the meteorological model boundary layer height, which would propagate to the effective mixing height, is lowest. This is consistent with previous studies that use an inverse/data assimilation technique combined with meteorological models.

Figure 5

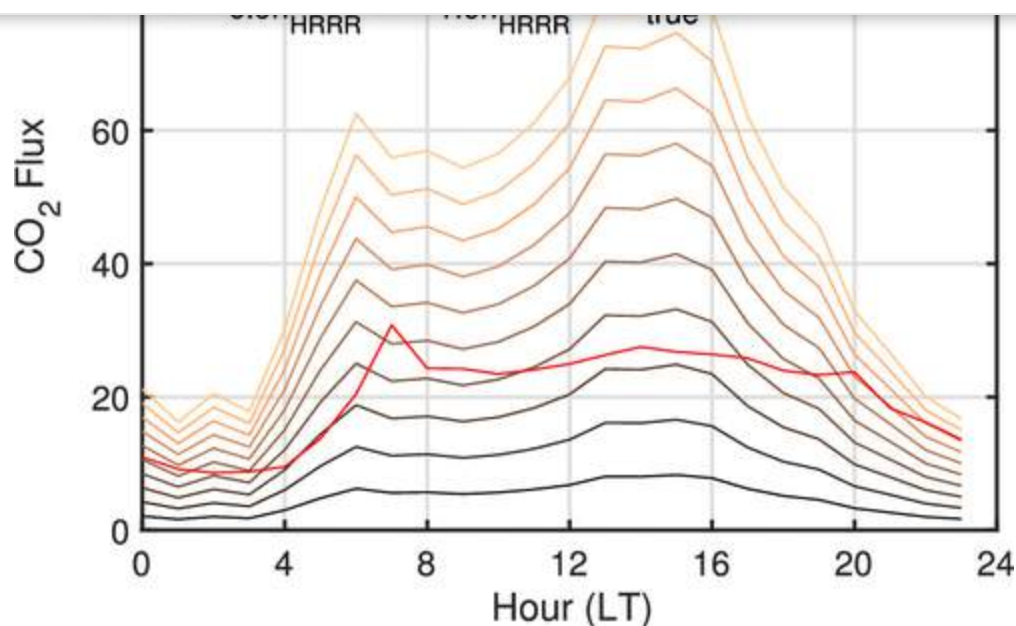


Figure 5. Diurnal pattern of fossil fuel CO₂ fluxes estimated from synthetic observation between July 2021 and July 2022 using the effective mixing height varying between $0.1h_{\text{HRRR}}$ and $1.0h_{\text{HRRR}}$, where h_{HRRR} is PBL height estimates from HRRR. The red line represents the reference flux from Hestia-LA.

3.2. Synthetic Data Experiment for Uncertainty Assessment

We use this synthetic data experiment to evaluate the uncertainty caused by the various assumptions made in the box model approach. We also propagate the uncertainty in sensor observations (C), concentration above the mixed layer (C_0), mixing height (h), and wind speed (u), wind direction by adding randomly generated noise in the Gaussian distribution for each hourly timestamp. The wind direction affects the analysis, as we rotate the x axis along the wind direction and calculate dC/dx . The uncertainty in the CO₂ measurements is ± 0.5 ppm, and the uncertainty in the CO sensor is ± 100 ppb (see [section 2.1](#)). The uncertainty in C_0 is estimated as the standard deviation of the difference between the background estimated from LAMC and the background estimated from the synthetic concentration from the previous day at 2 PM, as described in [section 2.2](#): ± 18 ppm for CO₂ and ± 105 ppb for CO. Uncertainty in meteorological data is from Verreyken et al.: [\(39\)](#) ± 250 m for mixing height, ± 2.1 m s⁻¹ for wind speed, and $\pm 63^\circ$ for wind direction. To estimate the uncertainty in CO₂ff fluxes from CO, the uncertainty in monthly averaged R_{ff} of ± 2.5 (standard deviation of bottom-up inventory-based hourly R_{ff}) and the uncertainty in the scaling factor of ± 0.2 (see [section 2.3](#)) is propagated.

[Table 1](#) shows the uncertainty in annual daytime fluxes for total CO₂ and CO₂ff. Uncertainty in estimated flux is calculated as the standard deviation of the difference between the estimated flux and Hestia-LA reference flux from 5000 bootstrap samples. First, daily daytime average flux is calculated and then averaged over randomly sampled 365 data points with replacement for each bootstrap sample. Not surprisingly, we find that uncertainty caused by the various assumptions



CO₂ fluxes when the box model approach is the only uncertainty term. The total uncertainty in annual hourly fluxes is $\pm 1.9 \mu\text{mol m}^{-2} \text{s}^{-1}$ for total CO₂ and $\pm 4.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ for CO₂ff. For annual daytime fluxes, the total uncertainty is $\pm 1.2 \mu\text{mol m}^{-2} \text{s}^{-1}$ for CO₂ and $\pm 2.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ for CO₂ff. Then, the uncertainty in CO₂bio fluxes is estimated to be ± 4.8 and $\pm 2.7 \mu\text{mol m}^{-2} \text{s}^{-1}$ for annual hourly fluxes and annual daytime fluxes. Hourly fluxes and daytime fluxes averaged for various time scales are shown in Figure 6. We find the total uncertainty in estimated CO₂ff fluxes decreasing with a greater number of days averaged: $\pm 8.2 \mu\text{mol m}^{-2} \text{s}^{-1}$ (21%) for monthly daytime average, $\pm 4.8 \mu\text{mol m}^{-2} \text{s}^{-1}$ (12%) for seasonal daytime average, and $\pm 2.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ (6%) for annual daytime average. Recent studies have observed CO₂ emissions decreasing at a rate of 2%/year. (15,40) If a similar trend of decrease was occurring in Los Angeles, it could be observed within 3 years using this box model approach.

Table 1. Uncertainty in Annual Daytime Flux Estimates for Various Included Uncertainty Terms^a

	flux uncertainty ($\mu\text{mol m}^{-2} \text{s}^{-1}$)	
included uncertainty terms	CO ₂	CO ₂ ff
box model	0.7	1.5
box model + sensor	0.7	2.1
box model + background	0.7	1.5
box model + PBLH	0.7	1.5
box model + wind speed	1.0	1.7
box model + wind direction	0.9	1.5
box model + all	1.2	2.4

^aFlux uncertainty is calculated using bootstrap sampling, comparing the estimated flux to the true flux. First, daily daytime average flux is calculated and then averaged over 365 samples with replacement for each iteration. Note that the uncertainty in CO₂ff also includes the uncertainty in monthly averaged corrected R_{ff} .

Figure 6

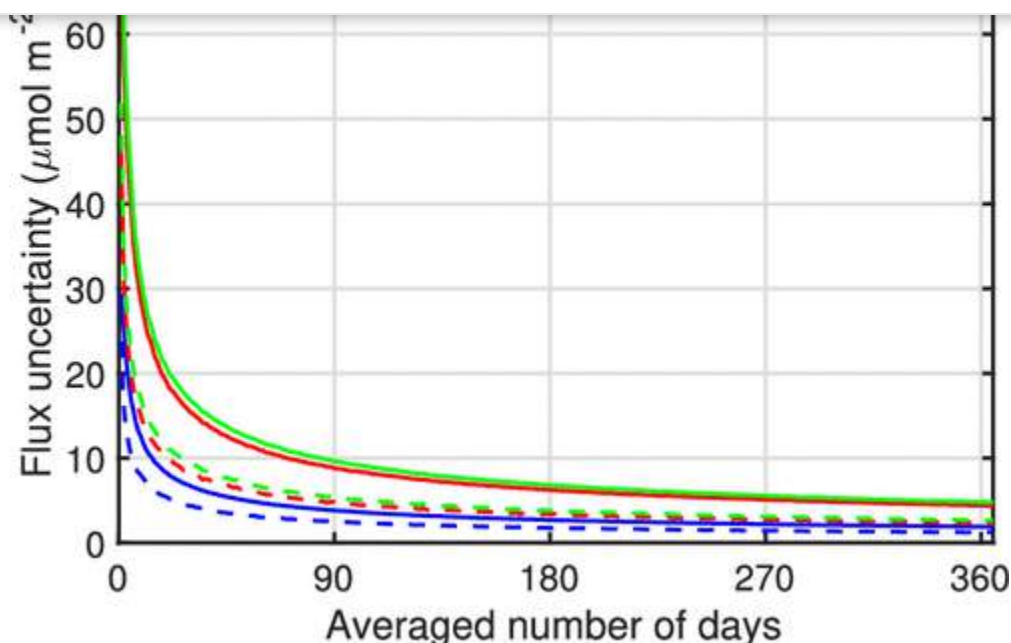


Figure 6. Uncertainty in flux estimates as a function of the number of days averaged using the bootstrap sampling method. The solid line indicates uncertainty in the hourly resolution data set, and the dashed line indicates uncertainty in the daily resolution data set averaged for each day using daytime hours (from 1100 to 1700 LT).

3.3. Analysis of USC Carbon Census Network Data To Constrain Anthropogenic and Biogenic CO₂ Emissions in Los Angeles

Figure 7 shows the diurnal cycle of the estimated total CO₂ fluxes and partitioned fossil fuel and biogenic fluxes averaged over an entire year at each time of day. Fossil fuel CO₂ fluxes show a relatively smooth rise and fall over the course of the day, while pronounced biogenic uptake during daylight hours results in a total (net) CO₂ flux that peaks early and late in the day. When the average is taken throughout the entire day, net biogenic CO₂ uptake is considerable in this part of Los Angeles; biogenic uptake accounts for net sequestration of $4.5 \pm 1.4 \mu\text{mol m}^{-2} \text{s}^{-1}$, equivalent to $\sim 30 \pm 10\%$ of the estimated fossil fuel emission flux of $14.1 \pm 1.1 \mu\text{mol m}^{-2} \text{s}^{-1}$. Note that the errors reported in this section and shown in Figures 7 and 8 represent the 68% confidence interval of the averaged values, distinct from the hourly uncertainty estimated in section 3.2.

Figure 7

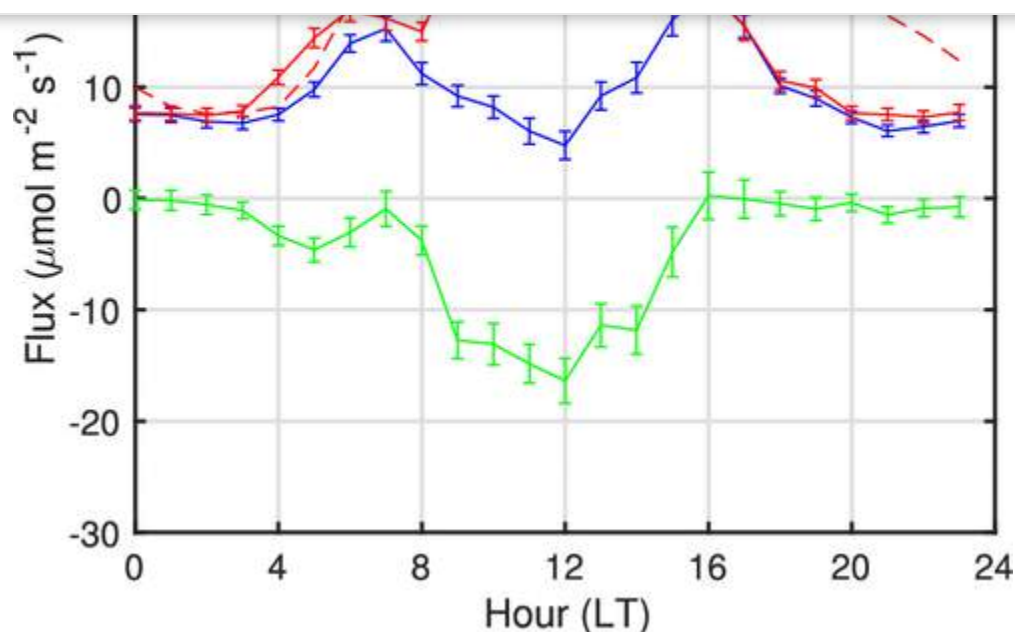


Figure 7. Diurnal variation of total, fossil fuel (FF), and biogenic (bio) CO₂ fluxes averaged between July 2021 and July 2022. The error bars represent the confidence interval of each averaged values. The dashed red line shows diurnal variation in Hestia-LA 2015 emissions adjusted scaling to the CARB greenhouse gas emission inventory data to estimate 2022 emissions.

Figure 8

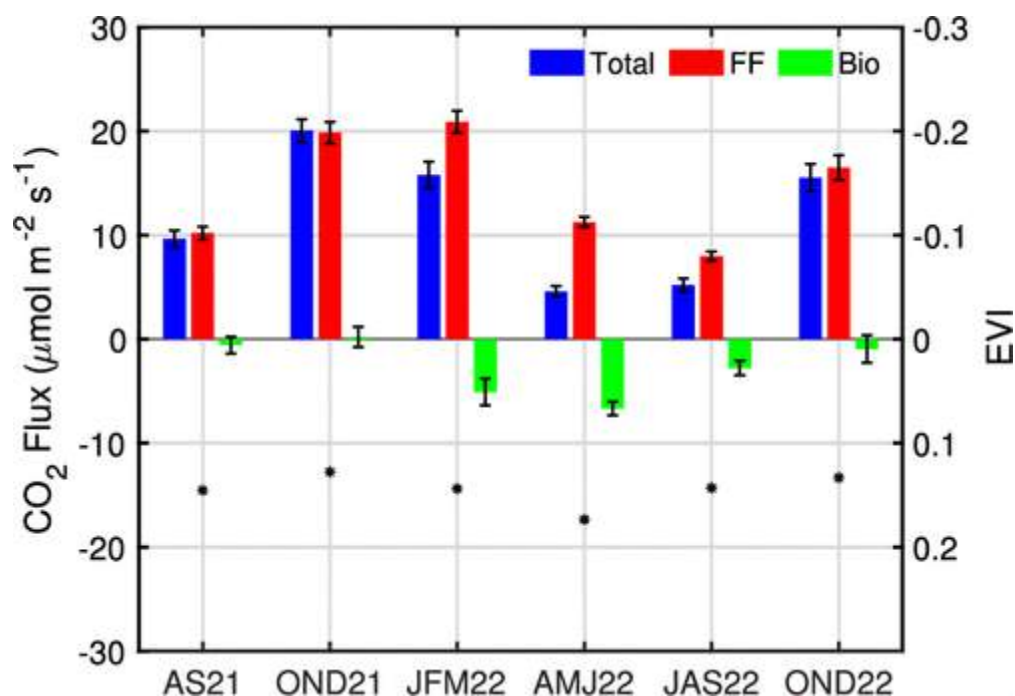


Figure 8. Seasonal variation of fossil fuel and biogenic CO₂ fluxes during the daytime (from 1100–1700 LT). The error bars represent the standard errors of seasonal daytime fluxes. MODIS enhanced

(JAS) 2021, October to December (OND) 2021, January to March (JFM) 2022, and April to June (AMJ) 2022, respectively. Seasonal fluxes are calculated using the data when the wind is blowing from the southwest (dominant wind direction; see [Figure 2](#)) for a constant footprint, which represents the region for which our derived emission rate from the USC Carbon Census network is applicable. We observe higher fossil fuel emissions during January to June compared to July to December. This pattern can be associated with larger usage of natural gas for heating in winter. [\(41–43\)](#) However, it can also be associated with the misrepresentation of meteorology in the model information. For example, Yadav et al. [\(44\)](#) also observed a decreasing trend in emissions during summer months. In their study, this trend was attributed to large errors in wind speed that are generally lower in winter and often overestimated in the models.

Estimated biogenic fluxes ([Figure 8](#)) are consistent with the seasonality observed in the enhanced vegetation index (EVI), which serves as a measure of canopy greenness and is used as a proxy in biogenic models to estimate carbon uptake. EVI is averaged over 2 km circles around each sensor from a Moderate Resolution Imaging Spectroradiometer (MODIS) MCD43A4 Version 6 Nadir Bidirectional Reflectance Distribution Function-Adjusted Reflectance (NBAR) data set at 500 m resolution, at daily resolution representing 16 day moving averages. [\(45\)](#) The low spatial resolution of the MODIS EVI likely diminishes its sensitivity to urban vegetation, and the fact that observations can only be made under clear sky conditions restricts its use for short-time scale analysis. However, we observe the expected seasonal variation in the raw data set, and we use the seasonal average to calculate the correlation coefficient. We observe maximum biogenic uptake of $-6.7 \pm 0.7 \mu\text{mol m}^{-2} \text{s}^{-1}$ in AMJ 2022 and maximum emission of $0.2 \pm 1.0 \mu\text{mol m}^{-2} \text{s}^{-1}$ in OND 2021/2022, which corresponds to the inverse pattern in EVI ($r^2 = 0.7$). EVI in [Figure 8](#), which corresponds to the right axis, is shown in reverse. Note that AS 2021 only includes data from mid-August to September by the criteria to include more than eight sites; this could account for the difference between 2021 and 2022. We find that, during the daytime, the biosphere can consume up to $60 \pm 6\%$ of fossil fuel emissions of $11.3 \pm 0.5 \mu\text{mol m}^{-2} \text{s}^{-1}$ during the maximal growing season (in AMJ 2022).

This box model approach yields flux estimates that are similar to those in previous studies. The derived annual daytime average fossil fuel CO₂ flux of $19.7 \pm 0.9 \mu\text{mol m}^{-2} \text{s}^{-1}$ is consistent with the adjusted Hestia-LA emissions of $23.2 \mu\text{mol m}^{-2} \text{s}^{-1}$ (see red dashed line in [Figure 7](#)) within the 2 σ uncertainty bounds of $4.8 \mu\text{mol m}^{-2} \text{s}^{-1}$ on the box model inference (see [section 3.2](#)). Hestia-LA emissions for 2015 are modified to 2022 using the CARB greenhouse gas emission inventory estimated for California. While seasonal daytime fossil fuel CO₂ flux varies between 22.3 and 23.9 $\mu\text{mol m}^{-2} \text{s}^{-1}$ in adjusted Hestia-LA emissions, we observe variation between 8.0 and 20.9 $\mu\text{mol m}^{-2} \text{s}^{-1}$. Asimow et al. [\(15\)](#) also observed large seasonality in fossil fuel CO₂ emissions in the San Francisco Bay Area and attributed the variation to a seasonal cycle in natural gas use. The maximum negative daytime biogenic flux that we observed is $-6.7 \pm 0.7 \mu\text{mol m}^{-2} \text{s}^{-1}$ in AMJ 2022. Note that the 1 σ uncertainty in seasonal daytime biogenic flux derived in [section 3.2](#) is $5.4 \mu\text{mol m}^{-2} \text{s}^{-1}$ (see the green dashed line in [Figure 6](#)). Recently developed biogenic models, estimating biogenic fluxes from vegetation remote sensing data, also reported negative fluxes of a similar

CO emissions. The approach is simpler compared to computationally intense inverse methods and could be easily applied to other gases, such as NO_x, O₃, and aerosols. However, uncertainties caused by various assumptions made in the box model approach as well as uncertainties in each variable needed to quantify emissions propagate to the overall uncertainty. Furthermore, this method strongly depends upon the value for the effective mixing height that could result in a systematic bias in the flux estimates. We suggest using synthetic data experiments to derive an appropriate effective mixing height to minimize the systematic error. We have derived a constant scaling factor to estimate the effective mixing height for the daytime; however, this could be improved using various scaling factors for different times of day or different atmospheric conditions.

We apply this approach to CO and CO₂ observations independently and then combine information from the two species with the ratio of CO_xs and CO_{2ff} obtained from flask measurements of ¹⁴CO₂ and CO collected in LA. This enables us to partition total CO₂ emissions into fossil fuel and biogenic emissions that show good agreement with their known patterns and bottom-up emission estimates. We find the diurnal patterns in fossil fuel and biogenic flux as expected, showing larger fossil fuel emissions and larger biogenic update during the daytime. The seasonal variation in biogenic emissions as determined in our model corresponds to EVI observations, and the seasonal variation in fossil fuel emissions agrees well with previous studies. Lastly, derived annual daytime flux estimates match the fluxes from bottom-up fossil fuel emission inventory and biogenic models, providing additional support for this approach. We show that the biosphere can consume up to 60% of fossil fuel emissions in the growing season during the daytime. Nighttime flux estimates can be improved by finding effective mixing heights and a ratio of CO_xs and CO_{2ff} suitable for early morning and nighttime.

We used this first year of observations to describe seasonal variation. We look forward to assessing long-term emission trends of CO₂ and other pollutants not only here in LA but also in other cities, such as Providence, RI, and Glasgow, Scotland, where BEACO₂N sensors have recently been installed. Additionally, we aim to extend our analysis to encompass a broader network, exploring regional differences by grouping sites according to their locations.

Supporting Information

The Supporting Information is available free of charge at <https://pubs.acs.org/doi/10.1021/acs.est.4c11392>.

- Detailed description of SUNVEx-LA flask measurements, including the estimation of CO₂ ff and CO_xs from these measurements, as well as a synthetic data experiment to determine the effective mixing height using a simplified emission inventory and bottom-up CO₂ emission, CO emission, and *R* (CO/CO₂ ratio) estimates for each source sector to calculate *R*_{ff} for LA basin ([PDF](#))

Observing Anthropogenic and Biogenic CO₂ Emissions in Los Angeles Using a Dense Sensor Network

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Observing anthropogenic and biogenic CO₂ emissions in Los Angeles using a dense sensor network

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Notes

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EXHIBIT 8

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Emergency support for people and animals impacted by Los Angeles wildfires

January 17, 2025

Help animals in crisis

Donate now

Injured wildlife need rescue in Los Angeles wildfires

The devastating wildfires in Los Angeles County continue to rage, consuming over 37,000 acres and forcing tens of thousands of residents to evacuate. While people flee for safety, the fires are also taking an immeasurable toll on wildlife. Many animals are left injured, displaced, and in urgent need of care as their habitats are consumed by flames.

In this critical time, IFAW is providing an emergency grant to Pasadena Humane, which continues to be a vital lifeline for affected wildlife. Pasadena Humane is accepting injured wildlife, providing triage, and arranging for long-term care with partner organisations when necessary.





IFAW is supporting Pasadena Humane's wildlife rehabilitation efforts for patients like this baby raccoon in response to the Los Angeles wildfires. © Pasadena Humane

At IFAW, we recognise the immense strain placed on local organisations like Pasadena Humane during disasters of this magnitude. Our emergency grant will help cover extra staff time and medical treatments for injured wildlife.

Pasadena Humane's ability to provide immediate care for injured animals is essential to ensuring the survival and recovery of countless wild animals.

The scale of destruction caused by these wildfires is a stark reminder of the challenges faced by both humans and animals during natural disasters. Together with Pasadena Humane and other partners, IFAW is committed to ensuring that wildlife has a chance to recover and return to their natural habitats once the fires are extinguished.

Stay tuned for updates as the situation evolves.

[If you or someone you know has been impacted by the wildfires in Los Angeles County, please find important resources here >>](#)

Rushing to help wildlife affected by California wildfires

As wildfires fueled by strong Santa Ana winds rage across Southern California, the impact on animals—both domestic and wild—is devastating. Over 40,000 acres have burned as of 13 January, killing at least 24 people and forcing more than 180,000 people to evacuate. In addition to the challenges faced by people and their pets, countless wild animals are injured, displaced, and in desperate need of care.

To help address this crisis, IFAW is rushing emergency aid to our friends at the [Wetlands and Wildlife Care Center](#) (WWCC) in Huntington Beach, CA. With an anticipated influx of wildlife, WWCC urgently needs resources to provide care for these animals. IFAW's emergency grant will help purchase food for a variety of wildlife species, as well as critical medical supplies to treat burns and other fire-related injuries.

A family of deer gather around burned trees from the Palisades Fire at Will Rogers State Park on January 9, 2025 in the Pacific Palisades neighborhood of Los Angeles, California. © Getty Images

Located farther from active fire zones, Wetlands and Wildlife Care Center doors are open to take in wildlife victims in an effort to alleviate capacity for rescue groups in affected areas, thus ensuring the animals can be cared for safely. The public has also begun bringing injured wildlife directly to WWCC, with the number of incoming patients expected to increase dramatically as burned areas reopen to rescue teams.

The Wetlands and Wildlife Care Center specializes in rehabilitating injured, orphaned, and displaced wildlife, and the current wildfire crisis has placed enormous pressure on their staff and resources. Burn injuries require specialized treatment, including wound care, hydration, and pain management. There are also less obvious impacts, such as smoke inhalation and chemical irritations from the soot. The center's team is working tirelessly to ensure each animal receives the attention and care they need to recover and, when possible, return to the wild.

January 9, 2025

IFAW engages network to assist with California wildfire response

The devastating wildfires in Los Angeles County this week have taken a toll on both people and animals alike. Since igniting early Tuesday morning, the fires have tragically claimed five human lives, forced tens of thousands to evacuate their homes, and left a path of destruction in their wake. Those affected include countless pets and wildlife that also call Los Angeles home.

A Pacific Palisades resident flees with her dog from the oncoming Palisades Fire, 7 January 2025. Photo: Sipa USA via AP.

[Watch and read a message of support from IFAW's President and CEO to all impacted by the Southern California wildfires >>](#)

While many residents were able to escape with their pets, some animals have been left behind, creating a dire situation for local shelters and rescue organizations. These groups, already burdened by overpopulation, are now working tirelessly to care for the influx of animals in need.

Many of this week's scenes follow familiar celebrity faces and places we know and love, but the chaos caused by the fires highlights the challenges faced by underserved communities as well, where resources for both people and animals are often scarce.

At IFAW, we are prepared to support those most in need. Ongoing calls with the National Animal Rescue and Sheltering Coalition (NARSC) ensure that we're able to continuously assess emerging needs. We've also reached out to the International Wildlife Rehabilitation Council (IWRC) to offer support to their members working in affected areas.

With decades of experience, IFAW's global responders are expertly equipped to help animals and people in even the direst of emergencies. We stand ready to collaborate with local organizations and municipalities, ensuring that animals and the people who care for them are not forgotten during this crisis and in the long recovery ahead.

[Help save animals and communities in need >>](#)

Wildfire support resources for Los Angeles County residents and their animals

If you or someone you know has been impacted by the wildfires in Los Angeles County, please find important resources below:

- California Animal Response Emergency Support via [CARES Facebook](#)
- [California Department of Forestry and Fire Protection / CAL FIRE](#)
- [Los Angeles County Emergency Animal Shelter Information: Los Angeles County Fires](#)
- [Los Angeles County resource page for residents](#)
- Residents in unincorporated communities can report urgent requests 24/7 by calling 800-675-4357.
- Learn what to pack in your [#DisasterReady](#) kit to ensure you and your animals are safe

[Updates](#)

IFAW team deploys to California to support animal rescue amidst 'monster' Park Fire

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It's time to put ecological losses and damages on the negotiating table

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IFAW President and CEO statement on Los Angeles wildfires

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The Unusually Strong Force Driving Apocalyptic Los Angeles Wildfires

Powerful seasonal winds combined with drought-starved vegetation have made the Palisades Fire one of the worst in California history.

BY UMAIR IRFAN • JANUARY 9, 2025

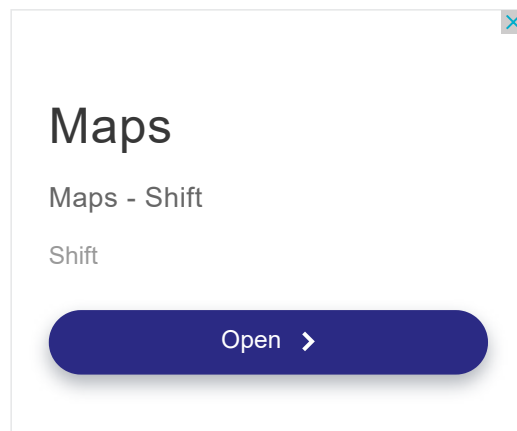


This piece was originally published in Vox and appears here as part of our Climate Desk collaboration.

SUSTAINED POWERFUL WINDS REACHING NEARLY 100 MILES PER HOUR are driving fast-moving wildfires near Los Angeles, spewing smoke, destroying homes, closing roads, and forcing thousands of people to evacuate.

The Palisades Fire along the coast near the Santa Monica mountains has burned more than 17,000 acres as of Thursday morning. The Eaton fire near Pasadena has now torched at least 10,000 acres. The blazes have killed at least five people and destroyed more than 2,000 structures. Other smaller fires, such as the Sunset fire that erupted in Hollywood Hills Wednesday, are also burning in the region. More than 130,000 residents are under evacuation orders. President Joe Biden issued a Major Disaster Declaration for the fires, allowing federal funds to help pay for the response and the recovery. Meteorologists are warning that extreme fire conditions are likely to persist through Friday.

And as is inevitable with every disaster, the fires have become a major political issue. President-elect Donald Trump has called for California Governor Gavin Newsom to resign over his management of the fire response.



These blazes are stunning in their scale and speed, jumping from ignition to thousands of acres in a day, but they're hardly unexpected. Fire forecasters have been warning since the beginning of the year that conditions were ripe for massive infernos, particularly in southern California. "For January, above normal significant fire potential is forecast across portions of southern California," according to a National Interagency Fire Center (NIFC) bulletin on January 2.

"This was an exceptionally well-predicted event from a meteorological and fire-predictive services perspective," Daniel Swain, a climate scientist at the University of California Los Angeles, said Wednesday during a livestream.

The winter months are typically when Southern California quenches its thirst with rainfall, but the past few weeks have been unusually dry, and little snowfall has accumulated in the surrounding mountains. The NIFC also noted that temperatures were "an impressive two to six degrees [Fahrenheit] above normal in most areas" in December, allowing vegetation like grasses and chaparral to readily dry out and serve as fuel.

On top of this, the Santa Ana winds, southern California's seasonal gusts, were unusually strong. They typically blow from the northeast toward the coast in the wintertime, but this year, an unusually warm ocean and a meandering jet stream are giving these gales an additional speed boost, like pointing a hair dryer at Los Angeles.

Firefighters are working desperately to corral the flames and keep them away from people's homes, but there's little they can do to halt the combination of ample fuel, dry weather, and high winds, which are poised to continue. It will take another force of nature to quell this one. "Until widespread rains occur, this risk will continue," according to the NIFC bulletin.

Wildfires are a natural part of the landscape in California, but the danger they pose to the region is growing because more people are living in fire-prone areas. That increases the likelihood of igniting a blaze and the scale of the damage that occurs when a fire inevitably

erupts. California's growing wildfire threat has rocked the state's insurance industry and forced regulators to allow insurers to price in the risk of worsening future catastrophes. At the same time, global average temperatures are rising due to climate change, which can prime more of the landscape to burn.

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It will take a concerted effort on many fronts to mitigate the wildfire threat, including using more fire-resistant building materials, performing controlled burns to reduce fuels, changing where people live, improving forecasting, pricing insurance in line with the actual disaster risk, and reducing greenhouse gas emissions that are driving climate change.

But in the meantime, the dangers from fires in Southern California are likely to get worse.

What are the Santa Ana winds? Why are they so powerful this year?

Parts of California regularly experience persistent high winds during certain times of year. The northern part of the state, including the San Francisco Bay Area, tends to see high winds in the spring and fall known as the Diablo winds.

Southern California's Santa Ana winds often arise in the winter months. "This is not a typical Santa Ana, but this is the time of year when you expect it," Swain said.

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The mechanisms behind the Santa Ana and Diablo winds are similar: Cool air from inland mountains rolls downhill toward the coasts. That air compresses as it moves to lower altitudes and squeezes between canyons, heating up and drying out, similar to a bicycle pump. But there

are several factors that may be worsening these gusts right now.

One is that the band of the Pacific Ocean near Southern California remains unusually warm following two years of record-high temperatures all over the world that triggered underwater heat waves. High temperatures in the ocean can bend the jet stream. This is a narrow band of fast-moving air at a high altitude that snakes across the planet and shapes the weather below. As it meanders, it can hold warm air under high pressure in place, allowing heat to accumulate closer to the surface. When high pressure settles over inland areas like the Great Basin northeast of Los Angeles, it starts driving air over the mountains and toward the coast.

What's making fires so bad right now?

Again, wildfires are a natural and vital mechanism in the ecosystem in Southern California. They help clear decaying vegetation and restore nutrients to the soil. But people are making the destruction from wildfires far worse.



The majority of wildfires in the U.S. are ignited by humans—careless campfires, sparks from machinery, downed power lines—but there are also natural fire starters like dry lightning storms and on rare occasions, spontaneous combustion of decaying vegetation and soil. The ignition sources of the current fires around Los Angeles aren't known yet.

The population in the region is also expanding, although the growth rate has recently slowed down. More people in the area means more property, and in Southern California, that property can be quite expensive. As the fires move toward populated areas, they can do a lot of damage.

“I do expect it is plausible that the Palisades fire in particular will become the costliest on record,” Swain said.



The weather this year has also left abundant vegetation in the region that has desiccated in the warm, dry air. And of course, humans are heating up the planet by burning fossil fuels and that is enhancing some of the raw ingredients for dangerous fires.

Ample fuel plus high wind in unusually dry weather near a major population center have converged to create an extraordinary and dangerous spate of wildfires.

What's the role of climate change?

Many factors have to converge to start a massive wildfire, and the variables aren't all straightforward. In recent years, California has been ping-ponging between extremely dry and wet years. That's had a strong impact on the vegetation in Southern California. Unlike the forests in the northern part of the state that grow over the course of decades, the amount of grass and brush around Los Angeles can shift widely year to year depending on precipitation.



“There is a very high degree of background variability,” Swain said. The key thing to pay attention to is the sequence of extreme weather. Last winter, the Los Angeles area was soaked in torrential downpours that set new rainfall records. The deluge helped irrigate a bumper crop of grasses and shrubs in the area. The region then experienced some of its all-time hottest temperatures followed by one the driest starts to winter ever measured.

These swings between extreme rainfall and drought have been dubbed weather whiplash, and climate scientists expect these shifts to become more common along the West Coast, and that could increase the threat of major blazes.

“It’s not just that drier conditions are perpetually more likely in a warming climate, it’s that this oscillation back and forth between states is something that is particularly consequential for wildfire risk in southern California,” Swain said.

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LOCAL NEWS

As death toll climbs, 31 people remain missing as result Los Angeles wildfires

The Palisades Fire burns as seen from Baldwin Hills Scenic Overlook in Los Angeles on January 8, 2025. (Getty Images)

by: [Josh DuBose](#)

Posted: Jan 16, 2025 / 08:29 PM PST

Updated: Jan 16, 2025 / 10:08 PM PST

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LOS ANGELES (KTLA) – As the [death toll from wildfires](#) in Los Angeles County climbs to 27, officials with the sheriff's department announced that 31 active missing persons cases remain under investigation.

In a [news release](#), authorities said that as of Jan. 16, 43 missing persons cases have been reported to LASD's Homicide Bureau Missing Persons Unit, 12 of whom have been found safe.

The deadly Eaton Fire in Altadena and Pasadena still has 24 active missing persons cases, while there are 7 active cases in connection with the Palisades Fire.

Authorities said that nine decedents reported missing have been located in structures destroyed in the Eaton Fire, with four recovered in structures destroyed in the Palisades Fire.

Another 16 structures associated with active missing persons cases have been searched by deputy personnel with cadaver dogs and search and rescue crews in which no individuals or remains were found.

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“Any human remains recovered during these searches will be examined by the Medical Examiner to determine positive identification and provide clarity to the families of the missing,” the release noted. “Homicide Investigators will be in contact with the affected families to assist in the identification process.”

Authorities added that the investigation remains fluid and active and that they are committed that LASD remains committed to conducting thorough homicide investigations and supporting those impacted by the tragic fires.

Both wildfires erupted on Jan. 7, with the Palisades scorching an estimated 23,713 acres, destroying more than 10,000 structures and currently at 27% containment. In the Eaton Fire, more than 7,000 structures were destroyed across 14,117 acres. That fire is at 55% containment.

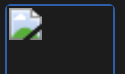
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Evacuation Orders Lifted in Hollywood Hills After Sunset Fire Burns Through 43 Acres

The new blaze lit up near Runyon Canyon, which is in the vicinity of iconic Los Angeles locations and tourist destinations. No homes were said to be damaged.

BY KIMBERLY NORDYKE, CARLY THOMAS

JANUARY 9, 2025 7:39AM



The Hollywood Bowl ALLEN J. SCHABEN / LOS ANGELES TIMES VIA GETTY IMAGES

Another fire broke out Wednesday night in [Los Angeles](#), this time endangering iconic landmark the Hollywood Bowl.

Walk of Fame. That's also in the vicinity of iconic Los Angeles locations and tourist destinations including the Magic Castle, the private magicians' club; The Comedy Store; the TCL Chinese Theatre; the El Capitan Theatre; Madame Tussauds Wax Museum; Ovation Hollywood; Hollywood Roosevelt Hotel; and the Bowl.

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**NEWS**

How the 2025 Grammys Responded to L.A. Wildfires

“Due to the Sunset Fire, we have received evacuation orders and all Hollywood Bowl staff have safely evacuated the premises,” the Hollywood Bowl **wrote** on X (formerly Twitter) Wednesday evening. “We extend our deepest gratitude to the firefighters who are working tirelessly to protect our community.”

the area North of Franklin Ave from Camino Palmero St (East border) to N Sierra Bonita Ave. (West border).

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“This area remains CLOSED until tomorrow morning due to continued LAFD operations ensuring no flare ups in the vegetation surrounding these streets,” officials continued in their update. “Residents are asked to be cautious when returning to their homes because firefighters are continuing to work in their neighborhoods.”

An evacuation order was previously put into place Wednesday night around 6 p.m. for the area from Laurel Canyon Boulevard on the west to the 101 Freeway on the east, and Mulholland Drive on the north to Hollywood Boulevard on the south. Around 60 to 100 acres were reportedly burning as of 9 p.m.

Firefighters were able to get the fire under control overnight after it burned through 43 acres. At 7:30 a.m. Thursday, the L.A. Fire Department lifted all evacuation orders for the area. “We will still have LAFD companies working in the area and ask you to be careful while returning to your homes,” the LAFD reiterated to residents.

“Fortunately, the Sunset Fire is under control,” LAFD spokesperson Margaret Stewart said, according to **KTLA**, on Thursday morning. One firefighter told *the Los Angeles Times*, “It’s a miracle that no homes burned here,” while another noted the “really nice houses” in the area. Firefighters remained in the area to ensure that any vegetation in the area did not flare up.

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Several tourist locations announced their closure on social media due to the fires, including the Magic Castle, which appeared under threat from flames at one point, according to social media posts. Randy Pitchford wrote on X that the iconic spot was “safe thanks to the heroic efforts by some Magic Castle heroes and the LAFD.”

Farther down Hollywood Boulevard is the Pantages Theatre, while the Capitol Records building is located on Vine Street in Hollywood.

Runyon Canyon is a popular hiking destination, where it’s not uncommon to see Hollywood stars. On a clear day, it offers sweeping views from Catalina Island to the Santa Monica Mountains.

Later Wednesday night, at 8:52 p.m., another fire, named the Sunswept Fire, broke out inside a Studio City home before spreading to nearby houses and brush. Shortly after 10 p.m., the Los Angeles Fire Department said they’d contained most of the blaze.

The fires began in Pacific Palisades on Tuesday morning, forcing the evacuation of more than 30,000 residents and burning 15,800 acres so far. Firefighters are also currently

Five people are dead and more than 1,000 structures have been destroyed. The homes of numerous stars have been destroyed, including those of **Billy Crystal**, **Paris Hilton**, **Mandy Moore**, Eugene Levy, Anna Faris, Cary Elwes, Spencer Pratt and Heidi Montag, James Woods, **Diane Warren**, Cameron Mathison and Ricki Lake.

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The National Weather Service Los Angeles posted an update on its X account around midnight Wednesday going into Thursday. “Critical fire weather will last through Friday for portions of LA and Ventura counties, including major wildfire locations such as the **#PalisadesFire**, the **#EatonFire**, and the **#HurstFire**,” it said. “Gusty winds and very dry conditions will continue to fuel fire starts and existing fires.”

The Hollywood Bowl opened in 1929 and is among L.A.’s top outdoor venues. Its iconic concentric-arched bandshell has hosted such iconic artists as The Beatles, Judy Garland, Ella Fitzgerald and more.

Updated, Jan. 9, 3:35 a.m.: Added National Weather Service update.

Updated Jan. 9, 7:30 a.m.: Added LAFD evacuation order update.

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CLIMATE / DOWN TO EARTH

Wildfires impact wildlife and pets, too. Here's how you can help them.

Los Angeles is home to a diverse ecosystem of animals. Now their lives and homes are at risk.

by **Sam Delgado**

Jan 11, 2025, 11:00 AM UTC





A family of deer gather around burned trees from the Palisades Fire on January 9, 2025. Apu Gomes/Getty Images



Sam Delgado is a Future Perfect fellow writing about labor and food systems, public health, and literacy.

We're making this story accessible to all readers as a public service. At Vox, our mission is to help everyone access essential information that empowers them. Support our journalism by becoming a member today.

In just four days, blazing wildfires across Los Angeles neighborhoods have put 150,000 residents under evacuation orders, burned over 30,000 acres, destroyed more than 10,000 structures, and, as of Thursday, killed killed 10 people. Experts say it may be the costliest wildfire in US history. The fires are still ongoing, and the toll of destruction is still far from a final tally.

But it's not just human lives and homes that have been taken and are still at risk. A reporter and a photographer helped a Pasadena woman rescue her chickens from her burning home. Another journalist interviewed two residents evacuating with their horses while surrounded by flames. On social media, people have posted videos of animals like dogs and deer wandering alone amid the fires, confused and distressed.

These images and videos are just small glimpses of how the wildfires have affected the animals and wildlife who call Los Angeles their home. There aren't exact numbers yet on the amount of animals displaced, injured, or killed, but the nonprofit Pasadena Humane has taken in more than 300 animals, from dogs and cats left behind to peacocks and baby raccoons escaping fiery areas, according to an Instagram post.

RELATED: The unusually strong force behind the apocalyptic fires in Los Angeles

Meanwhile, as Vox reporter Umair Irfan reported earlier this week, the dangers from fires in Southern California are likely about to get worse. While winds have slowed down a bit, meteorologists expect wind speeds to pick up again on Sunday and into next week, which could threaten what progress has been made to contain the fires. Climate change is exacerbating wildfire risk everywhere, and in Los Angeles, which has seen

rapid swings between extremely wet and dry weather in recent years, this “weather whiplash” can increase the threat of extreme blazes.

Anywhere humans are experiencing distress from calamities, animals (both domestic and wild) are too. As these dangers grow, so will the silent suffering of animals — who have contributed nothing to the climate crisis but suffer disproportionately from it.

Here’s how wildfires affect pets and wildlife alike, and how you can help.



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What we know about wildfires and animals

Wildfires are a natural part of California’s ecosystem, and serve key roles in maintaining the health of the surrounding environment, like by clearing decaying brush and getting nutrients back into the soil. Vegetation like chaparral, brush, and shrub are common in these ecosystems, and are highly flammable, so frequent, controlled fires can help clear these plants.

But when fires get out of hand, as they are in the Los Angeles area, they can endanger lives, homes, and displace thousands of people and animals. For families rushing to evacuate safely, their pets may get lost or left behind in the mayhem. Those who have larger animals, like goats and horses, may not have the ability to relocate their animals to safety on short notice.

Pet displacement is an unfortunate consequence of natural disasters and emergencies. One survey by the American Society for Prevention of Cruelty to Animals found that nearly half of pet owners have left behind an animal while evacuating an emergency. Even if someone is able to bring along their pets, if they have lost everything in a fire,

they may have to surrender their pets to animal shelters because they no longer have the means to care for them. Right now, local Los Angeles shelters are receiving an influx of animals in their facilities.

Even for pets who aren't directly in the fire's path, lingering smoke can harm animals just as it harms humans. According to the American Veterinary Medical Association, wildfire smoke can cause animals to cough, gag, and have difficulty breathing.

As for wildlife, we're still learning a lot about how individual species and larger ecosystems respond to fires, especially how these animals actively respond and are harmed by blazes. Morgan Tingley, an ecology and evolutionary biology professor at the University of California Los Angeles (UCLA), told Vox that there aren't exact numbers on the amount of wildlife that are killed by wildfires, but that in some cases, it's probably a lot.

"The scientific study of what animals do during fire is stunningly behind," Tingley said. He added that we know more about the responses and deaths of larger animals, like bobcats and coyotes, than of smaller creatures like songbirds or mice. Some of this research relies on surveys and citizen scientists to report carcasses or animal sightings; Tingley himself is part of an ongoing citizen science study called Project Phoenix that records how wildfire smoke affects birds. Just this week, Tingley says he noticed bird species like yellow-rumped warblers flying away from the fire. One review of the effects of wildfire smoke on wildlife found that smoke inhalation contributed to adverse consequences like neurological impairment and carbon monoxide poisoning.

A study by UCLA and the National Parks Service found that the 2018 Woolsey Fire in the Santa Monica Mountains prompted mountain lions to take greater and often deadly risks to try to survive. The wildfire burned nearly 100,000 acres, including half of the mountain lion population's available habitat. Loss of vegetation removed hiding spots for mountain lions to hunt, and researchers found that these animals nearly completely avoided their former habitat after it had been burnt. Seeking out a new home, one mountain lion crossed a busy freeway, and was later struck and killed. Another mountain lion crossed a freeway safely, but later died of starvation.

Part of our lack of knowledge is because humans have actively repressed fires for a century — a strategy that can be traced back to the early 20th century when a mega wildfire burned 3 million acres across Montana and Idaho. “We have very little reference for what these animals are going through and how to deal with these kinds of landscape changes,” Gavin Jones, a research ecologist at the US Forest Service, told Vox in 2023. “In this new era of rapidly changing fire regimes, we don’t have a great roadmap for how to conserve wildlife.”

Animals and their environments can be resilient. “These ecosystems, in general, have co-evolved with fire for millions of years,” Tingley said. “The native plants are adapted to relatively frequent fire scenarios, and the animals are too.” But he also acknowledged that megafires like this one are different, and are causing less healthy regeneration — a crucial part of any kind of recovery.

Adaptation takes a long time, and it’s not a guaranteed (or timely) solution. The good news is that there are ways humans can help now.

How to give and get help to animals in Los Angeles

Multiple local organizations are quickly working to rescue animals from imminent danger and treat their injuries. Here’s how you can help these groups.

If you’re in the Los Angeles area, and if it’s safe to do so, consider helping these shelters by fostering. Pasadena Humane has received enough physical donations (like food) and are now asking for monetary donations to get the animals in their care the resources they need. The Little Lion Foundation, a Long Beach-based nonprofit focused on caring for cats, is open to providing space, supplies, and medical care for injured cats.

The Los Angeles Animal Services is directing people with small animals under evacuation orders to the Westwood Recreation Center and the Ritchie Valens Recreation Center if they need a place to stay. For people with large animals like horses, they recommend the Los Angeles Equestrian Center and the Hansen Dam Recreation Area.

Tingley also gave some advice for people who may come across wildlife. Report injured animals that you see to wildlife rehabilitation centers and on apps like [Animal Help Now](#), keep water available for displaced wildlife passing by, and keep pets indoors so that they don't interact with predators like bobcats and mountain lions.

Supporting conservation groups that work to protect wildlife is also an option. [Save LA Cougars](#), an initiative that's part of the National Wildlife Federation, has a strong track record: They successfully advocated for a wildlife crossing for LA's Highway 101. That crossing is [slated to open in 2026](#).

It's likely we will never know the exact loss of animal life in these wildfires — but the residents, researchers, and volunteers of Los Angeles are doing what they can to preserve the lives of their domesticated companions and wildlife neighbors.

"Angelenos love our natural beauty, and I think in many cases, actually love the great abundance of wildlife that are at our doorsteps," Tingley said.

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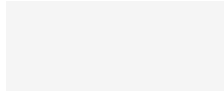
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As Los Angeles burns, President-elect Donald Trump is yelling at a fish.

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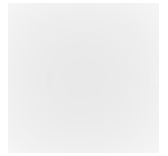


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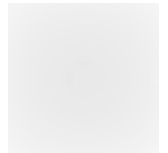


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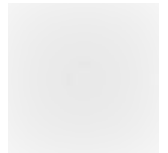


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L.A. Fires Live: At Least 27 Dead as Firefighters Make Containment Progress

"The potential for rapid fire growth and localized downed trees and power outages will still remain," said the National Weather Service Weather Prediction Center

By [Abigail Adams](#), [Clare Fisher](#), [Adam Carlson](#), and [Lawrence Yee](#) |

Updated on January 17, 2025 07:59PM EST

 **COMMENTS**

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Los Angeles continues to burn.

Fast-growing wildfires throughout L.A., fanned by severe winds and fed by dry vegetation, started over one week ago on Tuesday, Jan. 7, and soon sent tens of thousands of residents — including celebrities — scrambling for safety from the encroaching flames and plumes of smoke.

Thousands of structures have been affected so far in what is already the most destructive firestorm in the city's history, which has also disrupted a growing list of events and business activities.

The fires have spread quickly in different parts of the city, and information is still evolving about the scale of the destruction and when the blazes will be contained.

According to the Los Angeles County Medical Examiner, as of Thursday, there have been at least 27 deaths.

Here's what to know.

January 17, 2025 07:59 PM EST



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strongest winds forecasted for Tuesday evening, according to [ABC News](#).

The National Weather Service in Los Angeles has previously warned that there's a [60% chance of red flag warnings](#) being issued again on Monday, and a 70% chance the following day.

January 17, 2025 07:59 PM EST



Fire Containment Increases

Although both fires remain active, containment has increased for both the Eaton and Palisades fires.

As of Friday, the Eaton Fire, which has burned 14,117 acres — a number that has not changed in several days — is at 65% containment.

Meanwhile the Palisades fire, which has burned 23,713 acres, another number that has not grown in days, is now 31% contained.

January 17, 2025 07:59 PM EST



Death Toll Increases to 27

According to a Thursday, Jan. 16 release from [the Los Angeles County Medical Examiner](#), the death toll from the fires had reached at least 27.

"It may take several weeks before the identification of the decedents is confirmed as the Department of Medical Examiner is relying on complex scientific methods of identification," they added.

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Good News and Bad News from Weather Experts

The National Weather Service delivered some "good news" on Wednesday, Jan. 15 after high winds dropped across across Southern California.

"We are expecting a much-needed break from the fire weather concerns to close this week," NWS Los Angeles posted on X.

It did come with a word of caution, however.

"Bad News: Next week is a concern," the NWS added. "While confident that we will NOT see a repeat of last week, dangerous fire weather conditions are expected."

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The release stated that this figure only included cases "in which remains are found and reported to the County of Los Angeles Department of Medical Examiner (DME) by the investigating law enforcement agency."

"The DME cannot confirm human remains until after the DME processes them at our facility," it added.

The victims include 17 people who died in the Eaton fire and eight who died in the Palisades fire.

January 15, 2025 10:49 AM EST



When Wind, Fire Conditions Are Expected to Improve in SoCal

Winds "underperformed" on Tuesday, Jan. 14, but a "Particularly Dangerous Situation" red flag warning remains in effect through 3 p.m. local time on Wednesday, [the National Weather Service](#) said.

"We are not out of the woods yet," the agency wrote on X on Tuesday.

Parts of Ventura and Los Angeles counties are the focus of extreme fire danger warnings through Wednesday afternoon, Jan. 15, with northeasterly wind gusts of 30 to 50 mph expected across mountainous regions.

"The potential for rapid fire growth and localized downed trees and power outages will still remain," the National Weather Service Weather Prediction Center said.

Officials said conditions should improve during the day on Thursday, Jan. 16, as shift.

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The victims include 17 people who died in the Eaton fire and eight who died in the Palisades fire, [according to the Los Angeles County Medical Examiner](#).

The medical examiner's office has publicly identified many of the victims, while family members and friends have also identified others.

January 15, 2025 12:45 AM EST



Helicopter Shows Devastation in Altadena

While there have been many on-the-ground videos of the damage that the cities of Palisades and Altadena sustained, new aerial footage highlights the devastation and loss of the fires that are still burning in the Southland one week later.

KABC Helicopter Reporter Chris Cristi posted helicopter footage on Tuesday of Altadena on X, showing street after street of burned down homes and businesses.

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"THIS is the closest aerial view I've been able to capture yet of almost the entire town of Altadena, CA. There are no words..." Cristi wrote.

Comments were quick to note Cristi captured only a fraction of the town.

The Eaton fire that ravaged Altadena and nearby Pasadena is still active, having burned 14,117 acres. As of Tuesday night, it is at 35% containment.

January 15, 2025 12:45 AM EST



Eaton Fire Over One-Third Contained as High Wind Advisory Continues

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Hundreds of tents for fire personnel at the Eaton Fire base camp on Jan. 14, 2025. PHOTO: HANS GUTKNECHT/LOS ANGELES, DAILYNEWS, SCNG/MEDIANEWS GROUP VIA GETTY

A week after deadly fires first ripped through the Southland, firefighters are continuing to make progress in containment.

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The Eaton Fire that devastated Altadena and Pasadena is now 35% contained, having burned 14,117 acres.

The Palisades Fire is at 18% containment with 23,713 acres burned.

Meanwhile, the Hurst fire is nearly fully contained.

Ventura and L.A. County are still under high wind event advisory until midday Wednesday. Residents are encouraged to monitor evacuation alerts and avoid any activity that may start a fire.

The latest updates can be found at alertla.org.

January 14, 2025 06:32 PM EST



President Biden Calls Fires Devastating, Pledges Resources for California

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President Joe Biden in a file photo from Nov. 2024. PHOTO: SAUL LOEB/AFP VIA GETTY

President Joe Biden has pledged resources towards fight the ongoing fires burning in Los Angeles and helping those in need.

On Tuesday, Jan. 14, the president made his comments from a White House ceremony dedicating two new national monuments in California. The ceremony was originally supposed to be held in California last week, before the fires broke out.

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"As you all know, I was in California last week where the event was supposed to be held, where we had the postponement because the fires in Los Angeles. They're among the worst wildfires in California history," Biden said. "It's devastating. For Kamala and for so many of you, it's home. She and I and our entire administration have been working closely with Governor Newsom, Senator Padilla, Senator Schiff and the entire congressional delegation, to make sure California has every possible resource to fight these fires and help the survivors."

"To fight back against the misinformation that's going out. You know, that includes our heroic firefighters and first responders. The heart of the nation are with the victims and families left behind and all the people who've lost their homes, livelihoods and so much, so much to these fires," he continued.

"It's been devastating. It's incredible. It's incredible. Thousands of homes lost. Folks, it's another reminder tragedies like this is not about blue states and red states, not about conservatives and liberals. It's about the United States of America," Biden concluded.

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Los Angeles wildfires.

The donation comes from Amazon's entertainment division — which includes Amazon MGM Studios, Prime Video and Amazon Music — as well as Ring and Whole Foods Market.

The funds "will go directly to national and local disaster and response organizations," such as the American Red Cross of Southern California, World Central Kitchen, Los Angeles Fire Department Foundation, Habitat for Los Angeles Wildfire Fund and the Los Angeles Chamber of Commerce Small Business Relief/Recovery Fund.

Amazon is also offering "in-kind advertising opportunities on Prime Video for nonprofits supporting LA fire relief efforts."

January 14, 2025 12:53 AM EST



Beyoncé Postpones January 14 Announcement Due to Wildfires Devastation

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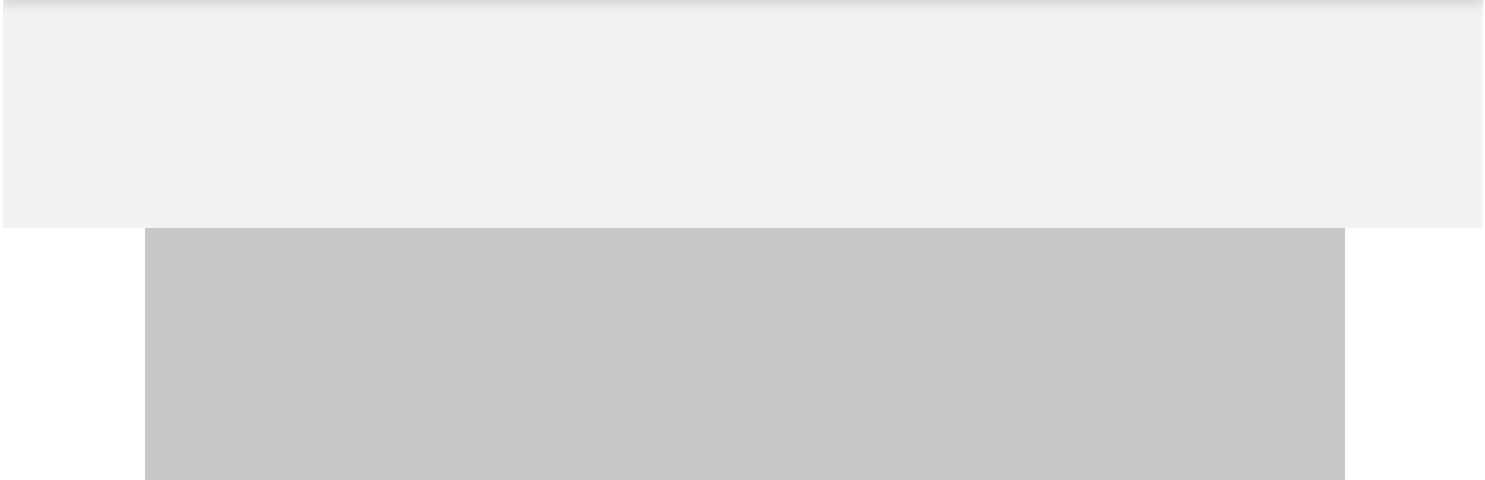


PHOTO: [@BEYONCE](#)/INSTAGRAM

Beyoncé has postponed her planned Tuesday, Jan. 14 announcement — widely believed to be a new album — to an unspecified date.

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blessed to have brave first responders who continue to work tirelessly to protect the Los Angeles community.”

“To join our efforts in supporting those impacted, please visit [@BeyGOOD](#),” tagging the public charity she founded.

On Monday, BeyGOOD announced via [Instagram](#) that \$2.5 million would be [going toward an L.A. Fire Relief Fund](#).

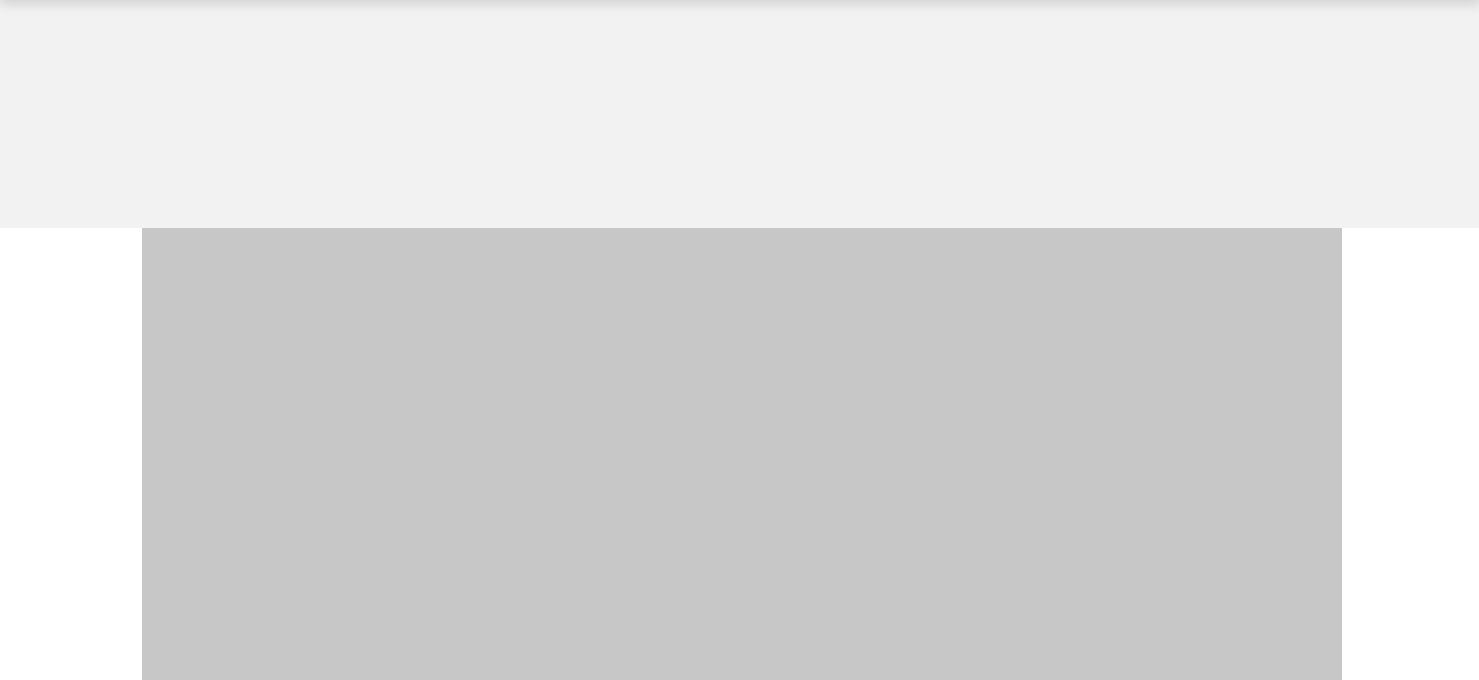
The performer last hit the stage for a [Christmas Day halftime show](#) for the Ravens-Texans game, performing songs from her last album, [Cowboy Carter](#).

January 14, 2025 12:53 AM EST



A Message From Gov. Gavin Newsom

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California Governor Gavin Newsom on Jan. 6, 2025. PHOTO: AP PHOTO/RICH PEDRONCELLI

Gov. Gavin Newsom tells PEOPLE in a statement Monday, Jan. 13, that, “We’re working in real-time to ensure a fast and organized recovery effort – giving Angelenos the tools they need to rebuild faster and stronger.”

He adds, “California has been here before: we know what effective wildfire recovery requires, and we’re using that experience to move faster than ever to support those impacted by these devastating fires.”

“The road ahead is difficult but California is doing all we can to help Los Angeles rebuild and move forward,” the governor states.

Los Angeles Fire Department Kristin Crowley echoed Newsom’s statement earlier in the day during a Palisades Fire press conference, saying, “While we witnessed significant loss, we saw many successes in the efforts to save lives and protect property. Containing the fires remains the top priority. When the time comes for recovery, we’re committed to a unified effort across the agencies to support the affected communities.”

[SKIP TO CONTENT](#)

12:53 AM EST



[SUBSCRIBE](#)

Search and rescue crews in Altadena following the Eaton Fire on Jan. 13, 2025. PHOTO: TAYFUN COSKUN/ANADOLU VIA GETTY

The Los Angeles County Fire Department shared an incident [update](#) on the evening of Monday, Jan. 13.

The Eaton Fire is 33% contained after burning through 14,117 acres while the Palisades Fire has impacted 23,713 acres and is now 14% contained.

A smaller fire, the Hurst Fire, has spread to 799 acres and is 97% contained.

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Firefighters are slowly gaining containment on the major fires, but will be challenged by a high wind event that will begin Monday night and last through Wednesday.

For the fire and evacuation notices, residents can check alertla.org.

January 14, 2025 12:53 AM EST



LAFD Braces for High Winds

Los Angeles Fire Department chief Kristin Crowley said in a press briefing on Monday, Jan. 13, that the department is prepared for dangerously high winds.

Response teams have been deployed ahead of the high wind event but residents are urged to be alert.

"I have staffed all available LAFD resources ahead of this wind event, and it's already underway. There are prepositioned engines, strike teams, task forces across the city to make sure we have the ability to rapidly respond," she said.

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[SUBSCRIBE](#)

The Particular Dangerous Situation (PDS) warning will be in effect from 4:00 a.m. Tuesday through noon Wednesday, with the service urging extreme caution.

Residents should not do anything that could potentially spark a fire. Resident should also heed alerts and have evacuation plans in place.

January 13, 2025 05:01 PM EST



PDS Red Flag Warning Issued For Thousand Oaks, Simi Valley and More

Portions of Thousand Oaks, Simi Valley, Camarillo, Fillmore, Northridge and more are facing what forecasters call a “particularly dangerous situation” (PDS) through Wednesday, Jan. 15.

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[SUBSCRIBE](#)

people is of most concern.

Check out the map below to see which areas are impacted.

January 13, 2025 04:34 PM EST



House Speaker Mike Johnson Suggests Putting 'Conditions' on Calif. Fire Aid

House Speaker Mike Johnson has suggested there may be "conditions" attached to federal aid sent to Southern California in response to the L.A.

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[SUBSCRIBE](#)

"There should probably be some conditions on that aid, that's my personal view," Johnson said, noting that he had yet to "socialize" this with other members of Congress "because we've all been very busy.

He added, "We'll see what the consensus is. ... It will be part of the discussion, for sure."

January 13, 2025 04:01 PM EST



Donald Trump's Team Discussing Visit to L.A. Fire Devastation: Report

President-elect Donald Trump's team is engaged in discussions about a possible visit to see the wildfire devastation in California, according to [NBC News](#), citing sources.

Gov. Gavin Newsom sent a letter to Trump on Friday, Jan. 10, inviting him to visit Southern California and "meet with the Americans affected by these fires, see the devastation firsthand, and join me and others in thanking the heroic firefighters and first responders who are putting their lives on the line."

On Saturday, Jan. 11, Newsom told NBC's [Jacob Soboroff](#) that he [had not received a response](#) from Trump's team.

January 13, 2025 02:53 PM EST



Biden Mourns L.A. Fire Victims, Thanks 'Brave' Fire Crews

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Biden also said he and the first lady "are deeply saddened by the devastation caused by the unprecedented ongoing wildfires across Southern California" as a whole.

"To the brave firefighters and first responders working day and night to suppress these fires and save lives: our nation is grateful," the president said at the end of his statement. "You represent the best of America and we are in your debt."

January 13, 2025 12:08 PM EST



'Urgent Preparations' Under Way Ahead of More Hurricane-Force Winds, L.A. Mayor Says

Los Angeles Mayor Karen Bass says the city is "making urgent preparations" as more hurricane-force are expected to impact the area through Wednesday, Jan. 15.

Forecasters with the [National Weather Service](#) predict "extremely dangerous fire weather conditions" will develop across coastal southern California early in the week with gusts up to 70 mph expected the night of Tuesday, Jan. 14.

A "Particularly Dangerous Situation Red Flag Warning" has been issued for Santa Barbara, Ventura and Los Angeles Counties through Wednesday morning.

At a news briefing, Bass said firefighters "are in a proactive and strategic posture to save lives" and the city's Department of Water and Power "is deploying water tankers" to enhance water supplies to firefighters.

"My top priority, and the priority of everyone else, is to do everything we can to protect lives," Bass told reporters on Monday, Jan. 13.

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[SUBSCRIBE](#)

At least 16 people have been reported missing, according to Los Angeles County Sheriff Robert Luna.

-- *Kirsty Hatcher*

January 12, 2025 03:47 PM EST



At Least 16 People Reported Missing Along with the 16 Confirmed Dead, Officials Say

Los Angeles County Sheriff Robert Luna said at a news conference on Sunday, Jan. 12, that at least 16 people have been reported missing since the wildfires started this week, per [The New York Times](#). Sheriff Luna anticipated the number of missing people to “absolutely” rise in the coming days.

That’s in addition to the 16 people confirmed dead, so far, by The Los Angeles County Medical Examiner as of Jan. 11.

January 12, 2025 08:33 AM EST



Containment Continues to Be Low on 2 of the Largest Fires

The Palisades and Eaton fires, two of the largest blazes affecting Los Angeles, have not been further contained.

[Cal Fire](#) shows that the Palisades fire remains at 11% containment as of Sunday, Jan. 12, while the Eaton fire remains at 15% containment.

However, the smaller Kenneth Fire is now 80% contained, while the Hurst Fire is

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[SUBSCRIBE](#)

The Los Angeles County Medical Examiner confirmed on the evening of Sunday, Jan. 12, that the death toll has increased to 24 people from the previously established 16.

-- *Nicholas Rice*

January 11, 2025 06:16 PM EST



Red Flag Warning Issued for L.A. and Ventura Counties

The [National Weather Service](#) has issued red flag warnings, in effect Saturday, Jan. 11, through Wednesday, Jan. 15, impacting around 15 million people in California's Los Angeles and Ventura counties. Winds could gust up to 50 mph at times, and conditions will remain dry with daytime humidities of between 10% and 20% and minimal improvement at night.

January 11, 2025 09:49 AM EST



A 'Fire Tornado' Forms

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FOX 11 captured [video footage](#) of a "fire tornado" forming in Los Angeles on Jan. 10, as fires continue to affect the city.

The natural occurrences, which the [Library of Congress](#) says are "rare," form when strong winds mix with fire, ash and smoke.

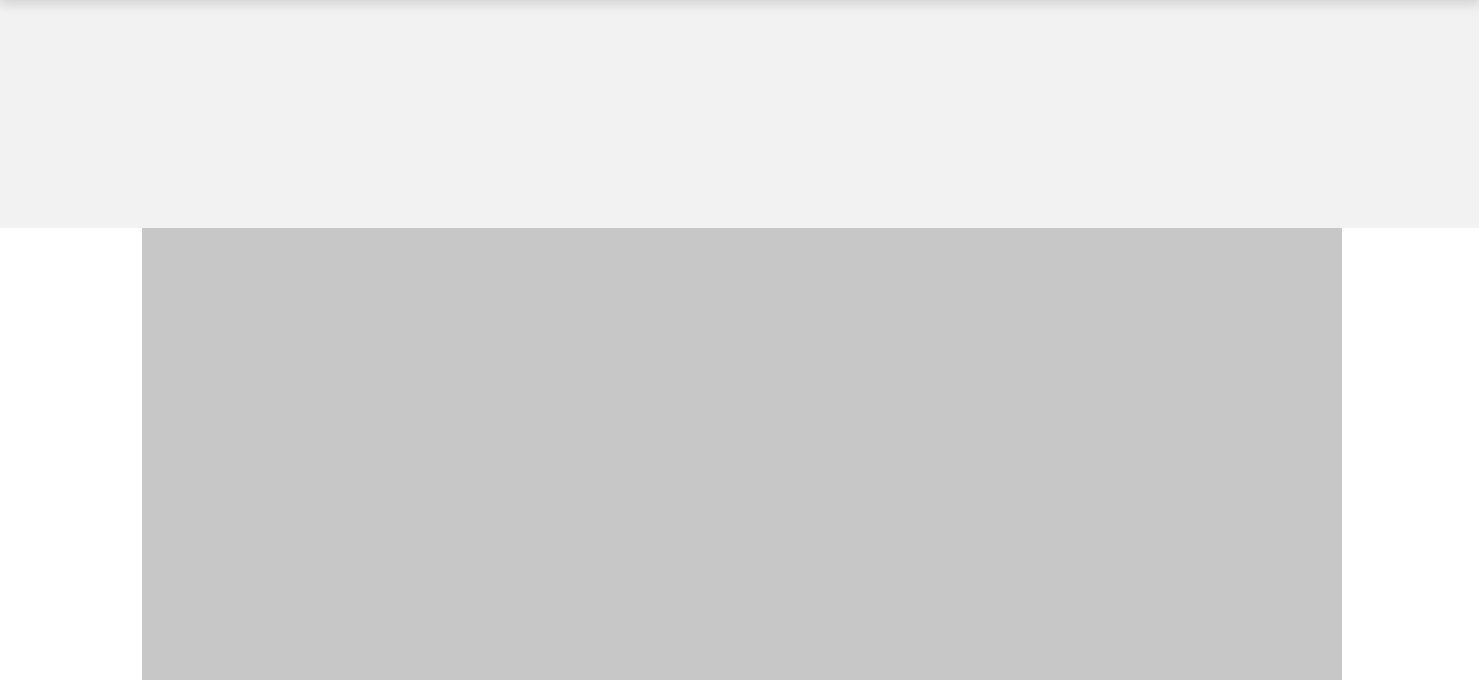
-- *Nicholas Rice*

January 11, 2025 01:20 AM EST



Palisades Fire Reaches 8% Containment, Eaton Fire 3% as of Friday Night

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A helicopter drops water on the Palisades Fire as it moves east towards Encino on Friday, Jan. 10, 2025.
PHOTO: PATRICK T. FALLON/AFP VIA GETTY

Firefighters are making slow and steady progress towards containing more than a half dozen fires that continue to devastate the Southland.

As of Friday night, the Palisades Fire has burned 21,317 acres and is 8% contained. However, the fire spread east towards the 405 freeway, forcing evacuations in parts of Encino, Brentwood and the Getty Center.

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[SUBSCRIBE](#)

Firefighters have also made strides towards containing the Eaton Fire, which has burned 14,117 acres and is now 3% contained.

Meanwhile, Governor Gavin Newsom has [called an investigation](#) into fire hydrant water pressure issues and reservoir closures that hampered fire response.

As homeowners return to their neighborhoods to assess the damage, Angelenos have mobilized to provide food, shelter and supplies for the displaced, their families and their pets. Even [Prince Harry and Meghan Markle helped distribute food](#) and goods to those affected by the Eaton Fire.

The threat still continues, and residents can get the latest updates at [alertla.org](#).

January 10, 2025 06:32 PM EST



11 Dead as of Friday, Authorities Say

As of Friday, Jan. 10, at about 2:30 local time, the County of Los Angeles Medical Examiner (DME) reported that there were 11 fire-deaths

[SKIP TO CONTENT](#)

They previously noted that the identification could take weeks given the severity of the ongoing fires.

January 10, 2025 04:32 PM EST



Gov. Gavin Newsom Demands Investigation into Reports of Water Pressure Loss amid L.A. Fires

California Gov. Gavin Newsom has written a letter to the heads of the Los Angeles Department of Water and Power and the Los Angeles County Public Works calling for an investigation into reports of loss of water pressure and lack of water supplies plaguing ongoing efforts to combat the L.A. fires.

Calling these reports "deeply troubling," Newsom wrote in the letter [shared online](#) Friday, Jan. 10 by journalist Yashar Ali that "while water supplies from local fire hydrants are not designed to extinguish wildfires over large areas, losing supplies from fire hydrants likely impaired the effort to protect some homes and evacuation corridors."

He added, "We need answers to how that happened," before stating that he has directed officials to prepare "an independent after-incident report."

The letter comes one day after Newsom [took to X](#) to state that "Southern California's water supplies are well-equipped to support local communities fighting the wildfires."

On Wednesday, L.A. officials [spoke out in response](#) to reports of fire hydrants running out of water in the Pacific Palisades.

"We had a tremendous demand on our system in the Palisades. We pushed the extreme," Janisse Quiñones, chief executive and chief engineer of

SKIP TO CONTENT

January 10, 2025 03:31 PM EST



Archer Fire Prompts Evacuations in Granada Hills Area

On Friday, Jan. 10, a new brush fire — named the Archer fire — prompted evacuation notices for the Granada Hills neighborhood, which is just west of San Fernando.

According to the Los Angeles Fire Department, a “mandatory evacuation” [was ordered](#) just before 1:30 p.m. local time. About an hour later, authorities [downgraded the evacuation](#) from mandatory to a “warning,” confirming that the blaze was just 31 acres in size at the time.

Per [ongoing updates](#) from authorities, containment on the other three smaller fires — known as Kenneth, Hurst and Lidia — is making good progress, while the two main fires — Eaton and Palisades, which are over 13,000 and 20,000 acres in size, respectively — are still burning with little containment.

— Stacy Lambe

January 10, 2025 02:13 PM EST



Father and Son Among Those Who Have Died in the Fires

While the County of Los Angeles Department of Medical Examiner said it will take weeks for the identities of victims who have died in the L.A. fires, friends and family members have started coming forward with stories of their loved ones who did not survive.

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[SUBSCRIBE](#)

White said that authorities told the family Mitchell was found by the side of his son's bed. The family believes Mitchell was trying to save him.

[Read more here.](#)

Meanwhile, Sisi Makhanya, who was able to get out of her L.A. home with her family on Wednesday, Jan. 8, recounted her harrowing experience to PEOPLE — and the one image that stuck with her.

"The most traumatizing was seeing a mother with her little children and their little backpacks running for help and safety. That is an image that's engraved in my mind and has haunted me," she said.

[Read more here.](#)

— Stacy Lambe

January 10, 2025 11:46 AM EST



At Least 10 Fire-Related Deaths as of Thursday, Authorities Say

As of Thursday, Jan. 9, there have been at least 10 fire-related deaths in the L.A. area, the County of Los Angeles Department of Medical Examiner said in a [statement](#) shared with PEOPLE.

Per the department, authorities have "received notification" for these 10 deaths as of 9 p.m. local time on Thursday. The medical examiner did not release the names of those who have died since "all cases are currently pending

and legal next of kin notification."

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January 10, 2025 11:25 AM EST



'Possible Arson Suspect' in Custody, No Connection to Blaze Confirmed: Police

Kenneth Fire

Fire crews battle the Kenneth Fire on Jan. 9, 2025. PHOTO: AP PHOTO/ETHAN SWOPE

On Thursday, Jan. 9, a suspect was taken into custody by the Los Angeles Police Department after a witness said a person was trying to light a fire. However, the authorities said no connection to any of the wildfires has been confirmed.

The unidentified suspect was apprehended as a "possible arson suspect," the LAPD said in a statement, adding, "A male was heard stating a suspect was 'going to light a fire.' "

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[SUBSCRIBE](#)

January 10, 2025 07:23 AM EST



Helicopter's Incredible Water Drop on Kenneth Fire Captured in Dramatic Video

The Ventura County Fire Department has released dramatic footage of the moment a helicopter extinguished part of the Kenneth Fire with a huge, direct water drop.

In a caption, the Fire Department added that "Forward progress of the Kenneth Fire has been stopped, and the fire is currently holding at 960 acres with 0% containment."

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continuing to provide structure protection and knock down hot spots," it continued. "There are no reported structures damaged or destroyed."

"All evacuation orders in Los Angeles County have been reduced to evacuation warnings. Evacuation warnings issued in Ventura County have been lifted."

January 10, 2025 05:00 AM EST



More Than 750,000 Homes and Businesses in California Currently Without Power

More than 750,000 properties in California are currently without power as a result of the wildfires, according to [PowerOutage.us](https://poweroutage.us).

This figure includes around 100,000 homes and businesses in Los Angeles County and 107,000 in Riverside.

The total across Southern California Edison is likely to change, however, as the tracking site is having difficulties collecting data amid the ongoing fires. As of 4 p.m. local time on Thursday, Jan. 9, it had posted a total of 367,000 customers without power across the region.

January 10, 2025 12:55 AM EST



Palisades Fire 6% Contained as of Thursday Night

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The Palisades Fire on Thursday, Jan. 9, 2025. PHOTO: DAVID SWANSON/AFP VIA GETTY

The Los Angeles County Fire Department provided updates on the major fires that are ravaging the Southland as of 7:42 p.m.

The Palisades Fire is now 6% contained. 19,978 acres have burned with hundreds of properties and businesses destroyed or damaged.

The Eaton Fire remains 0% contained with 13,690 acres burned.

The Kenneth Fire that started Thursday afternoon in West Hills, [potentially under suspicious circumstances](#), has burned 1,000 acres as of 9:00 p.m. Residents of nearby Hidden Hills and Calabasas have been evacuated as firefighters battle the blaze overnight. It remains at 0% containment.

Other spot fires continue to flare up and winds have picked up, creating additional challenges for responders.

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[SUBSCRIBE](#)

Residents in West Hollywood and Hollywood were allowed to return to their homes on Thursday after the LAFD and other agencies were able to contain the Sunset Fire.

Those remaining or returning to the heavily damaged Palisades and Altadena/Pasadena areas have been instructed to [boil water before consuming or cooking](#) as "disease-causing organisms" may be present.

While the exact number of deaths remains unknown, [CNN](#) reports there have been at least 10 fatalities associated with the fires.

January 09, 2025 08:38 PM EST



L.A. County Fire Evacuation Alert Sent Out in Error, Correction Issued

An L.A. County Fire evacuation alert meant for residents of Hidden Hills was sent out wide, alarming many residents already on edge as fires continue to burn across the Southland.

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"NEW: This is an emergency message from the Los Angeles County Fire Department. An EVACUATION WARNING has been issued in your area. Remain vigilant of any threats and be ready to evacuate. Gather loved ones, pets and supplies," the message read, accompanied by a loud audio alert.

The City of Santa Monica, which is directly south of the Palisades Fire and under evacuation warnings, tweeted there are no updated evacuations in the area.

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"All LA County residents just received a wireless emergency alert about evacuations from the county. There are NO updated evacuations in Santa Monica. EVACUATIONS IN SANTA MONICA ARE UNCHANGED," the tweet read.

L.A. County Supervisor Janice Hahn said the evacuation alert was "mistakenly issued countywide due to a technical error. A correction will be issued shortly," per [Spectrum News](#).

A correction was sent out, with an equally loud audio alert, about 15-20 minutes following the first. "Disregard last EVACUATION WARNING. It was for KENNETH FIRE Only," the correction read.

An L.A. County Sheriff public information officer told Spetrum that the alert came from ReadyLA and are working to track down why it was sent out.

Residents of Hidden Hills and West Hills are still under evacuation orders after a fire broke out near Victory Boulevard. The blaze, known as the Kenneth Fire, has since grown to over 791 acres as of 5:00 p.m. local time. Responders are

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the fire.

Both [Pepperdine University](#) has announced that most classes on the Malibu will be moved online until Sunday, Jan. 19, due to the ongoing fires in Southern California.

The same college campus was [threatened by the Franklin Fire](#) about one month ago.

“No words can remove the pain and loss many have encountered over the past two days,” University President Jim Gash said in a statement, “but as we confront this challenge, I am confident that Pepperdine will do everything we can to support one another and support our community.”

Students with classes scheduled for Calabasas, West Los Angeles, or Irvine campuses “will receive further guidance from their deans and/or supervisors,” according to Gash.

January 09, 2025 03:54 PM EST



Santa Ana Winds Expected to ‘Ramp Up’ Again in Southern California, Forecasters Say

The National Weather Service’s [Weather Prediction Center](#) (WPC) is warning that “critical fire weather conditions” are about to “ramp up again across Southern California.”

The “strong Santa Ana winds” will strengthen again on Thursday morning, Jan. 9, leading to “critical fire weather” along the coast once more, according to forecasters.

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These “dangerous” fire conditions “are expected to continue tonight before waning” on the morning of Friday, Jan. 10.

January 09, 2025 03:30 PM EST



Sunset Fire Is ‘Fully Contained,’ L.A. Mayor Announces

The Sunset Fire that threatened portions of West Hollywood has been “fully contained,” [Los Angeles Mayor Karen Bass](#) said.

The fire broke out just before 6 p.m. local time on Wednesday, Jan. 8, according to Cal Fire.

In a post on X, Bass asked those returning home to “please drive SLOWLY and watch the road,” adding, “Firefighters are still working in some damaged areas.”

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January 09, 2025 02:30 PM EST



Lakers Postpone L.A. Game Due to Fires

The Los Angeles Lakers have [postponed their game](#) against the Charlotte Hornets on Thursday, Jan. 9, due to the ongoing wildfires.

In a statement, the Lakers said the game “will be rescheduled” and applauded the work being done by fire crews battling the blazes.

“Our gratitude is with the first responders and all of you who come together when we need each other the most,” the team said, adding at the end of its statement, “We’re with you, L.A.”

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January 09, 2025 02:21 PM EST



Rams Still Scheduled to Hold Playoff Game in L.A., Team Says

The Los Angeles Rams have informed season ticket holders that the team's playoff game against the Minnesota Vikings remains scheduled for Monday, Jan. 13, according to *The Orange County Register's* [Adam Grosbard](#).

The game is currently slated to be played at SoFi Stadium in Inglewood, but the team said that "the NFL has contingency plans in the event a change in location is needed due to the tragic fires in our region."

If need be, the game will shift to State Farm Stadium in Glendale, Ariz., and will still be played Monday night.

"We will continue to monitor the situation closely and remain in contact with local officials, the NFL and the NFLPA," the team said.

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The order from [Cal Fire](#), which was issued late on Wednesday, Jan. 8, said the local water system was “potentially impacted with debris and elevated turbidity.”

“Failure to follow this advisory could result in illness,” fire officials said.

Treating the water, they added, “will not make the water safe.” It is unclear how long the “do not drink” order will be in place.

In the meantime, officials said “bottled water should be used for all drinking (including baby formula and juice), brushing teeth, washing dishes, making ice and food” and anything relating to pets and domestic animals.

January 09, 2025 01:58 PM EST



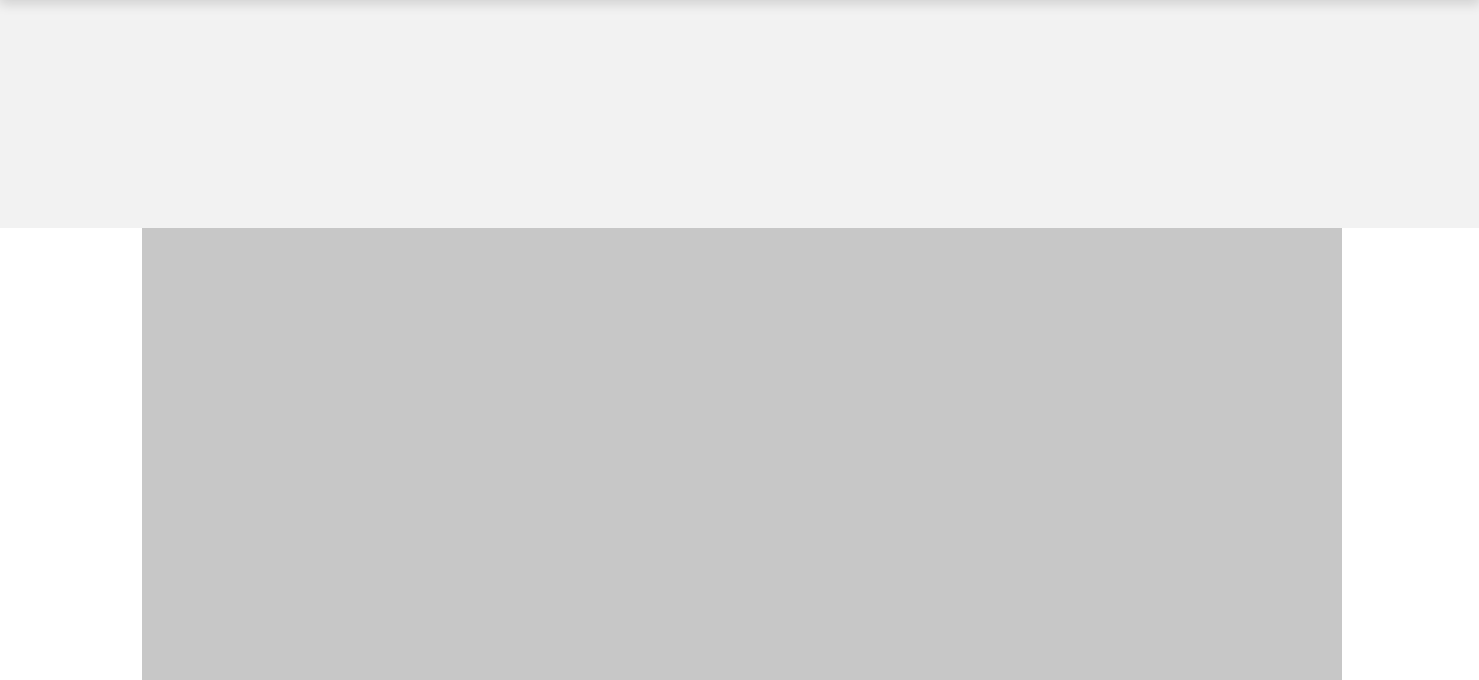
L.A. Fires Expected to be Costliest in U.S. History, Expert Says

The Los Angeles wildfires are expected to be the costliest in United States history, according to a new report from [The Wall Street Journal](#).

Total economic losses from the fires are now pegged at close to \$50 billion, said JPMorgan analyst Jimmy Bhullar.

Insured losses, according to Bhullar’s estimate, may be over \$20 billion, and “even more if the fires are not controlled.”

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A firefighter battles the blaze on El Medio Avenue during the Palisades Fire in the Pacific Palisades neighborhood of Los Angeles, California, US, on Tuesday, Jan. 7, 2025. PHOTO: JILL CONNELLY/BLOOMBERG VIA GETTY

January 09, 2025 12:22 PM EST



\$17M Fire Department Budget Cut Did Not Impact Wildfire Response, Mayor Says

Los Angeles Mayor Kim Bass addressed the criticism she is receiving for a reported \$17 million budget cut to the fire department ahead of the devastating L.A. wildfires.

At a press briefing on Thursday, Jan. 9, Bass said, “There were no reductions that were made that would have impacted the situation that we were dealing with over the last couple of days.”

She added that some of the confusion was that money had been allocated to be distributed “later on.”

“We were in tough budgetary times,” she explained.

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currently unknown, despite previous reports.

At a press briefing on Thursday, Jan. 9, Luna said he was “not satisfied” upon reviewing the preliminary information he received, but noted people “are doing their best” amid the difficult conditions.

“This continues to be a fluid and evolving crisis, and the numbers that we release throughout this incident are going to fluctuate,” Luna explained. “So anything we say is subject to change.”

Luna said he would deliver more accurate information when it becomes available.

January 09, 2025 11:56 AM EST



Growth of Eaton Fire ‘Has Been Significantly Stopped,’ Fire Chief Says

Los Angeles County Fire Chief Anthony Marrone says the growth of the Eaton Fire “has been significantly stopped.”

The fire is still an estimated 10,600 acres in size, but remains 0% contained, Marrone told reporters at a press briefing on Thursday, Jan. 9.

Nearly 900 firefighting personnel are assigned to the blaze, in addition to additional resources, according to the fire chief.

The cause of the Eaton Fire remains under investigation.

January 09, 2025 11:21 AM EST



[SKIP TO CONTENT](#)

Evacuation Orders Lifted for Sunset Fire

[SUBSCRIBE](#)

careful while returning to your homes,” the fire department said in its announcement.

January 09, 2025 10:21 AM EST



Residents Seen Fighting Eaton Fire on Their Own

Some residents have been spotted fighting fires on their own as resources run thin to battle the blazes burning across Southern California.

[Los Angeles Times](#) videographer Robert Gauthier captured footage of two men using garden hoses to spray a home in Altadena that went up in flames during the Eaton Fire.

Another man, Samuel Girma, was also filmed using a small hose to fight the enormous flames and prevent embers from spreading to the house next door.

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January 09, 2025 09:32 AM EST



4 Firefighters Injured in Eaton Fire

Four firefighters have been reported as injured in the Eaton Fire.

The Los Angeles County Fire Department revealed the update in a post on X on Wednesday, Jan. 8. The news comes after the L.A. fire department confirmed that five civilians had lost their lives.

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The L.A. fire department also updated that 10,600 acres had been burned, while 972 structures had been destroyed and 84 structures had been damaged.

January 09, 2025 12:46 AM EST



Palisades, Eaton Fires at 0% Containment as of Wednesday Night, Officials Say

The Los Angeles County Fire Department gave an update on the major fires ravaging the Southland on Wednesday night.

As of 8:00 p.m. Jan. 8, the Palisades Fire has burned 15,832 acres with 0% containment. The Eaton Fire has burned 10,590 acres with 0% containment, the agency posted on [X](#).

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There are additional fires burning in the Hollywood Hills, Studio City, Acton and Sylmar.

Strong winds and the dark have made responders' jobs more difficult as fires continue to spread throughout the region into a third day.

There have been five confirmed civilian fatalities, all from the Eaton Fire devastating Pasadena and Altadena. Thousands of homes have been destroyed or damaged, from citizens to [celebrities](#).

Residents can get up-to-date emergency & evacuation information at <http://lacounty.gov/emergency>.

January 08, 2025 09:43 PM EST



New Brush Fire Breaks Out in Hollywood Hills, Evacuations Ordered

A fast growing brush fire broke out in the Hollywood Hills early Wednesday

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"Please pray for LA— the Hollywood Hills are now on fire. I just took this video as I am about to evacuate my house," the former NFL player wrote of the blaze being dubbed the Sunset Fire.

"Approximately 10 acres burning between Runyon Canyon and Wattles Park," the Los Angeles Fire Department [wrote in an evening alert](#).

"A Mandatory Evacuation Order is now in place for Laurel Canyon Blvd (on the west) to Mulholland Dr (on the north) to 101 Freeway (on the east) down to Hollywood Blvd (on the south)."

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[SUBSCRIBE](#)

Flames are seen on the hillsides above Hollywood Blvd on Jan. 8, 2025. PHOTO: AARONP/BAUER-GRIFFIN/GC IMAGES

As of 9:00 p.m., the fire has grown to engulf 60-100 acres, per the LAFD.

The Hollywood Hills is home to many celebrities, athletes and other notable figures. The southern border of the fire is nearing several historic landmarks, including the Dolby Theatre where the Oscars are held. Nearby attractions also include the TCL Chinese Theatre and the Hollywood Walk of Fame. Those areas have been evacuated as the Sunset Fire spreads.

January 08, 2025 09:31 PM EST



Eaton Fire Claims 5 Civilian Lives, Destroyed 500 Structures

The Pasadena Fire and Police departments held a joint press conference on Wednesday afternoon, Jan. 8, to provide updates on the Eaton Fire, which has now grown almost as the Palisades Fire.

As of 4:30 p.m., the Eaton Fire has burned 10,600 acres with 0% containment, Pasadena Fire Chief Chad Augustin.

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[SUBSCRIBE](#)

Pasadena Police Chief Gene Harris gave a strong warning to looters who might want to take advantage of the abandoned homes and cars.

"Don't come here," Harris warned, saying that anyone unauthorized in the area would be met by police.

January 08, 2025 06:46 PM EST



NBC's Jacob Soboroff Found His Childhood Home Destroyed

For NBC News correspondent Jacob Soboroff, reporting from the devastation in the Pacific Palisades amid [the raging wildfires](#) around L.A. is not just a job — it's also painfully personal because it's where he grew up.

"I was born and raised here," Soboroff says, "and it's really devastating to see."

He remembers the neighborhood pre-fire as a small town in a big city: "a patchwork of different communities."

"There are families who lived here for generations and there are lots of young, new families who've moved in and worked there. It's a very special place," he tells PEOPLE. "You can live a life where you can walk into the village and walk into the grocery stores or the pharmacy or the library."

He hasn't been back to his old childhood home in many years. But when he did, for his reporting on Wednesday, Jan. 8, Soboroff found it had burned down.

[Read more here.](#)

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[SUBSCRIBE](#)

January 08, 2025 06:44 PM EST



Death Toll Rises to 5: AP

The number of dead in the fires has grown to five, [the Associated Press reported](#), citing the L.A. County Sheriff's Department.

The causes of death were not immediately available.

The fires combined have so far burned nearly 27,000 acres, almost entirely between the Palisades and Eaton fires, state officials said.


January 08, 2025 04:23 PM EST



How to Help Victims of the L.A. Fires

With fires erupting across Southern California, especially Los Angeles County, several organizations — including the Red Cross, World Central Kitchen and [other groups](#) — are offering their assistance in the area.

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People watch the smoke and flames from the Palisades Fire in the Pacific Palisades neighborhood on January 07, 2025 in Los Angeles, California. PHOTO: TIFFANY ROSE/GETTY

January 08, 2025 03:24 PM EST



Palisades Fire Is Most Destructive in L.A. County History: Report

The Palisades Fire is now the most destructive in the history of Los Angeles County, according to the [Associated Press](#).

An estimated 1,000 structures have been destroyed across the county as the fire burns for a second day.

January 08, 2025 03:13 PM EST



Palisades Fire Grows to 11,802 Acres

The Palisades Fire grew to 11,802 acres on Wednesday, Jan. 8, according to [the Associated Press](#). It remains 0% contained.

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The Palisades fire burns near homes in Pacific Palisades on Tuesday, January 7, 2024.

The Palisades fire burns near homes in Pacific Palisades on Tuesday, January 7, 2024. PHOTO: HANS GUTKNECHT/MEDIANEWS GROUP/ LOS ANGELES DAILY NEWS VIA GETTY

January 08, 2025 03:13 PM EST



ABC News Reporter Gives Tour of His Family's Destroyed Neighborhood amid Fires

A reporter with ABC News says the neighborhood where he grew up “will never be the same” after the Palisades Fire burned it to the ground.

Chief national correspondent Matt Gutman took cameras through the neighborhood where he grew up in Pacific Palisades on Wednesday, Jan. 8. As he spoke, he guided viewers through where some homes had already been destroyed and others continued to burn.

[SKIP TO CONTENT](#)

January 08, 2025 02:41 PM EST



Federal Government Is 'Prepared to Do Anything and Everything' to Help Fight Fires, Biden Says

President [Joe Biden](#) is offering federal assistance to Southern California to help battle the ongoing fires.

During a news conference with California fire officials on Wednesday, Jan. 8, Biden said the federal government is "prepared to do anything and everything for as long as it takes to contain these fires and help reconstruct" the impacted areas.

"It's going to be a hell of a long way. It's going to take time," the president added.

January 08, 2025 02:41 PM EST



Hundreds of Thousands Without Power in Southern California

Nearly 400,000 customers are without power in Southern California as fires continue to burn in the area, according to [PowerOutage.us](#).

More than 260,000 customers are currently without power in L.A. County, and nearly 50,000 are without power in the neighboring Ventura County.

In Riverside County, about 29,000 customers are without power. Meanwhile, in San Bernardino County, nearly 32,000 customers are without power.

[SKIP TO CONTENT](#)

0 customers are without power in Orange County as well.

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More than 700 fire personnel are assigned to the fire, which is still 0% contained, as noted in an update shared just after 10:30 a.m. local time on Wednesday, Jan. 8.

Evacuation orders have been issued in Altadena, Pasadena, La Cañada Flintridge, Sierra Madre and Glendale.

January 08, 2025 01:58 PM EST



L.A. Fires 'Will Get Significantly Worse' Before Improving, Expert Says

Experts are saying that the situation in Southern California is far from improving as multiple fires burn in the Los Angeles area.

"This event is not only not over, but it is just getting started and will get significantly worse before it gets better," Daniel Swain, a UCLA climate scientist, said at an afternoon briefing on Tuesday, Jan. 7, per [The Los Angeles Times](#) reported.

He added that the strongest and most widespread winds have "yet to come."

January 08, 2025 11:57 AM EST



2 Dead in Eaton Fire, Fire Official Says

Two people have died during the Eaton Fire, Los Angeles County Fire Department chief Anthony C. Marrone announced at a news briefing on Jan. 8, according to [CBS News](#) and [NBC News](#).

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Five wildfires are currently burning in the Los Angeles area, according to [CalFire](#).

The largest blaze is the Palisades Fire, which has burned nearly 3,000 acres of land since it was sparked around 10:30 a.m. local time on Tuesday, Jan. 7. As of 5:16 a.m. on Wednesday, Jan. 8, the blaze is 0% contained.

The Eaton Fire, also known as the Close Fire, was also 0% contained on Wednesday morning, having burned nearly 2,300 acres of land since beginning around 6:30 p.m. on Tuesday.

Just north of the Palisades Fire is the Woodley Fire, which began in the Sepulveda Basin neighborhood around 6:15 a.m. on Wednesday. As of the latest status report, the blaze was 75 acres in size.

Farther north is the Hurst Fire, which is 500 acres in size. The blaze began just after 10:30 p.m. on Tuesday, and was 0% contained as of about 5 a.m.

A fifth blaze, the Tyler Fire, is burning west of L.A. near Coachella. The 15-acre blaze is 50% contained.

January 08, 2025 11:26 AM EST



Teacher Remembers Helping Students Evacuate School as Palisades Fire Erupted Nearby

A teacher is opening up about helping their student evacuate a school in Pacific Palisades as a wildfire rapidly grew nearby.

The teacher, who was not named in the [Los Angeles Times](#) report, recalled seeing "a tremendous amount of smoke on the campus" of the Calvary Christian School as the Palisades Fire burned on Tuesday, Jan. 7.

SKIP TO CONTENT

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had come back home because of the fire. It happened so quickly.

January 08, 2025 07:59 AM EST



L.A. Lakers Coach JJ Redick's Family Among Evacuees

L.A. Lakers coach [JJ Redick](#) said his family were "freaking out" as they were forced to evacuate their home amid the fires. Prior to the Lakers game in Dallas on Tuesday, Jan. 7, Redick sent his "thoughts and prayers to everyone in the Palisades right now," adding, "that's where I live."

Per the [AP](#), he noted, "Our family, my wife's family, my wife's twin sister, they've evacuated. I know a lot of people are freaking out right now, including my family."

"Thoughts and prayers for sure, and hope everyone stays safe."

January 08, 2025 05:22 AM EST



Spencer Pratt's 'Nightmare Came True' as His Home is Destroyed

Former [Hills](#) star [Spencer Pratt](#), 41, [shared a video on TikTok](#) after the fire burned through his and wife [Heidi Montag Pratt](#)'s home. "Nightmare came true," the [father of two](#) captioned the video in which he said, "for real ... let's go!" as the blaze moved closer.

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January 08, 2025 05:06 AM EST



Travis Barker's Children Alabama and Landon Evacuated: 'Praying for Everyone'

Alabama Barker, 19, and her 21-year-old brother Landon shared Instagram Stories posts that they'd been forced to leave their homes. Singer Landon [shared a selfie](#) and noted that he was "praying" for everyone affected, while his sister urged her followers to "[be safe](#)." The siblings are the children of Blink 182 drummer [Travis Barker](#) and his ex-wife [Shanna Moakler](#).

January 08, 2025 04:48 AM EST



Eugene Levy 'Stuck' as He Tries to 'Flee'

[Schitt's Creek](#) star [Eugene Levy](#), 78, told the [LA Times](#) that he'd found himself "stuck" by "black and intense" smoke over Temescal Canyon as he tried to leave

[SKIP TO CONTENT](#)

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Our Lives'

Star Wars actor Mark Hamill, 73, shared a "personal fire update" on [Instagram](#) revealing that he'd been evacuated from Malibu at 7 p.m. alongside his wife [Marilou](#) and their dog Trixie. The actor — who is now staying with his daughter [Chelsea](#) in Hollywood — urged his followers to "stay safe." He also noted that they were the "most horrific fires since '93," and that his family had been "fleeing for our lives."

[SKIP TO CONTENT](#)

The Screen Actors Guild announced that it has canceled its in-person nomination announcement for the 31st Annual SAG Awards "in an abundance of caution for the safety of our presenters, guests, and staff." Nominees will instead be announced via press release and published on the guild's website. The awards ceremony is scheduled for Feb. 23.

January 08, 2025 12:53 AM EST



Mayor Karen Bass Declares State of Emergency

As residents continue evacuating, Los Angeles Mayor Karen Bass has [declared a state of emergency](#) to "amplify response efforts to the devastating Palisades Fire and ongoing windstorm" and "help clear a path for a rapid recovery."

"To the thousands of families impacted by this horrific fire – the City of Los Angeles is providing resources and shelter as this emergency continues," Bass said. "To the hundreds of brave firefighters and first responders who have been responding all day to this blaze – we thank you. The City is working aggressively to confront this emergency."

President Joe Biden [also said](#) he and his team are in contact with local officials and offered federal assistance.


As of 9:23 p.m. local time, the Palisades Fire has grown to cover 2,921 acres and is zero percent contained, per [Cal Fire](#).

A second fire reported in Los Angeles County, Eaton Fire, covers 400 acres and is also 0 percent contained. It started at 6:23 p.m. local time.

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Palisades Fire in Pacific Palisades



Getty Villa. PHOTO: DAVID SWANSON/AFP VIA GETTY

Footage of the Pacific Palisades fire nearing the historic Getty Villa circulated Tuesday afternoon, showing flames getting dangerously close to the art museum, which holds priceless works of art.

Journalist Leslie Sanchez shared [videos of flames making their way up the hill](#) towards the museum's Villa De Leon.

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According to a [museum update posted on X](#), "some trees & vegetation on site have burned, but no structures are on fire, and staff and the collection remain safe."

The museum reportedly has sophisticated fire protection systems in place to protect the art it houses.

"In an abundance of caution and to keep roads clear in the surrounding areas, the Getty Center will be closed tomorrow January 8," the museum later [wrote](#) on X. "Getty Villa will remain closed through Monday, January 13. We are closely monitoring the situation and will provide updates as they become available."

January 07, 2025 08:51 PM EST



Actor James Woods Evacuates Palisades, Doesn't Know Fate of His Home

James Woods was one of thousands who evacuated their homes as the Pacific Palisades fire quickly spread.

[SKIP TO CONTENT](#)

"To all the wonderful people who've reached out to us, thank you for being so concerned. Just letting you know that we were able to evacuate successfully. I do not know at this moment if our home is still standing, but sadly houses on our little street are not," he tweeted just before 4:00 p.m. local time.

Earlier in the day, he tweeted photos of [flames getting dangerously close to his deck](#) and the [home of a neighbor who lived two doors down on fire](#).

January 07, 2025 08:32 PM EST



Actor Steve Guttenberg Assists LAFD in Pacific Palisades Evacuations

Actor Steve Guttenberg [assisted in the Pacific Palisades evacuations](#) as the fires quickly spread.

In an interview with local news station KTLA, the *Police Academy* and *Three Men and a Baby* star, 66, urged fellow residents to leave the keys in their cars so he could move them to help fire crews battle the blaze.

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January 07, 2025 07:05 PM EST



30,000 People Evacuated as Firefighters Battle Pacific Palisades Blaze

The Los Angeles Fire Department held a press conference Tuesday afternoon to provide updates on the fast-moving Pacific Palisades fire.

Authorities said 30,000 people have been evacuated from 10,000 homes or 15,000 structures (including businesses). Fortunately, there have been no injuries or deaths reported so far.

However, authorities warned that conditions may get worse as the strongest part of the wind event is expected to occur between 10:00 p.m. and 5:00 a.m. Tuesday night into Wednesday morning.

Residents can get the latest updates at <https://lacounty.gov/emergency/>.

[SKIP TO CONTENT](#)

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"No politics, no hand wringing, no kissing of the feet," Newsom said of Biden's response. "The emergency proclamation is being drafted as we speak, and I just want to thank the President, because that's something I don't take for granted and something we should not take for granted at this moment in American history."

January 07, 2025 06:55 PM EST



***Unstoppable* Premiere Canceled amid Fires, High Winds in Los Angeles**

The Los Angeles premiere of Jennifer Lopez's wrestling biopic *Unstoppable* [has been canceled](#) due to "heightened wind activity and fire outbreaks."



Jennifer Lopez as Judy Robles and Jharrel Jerome as Anthony Bobles in *Unstoppable*

[SKIP TO CONTENT](#)

"As much as we were looking forward to celebrating this wonderful and inspiring film with you, safety is our first priority," the statement continued. "Thank you for your understanding and please stay safe."

There's no word on whether or not the event will be rescheduled.

January 07, 2025 06:39 PM EST



Celebs Step Up and Share Their Stories

The Pacific Palisades is an affluent L.A. neighborhood home to many celebrities, and celebrities are among those affected and also among those trying to help.

Steve Guttenberg [told local station KTLA](#) that he's ready to help move vehicles that people may feel they have to abandon in getting to safety.

"What's happening is people take their keys with them as if they're in a parking lot. This is not a parking lot. We really need people to move their cars," he said. "If you leave your car behind, leave the key in there so a guy like me can move your car so that these fire trucks can get up there."

With traffic reportedly jammed in the area, Guttenberg, 66, said he wanted to do his part.

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"There are people stuck up there. So we're trying to clear Palisades Drive and I'm walking up there as far as I can moving cars," he said, noting, "There are families up there, there are pets up there. There are people who really need help."

Separately, actor James Woods [shared updates to X](#) (formerly Twitter) as the flames burned around his property.

"We were blessed to have LA fire and police depts doing their jobs so well. We are safe and out," he wrote. "There are several elementary schools in our neighborhood and there was an enormous community effort to evacuate the children safely. Can not speak more highly of the LA fire and LAPD."

Amid the weather conditions, the premiere for Jennifer Lopez's film *Unstoppable* [was also canceled](#), PEOPLE confirmed.

January 07, 2025 06:30 PM EST



The Fire Has Grown Again

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Early Indications of Damages, Casualties Are Unclear

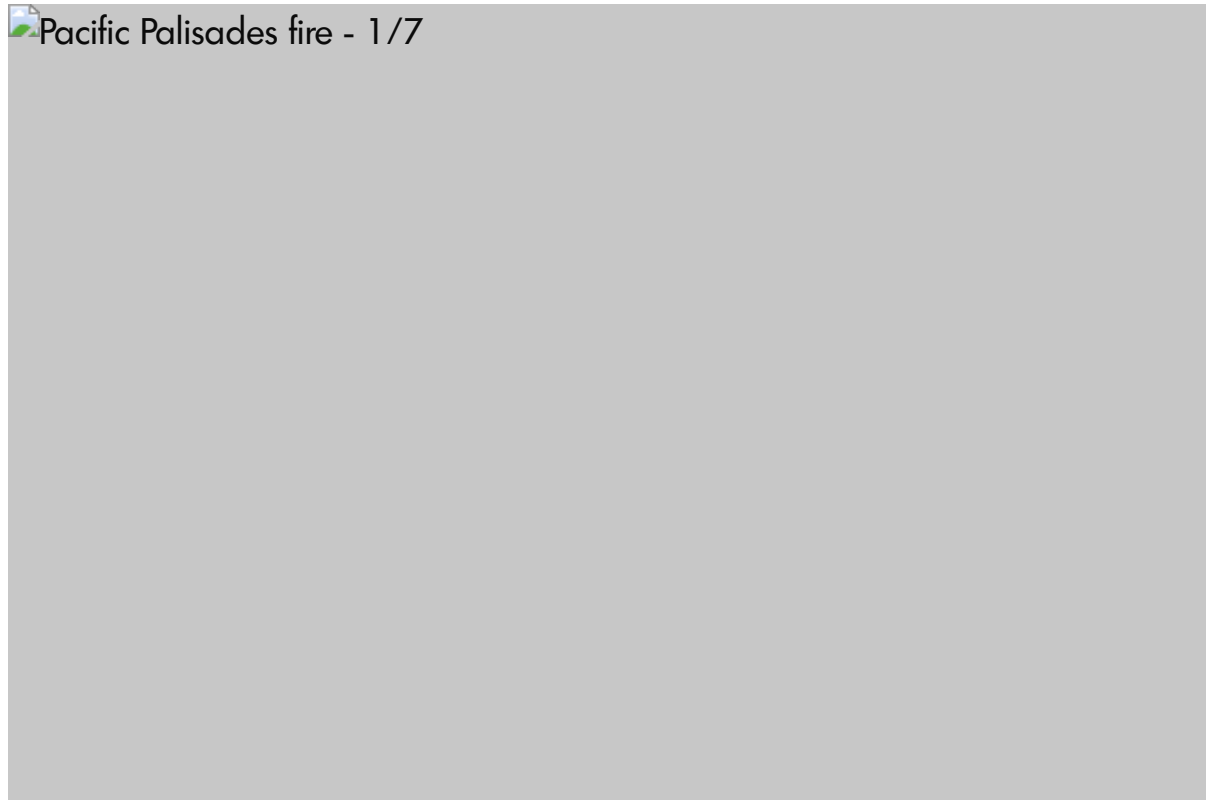
While the fast-moving fire quickly spurred widespread alarm, as locals sought shelter or to track and avoid the path of destruction — there are no early indications available of how much damage the Palisades fire has caused.

The California Department of Forestry and Fire Protection does not yet list a number of structures damaged or destroyed or of people injured or killed.

The fire is 0% contained.



Pacific Palisades fire - 1 / 7



The Palisades fire in L.A. PHOTO: DAVID SWANSON/AFP VIA GETTY

January 07, 2025 06:13 PM EST



[SKIP TO CONTENT](#)

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The peak period for high winds was expected to last from 12 p.m. local time on Tuesday to 12 p.m. on Wednesday, Jan. 8, forecasters with [NWS Los Angeles](#) said.

L.A. and Ventura Counties were anticipated to see north-northeastern wind gusts of 50 to 80 mph, with isolated gusts up to 80 to 100 mph predicted in the mountains and foothills.

These “could be the strongest north winds” the area has seen since the wind event in November and December 2011, according to forecasters.

[Read more here.](#)

January 07, 2025 06:03 PM EST



Evacuation Details

Both evacuation orders and warnings have been issued by local authorities. Updates are being shared by state and L.A. officials [here](#) and [here](#).

An evacuation center is being staged at Westwood Recreation Center.

January 07, 2025 06:03 PM EST



When and Where the Fire Started

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The Palisades fire in L.A. PHOTO: DAVID SWANSON/AFP VIA GETTY

It's only been a few hours since the fire began, according to authorities, but it has already grown quickly

The California Department of Forestry and Fire Protection said the fire started at 11:04 a.m. local time (later corrected to 10:30 a.m.) southeast of Palisades Drive not far from Temescal Canyon in west L.A. At the time, it covered just 10 acres.

The cause remains under investigation.

By 2:23 p.m. local time, the fire had grown from to 770 acres, based on aerial mapping, according to the L.A. Fire Department.

The California Department of Forestry and Fire Protection estimated the size at 300 acres "and growing."

More than 250 firefighters and other agencies have responded, the L.A. Fire Department said.

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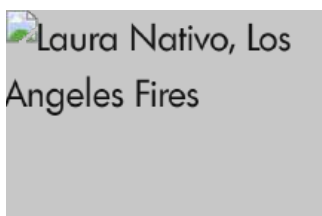
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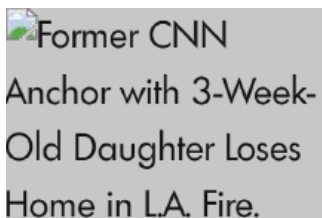
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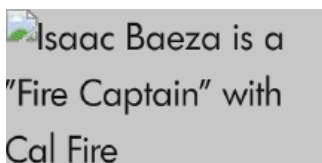
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By Anna Lazarus Caplan

A view of homes destroyed by the Eaton Fire

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Grandfather Who Didn't Want to Leave His Home of 50 Years amid L.A. Fires Found Dead in His Bed, Daughter Says


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Firefighters work to extinguish flames engulfing a home as a brush fire rages in

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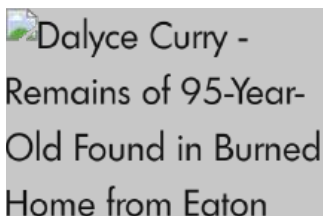
Man Recalls Jumping into a Cistern in Escape from the Palisades

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Man Recalls Jumping Into a Cistern to Escape the Palisades Fire, Saving Himself and His Dog (Exclusive)

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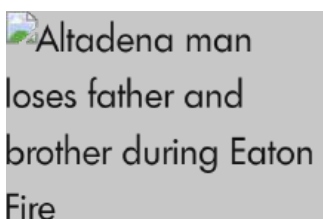
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Dalyce Curry -
Remains of 95-Year-
Old Found in Burned
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95-Year-Old Grandmother's Remains Discovered Days After Her Home Was Destroyed in L.A. Fires, Family Says: 'Total Devastation'

By Becca Longmire



Altadena man
loses father and
brother during Eaton
Fire

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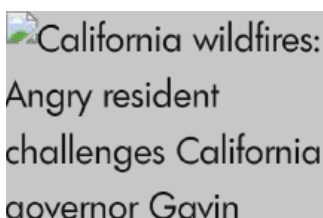
Man Who Lost Father and Brother in Eaton Fire Reveals Dad's Last Words as Flames Closed In

By Angel Saunders

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Before-and-After Photos Show the Sudden Devastation from the L.A. Wildfires

By Adam Carlson

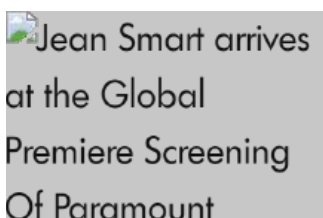


California wildfires:
Angry resident
challenges California
governor Gavin

REAL PEOPLE TRAGEDY

Anguished Mom Confronts California Governor Outside Her Daughter's Burned School amid L.A. Wildfires

By Adam Carlson



Jean Smart arrives
at the Global
Premiere Screening
Of Paramount

REAL PEOPLE TRAGEDY

Jean Smart Calls for Awards Shows Not to Be Televised, the Money Donated to L.A. Fire Victims: 'With All Due Respect'

By Jen Juneau

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PEOPLE BY FIRES
COVER

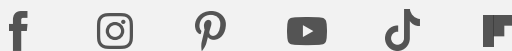
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By Adam Carlson

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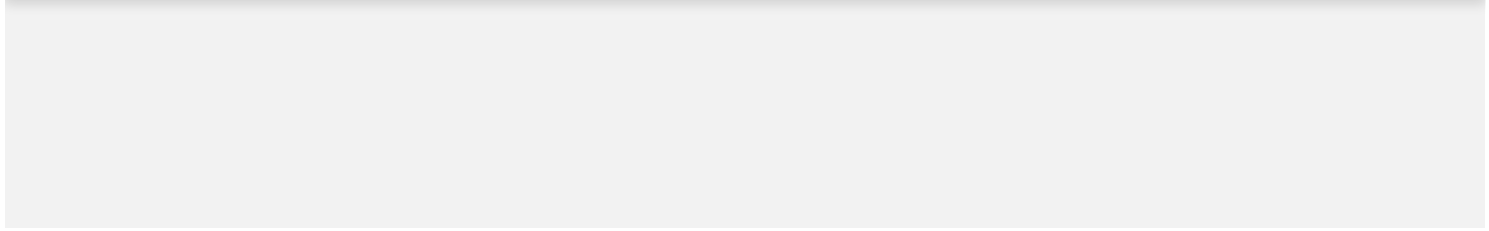
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CALIFORNIA WILDFIRES

L.A. fires: Fire chief warns residents that ‘the danger has not yet passed’

By **Aidin Vaziri**, **Jessica Flores**, **Nora Mishanec**

Updated Jan 15, 2025 8:27 p.m.



Cal Fire engineer Garrett Scott, and Captain Evan Brack stand on a ridge as they lead members of the California Conservation Corps Monterey Bay Crew 1 in search of hotspots at the Palisades Fire near the Tarzana neighborhood of Los Angeles, Calif., Tuesday Jan. 14, 2025.

Stephen Lam/The Chronicle

Firefighters in Los Angeles County increased containment Wednesday of the deadly Palisades and Eaton wildfires that began nine days. Nearly 100,000 residents were under evacuation orders and the death toll was 25.

- **California fire map & tracker:** [Latest updates on active fires throughout the state](#)
- **More fire coverage:** [Was Palisades Fire started by rekindling of a blaze from New Year's Day?](#)
- **Related:** [The L.A. fires skipped over this historic avenue. Neighbors credit 'trees of God'](#)

As of Wednesday evening, the **Eaton Fire** was 45% contained and had burned 14,117 acres and damaged or destroyed at least 7,000 structures (including vehicles)

≡ **San Francisco Chronicle**

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vehicles); and the **Hurst Fire** was 98% contained and had burned 799 acres in and around Sylmar.

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Medical examiner confirms human remains in nearly all reported deaths

The Los Angeles County Medical Examiner in an update Wednesday afternoon confirmed the human remains of 24 of the 25 reported fire-related deaths. Officials

said that the outstanding victim, who was found in the Pacific Palisades on Tuesday, is still awaiting response from the medical examiner's office, officials said.

Los Angeles city attorney charges two with breaking fire zone curfew

Two men in their mid-40's will face charges for allegedly breaking the city's established 6 p.m. to 6 a.m. curfew for zones under evacuation orders or warnings, the Los Angeles Times reported Wednesday. The men were in restricted space within the Pacific Palisades at 4:30 a.m. Saturday, according to reporting from the Times, who cited charging documents. The curfew was established after 20 people were arrested on suspicion of looting after the fires, the Times reported.

EPA gets \$100 million for debris removal

The Federal Emergency Management Agency has allocated \$100 million to the U.S. Environmental Protection Agency (EPA) to clear hazardous debris from the wreckage of the Palisades and Eaton fires, Gov. Gavin Newsom's office announced Wednesday. The agencies will begin removing explosive and highly toxic materials including pesticides, propane tanks and electric vehicle batteries from the fire zones "as soon as is safe," the governor's office said.

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L.A. County urges monetary donations as physical goods reach capacity

Los Angeles County officials announced that in-person donations are at capacity, with many local charities overwhelmed by the generosity of the public. The county expressed gratitude for the “overwhelming outpouring of generosity” but noted that donations are “well beyond what many charitable organizations can process at this time.” To better manage support, LA County is working with partners to identify urgent needs and will launch a portal for a new fire relief fund. Monetary donations are encouraged.

Santa Ana winds subside in LA County

The Santa Ana winds that fueled recent fires in Los Angeles County began to subside Wednesday afternoon. The National Weather Service noted, “Dry conditions and locally gusty winds will linger into Thursday — especially in some mountains.” Red Flag warnings expire at 6 p.m. today, except for the windiest mountains, which last until 3 p.m. Thursday. “Good news: We are expecting a much-needed break from the fire weather concerns to close this week,” the weather service said on X. “Bad News: Next week is a concern. While confident that we will NOT see a repeat of last week, dangerous fire weather conditions are expected,” it added.

Disney opens wardrobe warehouse to wildfire victims

The Walt Disney Co. announced it is opening its wardrobe warehouse to employees and their families who lost their homes in the recent wildfires in Los Angeles. The warehouse offers items from film and TV productions, with no limits on what people can take. Disney also pledged \$15 million for rebuilding efforts after the Palisades and Eaton fires devastated thousands of homes. Heidi Chong, vice president of production shared services for Disney Entertainment Television,

emphasized that the warehouse is organized for easy access. “We really want to emphasize to the families: ‘If you come here, we’ve already organized everything for you. It’s all on display on the racks. You can find what you need,’” Chong said in a statement. “There are no limits to the amounts that people are getting; it’s really about what they need.”

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Leonardo DiCaprio donates \$1 million to L.A. wildfire recovery efforts

Actor Leonardo DiCaprio announced on Instagram he will donate \$1 million to support wildfire recovery efforts in the Los Angeles area. Partnering with the conservation group Re: wild, DiCaprio described the organization as “uniquely positioned to respond to environmental disasters.” The funds will initially support the L.A. Fire Department Foundation, World Central Kitchen, SoCal Fire Fund, and others. DiCaprio’s donation comes amid similar pledges from Hollywood figures, including Eva Longoria and Jamie Lee Curtis, who each pledged \$1 million, and Beyoncé’s BeyGood Foundation, which donated \$2.5 million.

State Farm cancels Super Bowl ad, citing ‘tragedy’ of California fires

State Farm, the largest insurer in California, has decided to cancel its planned Super Bowl commercial this year, citing the ongoing wildfires in Los Angeles. The insurer, which had been preparing to air a second consecutive Big Game ad featuring Arnold Schwarzenegger as Agent State Farm, said it is prioritizing relief efforts in the wake of some of the region’s most devastating fires. “State Farm, its

agents, and employees are all focused on helping customers impacted by the Southern California wildfires in the midst of this tragedy,” a spokesperson said.
[Read more here.](#)

Santa Monica and Malibu schools closed through the week

All 17 schools in the [Santa Monica-Malibu Unified School District](#) were expected to remain closed through the end of this week, the district announced Wednesday. It remains unclear whether classes will resume next week

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FEMA opens hotel program for wildfire victims

The Federal Emergency Management Agency launched the [Transitional Sheltering Assistance program](#) to provide temporary lodging for individuals displaced by wildfires. The program allows eligible victims to stay in selected hotels or motels until they secure long-term housing.

“TSA is a temporary program intended to provide short-term lodging for eligible disaster survivors whose primary residence is uninhabitable or inaccessible,” FEMA said. Applicants must first apply for FEMA disaster assistance and will be notified if they qualify. FEMA covers room costs, taxes and non-refundable pet fees.

Displaced by the L.A. fires, some residents allege rent-gouging

Reports of rent-gouging have poured in in the wake of the Los Angeles County fires, officials said, as thousands of people scramble for short-term housing after losing their homes. The county Department of Consumer and Business Affairs, which recently set up an online portal to report overcharging, received more than 260 complaints related to potential price gouging as of Tuesday.

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L.A. tenant advocates are mobilizing to push back against what they described as gouging by landlords. [Read more here.](#)

Ventura County Auto Fire 50% contained, no growth expected

The Ventura County Fire Department reports the Auto Fire was [50% contained](#), with no growth expected. The fire remains at 61 acres. Firefighters are addressing isolated flare-ups and “stubborn pockets of heat” along the perimeter. Crews are reinforcing containment lines and managing smoldering brush. The fire’s cause is under investigation. “Firefighters will remain on scene until this fire is fully contained,” officials said. Here is the [updated information](#) about the active wildfires in Southern California, according to the Cal Fire incident page:

- [Palisades Fire](#) (Los Angeles County): 23,713 acres, 19% contained
- [Eaton Fire](#) (Los Angeles County): 14,117 acres, 45% contained
- [Hurst Fire](#) (Los Angeles County): 799 acres, 97% contained
- [Auto Fire](#) (Ventura County): 61 acres, 50% contained

S.F. shelter to receive 30 cats and dogs from Southern California wildfires

The San Francisco SPCA plans to transfer 30 cats and dogs from Southern California shelters affected by wildfires to provide relief.

On Monday, staff traveled to Los Angeles to deliver supplies and bring back animals from overcrowded shelters. “During emergencies, animal shelters become vital community resources, and we’re seeing that play out right now,” said Dr. Jennifer Scarlett, CEO of the San Francisco SPCA. “Many shelters in the affected areas were already over capacity before the fires began. In San Francisco, we’re able to transfer their existing shelter animals to our shelter, so that they can maintain space for displaced pets closer to home, maximizing the chance of reunion with their families.”

To prepare for the influx, the S.F. SPCA launched a free puppy adoption promotion and is also seeking foster volunteers. The organization said it may arrange more transports in the coming weeks.

‘Very slight chance of rain’ on Eaton Fire

Meteorologists said Tuesday there is a chance that a “light drizzle” could fall on the Eaton Fire zone and across the San Gabriel Valley in the coming days as the area enters a slightly wetter weather pattern.

“The good news is that we are heading into a much more moist pattern this weekend,” James White, an Eaton Fire incident meteorologist, said during a briefing Wednesday morning. “There will be much higher humidity in general and

there is even a very slight chance of rain,” White said, noting that any rain was likely to be “just a very light drizzle.”

L.A. fire chief defends wildfire response

Los Angeles Fire Chief Kristin Crowley defended the department’s early wildfire response, stating that it adhered to established protocols.

“We pre-deployed the resources in very, very calculated ways throughout the city,” Crowley said during a Wednesday press briefing, addressing concerns about the delayed deployment of firefighters to the Pacific Palisades area before the Palisades Fire.

The [Los Angeles Times](#) reported that top LAFD commanders failed to mobilize 1,000 available firefighters and firefighting engines ahead of the fire, despite forecasts of intensifying winds. Crowley responded, “We followed the system, and we surged where we could surge.” Mayor Karen Bass echoed support for the department, stating, “The buck always stops with me,” while reinforcing confidence in the decisions made. Crowley also emphasized that firefighters “did everything they could,” calling the situation a “what-if.”

Fire victim identified as death toll rises

The Los Angeles County Medical Examiner publicly identified Altadena resident Zhi Feng Zhao, 84, as a victim of the Eaton Fire. Zhao died of smoke inhalation and thermal injuries at a residence on Tonia Avenue in Altadena, officials said.

The identification comes as the fires' death toll rose to 25, with the medical examiners confirming a new fatality Tuesday afternoon. The Eaton Fire has

claimed 17 lives, making it the fifth-deadliest wildfire in California history.

L.A. mayor warns fire danger is not over: ‘Get prepared now’

Los Angeles Mayor Karen Bass warned that the city is still in danger as wildfires continue to burn across Southern California.

She urged residents to stay on guard. “As we know, we are still not quite out of the woods, and so I would just encourage and implore upon all Angelinos, please take the warning seriously and the evacuation notices seriously,” Bass said Wednesday.

“If you are in an area where there is a warning, get prepared now. Get packed. Take everything you need with you– your medications and your pets if that is possible,” she said.

Red flag warnings continue amid dry, gusty winds

Critical fire weather conditions continued in portions of Los Angeles and Ventura counties Wednesday morning amid dry, gusty winds. Relative humidity ranged from 15% to 25% with variable wind speeds. Gusts up to 53 mph were measured in Malibu Canyon but were calm at Burbank Airport.

For the Eaton Fire, winds were expected to “calm through the day, with gentle wind by Thursday,” according to National Weather Service meteorologist James White.

For the Palisades Fire, winds were forecast to gust up to 40 mph in the morning in the higher elevations of the fire. Weather service meteorologist Rich Thompson


warned of “sudden changes in wind direction,” in the afternoon around the lower elevations of the fire, with winds generally weakening by Thursday.

Red flag warnings were scheduled to expire at 6 p.m. due to weakening winds across Los Angeles and Ventura counties. Calm winds and favorable firefighting conditions were expected this weekend, but more moderate to strong Santa Ana winds are likely Monday.

— *Anthony Edwards*

78% of Altadena property searches completed, no new deaths reported

Search and rescue teams have completed about 78% of property searches in Altadena, covering an estimated 5,516 properties, according to LA County Sheriff Robert G. Luna. He expressed hope that operations could be finished by Thursday. No additional fatalities have been confirmed since Tuesday. At least 25 deaths are linked to the fires, with 17 from the Eaton Fire and 8 from the Palisades Fire, the Los Angeles County Medical Examiner’s Office reported.



Pauly Harter rubs his face as he finishes cleaning debris and soot on his driveway within the fire zone following the Eaton Fire in Altadena, Calif., Monday, Jan. 13, 2025. Harter, who was initially evacuated from his home during the fire, is attempting to resume a normal daily routine for his seven-year-old nonverbal son after his wife's passing a year ago, despite how much of the neighborhood has been destroyed by the fast-moving fire. They've been stuck within the fire zone since their return due to the tightening of security and the nightly curfew.

Stephen Lam/The Chronicle

Fire chiefs warn Los Angeles residents: 'The danger has not yet passed'

Los Angeles Fire Chief Kristin Crowley urged caution for residents eager to return home, warning that "the danger has not yet passed." Despite winds not reaching the anticipated 70 mph, Los Angeles County Fire Chief Anthony C. Marrone cautioned that "this could change, and we are still at risk."

Crowley highlighted ongoing safety hazards, noting that low humidity and strong winds continued to dry-out brush, raising fire risks.

“We understand your desire to return to your community, however, significant safety and infrastructure issues remain, including downed power lines, broken gas lines, hazardous materials and unsafe water,” Crowley said.

Southern California air quality may reach ‘unhealthy levels’

As strong Santa Ana winds continue, the South Coast Air Quality Management District warned that dust and ash from the Palisades, Eaton and other wildfire burn areas may degrade air quality through 7 p.m. Wednesday.

“Air quality may reach unhealthy levels for sensitive groups,” the Los Angeles County Department of Public Health said in an advisory. Children, older adults and people with heart or lung conditions were most at risk. Residents should stay indoors with windows closed and wear masks if going outside.

Los Angeles ‘not out of the woods’ as winds pick up

The National Weather Service in Los Angeles cautioned Wednesday morning that the region is “not out of the woods yet,” as winds were expected to intensify Wednesday.

Southern Californians face another 8 hours of hazardous winds fueling a “particularly dangerous situation” fire threat, with a highest-level red flag warning in effect for parts of Ventura and Los Angeles counties until 3 p.m.

Winds of 40-55 mph, with gusts up to 60 mph in some mountain areas, will ease by 6 p.m. The strongest winds were expected to miss the active fire zones, including

the Palisades and Eaton fires. Some red flag warnings will extend into Thursday afternoon.

Eaton Fire 45% contained, but dangerous winds pose continued threat

As of Wednesday morning, the Eaton Fire in Altadena was 45% contained after burning 14,117 acres since Jan. 7. The National Weather Service warned of a potentially “particularly dangerous situation” due to hazardous winds. At least 16 deaths and 4,627 destroyed structures have been confirmed from the Eaton Fire.

Here is the [updated information](#) about the active wildfires in Southern California, according to the Cal Fire incident page:

- [Palisades Fire](#) (Los Angeles County): 23,713 acres, 19% contained
- [Eaton Fire](#) (Los Angeles County): 14,117 acres, 45% contained
- [Hurst Fire](#) (Los Angeles County): 799 acres, 97% contained
- [Auto Fire](#) (Ventura County): 61 acres, 47% contained

L.A. County poised to create fund for wildfire victims

One week after the Palisades and Eaton fires swept through parts of Los Angeles County, combining to kill at least 25 and leveling countless homes and businesses, county officials appear poised to create a fund to assist victims grappling with their losses, the Los Angeles Times reported.

The county’s Board of Supervisors has given the chief executive office a week to map out details regarding the fund. The fund is likely to consist of private

donations that can be used to cover a range of expenses, such as moving costs and wage reimbursements, the Times reported.

Firefighters stop blaze in San Fernando Valley

More than 40 firefighters successfully stopped the forward progress of a brush fire that broke out near the Hansen Dam Recreation Area in the San Fernando Valley Tuesday afternoon, Los Angeles Fire Department officials said. The fire, first reported by LAFD just after 5 p.m., did not damage any nearby structures and no injuries were reported, officials said.

Searchable map shows Eaton Fire damage by address

Los Angeles County launched an interactive map where people impacted by the Eaton Fire can search for their address and see whether and how severely their property was damaged, LA County Board of Supervisors Chair Kathryn Barger said in a news release. The map uses information from Cal Fire's ongoing damage inspections and is color-coded to reflect five levels of property damage, from no damage to more than 50% destroyed. More properties will be added to the map as inspections continue, according to Barger's office. In a statement, Barger said the map is meant for the "countless residents who aren't sure whether are not their homes are still standing." Barger added: "My constituents need to know the scope of what's happened to their properties so they can begin applying for assistance and start their recovery process."

L.A. City Council moves to protect tenants and pets from eviction

The Los Angeles City Council on Tuesday voted 15-0 to direct the city attorney to draft an ordinance that would ban evictions of tenants who are hosting extra occupants or pets due to the wildfires, [the Los Angeles Times reported](#). Tenants would be required to notify landlords of unauthorized pets or people staying with them due to the Palisades, Eaton or other fires that occurred this month within 30 days after the order goes into effect, the Times reported. The order would last a year.

Time lapse video taken from space shows fires' spread

Multi-day time lapse photographs taken from space released this week by the Cooperative Institute for Research in the Atmosphere at Colorado State University showed the rapid spread of flames and smoke as several fires broke out in greater Los Angeles. [Watch the time lapse video here](#).

Death toll rises to 25 in L.A. fires

The death toll from the Los Angeles wildfires has risen to 25, with the county's medical examiner reporting a new fatality in a 4 p.m. update Tuesday. The victim died in the Eaton Fire, which has claimed 17 lives, making it the fifth-deadliest wildfire in California history. Of the 25 reported deaths, 21 have been confirmed as human remains.

11 fires extinguished overnight with pre-positioned crews

Gov. Gavin Newsom reported that fire crews successfully extinguished at least 11 new fires overnight, thanks to strategic pre-positioning. Most fires were small

blazes east of Los Angeles in Riverside and San Bernardino counties. In Ventura County, pre-positioning helped contain the Auto Fire to 56 acres, officials said.

13 still unaccounted for in Palisades Fire area

At least 13 people remain missing in the Palisades Fire area, the Los Angeles Police Department said Tuesday. Of the 35 reported missing, 20 have been located safe and two are dead. Cmdr. Steve Embrich said that while 13 are unaccounted for, they are not presumed dead.

14 arrested in connection with the Palisades Fire

The Los Angeles Police Department arrested 14 people related to the Pacific Palisades wildfire, Cmdr. Steve Embrich announced Tuesday. Three arrests involved arson suspects outside the fire zone, while others included curfew violations, impersonating officials and vandalism. “Looting is not just a crime against property; it also takes away any sense of security from evacuated residents and it will not be tolerated,” Embrich said.

Caltrans crews repairing damaged Pacific Coast Highway

Caltrans crews on Tuesday were repairing portions of the Pacific Coast Highway damaged by the Palisades Fire. The scenic roadway has been closed between Malibu and Santa Monica.

It was unclear when the highway would reopen. More than 400 Caltrans workers were deployed across the greater Los Angeles area removing debris and repairing

infrastructure destroyed by the fires, according to the transit agency.

Firefighters hold Palisades Fire within current perimeter

The Palisades Fire stayed mostly within existing fire lines for the past 24 hours, fire officials said Tuesday afternoon. There were few visible flames on the perimeter of the 23,700-acre blaze, but hot spots remained, CalFire Operations Chief Christian Litz said.

Firefighters were continuing to put out hot spots to protect “all the structures that are standing” in the fire zone, including those along the coastline from Pacific Palisades to Malibu, Litz said.

Greg Orozco, a firefighter with the California Conservation Corps Monterey Bay Crew 1, searches for hotspots during the Palisades Fire near the Tarzana neighborhood of Los Angeles, Calif., Tuesday Jan. 14, 2025.

Stephen Lam/The Chronicle

Ventura County fire 25% contained, no active flames

The Auto Fire in Ventura County, which started Monday night, was 25% contained at 56 acres, according to the Cal Fire incident page. There were no active flames and firefighters were working to strengthen containment lines, Ventura County Fire Department spokesperson Scott Dettorre said Tuesday afternoon.

Here is the updated information about the [active wildfires in Southern California](#), according to the Cal Fire incident page:

- Palisades Fire (Los Angeles County): 23,713 acres, 17% contained
- Eaton Fire (Los Angeles County): 14,117 acres, 35% contained
- Hurst Fire (Los Angeles County): 799 acres, 97% contained
- Auto Fire (Ventura County): 56 acres, 25% contained
- Scout Fire (Riverside County): 2 acres, 0% contained

Cal Fire teams assess damage in Los Angeles area

Cal Fire's Damage Inspection Teams are in the Los Angeles area [evaluating homes and properties](#) affected by the ongoing fires.

These assessments gauge structural damage, support recovery efforts and inform future building code and wildfire mitigation changes, the agency said in an update. Damage details are available on the Cal Fire incident page: <http://fire.ca.gov>.

Firefighters keep flames away from Jet Propulsion Laboratory

Nearly a dozen strike teams with bulldozers were building containment lines Tuesday to prevent flames from encroaching on the NASA's Jet Propulsion Laboratory in La Cañada Flintridge on the westernmost edge of the Eaton Fire northwest of Pasadena, fire officials said. The fire has remained at about 14,000 acres for the past several days.

"That means we've got this fire pinned down right now," said Don Freguilia, an operations section chief with California Interagency Incident Management. Freguilia said crews were working to prevent the fire from growing as new Santa Ana winds sweep through the area this week. "We are in the heat of the wind event right now, we are in the thick of it," he said.

More strong winds in Southern California next week

Alex Tardy, warning coordination meteorologist at the weather service office in San Diego warned Tuesday that next week will bring another period of strong winds.

"Next week, another Santa Ana wind event Sunday night through Wednesday. Just a totally different weather system, same pattern, same result," Tardy said. "Overall, the big difference will be onshore flow, west winds. The roles reverse, offshore flow to onshore flow.

"This pattern will be conducive to even stronger Santa Ana winds. Moderate to strong north-northeast winds may return Monday night into Tuesday, creating more extreme fire weather conditions in the Los Angeles areas.

The bad weather news comes as the region at large is experiencing exceptionally dry conditions.

‘The bucket is 5%, out of 100% full. The whole region, from Los Angeles south, is flirting with the driest’ start to the wet season on record,” Tardy said. “It’s really been a broken record. Normally in between a Santa Ana, you’ll get rain or a Pacific storm in an average year, but we’re not seeing that.”

— *Anthony Edwards*

Reports: Two fire victims had cerebral palsy

Rory Sykes, who was born blind with cerebral palsy, died when flames consumed the cottage where he lived on his family’s 17-acre Malibu estate, his mother [Shelley Sykes](#) wrote in a post on X. The 32-year old “had difficulty walking” and died after Sykes said she “couldn’t put out the cinders on his roof with a hose because the water was switched off.”

Anthony Mitchell and his adult son Justin died when the Eaton Fire overtook their Altadena home. Anthony, an amputee who used a wheelchair, and his son Justin, who had cerebral palsy, died waiting for an ambulance to come for them, [the Washington Post reported](#).

Video shows suspected arsonist with blowtorch

A man identified as a “person of interest” in the fully contained Kenneth Fire is a convicted felon who entered country illegally, the [Los Angeles Times](#) reported Tuesday.

Los Angeles Police arrested the man last week for allegedly violating felony probation after officials said he attempted to start a fire near the location of the 1,000-acre blaze in the West Hills neighborhood north of Calabasas. [FOX 11 LA](#) obtained [video](#) of residents apparently confronting the man, who was seen carrying a blow torch.

Weather service lowers threat level on fire-weather warning, but danger remains

The National Weather Service temporarily dropped the particularly dangerous situation tag to the red flag warning due to weaker-than-expected winds Tuesday, however another round of enhanced winds and extremely critical fire weather conditions was expected Wednesday morning.

The particularly dangerous situation red flag warning will again be in effect from 3 a.m. to 3 p.m. Wednesday, covering parts of Ventura County and northern portions of Los Angeles County.

The period of concern “has shifted more to the day Wednesday,” said weather service meteorologist Ryan Kittell, in a media briefing Tuesday afternoon. Locally critical fire weather conditions are expected Thursday as winds ease, with significant improvement in conditions Friday through the weekend. More Santa Ana winds are likely early next week.

— *Anthony Edwards*

Vegetation fire in Riverside prompts evacuations

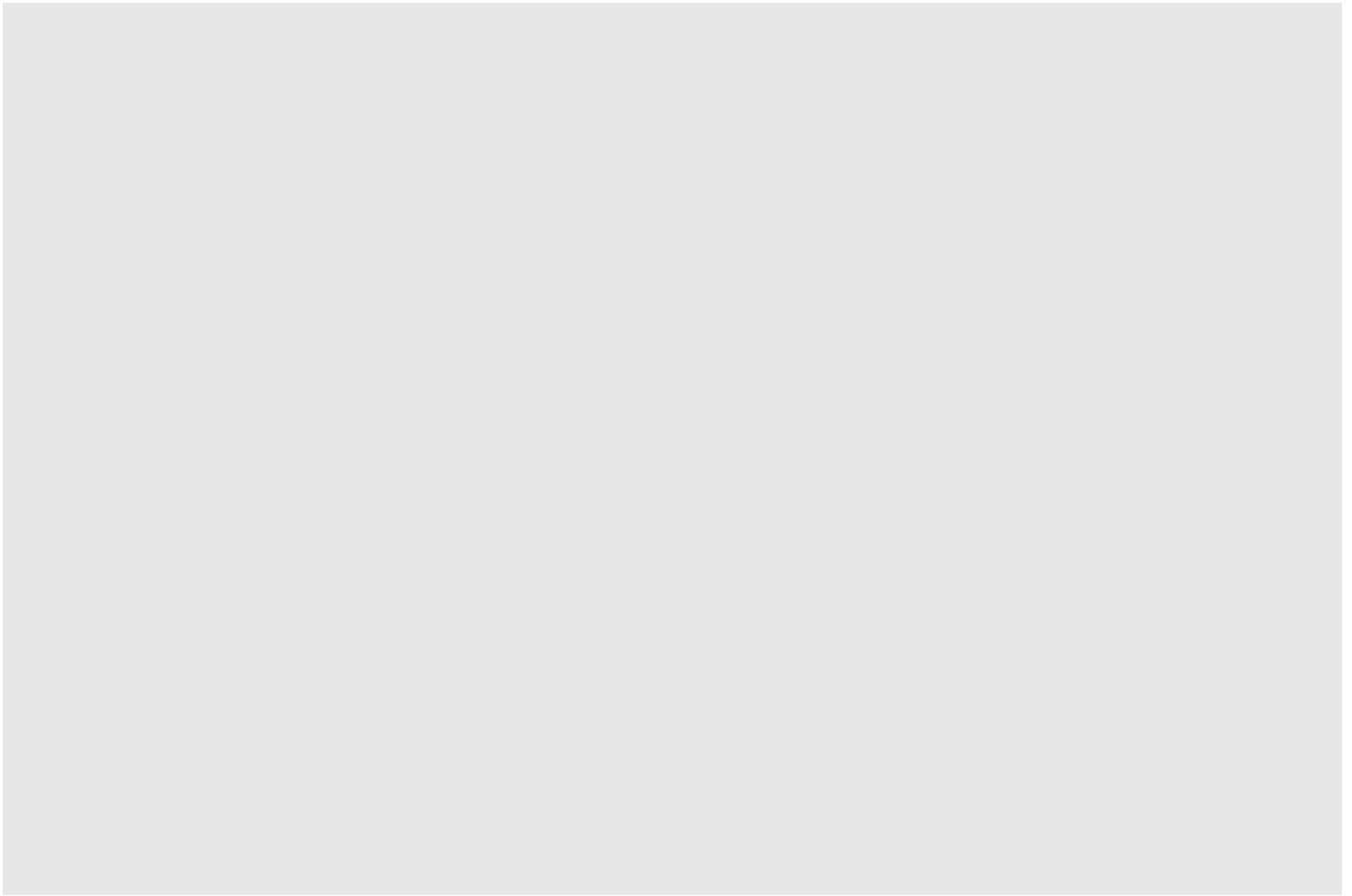
A small vegetation fire started Tuesday afternoon near the Santa Ana River in Riverside, about 55 miles east of Los Angeles, prompted an evacuation order for Mt. Rubidoux and surrounding areas, city officials said. There were 28 firefighters on the scene.

L.A. mayor addresses criticism around how she's handled fires

During a news conference at a city recovery center Tuesday afternoon, Mayor Karen Bass responded to claims she hasn't been present during the Los Angeles firestorms.

"Let me just tell you, I don't always bring cameras with me where I go, but I have met with evacuees, I have been in the fire zones," Bass said. She acknowledged the emotional distress of affected families and commented on the misinformation spreading online around the fires.

"It's really important to me personally to not get stuck in that and to be a person who is telling what is actually going on," Bass said.



Los Angeles Mayor Karen Bass, center, and Los Angeles Fire Chief Kristin Crowley, left, address the media at a press conference on Saturday, Jan. 11, 2025.

Allen J. Schaben/TNS

Winds lighter than expected, but fire danger persists in Southern California

Winds in Southern California weren't as severe as forecasted, with gusts reaching 60 to 70 mph in the mountains early Tuesday, but remaining under 30 mph in valley and coastal areas.

The National Weather Service noted that winds are lighter than predicted, suggesting potential adjustments to warnings.

“Winds (are) starting off generally a little lighter than expected as previous (weather) models were a little heavy handed for today,” the weather service said. “Some consideration will be given to modifying the current hazards, including possibly the (particularly dangerous situation red flag warning) areas.”

While the extreme gusts haven’t materialized, the danger wasn’t over. Winds could strengthen overnight, with more widespread and advisory-level gusts possible, particularly in the mountains, maintaining fire risks for crews fighting major blazes.

Southern California winds expected to ease Tuesday

By Tuesday morning, the strongest wind gusts were confined to the in the San Gabriel and Santa Susana Mountains, particularly at locations above 5,000 ft., where wind gusts above 60 mph had been recorded.

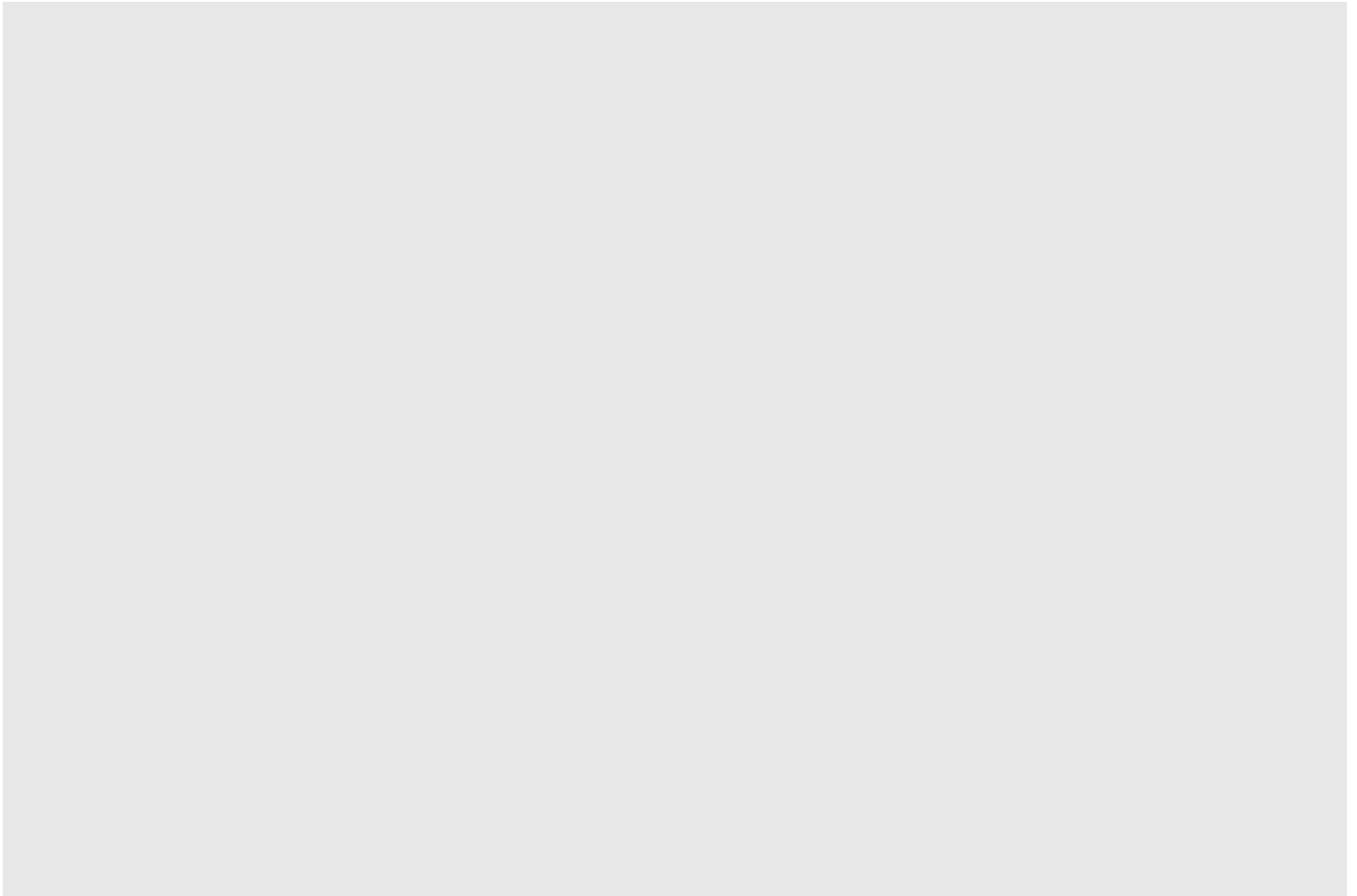
At lower elevations, the strongest wind gusts continue to be focused west of the San Fernando valley and extended into Simi Valley and down towards the Ventura County coastline. Oxnard and Camarillo registered wind gusts from the northeast in the 25 to 30 mph range.

As the day progresses, a more “diurnal” wind pattern will emerge, which will see the strongest sustained winds (15 to 30 mph) and gusts (25 to 50 mph) confined to the elevation locations in the mountains and extending down into Ventura county in places like Thousand Oaks and Simi Valley.

As the wind field reduces in size during the daytime hours, the strongest winds will be focused on areas north of the Palisades Fire and Eaton Fire. But winds will still

periodically gust into the 30 to 45 mph range, particularly on the north and northeast boundaries of the fires.

— *Greg Porter*



Los Angeles Fire Department's Dylan Casey and Mike Alvarez work on extinguishing a hot spot during aftermath of Palisades Fire along Pacific Coast Highway in Malibu, California on Sunday, January 12, 2025.

Scott Strazzante/The Chronicle

Disaster centers open in L.A.

Two disaster resource centers opened Tuesday near the Los Angeles fire zones to assist people displaced by the blazes.

Doctors on site were offering prescriptions for essential medications lost during the fires, public health officials said. The centers, located in Pasadena and at UCLA, were “staffed by local, state and federal who are there to help those impacted by the fires,” said Kathryn Barger, chair of the Los Angeles County Board of Supervisors.

Investigators monitoring price gouging in L.A. County

Investigators from Los Angeles County’s consumer and business affairs department are monitoring prices in the region and are working with prosecutors to “address alleged violations,” county officials said. People were encouraged to hold onto receipts and invoices and report incidents by calling [800-593-8222](tel:800-593-8222).

Rental costs in Los Angeles are already soaring, according to a review of Zillow postings by independent journalists Judd Legum and Noel Sims. In a blog post Tuesday, the pair said a five-bedroom home in Manhattan Beach that was previously listed for \$8,750 per month had been bumped up to \$19,750 monthly as of Monday.

A three-bedroom home in Tujunga previously listed for \$4,100 was increased to \$8,500 on the day the Pacific Palisades fire broke out, they said.

Angeles National Forest closed until Sunday due to ‘critical fire danger’

The entire Angeles National Forest in the San Gabriel Mountains and the San Gabriel Mountain National Monument will be closed through at least Sunday due to “critical fire danger” in the area, park officials said.

Mayor Karen Bass invites Trump to tour areas hit by L.A. wildfires

President-elect Donald Trump was invited to tour the areas of Los Angeles devastated by wildfires, Mayor Karen Bass announced Tuesday morning.

“I have talked to key members of the incoming administration. ... He has absolutely been invited,” Bass said after a news conference. Trump has criticized California officials, particularly Gov. Gavin Newsom, for their handling of fire management and water issues.

Bass refrained from commenting on the city’s response, noting, “Well, I mean, you know, everything could be better,” said Bass. “There is no question about that.” But she added that fire officials explained the scale of the disaster required far more resources than were available.

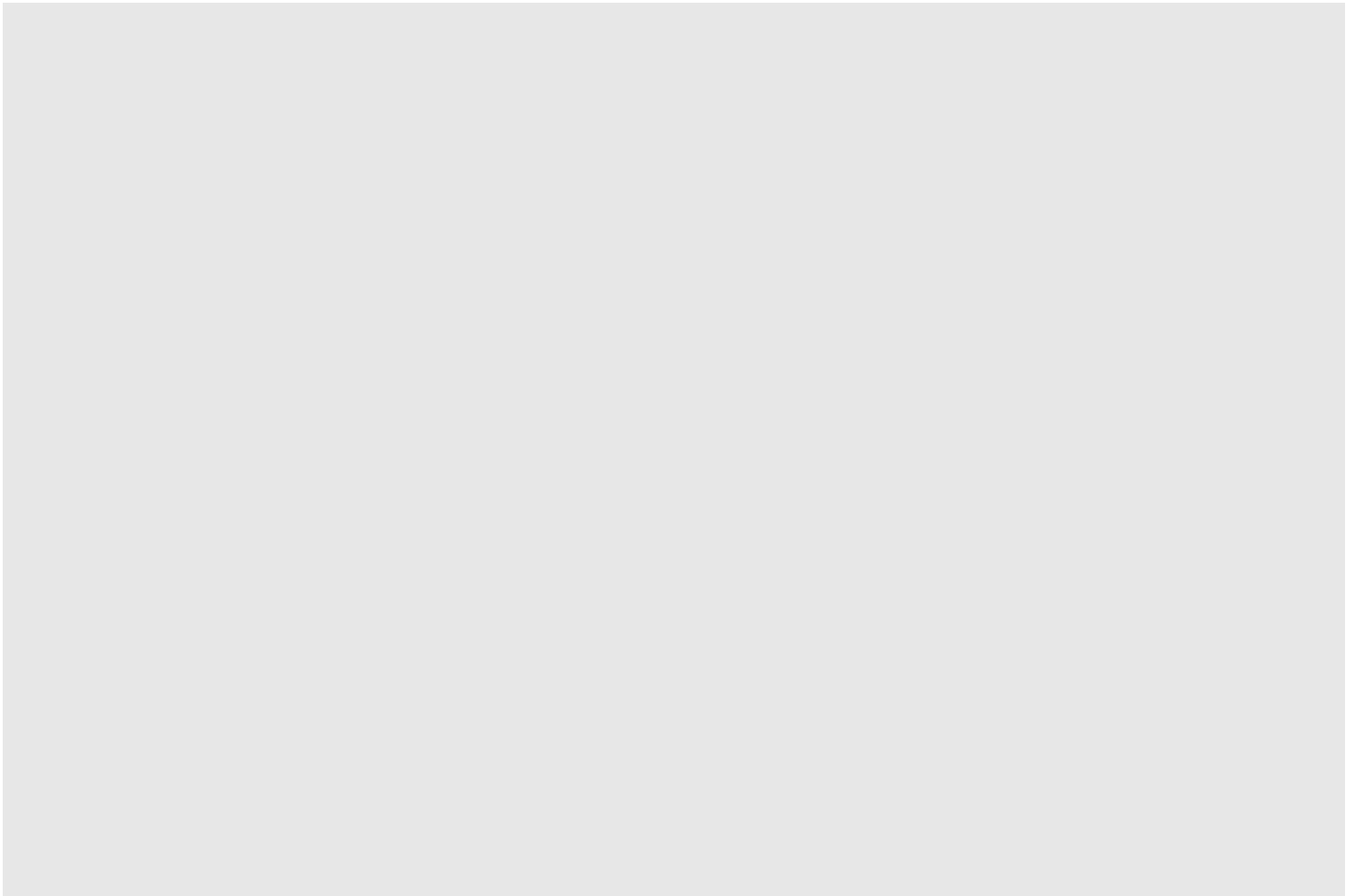
Tax relief for fire victims

Los Angeles County fire victims who lost at least \$10,000 of the current market value of their home may be eligible for property tax disaster relief, the California State Board of Equalization announced Tuesday.

People living in designated disaster zones will be eligible for a temporary reduction in property taxes following the fires. To qualify, property owners must file a claim with their County Assessor’s Office within 12 months, tax administrators said.

Newsom issues executive order to help fire-damaged schools

Gov. Gavin Newsom issued an executive order on Tuesday that will help students and families displaced by the fires burning in Los Angeles County. “We’re cutting red tape to help damaged and destroyed schools quickly set up temporary facilities, ensuring students can return to classrooms as soon as possible,” the governor tweeted.



LOS ANGELES, CALIFORNIA - JANUARY 8: California Governor Gavin Newsom and Los Angeles Mayor Karen Bass tour the downtown business district of Pacific Palisades as the Palisades Fire continues to burn on January 8, 2025 in Los Angeles, California. Fueled by intense Santa Ana Winds, the Palisades Fire has grown to over 2,900 acres and 30,000 people have been ordered to evacuate while a second major fire continues to burn near Eaton Canyon in Altadena.

Eric Thayer/Getty Images

Auto Fire fully contained, cause under investigation

Investigators in Ventura County were probing the cause of the Auto Fire, a brush fire that broke out late Monday in the Santa Clara River bottom in an area between Ventura and Oxnard. The 56-acre fire was confined to the river bottom and firefighters stopped forward progress shortly after midnight, county fire officials said. The fire was 100% contained as of Tuesday morning.

LAPD: 3 arrested for arson

Los Angeles police officers arrested three people suspected of arson outside the fire zones in the past several days, Los Angeles Police Chief Jim McDonnell said Tuesday.

One suspected arsonist was arrested in North Hollywood on Sunday. The person was allegedly “using a barbecue lighter to light fires,” McDonnell said. Two additional suspected arsonists were arrested Monday in neighborhoods near the fire zones.

L.A. sheriff: 24 people reported missing

Investigators were “actively” searching for 24 missing people as of Tuesday morning, Los Angeles County Sheriff Robert Luna said. All of the residents are adults, Luna said, with six reported missing from the Malibu area and 18 reported missing from the Altadena area.

Rescue crews using cadaver dogs performed extensive searches of more than 3,650 properties in the area of the Eaton Fire on Monday. “The good news was no other remains were found,” Luna said.

Eaton Fire holds steady at 14,117 acres with 35% containment

L.A. County Fire Chief Anthony C. Marrone reported Tuesday morning that the Eaton Fire remained at 14,117 acres for the past two days and was 35% contained.

“The good news is that we’ve had no increase in acreage,” he said. Over 7,000 structures have been damaged or destroyed, with 3,235 firefighting personnel assigned to the blaze. Marrone also confirmed the water system was operational, ensuring adequate water supply and pressure. So far, 30% of damage inspections were complete, and residents could check recovery updates at recovery.lacounty.gov

L.A. mayor issues sweeping executive order to speed up rebuilding

Los Angeles Mayor Karen Bass signed a sweeping executive order Monday night to accelerate the rebuilding of homes and businesses lost in the ongoing fires ravaging the city.

“We will do everything we can to get Angelenos back home,” she said.

The order includes creating a task force for debris removal, expediting permit reviews, and waiving certain state and city review processes.

“This unprecedented natural disaster warrants an unprecedented response that will expedite the rebuilding of homes, businesses and communities,” Mayor Bass said.

“This order is the first step in clearing away red tape and bureaucracy to organize around urgency, common sense and compassion.”

Gov. Gavin Newsom issued an executive order a day earlier exempting homeowners and businesses rebuilding after the fires from the California Environmental Quality Act, a law that can delay projects for years.

Latest on the L.A. fires, by the numbers

- Palisades Fire
23,713 acres
17% containment
- Eaton Fire
14,117 acres
35% containment
- Hurst Fire
799 acres
97% containment
- Auto Fire
56 acres
100% containment

Health officials advise masks for ash exposure from wildfires

Dr. Anish Mahajan, chief deputy director for Los Angeles County’s public health department, urged residents affected by wildfire ash to wear proper respiratory masks, such as N95 or P100, for protection.

“These masks are designed to reduce exposure to harmful fine particles in ash and smoke, which can deeply affect your lungs,” he said during a Tuesday morning press conference. Cloth masks and bandanas are insufficient for protection. Mahajan also noted that the [South Coast Air Quality Management District](#) issued a windblown dust advisory due to high winds.

Gusty winds returned overnight

A peak wind gust of 71 mph was recorded in the San Gabriel Mountains overnight, a sign that the next offshore wind even has begun. Overnight, wind gusts ranged from 40 to 60 mph in the Santa Susana and Santa Monica mountains, with gusts in the 30 to 40 mph range in the valleys.

— *Greg Porter*

Arrests continue in L.A. fire zones

The Los Angeles County Sheriff’s Office arrested 39 people suspected of burglary, drone incidents and curfew violations as of Tuesday morning, said Los Angeles County Sheriff Robert Luna. There were 33 people arrested in the Eaton Fire area and six in the Palisades area, Luna said. The number of arrests do not include arrests made by other law enforcement agencies.

9:12 a.m. | ‘Evacuate now’ officials warn residents near Palisades Fire

Los Angeles County Supervisor Lindsey Horvath urged residents near the Palisades Fire Tuesday to “evacuate now” due to the risk of extreme fire behavior.

“This is a particularly dangerous situation,” she warned during a Tuesday morning briefing, with strong winds expected over the next 24 hours.

The fire has scorched 23,713 acres and was 17% contained. Over 5,000 fire personnel are responding. “We are giving this fire everything we’ve got,” according to Fire Chief Kristin Crowley.

High winds could mean power outages in Los Angeles wildfire zones

High winds around Los Angeles wildfires put over 20,000 households at risk of power outages, according to Los Angeles County Supervisor Lindsey P. Horvath.

These outages, triggered by Public Safety Power Shutoffs, aim to prevent sparks from downed power lines.

“Please take this moment now to charge your phones, your batteries, and devices to make sure you have backup,” Horvath advised during a briefing Tuesday morning. Fire Chief Anthony C. Marrone added, “The shutoffs are necessary to prevent further fires.”

Flights into LAX virtually empty

Few travelers were streaming into Los Angeles International Airport Tuesday morning as residents braced for winds to pick up — and the possibility of more fires.

At least one American Airlines flight from San Francisco was eerily empty, with one passenger — at most — seated per row. Rush hour traffic was sparse on the wide

boulevards of Inglewood and the famously clogged Interstate 405 freeway, giving the whole city an apocalyptic feel.

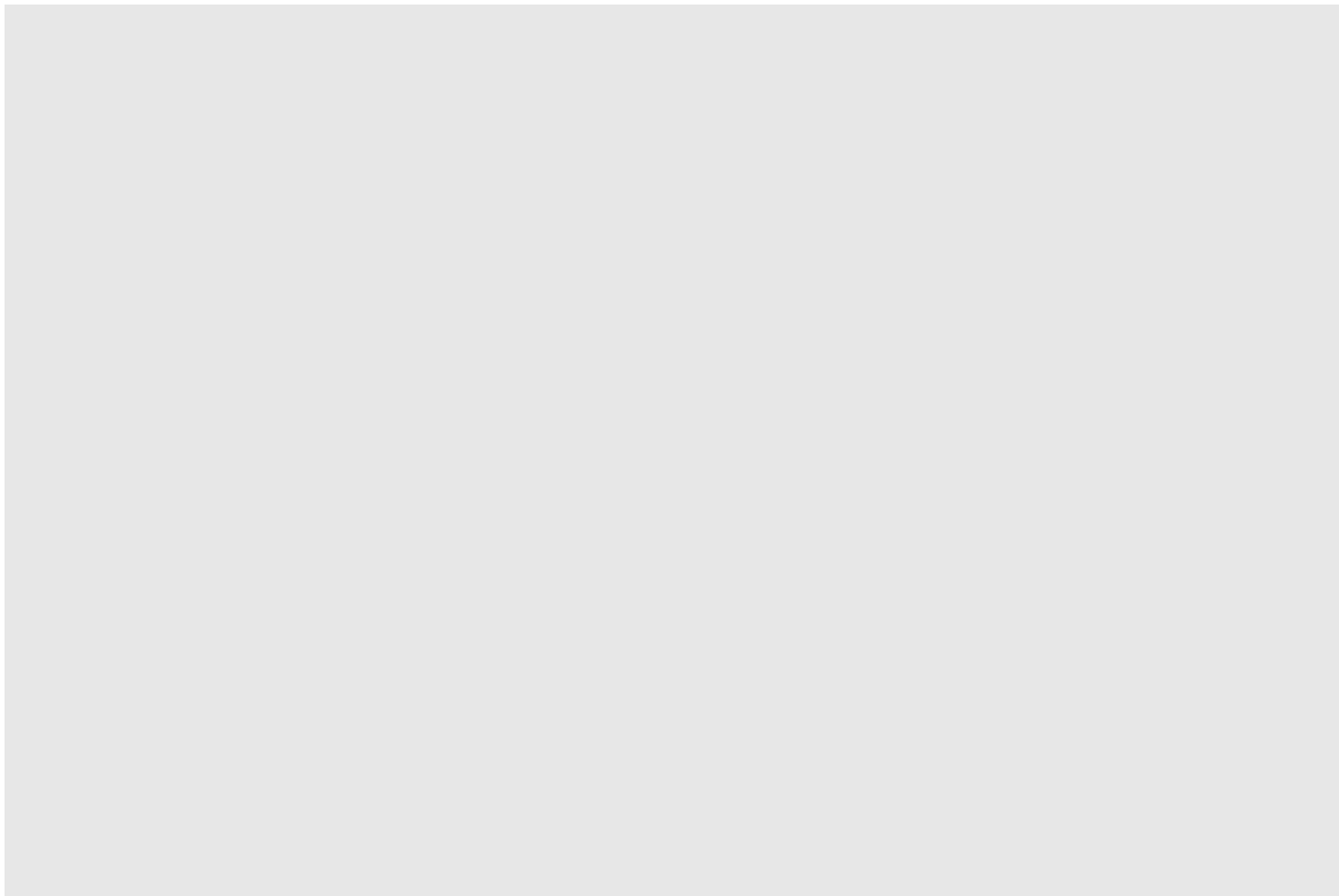
“We hope that wherever you are going, you get there safely,” an American Airlines flight attendant told passengers over the intercom as they touched down, her voice quavering with genuine concern.

— *Rachel Swan*

New Ventura County wildfire grows to 56 acres

The Auto Fire in Ventura County expanded to 56 acres, Cal Fire reported.

It was located northwest of two major wildfires in Los Angeles. With high winds expected Tuesday morning, any additional new fires may spread quickly.



A line of burnt cars left behind during evacuations on Sunset Boulevard during aftermath of Palisades Fire in Pacific Palisades, California on Sunday, January 12, 2025.

Scott Strazzante/The Chronicle

Officials warn residents to prepare for possible evacuations due to high-wind event

Los Angeles County officials on Tuesday morning warned residents of more possible evacuation orders and warning as dangerous winds were expected in portions of Los Angeles and Ventura counties.

“Get set to leave early if you receive an evacuation order or warning,” said Los Angeles County fire chief Anthony C. Marrone in a news conference.

Kristin Crowley, Los Angeles Fire Department fire chief, said the city’s fire department was prepared with “all available resources” to respond to new fires.

“Life-threatening and destructive and widespread winds are already here,” Crowley said. “Danger has not yet passed.”

Did fireworks cause the Pacific Palisades fire?

Few recent Pacific Palisades Community Council meetings ended without residents in the fire-prone community complaining about teens launching fireworks into the sky over bone-dry vegetation and treacherous terrain.

Whether near the recreation center in town or on dirt trails in the mountains on the outskirts, residents would voice their frustrations over the nonchalant behavior in a community designated as among the state’s most hazardous by California fire officials.

“There have been problems lately with teens and firecrackers, and it seems to come up at almost every PPCC meeting,” said Sue Kohl, president of the council that meets a couple times a month. Kohl and most of her neighbors lost their homes.

Now, what some residents saw as innocent teen hijinks could be at the heart of an investigation into a deadly inferno that killed at least eight people and destroyed at least 1,200 structures. [The Chronicle reported Saturday](#) how a Jan. 1 fire, ignited shortly after the New Year rang in at midnight, could have been sparked by fireworks, according to residents who heard and saw them that night in the same area.

[Read more.](#)

Today could be 'particularly dangerous' for L.A. firefight

Meteorologists didn't mince words when it came to warning the public about the risk of extreme fire danger Tuesday.

National Weather Service officials issued a rare "particularly dangerous situation" red flag warning representing the highest level of fire threat.

The warning was in effect until noon Wednesday for portions of Los Angeles and Ventura Counties, the National Weather Service said. Wind gusts between 45 and 70 mph and low humidity could lead to "rapid fire growth if a fire starts," the weather service said.

New brush fire sparks in Ventura County

A new brush fire sparked Monday evening near North Ventura Boulevard in Ventura, according to the Ventura County Fire Department. The fire was 5 acres and has a moderate rate of spread, according to firefighters. About 75 firefighters responded to the scene and are working to stop the blaze in its tracks.

— *Jordan Parker*

Jan 14, 2025 | Updated Jan 15, 2025 8:27 p.m.



Aidin Vaziri

STAFF WRITER



Aidin Vaziri is a staff writer at The San Francisco Chronicle.



Jessica Flores

REPORTER



Jessica Flores is a reporter on the breaking news and engagement team. Before joining the Chronicle in 2021, she worked for USA Today, LAist and Curbed LA. Born and raised in Los Angeles, she is a graduate of the USC Annenberg School for Communication and Journalism and Mount Saint Mary's University in Los Angeles.

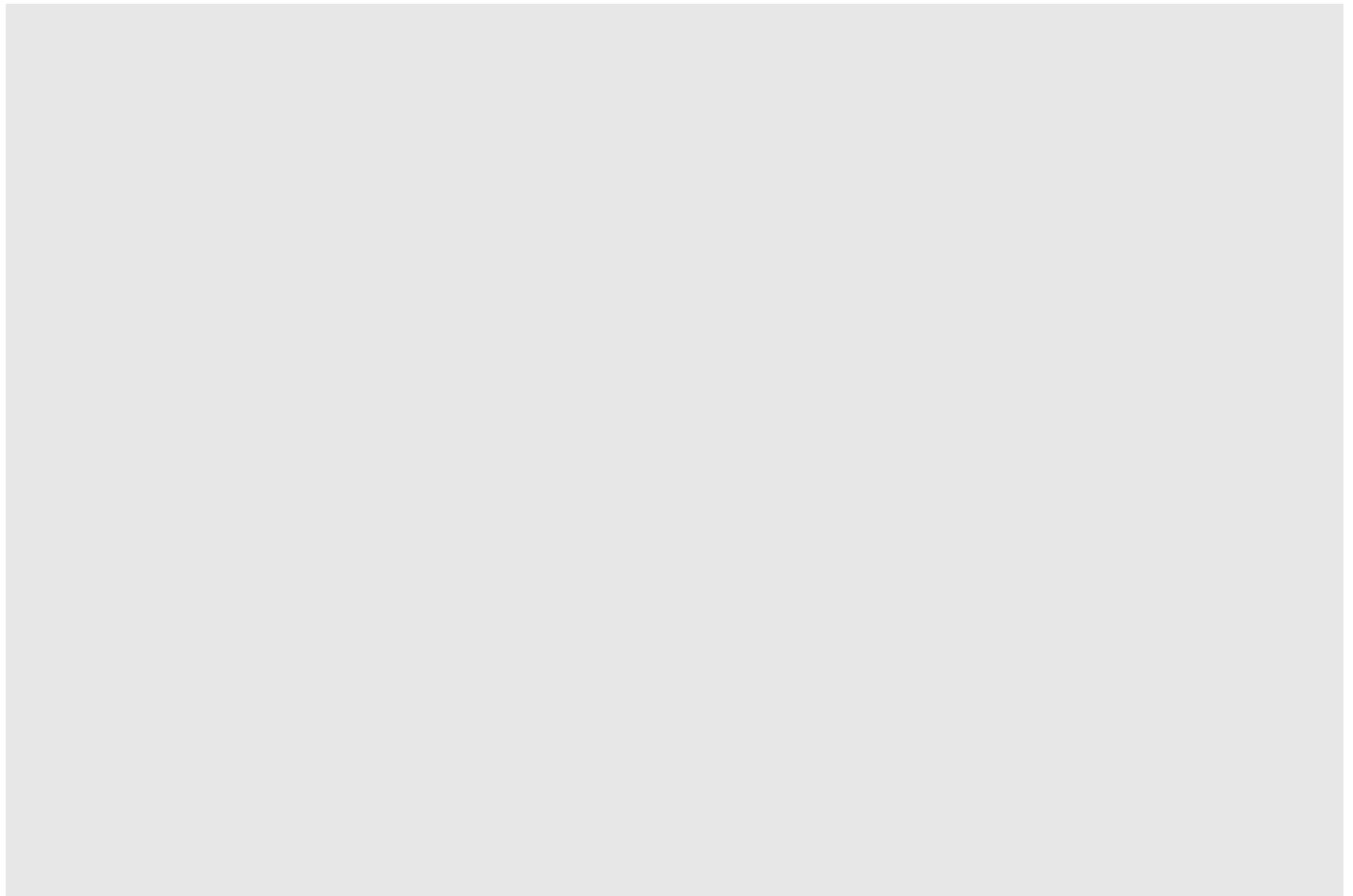
**Nora Mishanec**

BREAKING & ENTERPRISE REPORTER



Nora Mishanec is a San Francisco Chronicle breaking news and enterprise reporter. She joined the paper in 2020 as a Hearst fellow and returned in 2022 after a stint at The Houston Chronicle.

Top Of The News

**JOE GAROFOLI**

Donald Trump laid out a ‘golden age’ for a select few Americans

Likely not sharing in the promised bounty of Trump’s second term will be anyone other than white Christian men.

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Rain and snow may finally return to California. Here’s when

CALIFORNIA WILDFIRES

California's insurance woes have triggered a cash-only crisis at this upscale community

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Person, dog killed as car at 'extreme rate of speed' hits 6 others in S.F., including Waymo

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CALIFORNIA WILDFIRES

What we know about the victims killed in the California wildfires

Twenty-seven people have died across the Los Angeles area. Officials have said the true death toll isn't known as the fires continue to burn.

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/ Updated

By Minyvonne Burke and Liz Kreutz

At least two of the people killed in the [Southern California wildfires](#) tried to protect the homes where they raised families and lived for decades, while another stayed behind with his son who had cerebral palsy and could not evacuate.

Twenty-seven people are known to have died across the Los Angeles area after destructive [wildfires fueled by dry conditions and powerful winds](#) erupted Jan. 7.

More than 13,600 structures have been destroyed and roughly tens of thousands people have been forced from their homes. Officials have said the true death toll is not known as the fires continue to destroy neighborhoods.

Here is what we know so far about the victims:

Anthony and Justin Mitchell

Anthony Mitchell remembered his father as a “protector” who would do anything for his family. His father, 67, a great-grandfather of 10 who shared his name with his son, died in his Altadena home. Anthony’s younger brother, Justin Mitchell, also died.

— Anthony Mitchell. Courtesy of family

Anthony said that his father used a wheelchair after a leg was amputated last year and that he refused to leave Justin, who had cerebral palsy and did not walk.

“He probably could have gotten himself out, but he wasn’t going to leave my brother,” he told NBC News. “He really loved his kids.”

Anthony said he last spoke to his father around 5 a.m. Jan. 8. His father said they were waiting to be evacuated, but about 30 minutes later, his father called another family member and said he could see the fire across the street.

“Everybody is just distraught over what happened,” Anthony said.

Anthony described his father as a leader who cherished his family. He gave each one of his grandchildren and great-grandchildren a nickname and was always willing to lend a helping hand.

“My dad loved his family,” Anthony said. “Me and him had a long conversation, and he said: ‘I want you to know that my kids and my grandkids, my nieces and nephews, you guys are all my legacy. You guys are my treasure.’ He said, ‘Money don’t matter, property don’t matter, my kids and my family are my treasure.’”

Justin enjoyed watching television and having people read to him.

“He was just a real sweet kid,” Anthony said.

Erliene Louise Kelley

Briana Navarro, 33, remembered her grandmother Erliene Louise Kelley as a “sweet” but “stern” woman who knew just about everyone in their neighborhood.

— Erliene Louise Kelley. Courtesy Briana Navarro

“If I’m out with her, you’re getting stopped, like, four or five times. Everyone knew her. Her generation, my parents’ generation, even all of my friends in high school, they’re all like, ‘She was so sweet,’” Navarro told NBC News.

Navarro said she was at the family’s Altadena home – where she lived with her husband, two daughters and grandmother – when she looked out a window and saw smoke.

“We walk outside, you could just see a red glow,” she recalled. “It didn’t look like anything major.”

The family was not in a rush to leave, but Navarro’s husband wanted to evacuate.

“My husband, he’s not from out here, so he kind of was looking at it a little different than we were,” Navarro said. “We asked [her grandmother] ... and she’s like: ‘No, no I’m fine. You guys go ahead.’”

Kelley, 83, who had been through a major wildfire in the past, assumed everything would be fine, her granddaughter said. Police confirmed to Navarro on Thursday night that Kelley died when the fire engulfed the home.

Navarro said she thinks her grandmother was “at peace” staying in the home she “tended to every day” for more than four decades. The family is grappling with the loss.

“My grandmother was really active. ... I thought she would be 99, just walking around. We didn’t expect to lose her so tragically, and that’s what hurts the most,” she said.

Victor Shaw

Victor Shaw, 66, was trying to protect his home, which had been in the family for over five decades, when he was killed the night of Jan. 7 in the Eaton Fire, his family said.

— Victor Shaw. Family photo

His sister, Shari Shaw, told [KTLA-TV](#) that they lived together in the home and that as the flames started to engulf the property she tried to get him to leave.

“When I went back in and yelled out his name, he didn’t reply back, and I had to get out because the embers were so big and flying like a firestorm,” she said. “I looked behind me, and the house was starting to go up in flames and I had to leave.”

Shari Shaw declined to be interviewed when NBC News contacted her, saying she needed to focus on funeral arrangements for her brother.

Al Tanner, a family friend, told KTLA that when they went back to the home the morning of Jan. 8, they found Victor's body on the side of a road with a garden hose in his hand.

"It looks like he was trying to save the home that his parents had had for almost 55 years," Tanner said.

Rodney Kent Nickerson

Rodney Kent Nickerson, 83, had reassured loved ones that he would be fine as his family and neighbors tried to get him to evacuate his Altadena home, his daughter Kimiko Nickerson told [KCAL-TV](#).

— Rodney Nickerson. Courtesy Kimiko Nickerson

“My son tried to get him to leave, and my neighbors and myself, and he said he’ll be fine – ‘I’ll be here when you guys come back.’ And he said his house would be here,” she said.

Nickerson was outside trying to hose down his property around 7 p.m. on Jan. 7, his daughter said. The last time she talked to him was on FaceTime around 9:30 p.m.

“His house is here, and he was here, too. He was in his bed when I found him. His whole body was there intact,” she told the station.

Kimiko could not immediately be reached at phone numbers listed for her.

Nickerson, who worked for the aerospace and defense company Lockheed Martin for 45 years as a project engineer manager, had lived in the home since 1968. Kimiko told the station, “I don’t know anywhere else other than here.”

“I’ve been here my whole life,” she said. “Myself and my brother and my son and his other grandchildren, this is where we’ve been our whole life.”

The Los Angeles County Medical Examiner confirmed Nickerson’s death.

Rory Sykes

[Former Australian child star Rory Sykes](#), who was born blind and had cerebral palsy, died Jan. 8 after, his mother said, she was unable to save him from his burning cottage.

— Rory Callum Sykes. Shelley Sykes via X

Sykes, 32, who starred in the late-'90s British TV show "Kiddy Kapers," was living in a cottage on his family's 17-acre Malibu estate, which flames engulfed Jan. 8.

Shelley Sykes said it burned down in the Palisades Fire when she "couldn't put out the cinders on his roof with a hose" because of a lack of water.

She told Australian outlet [10 News First](#) that she has a broken arm and could not lift or move her son.

"He said, 'Mom, leave me.' And no mom could leave their kid," she said, crying.

Shelley Sykes said that she drove to the local fire department for help but that it told her it had no water. She said that when the fire department took her back, Rory's "cottage was burnt to the

ground.”

“It is with great sadness that I have to announce the death of my beautiful son @Rorysykes to the Malibu fires yesterday. I’m totally heart broken,” [she wrote Thursday on X](#), calling him “a wonderful son.”

Randall Lawrence Miod

Randy “Craw Daddy” Miod, a well-known Malibu figure, died at his home – which he had lovingly dubbed the “Crab Shack” – in the Palisades Fire, according to his mother.

— Randall Miod. Courtesy Carol Smith

His mother, Carol Smith, noted that detectives said he was most likely trying to save his house when he succumbed to the smoke and the heat. She said in a written statement that Miod “lived and died in the place he loved the most.”

Smith said the last time she spoke to him was Jan. 7, the day the fires started. He told her he could see the smoke and “sounded like he was on the verge of tears.” Though she pleaded with him to grab his cat and evacuate to a shelter, she said, he refused.

“He said, ‘No, Mom, I don’t trust the fire department, and I have a hose,’” Smith said. “His last words to me that day were ‘Pray for the Palisades and pray for Malibu. I love you.’”

She added that he had been through “so many fires” in the 30 years he resided there and that he most likely did not believe this fire would be much different. But it was.

“He will be remembered for his kindness, his loving spirit, his generosity, his laughter, the encouragement he gave others, for working hard and playing hard,” Smith said. “I don’t think he ever realized how much everyone loved and respected him, for just being Randy, ‘the Crow.’”

Dalyce Curry

Dalyce “Mama Dee” Curry, 95, was killed in the Eaton Fire, her granddaughter said.

— Dalyce Curry. via Facebook

Curry's granddaughter, Dalyce Kelley, was the last person to see her alive and dropped her off at her home the day the wildfire ignited, [Kelley told NBC News' Tom Llamas](#). When evacuation orders were issued the next day, Curry was not able to make it out, Kelley said.

She said it was possible her grandmother didn't receive emergency alerts and was unaware of evacuation recommendations and alerts.

“Elderly people, they just don’t get into cellphones,” Kelley said. “Not her.”

Curry was part of old Black Hollywood in the 1950s and appeared as an extra in classic movies like the “Ten Commandments” and “The Blues Brothers,” her granddaughter said.

Kelley said her grandmother was mentored by Madame Sul-Te-Wan, whose real name was Nellie Crawford, said to be the first Black woman under a movie studio contract in the silent film era, according to the [Golden Globes](#).

Kelley said her grandmother loved her Altadena community, and the destruction the wildfire caused would have hurt her deeply.

“She loved Altadena,” she said. “She loved that city. She loved that little cottage.”

Arthur Simoneau

Arthur Simoneau, 69, was a hang-glider pilot for four decades, friends and family told [the Los Angeles Times](#).

— Arthur Simoneau. via Sylmar Hang Gliding Association

Simoneau, who died in the Palisades Fire, was returning from a ski trip when he learned of the evacuation orders for his Topanga home in the Santa Monica Mountains, Steve Murillo, a longtime friend and fellow hang-glider pilot, told the news outlet.

“He was heading home to save it if he could,” Murillo said. “Arthur was the kind of guy that once he put his mind to something, you couldn’t really talk him out of stuff.”

Simoneau was found near the doorway of his home, apparently trying to defend it, Murillo said, according to the newspaper.

His neighbor, Susan Dumond, told the paper that everyone in the area knew Simoneau as a neighborhood caretaker. He greeted all his neighbors with a grin and a peace sign and was known to leave a trail of freshly yanked invasive species behind him wherever he went, Dumond said.

“That’s his nature is to protect the community, protect his house. I would imagine that’s what he did,” she said. “He cared about the community a lot, and would do anything to try to help it.”

Charles Mortimer

Charles Mortimer, 84, was killed in the Palisades Fire. His death was confirmed by the Los Angeles County Medical Examiner.

— Charles Mortimer. Courtesy Meredith Mortimer

Meredith Mortimer, his niece, said he “truly lived life to its fullest” and was a “world traveler, a sun worshipper, and an avid sports fan.”

“He will be remembered as a man with a quick wit, a brilliant mind, and a love for his family. His infectious smile and never ending sense of humor will be greatly missed by his friends and family all over the world,” she said in a statement.

Kim Winiecki

Kim Winiecki, 77, “enjoyed talking to people” and was “very articulate” and funny, her longtime friend Jeannette McMahon said.

— Kim Winiecki. Courtesy Jeannette McMahon

Winiecki became a bit of a recluse after retiring several years ago, but loved going to church activities and meeting up with McMahon and another friend. The trio called themselves the

“Three Amigos,” McMahon said in a phone call.

“We just really enjoyed her company because she really came alive,” she said.

McMahon and Winiecki, who had been friends for over 20 years, had dinner on Jan. 6 and then went back to McMahon’s house for cookies and tea.

Less than 48 hours later, Winiecki died when flames engulfed her Altadena home.

McMahon, who lives six minutes from Winiecki, said the area had to evacuate around 3:30 a.m. on Jan. 8, but her friend decided to stay.

“She said, ‘No, I’m OK. I’ll pack up a few things and if I need to, I’ll walk out.’ When I think about it, I just think she couldn’t leave her house,” McMahon said. “I don’t think she was necessarily thinking this is the end, but, ‘How could I leave this? This is my security, this is everything to me.’”

Zhi Feng Zhao

— Zhi Feng Zhao. Courtesy Shaw Zhao

Zhi Feng Zhao, 84, died in Altadena in the Eaton Fire, according to the Los Angeles County Medical Examiner. Further information about him was not immediately available.

Annette Rossilli

Annette Rossilli, 85, was “sweet” and “very bubbly,” said Fay Vahdani, the director of Luxe Homecare, a company that provided in-home care to Rossilli.

— Annette Rossilli. Courtesy Rossilli Family via Luxe Homecare

“We’re heartbroken,” Vahdani said. “We lost a dear patient of ours, and that’s very, very devastating for us.”

Vahdani said they tried several times to get Rossilli to leave her home but she did not want to go because of her pets. Rossilli owns multiple pets including a dog, two parrots, and a canary.

Vahdani said they told Rossilli they would take her pets with them but she still refused.

Rossilli was “beloved by local church members” and was “very beloved in our community,” Vahdani said.

Jeffrey Takeyama

— Jeffrey Takeyama. LASD

Jeffrey Takeyama, 69, died in the Palisades Fire. His death was confirmed by the Los Angeles County Medical Examiner.

Takeyama was last seen on Jan. 7, the day the fire started, in Malibu, and had been reported missing, according to a Los Angeles County Sheriff's Department bulletin.

Carolyn Burns

— Carolyn Burns. LASD

Carolyn Burns, 56, died in Altadena in the Eaton Fire, according to the Los Angeles County Medical Examiner.

Burns, who was bedridden and lived in an unincorporated area of Altadena, had been listed as an at-risk missing person in the days after the fire broke out, according to a sheriff's department bulletin.

———Minyvonne Burke

Minyvonne Burke is a senior breaking news reporter for NBC News.

———Liz Kreutz

Liz Kreutz is an NBC News correspondent.

——— Janelle Griffith, Angela Yang, Irene Byon, Antonio Planas, Tom Llamas, Jean Lee, Madeline Morrison and Valeriya Antonshchuk contributed.

EYE ON THE STORM

Indirect death toll from the L.A. fires may end up in the thousands

The toxic smoke from the fires, combined with disruption to the economy, health care system, and mental health may lead to thousands of deaths over the coming years.



by **JEFF MASTERS**
JANUARY 16, 2025



People evacuate along Sunset Boulevard as the Palisades Fire burns amid a powerful windstorm on January 7, 2025, in the Pacific Palisades neighborhood of Los Angeles, California. (Photo by Apu Gomes/Getty Images)

[\[Haz clic aquí para leer en español\]](#)

The death toll from Los Angeles' catastrophic wildfires has risen to 24 and is expected to increase further. The 16 direct fatalities from the Eaton Fire alone make it California's fifth-deadliest wildfire, while the Palisades Fire, with eight deaths, ranks as the state's 14th-deadliest fire.

Figure 1. The 2025 Eaton Fire and Palisades Fire rank in the top 20 list of California's deadliest wildfires. (Image credit: **Cal Fire**)

However, the eventual death toll from the disaster is likely to be far, far, higher, once the health effects from the toxic smoke from the fires are fully realized. Additional deaths can be expected in the coming years because of the large-scale disruption to people's lives that such a colossal disaster brings about – similar to what has been found in the aftermath of major hurricanes, which have been linked to thousands of indirect deaths up to 15 years after they hit.

People across the LA area have been breathing in unhealthy/hazardous air for days now, the health impacts of this are going to be enormous

— **Dave Levitan (@davelevitan.bsky.social) 2025-01-10T14:51:25.752Z**

Read: ***Silent calamity: The health impacts of wildfire smoke***

Wildfire smoke is deadly

In a 2020 **policy brief**, Marshall Burke, an associate professor of Earth system science at Stanford University, wrote: “Our research suggests that many more people likely perish from smoke exposure during large fire events than perish directly in the fire, and many more people are made sick.”

Wildfire smoke contains high levels of PM_{2.5}, particles no larger than 2.5 microns in diameter. These have long been linked to increased risk of illness and death, as they’re small enough to enter the lungs and bloodstream, where they can harm the **cardiovascular** and **respiratory** systems.

A 2024 study, “**Mortality attributable to PM_{2.5} from wildland fires in California from 2008 to 2018**,” found that in 2018, the year the town of Paradise and several other communities burned, wildfire smoke may have killed as many as 12,000 Californians prematurely.

And over the 11 years from 2008 to 2018, wildfire smoke likely contributed to **more than 52,000 premature deaths** across California – nearly 5,000 deaths per year – with an **economic impact** from the deaths of more than \$430 billion, the study found.

It’s a problem beyond California. A 2024 paper, “**Long-term exposure to wildland fire smoke PM_{2.5} and mortality in the contiguous United States**,” found that long-term exposure to wildfire smoke was likely responsible for over 11,000 deaths per year between 2007 and 2020. Globally, 46,000-99,000 people die yearly from **inhaling PM_{2.5}** released by wildfires, with about 13% of those deaths attributable to climate change, according to a 2024 study, “**Attributing human mortality from fire PM_{2.5} to climate change**.”

For the period 1997-2006, an estimated average of **339,000 premature deaths** occurred each year worldwide due to inhalation of wildfire smoke. And a **2016 study** found that the death toll from the air pollution associated with the 2015 Indonesian forest fires was over 100,000.

An important reminder. If you're in/around Los Angeles today, you need to be wearing your N95 mask. If you have extras, maybe ask your neighbors if you can share with them.

— **Eric Holthaus (@ericholthaus.com) 2025-01-08T17:01:29.138Z**

The future health effects of wildfire smoke in a warming world are highly concerning. A 2024 paper, “**Mortality burden from wildfire smoke under future climate change**,” found that increases in wildfire

smoke in the U.S. because of climate change could be expected to result in 27,800 excess deaths and \$244 billion in damages per year by 2050 under a high warming scenario. That's a 76% increase relative to estimated 2011-2020 averages, the authors wrote.

“Our research suggests that the health cost of climate-driven wildfire smoke could be among the most important and costly consequences of a warming climate in the U.S.,” the authors added.

Our modern houses full of plastic burn faster, hotter, and release more toxic smoke. Your couch is like a block of gasoline. The gases from these can be toxic, and can't be filtered by an N95 like particulate matter can. Gift link: www.theatlantic.com/science/arch...

— **Zoë Schlanger (@zoeschlanger.bsky.social) 2025-01-15T17:41:33.775Z**

Highly toxic smoke released by burning structures

Several million people in the Los Angeles area endured a two-day period of intense smoke that created air quality in the red “Unhealthy” range during the height of the fires, with higher levels in the “Hazardous” range close to the fires, according to **EPA data**. These air quality ratings just take into account the small particles tracked by EPA: PM2.5 (particles with a diameter of 2.5 millimeters or less). The “Unhealthy” rating of the air quality last week *did not* take into account the remarkably toxic composition of the smoke from the urban nature of these fires.

A potential analog situation occurred during the 2018 Camp Fire that burned over 18,000 structures in Paradise, California: Significant increases in both lead and zinc occurred in the air. The presence of lead is particularly concerning because lead exposure has been linked to high blood pressure, reproductive effects, and cancer. Infants and young children are especially sensitive to low levels of lead that are known to cause behavioral changes and learning deficits. Wildfire smoke also **contains** toxic carcinogens similar to those found in cigarette smoke.

If you're ever wondering why wildfire smoke is so bad for you it's because it includes things like “an entire bicycle”

— **sam (@decarboxy.chat) 2025-01-12T18:38:36.018Z**

Because of the large population exposed to dangerous toxic smoke during last week's fires, it is plausible that over the next few years, hundreds or thousands of Californians will die prematurely from breathing it. Of particular concern are the many elderly or sick people who evacuated and were forced to breathe very high concentrations of toxic smoke from burning buildings and vehicles. News footage of dozens of nursing home

residents in wheelchairs thrust out in smoky streets was particularly heart-wrenching to see, as I knew that those vulnerable people would inevitably suffer high rates of health complications and death in the coming weeks.

“Short-term exposure (days or weeks) wildfire smoke **has been strongly linked** to increasing severity of asthma, chronic obstructive pulmonary disease (COPD), and **COVID-19**; inflammation or infections, including bronchitis and pneumonia; emergency department visits; and hospital admissions,” according to the California Air Resources Board.

And a **2024 paper** reported that “Long-term wildfire smoke exposure has been correlated with higher death rates from a variety of ailments, including cardiovascular, ischemic (blood-flow-related), digestive, endocrine, and chronic kidney disease.”

This morning’s sunrise over Los Angeles from West Hollywood

— **Andrew Kimmel (@kimmel.bsky.social) 2025-01-09T16:52:48.618Z**

Spread of communicable diseases after the disaster

The spread of communicable diseases among the evacuees will also exact a toll. January is the height of the flu season, and California is experiencing “very high” levels of flu, according to the **CDC**. Flu and COVID-19 will likely spread rapidly among the tens of thousands of people forced to evacuate to shelters or temporary living quarters with friends or family.

Read: ***The hidden health toll of hurricanes***

Comparison with excess mortality after a hurricane: Expect thousands of deaths

In a stunning paper released in 2024, “**Mortality caused by tropical cyclones in the United States**,” Rachel Young and Solomon Tsiang found that the average landfalling U.S. hurricane between 1930-2015 caused 24 direct deaths. However, they observed an increase in excess deaths – mortality beyond what would otherwise be expected in that period – that lingered for 15 years, totaling 7,000-11,000 excess deaths per storm. This burden is 300–480 times greater than government estimates of direct deaths and was equivalent to 3.2-5.1% of all deaths across the contiguous United States.

The largest single category of deaths was from cardiovascular disease (36%), while 12% of the deaths were from cancer, “consistent with some evidence of stress from extreme weather affecting long-run health,” the

authors wrote.

Young and Tsiang hypothesized five ways that hurricanes may have triggered excess mortality. Four of these factors may apply to a disastrous wildfire event like California just experienced:

(1) **Economic disruption** might change household economic decisions, eventually translating into worsened health outcomes. For example, a person who loses a job might lose health insurance, too. Or retirement savings could be drawn down to repair property damage, both of which could reduce future spending on healthcare.

(2) **Social network changes** could affect future health. For example, working-age people might move away, changing the social support for older people who remain behind.

(3) **Fiscal adjustments** by state or local governments in response to the disaster may impact future health outcomes. For example, restructuring budgets to support recovery might reduce spending on healthcare infrastructure.

(4) **Heightened physical and mental stress** may alter health in the long term.

The fifth factor the scientists hypothesized was that **changes in the natural environment** could harm health—for example, ecological changes could redistribute disease vectors or flooding may expose populations to harmful chemicals. A flood is much different than a wildfire in how it affects the natural environment, so this factor has lesser relevance to wildfire than the other four.

Read: [How to protect yourself from wildfire smoke](#)

How to help

In addition to sending my prayers and positive thoughts towards the victims of the Los Angeles fires, I've been supporting several charities. I encourage everyone to help out in whatever way that they can. Below are Bluesky posts for some of the charities that I've contributed to.



Rapid Response: Air Filters for LA We are providing fans and filters to help LA residents breathe cleaner air during these devastating fires. Follow this thread for updates and how to get involved. Donate to support: paypal.com/donate?campa...

— **Corsi-Rosenthal Foundation (US) (@crfoundationus.bsky.social) 2025-01-09T23:31:20.317Z**

We are in active response mode for the Los Angeles wildfires. We need your help to continue our work! Read situation overview: disasterstrategies.org/disabled-dis...

— **The Partnership for Inclusive Disaster Strategies (@disasterstrat.bsky.social) 2025-01-14T00:24:58.304Z**

From everyone at the California Academy of Sciences, our thoughts are with you. Los Angeles Fire Department Foundation: supportlafd.org California Community Foundation: www.calfund.org

— **California Academy of Sciences (@calacademy.bsky.social) 2025-01-14T00:38:32.943Z**

Bob Henson contributed to this post.

Only 28% of U.S. residents regularly hear about climate change in the media, but 77% want to know more. You can put more climate news in front of Americans in 2025. Will you chip in \$25 or whatever you can?

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Indirect death toll from the L.A. fires may end up in the thousands

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CBS MORNINGS

Veterinarian helps shelter dozens of animals amid devastating California wildfires



By Kelsie Hoffman

January 10, 2025 / 12:20 PM EST / CBS News



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d at least 10 people have died
to ravage southern California.

acuate with their pets and

Dr. Annie Harvilicz runs two animal facilities in the L.A. area, and at one point had taken in more than 40 animals.

Harvilicz said she is receiving hundreds of emails each day from people who have or are evacuating. She wants people to know they can evacuate with their pets.

"I basically took this abandoned veterinary hospital and opened it up thinking that I was going to be inundated with animals," she said in an interview with "CBS Mornings." "Really, what's going on is, people are contacting me, thinking they're going to have to put their animal with us, but I tell them, 'No go ahead and go to the hotel you're going to or the Airbnb or the shelter because they're all accepting animals now.'"



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at her facilities were from

families who had multiple pets.

"For example, we had a woman here who had eight cats, and it is hard to find a shelter opportunity when you have eight cats," Harvilicz. "We're also helping a lot of smaller rescues, the larger rescues who have to evacuate their facilities."

Of the 41 animals she had at one point, all but two of them are no longer staying at her facilities. She explained in some cases evacuations have been lifted and in others they've found fosters."

"So many people have been reaching out," she said. "It's such an amazing story. How many volunteers we have, how many people have reached out and said, 'I can foster, I can take dogs and cats.'"

As the fires continue to spread and devastate communities around the L.A. area, Harvilicz wants to remind people to be prepared.

"Sit down and make a list of what they want to take," she said.

Western Wildfires

L.A. area braces for more high winds and heightened wildfire risk

Trump says he'll probably visit Los Angeles next week

Rebuild in Los Angeles after wildfires could impact runup to Olympic Games

Eaton Fire devastates historic Black community



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Kelsie Hoffman

Kelsie Hoffman is a push and platform editor on CBS News' Growth and Engagement team. She previously worked on Hearst Television's National Desk and as a local TV reporter in Pennsylvania and Virginia.



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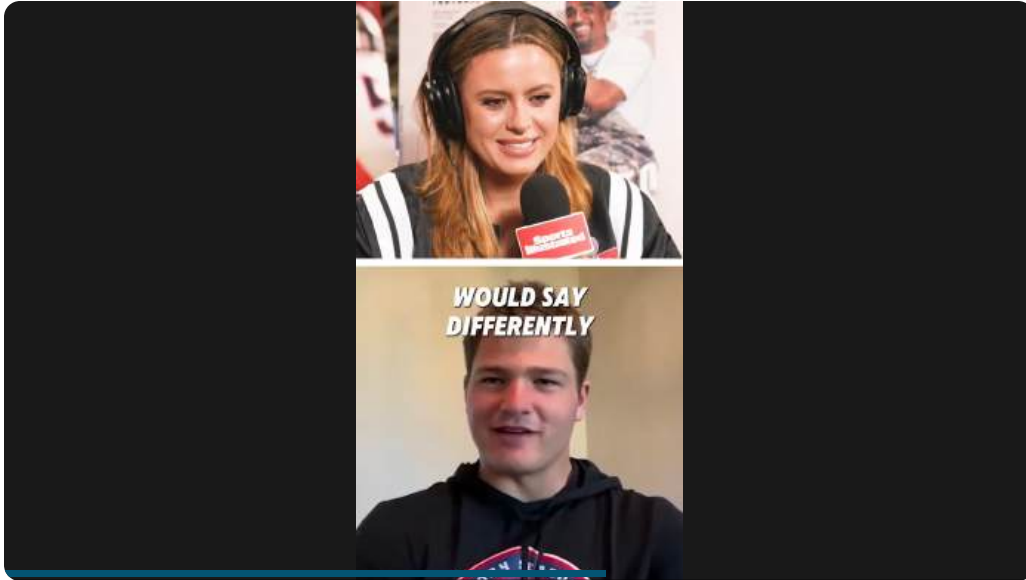
In Wake of California Fires Runyon Canyon Remains Closed Due to Sunset Damage

Runyon Canyon remains closed until further notice after the Sunset Fire destroyed over 100 acres, leaving the trails unsafe.

[Brad Repka](#) | Jan 19, 2025



Runyon Canyon, California / City of Los Angeles Department of Recreation and Parks



Hikers in the Los Angeles area must seek alternative routes as Runyon Canyon remains closed due to damage caused by the **Sunset Fire**. The fire began last week and torched over 100 acres of well-liked hiking areas, leaving the trails and infrastructure desperate for repairs and time to heal.

Los Angeles Department of Recreation and Parks stated that while crews work diligently to restore the area and assess the extent of the damage caused by the fire, safety concerns were the primary reason for Runyon Canyon remaining closed.

A spokesperson for **Recreation and Parks** explained, "The fire compromised the integrity of several trails, making them hazardous for public use." The remediation efforts are expected to take several weeks.

The **Sunset Fire**, reportedly started by fireworks, serves as a blunt reminder of the dangers of careless actions in high-risk fire and dry areas. The Los Angeles Fire Department investigators continue to work towards determining the cause of the blaze. City Officials urge citizens to report any suspicious behaviors and to remain vigilant during the remainder of the dry season.



Runyon Canyon, California / City of Los Angeles Department of Recreation and Parks

Although **Runyon Canyon** is closed, other nearby trails remain open for active hikers. Griffith Park, located a few miles away from Runyon Canyon, hosts multiple hiking options, including

the Griffith Observatory Trail. If ocean views are more your style, then Temescal Canyon Loop in the Pacific Palisades is a beautiful alternative trail.

City officials ask that hikers respect the closure signs and avoid venturing into potentially unsafe areas affected by the fire. This ensures the safe of not only the hiker, but the habitat as well, and helps expedite the remediation process of the Canyon.

The Los Angeles Parks Department urged hikers to be mindful of the air quality index before setting out onto the trail. Griffith Park reopened Thursday morning, a little over a week after the Sunset Fire ravaged the area.



Runyon Canyon. California / City of Los Angeles Department of Recreation and Parks

The **Kenneth Hahn State Recreation Area** is also open, located at 4100 South La Cienega Boulevard from 6 a.m. to sunset each day. The park hosts a variety of paths for hikers to trek, including Burke Roche Trail and the Rim Trail.



Oakstone
CME

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Several other Los Angeles Parks remain closed as well, due to ongoing wildfires, including:

- Crestwood Hills Park
- O'Melveny Park

- Palisades Park and Recreation Center
- Rustic Canyon
- Stetson Ranch Equestrian Park
- Wattles Garden Park

The **LA County Department of Public Health** issued a Windblown Dust and Ash Advisory. Everyone should take precautions, including high-risk individuals with pre-existing health conditions, older adults, children, pregnant women, and people with heart or lung conditions.

Concerned individuals should remain indoors when possible and wear a well-fitted N95 or P100 mask when outdoors.

Published Jan 19, 2025



BRAD REPKA

Brad Repka is a columnist with a passion for exploring this wide world, and embracing the latest in film, television, and pop culture. He has bylines...



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EXHIBIT 9

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COMPLETE STREETS



Smart Growth America
Improving lives by improving communities



**National Complete
Streets Coalition**

Complete Streets are streets for everyone. Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Scroll through the content below to learn the **Basics of Complete Streets**, or use these buttons to jump directly to other questions.

What is the National Complete Streets Coalition
(<https://smartgrowthamerica.org/program/national-complete-streets-coalition/>)

How can I join? (<https://smartgrowthamerica.org/program/national-complete-streets-coalition/join-the-coalition/>)

Tell me about Complete Streets policies
(<https://smartgrowthamerica.org/program/national-complete-streets-coalition/policy-atlas/>)

How can I learn more? (<https://smartgrowthamerica.org/program/national-complete-streets-coalition/resources/>)



(<https://smartgrowthamerica.org/program/national-complete-streets-coalition/publications/what-are-complete-streets/>)

Complete Streets is a process and approach

Not just a product or single type of street.

Complete Streets is an approach to planning, designing and building streets that enables safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. This approach also emphasizes the needs of those who have experienced systemic underinvestment, or those whose needs have not been met through a traditional transportation approach, such as older adults, people living with disabilities, people who don't have access to vehicles, and Black, Native, and Hispanic or Latino/a/x communities.

What are Complete Streets aiming to fix?

Incomplete streets are the **result of a process** that fails to consider the needs of all people and outdated measures of what makes a street successful. The end product is a street that spans a spectrum from uncomfortable to downright deadly for those not using a car.



What does a Complete Street look like?

While Complete Streets are a **process** and **approach** to street design, there is no singular design prescription for Complete Streets. Each one is unique and responds to its community context. A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crosswalks, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

The context and needs of users are different in rural, suburban, and urban communities, and streets will look different as a result, even when using a Complete Streets approach.



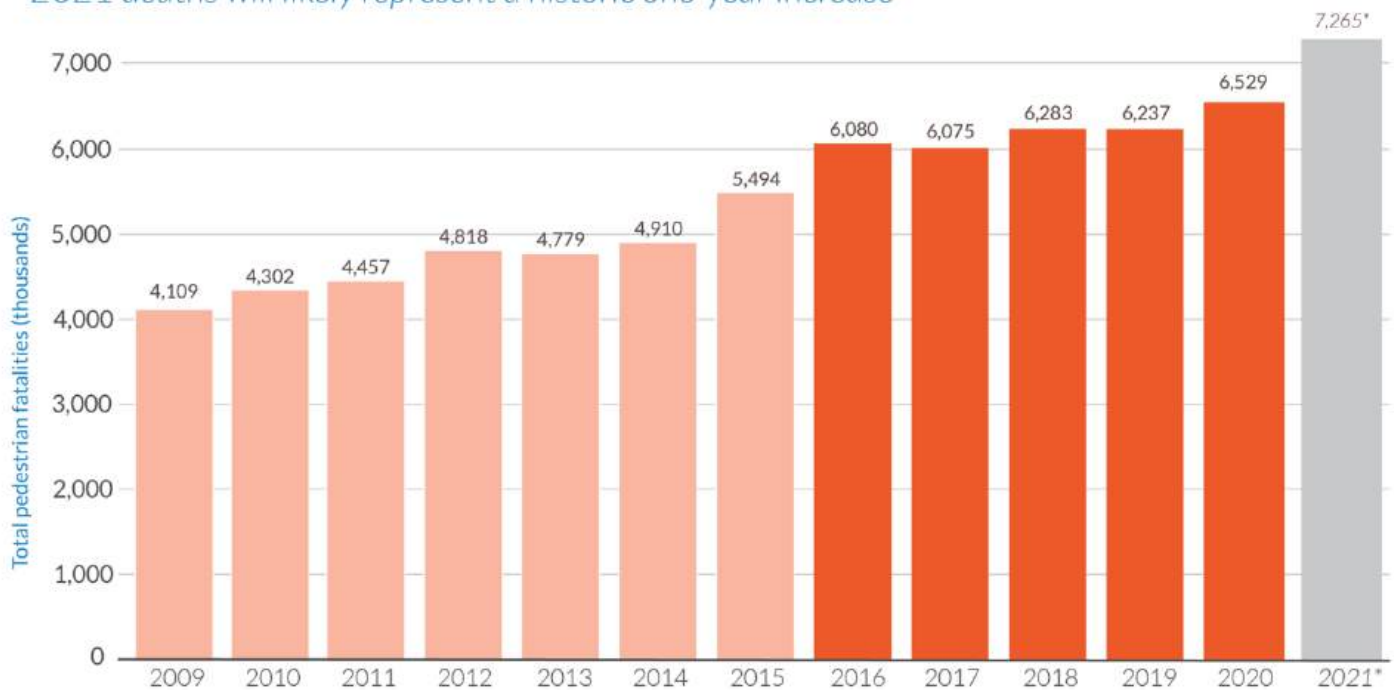
Photos: Michigan Municipal League (top left), San Francisco Bike Coalition, Graham Coreil-Allen in Baltimore, MD (bottom left), and the City of Erwin, TN

See a few examples of Complete Streets projects
(<https://smartgrowthamerica.org/tag/complete-streets-case-studies/>)

Why do we need Complete Streets?

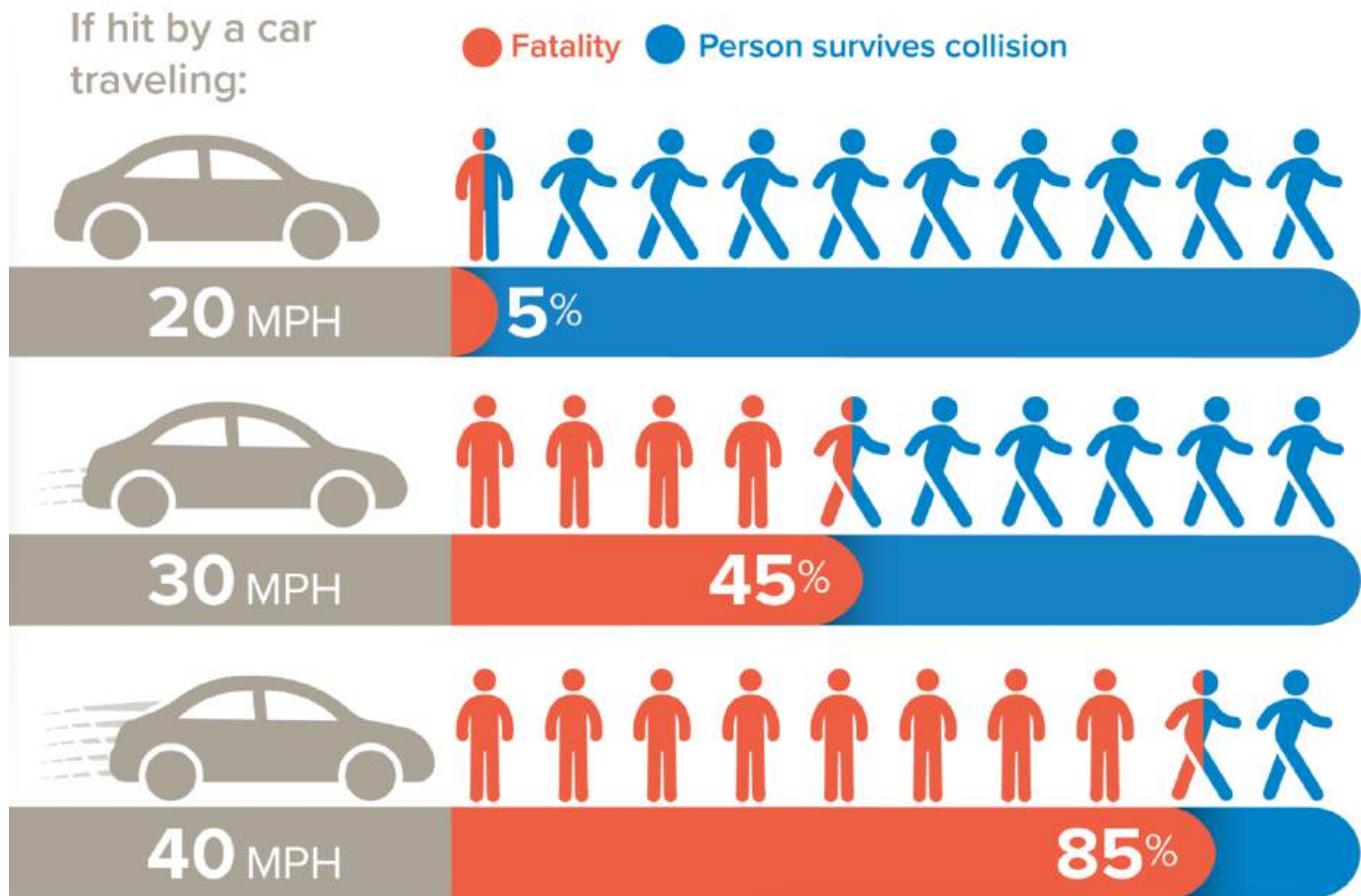
For one, we are in the midst of a historic, alarming increase in the numbers of people struck and killed while walking (<https://smartgrowthamerica.org/dangerous-by-design>), which has been on a steady rise since 2009, reaching levels not seen in more than 30 years.

Driving went down in 2020, but deaths of people walking increased 4.7%
2021 deaths will likely represent a historic one-year increase



*This estimate for 2021 is produced by applying the 11.5 percent increase for 2021 projected by the Governors Highway Safety Administration (GHSA) to the federal FARS data for 2020 used in this report.

Speed is the number one culprit in these fatalities. Speed is also the best predictor of whether or not a collision will result in an **injury** or a **death**. (In addition to the size of vehicles, which are rapidly increasing (<https://smartgrowthamerica.org/bigger-vehicles-are-directly-resulting-in-more-deaths-of-people-walking/>), but that's another conversation.)



National Traffic Safety Board (2017) Reducing Speeding-Related Crashes Involving Passenger Vehicles. Available from: <https://www.nts.gov/safety/safety-studies/Documents/SS1701.pdf>

One of the best ways to reduce speeds and speeding is through a different approach to street design that prioritizes safety above all else, but especially over vehicle speed.

Most people don't realize that speed and avoiding delay for vehicles is the primary consideration for most transportation agencies—thanks to entrenched practices left over from the interstate construction era and political pressures to avoid congestion, especially at the state level. Safety is important, but the default approach to street design places **vehicle speed and throughput** at the top of the pyramid of priorities.

Why can only speed or safety be prioritized first?

Watch this video we produced about these two competing priorities, and how speed most often wins out when it comes to street design:

Why safety and vehicle speed are incompatible goa...

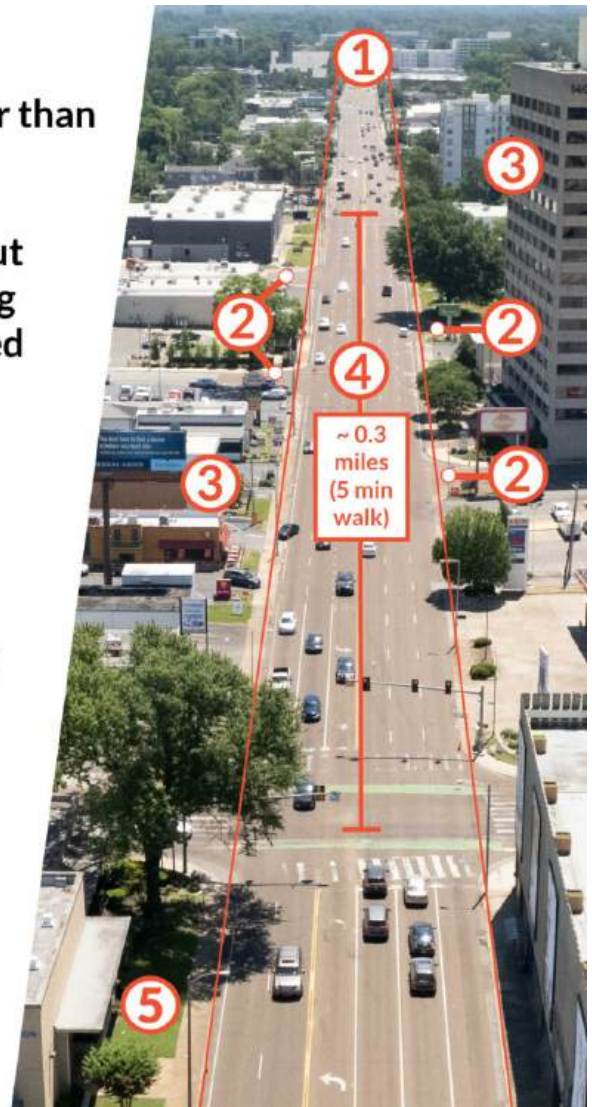


From *Dangerous by Design 2022*, here are some specific examples of how design decisions prioritize speed at the expense of safety, using a dangerous arterial road in Memphis, TN as an example. *Read a more detailed explainer of this idea here >>*

(<https://smartgrowthamerica.org/how-street-design-shapes-the-epidemic-of-preventable-pedestrian-fatalities/>)

- ① Design can be more influential on behavior than speed limits.
- ② Other streets regularly intersect Union, but lack crosswalks or signals, because keeping vehicles from stopping (speed) is prioritized ahead of providing frequent crossings (safety).
- ③ Numerous destinations means that more people will be present.
- ④ Marked, signalized crosswalks are located as much as 0.4 miles apart, potentially requiring a 10-minute round trip to reach a destination that's directly across the street.
- ⑤ Sidewalks exist, but as an afterthought.

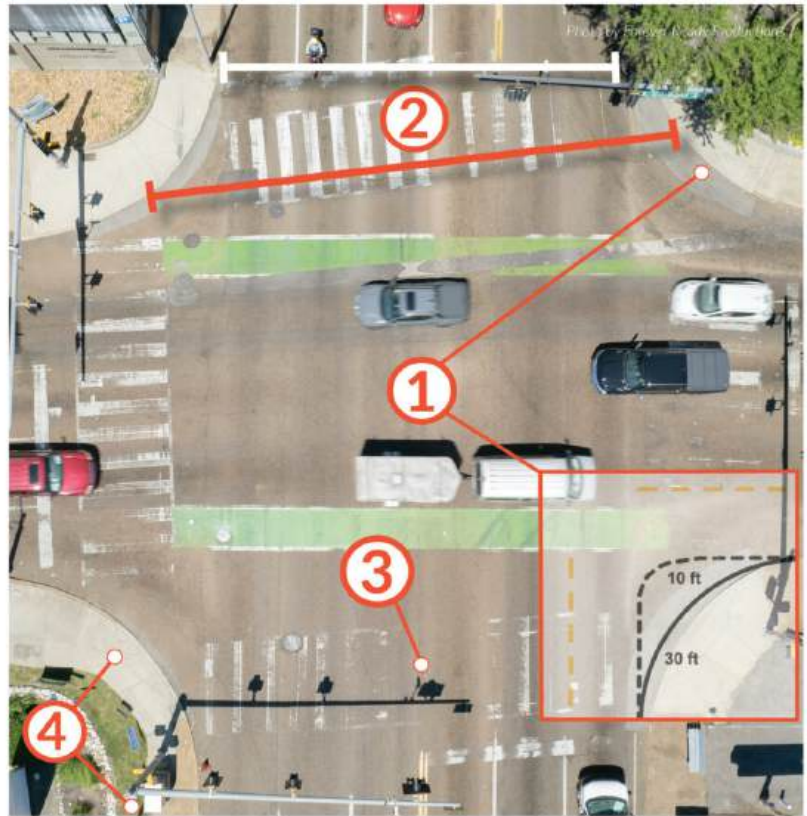
Photos by Forever Ready Productions



(<https://smartgrowthamerica.org/how-street-design-shapes-the-epidemic-of-preventable-pedestrian-fatalities/>)

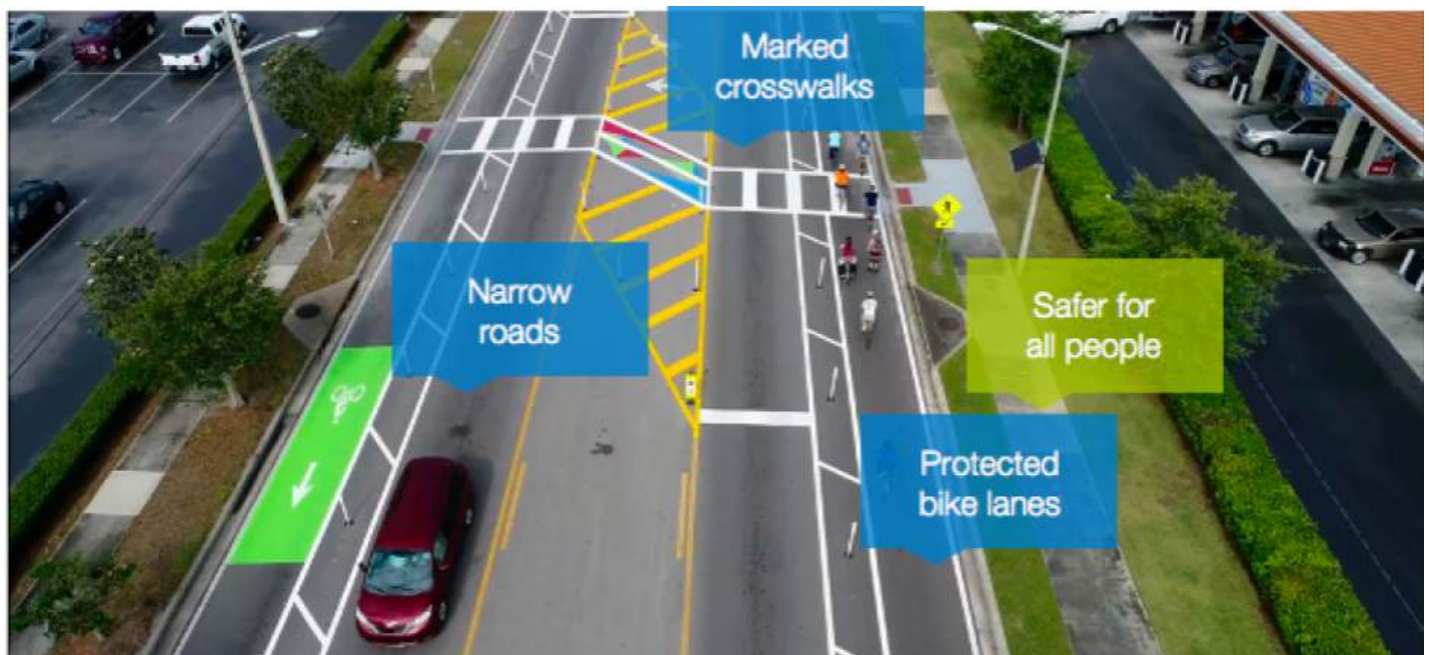
Most fatalities on Union Avenue occur at intersections

- ① All four gently rounded corners allow right turns at high speeds, precisely when pedestrians have the right-of-way.
- ② These sweeping corners increase the distance required to cross on foot.
- ③ Existing crosswalks are faded or invisible.
- ④ Sidewalks also have obstructions and lack rubberized or high-visibility markings to help all people safely cross.



(<https://smartgrowthamerica.org/how-street-design-shapes-the-epidemic-of-preventable-pedestrian-fatalities/>)

Here's a brief real world example of a specific intervention to help make an unsafe, wide street a little bit safer, and help it better serve the needs of everyone who needs to use it:



Where are Complete Streets?

Over 1,700 Complete Streets policies have been passed in the United States, including those adopted by 35 state governments, the Commonwealth of Puerto Rico, and the District of Columbia.

Complete Streets Policy Adoption 2000

9

jurisdictions
with policies

But not all Complete Streets policies are created equally. The National Complete Streets Coalition also regularly tracks and scores state and local Complete Streets policies based on a clear but comprehensive framework that requires accountability from jurisdictions and prioritizes the needs of the most vulnerable users.

Where are Complete Streets policies?
(<https://smartgrowthamerica.org/program/national-complete-streets-coalition/publications/policy-development/policy-atlas/>)

What makes a strong Complete Streets policy? (<https://smartgrowthamerica.org/10-elements-of-complete-streets/>)

The best Complete streets policies (<https://smartgrowthamerica.org/resources/the-best-complete-streets-policies-of-2018/>)

Adopting and putting a policy into practice
(<https://smartgrowthamerica.org/program/national-complete-streets-coalition/policy-atlas/policy-development/>)

What's the effect of a strong Complete Streets policy?

Complete Streets policies can help states, metro areas, counties, cities, and towns transform how they make decisions about their streets.



But a strong **policy** is just the first step in a much longer *process* to shape **practices** for street design. Changing those practices is a key step in making a Complete Streets approach the default approach. Those practices determine the **projects** that get built and how, which are the building blocks of creating a complete **network** to serve everyone and connect more people to destinations safely and efficiently. So what does that look like in practice?

Consider the story of Tucson:

“My vision for the next 10, 20, 30 years for Tucson is definitely to institutionalize the concept of Complete Streets and mobility. It’s where we have to go.”

– Regina Romero, Mayor of Tucson, Arizona

About 4,000 Tucsonans are injured and more than 50 people lose their lives on Tucson streets each year. Sidewalks are missing, bike lanes are unfinished, and streets have been designed for years to encourage speed over safety in the city. The Tucson Mayor and Council unanimously adopted a strong Complete Streets policy in 2019, and it's already having an effect on their practices, shaping future projects, and helping to "institutionalize" a new approach, as the Mayor says.

(**Tip:** Watch two other similar videos about Complete Streets stories in Louisville (<https://youtu.be/37GROxKdOtE>) and Pittsburgh (<https://youtu.be/g8Y6tYoLmKU>).)

Tell me more about Complete Streets: Go deeper
(<https://smartgrowthamerica.org/program/national-complete-streets-coalition/>)

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EXHIBIT 10

Director's Policy

Number: DP-37

Effective Date: December 7, 2021

Supersedes: DD-64-R2 (10/16/2014)

Responsible

Programs: Finance
Maintenance & Operations
Planning and Modal Programs
Project Delivery
Safety Programs
Sustainability

Title Complete Streets

Policy

The California Department of Transportation (Caltrans) recognizes that walking, biking, transit, and passenger rail are integral to our vision of delivering a brighter future for all through a world-class transportation network. Additionally, Caltrans recognizes that streets are not only used for transportation but are also valuable community spaces.

Accordingly, in locations with current and/or future pedestrian, bicycle, or transit needs, **all transportation projects funded or overseen by Caltrans will provide comfortable, convenient, and connected complete streets facilities for people walking, biking, and taking transit or passenger rail unless an exception is documented and approved.**

When decisions are made not to include complete streets elements in capital and maintenance projects, the justification will be documented with final approval by the responsible District Director.

Opportunities for complete streets exist in all phases of project development from planning and design to construction, operations, and maintenance. Complete streets projects should prioritize underserved communities that have been historically harmed and segmented by the transportation network and should serve people of all ages and abilities. Furthermore, Caltrans commits to removing unnecessary policy and procedural barriers and partnering with communities and agencies to ensure projects on local and state transportation systems improve the connectivity to existing and planned pedestrian, bicycle, and transit facilities, and accessibility to existing and planned destinations, where possible.

Intended Results

This policy establishes Caltrans' organizational priority to encourage and maximize walking, biking, transit, and passenger rail as a strategy to not only meet state climate, health, equity, and environmental goals but also to foster socially and economically vibrant, thriving, and resilient communities. To achieve this vision, Caltrans will maximize the use of design flexibility to provide context-sensitive solutions and networks for travelers of all ages and abilities.

Definitions

Complete Street

A complete street is a transportation facility that is planned, designed, constructed, operated, and maintained to provide comfortable and convenient mobility, and improve accessibility and connectivity to essential community destinations for all users, regardless of whether they are travelling as pedestrians, bicyclists, public transportation riders, or drivers. Complete streets are especially attuned to the needs of people walking, using assistive mobility devices, rolling, biking, and riding transit. Complete streets also maximize the use of the existing right-of-way by prioritizing space-efficient forms of mobility, such as walking and biking, while also facilitating goods movement in a manner with the least environmental and social impacts. Complete streets shift the focus of transportation planning and project development from vehicle movement as the primary goal to the movement of people and goods.

All Ages and Abilities

The "all ages and abilities" concept strives to serve all users—regardless of age, gender, race, or ability and inclusive of the mobility needs of children, older adults, and people with disabilities—by embodying national and international best practices related to traffic calming, speed reduction, universal design, and roadway design to increase user safety and comfort, as well as accessibility for people with disabilities. This approach also includes the use of traffic calming elements or facilities separated from motor vehicle traffic, both of which can offer a greater feeling of security and appeal to a wider spectrum of the public.

Design Flexibility

Caltrans policy supports designers in their application of guidance to achieve our goals of developing complete facilities to serve all members of the community.

Design flexibility refers to the ability to develop a design suited to its users and context, and to employ professional judgment and experience to interpret, apply, and adapt appropriate design standards and guidance. Flexibility in design is essential to achieving Caltrans' goals of putting safety first, enhancing and connecting the multimodal network, leading on climate action, and advancing equity and livability in all communities. Design flexibility includes consideration of diverse user needs, assessment of risk, review of applicable guidance, and documentation of design decisions.

Underserved Community

Underserved communities include low-income, frontline environmental justice, and vulnerable communities, including but not limited to Black and Indigenous peoples, communities of color, people experiencing homelessness, people with disabilities, older adults, and youth. Refer to guidance from the Caltrans Office of Race and Equity for the most current definition.

Accessibility (Access to Destinations)

Accessibility is the ease by which travelers can reach – or access – desired destinations such as work, shopping and other retail, school, health care, and recreation. Accessibility reflects the number and proximity of destinations, as well as the directness and condition of walking, biking, and transit facilities. This is distinct from accessibility in the context of the Americans with Disabilities Act (ADA); refer to Deputy Directive 42 for more information on ADA and State Disability Laws.

Connectivity

A connected multimodal network allows people to travel by whichever mode they choose and provides convenient, accessible connections between different modes.

State Transportation Network (STN)

Refers to the State Highway System (SHS) and all other multimodal facilities, including parallel and intersecting paths, frontage roads, and other facilities not directly on the SHS mainline.

Responsibilities

All employees in the following functional groups have specific responsibilities related to implementation of this policy in their program areas:

Director's Office – Headquarters Sustainability

- Lead, coordinate, and facilitate development of implementation plan for this policy in coordination with appropriate functional groups.
- Facilitate alignment of policy, guidance, and training to meet state's climate, health, equity, walking, biking, transit, and passenger rail goals.
- Facilitate coordination, information sharing, and collaboration among Divisions and Districts on topics related to complete streets.
- Track, monitor, report, and communicate Caltrans' progress toward meeting its policy and strategic goals related to walking, biking, transit, and passenger rail.
- Establish and facilitate internal/external advisory committees to provide technical input, strategic direction, and implementation guidance to Caltrans policies related to complete streets.

Planning and Modal Programs

Headquarters

- Develop, maintain, and update state plans, training, and resources to assist in the identification and prioritization of pedestrian, bicycle, transit, and passenger rail needs and recommended improvements on or across the SHS.
- Develop guidance for integrating pedestrian, bicycle, transit, and passenger rail needs from the corridor planning process into future complete streets projects.
- Identify best practices for increased and meaningful engagement with partners, stakeholders, and communities during the development of plans and projects that facilitate the inclusion of complete streets elements as appropriate.
- Work with local and regional transit and rail partners to identify and implement first mile/last mile solutions, both on and off the STN.
- Provide technical support and guidance to internal and external stakeholders on enhancing rail and transit reliability and operations related to complete streets within and adjacent to the STN.
- Promote Caltrans policies related to complete streets in rail and transit planning documents and grant program guidelines.

Districts

- Develop, maintain, and update plans, tools, and other planning documents to identify and prioritize pedestrian, bicycle, and transit needs and recommended improvements on or across the SHS.
- Verify that proposed projects are in alignment with local, regional, and state planning documents detailing pedestrian, bicycle, transit, and passenger rail needs on or across the SHS.
- Integrate pedestrian, bicycle, transit, and passenger rail improvements from the corridor planning process into projects.
- Include complete streets elements in projects during the pre-Project Initiation Document (pre-PID) and PID phases.
- Participate in Project Development Teams (PDTs) to assist in delivering complete streets elements identified in PID phase.
- Develop and implement strategy for meaningful engagement with partners, stakeholders, and communities during the development of plans and projects that facilitate the inclusion of complete streets elements as appropriate.
- Identify and pursue partnerships and funding opportunities with local, regional, and state agencies.
- Work with local and regional transit and rail partners to identify and implement first mile/last mile solutions, both on and off the STN.
- Promote pedestrian, bicycle, and transit improvements and land uses supportive of these modes in local projects through the Local Development-Intergovernmental Review process.

Project Delivery

Headquarters

- Develop, maintain, and update policy, procedures, guidance, and standards pertaining to the design and construction of complete streets facilities in alignment with Caltrans and state walking, biking, transit, and passenger rail goals, including but not limited to temporary access during construction.
- Provide training and guidance to promote the use of "world-class" design best practices related to complete streets throughout Caltrans, including the adoption of design flexibility guidance, contextual guidance, and others.
- Cultivate subject-matter expertise for design excellence of complete streets facilities in projects on or across the STN.
- Designate a complete streets asset manager to track and monitor progress of complete streets statewide as an asset in the State Highway System Management Plan (SHSMP) and develop funding and performance targets for complete streets in the State Highway Operation and Protection Program (SHOPP).
- Establish and oversee processes for documenting decisions related to complete streets elements.

Districts

- Implement project delivery strategies and best practices to further enhance the delivery of complete streets, including coordination of community engagement efforts.
- Implement "world-class" design best practices related to complete streets.
- Cultivate subject-matter expertise for design excellence of complete streets facilities in projects on or across the STN.
- Promote and exercise design flexibility throughout project development process.
- Document decisions related to complete streets elements.
- Implement and oversee use of standard plans and specifications, as well as best practices, for temporary pedestrian, bicycle, and transit access routes during construction.

Maintenance

Headquarters

- Develop, maintain, and update policy, procedures, guidance, manuals, training and standards pertaining to the maintenance of complete streets facilities.
- Work with Districts to determine equipment needs for maintenance of current and future complete streets facilities, including application-specific equipment such as sweepers for sidewalks and bikeways where standard maintenance equipment cannot be used.
- Coordinate with Division of Equipment to procure complete streets maintenance equipment.
- Develop and provide training to Maintenance staff on maintenance best practices for complete street facilities.
- Facilitate collection and maintenance of active transportation facility inventory and condition data to inform maintenance decisions.
- Develop, maintain, and update maintenance agreement templates for complete streets facilities.

Districts

- Maintain complete streets facilities on the SHS in accordance with maintenance policy, procedures, guidance, manuals, and standards.
- Develop, execute, and update, as needed, maintenance agreements with local agencies for complete street facilities that are mutually beneficial to both entities and protect the investments made in new infrastructure.
- Collaborate with Headquarters Divisions of Maintenance and Equipment to purchase or lease equipment necessary to maintain current and future complete streets facilities, including application-specific equipment such as sweepers for sidewalks and bikeways where standard maintenance equipment cannot be utilized.
- Maintain and use active transportation facility inventory and condition data to inform maintenance decisions.

- Collaborate with Planning, Safety, and Complete Streets Coordinators to identify opportunities for complete streets improvements in Highway Maintenance projects.

Traffic Operations

Headquarters

- Develop, maintain, and update policy, procedures, guidance, and standards pertaining to the operations of facilities to improve access to destinations by walking, biking, transit, and passenger rail, including but not limited to temporary access during construction.
- Develop policy and framework for collecting and maintaining current pedestrian and bicycle count data.
- Develop, maintain, and update training, guidance, and procedures to improve encroachment permit application process for local agency-sponsored complete streets projects that are on or cross the SHS.
- Identify and develop proposals to address policy and procedural barriers to implementing locally-sponsored complete streets projects on and across the SHS.

Districts

- Collect and maintain current pedestrian and bicycle count data.
- Identify opportunities to leverage traffic control devices, where needed, to better facilitate the throughput of people walking, biking, and taking transit.
- Implement standard plans and specifications for temporary pedestrian, bicycle, and transit access routes during construction.
- Support the delivery of complete streets improvements in capital projects.
- Identify strategies to streamline the approval process for complete streets projects seeking encroachment permits.

Safety Programs

Headquarters

- Develop, maintain, and update policy, procedures, guidance, plans, documents, and technical assistance to proactively or responsively identify pedestrian and bicycle safety needs on the SHS.
- Develop and administer programs to investigate locations and provide recommendations for improvements at locations with pedestrian and bicycle safety needs.
- Identify opportunities to leverage traffic control devices, where needed, to better facilitate the throughput of people walking, biking, and taking transit.

Districts

- Develop and implement innovative, context-sensitive solutions to address the safety of vulnerable roadway users.

- Investigate and implement countermeasures at locations with pedestrian and/or bicycle safety concerns/needs.
- Engage with internal functions and seek input from external stakeholders on pedestrian and bicycle safety needs during investigations.

Equipment

- Procure and provide training on equipment needed to maintain current and future complete streets facilities.
- Track and share with districts the national state of the practice for equipment used to maintain pedestrian, bicycle, and transit features.

Asset Management

Headquarters

- Track, monitor, and report on progress of complete streets as an asset in the SHSMP.
- Finalize funding and SHSMP performance targets for complete streets in the SHOPP.
- Support Districts in tracking and reporting on complete streets assets.

Districts

- Compile identified complete streets needs into SHOPP projects to support Districts in meeting performance targets.
- Regularly update Asset Management Tool with complete streets assets identified in all projects.
- Track and monitor progress of complete streets as an asset in the SHSMP and report progress to Headquarters Asset Management and Complete Streets Program Manager.

Local Assistance

Headquarters

- Provide support and technical assistance to local and regional agencies and Caltrans Districts applying for state or federal active transportation funding.
- Provide tools, training, and resources to support the successful delivery of local and regional active transportation projects on time, in scope, and within budget.

Districts

- Provide support and technical assistance to local and regional agencies and Caltrans Districts applying for state or federal active transportation funding.
- Provide tools, training, and resources to support the successful delivery of local and regional active transportation projects on time, in scope, and within budget.

Legal

- Provide counsel and support on legal issues pertaining to complete streets policies, procedures, and projects.

District-Designated Complete Streets Coordinator(s)

- District Directors will designate complete streets coordinator(s).
- Work with PDTs to maximize opportunities for inclusion of complete streets in all project phases by actively participating in the pre-scoping, project initiation, and project development phases.
- Support the asset manager in tracking and monitoring complete streets assets.
- Assist with identifying project-specific complete streets needs throughout project planning, development, and delivery.
- Review and provide concurrence to decision documents related to complete streets.
- Work with other functions to provide technical assistance to local agency sponsored projects that are on or cross the SHS to incorporate complete streets elements.
- Collaborate with local and regional partners, advocacy and community groups, and District engineers to identify pedestrian, bicycle, and transit gaps to incorporate into planning documents and projects.
- Provide recommendations for partnerships and funding opportunities with local, regional, and state agencies.

Applicability

This policy applies to all Caltrans employees.



Toks Omishakin
Director

12/07/2021

Date Signed

EXHIBIT 11

OAKDALE ESTATES

OAKDALE ESTATES

OAKDALE AVENUE, WOODLAND HILLS, CA 91364

HOMES	TOTAL LAND AREA	PRESERVED OPEN SPACE
21	14.07 AC.	4.50 AC.

A beautiful collection of new estate homes with state-of-the-art sustainable features anchored by an open space preserve and citrus grove.

ABOUT OAKDALE ESTATES

OAKDALE ESTATES

Crafted with care and local community input, Oakdale Estates is designed to fit into the local neighborhood seamlessly. The collection of new homes will be anchored by a 4.15-acre preserve, donated by the developer and to be managed by the Mountains Recreation Conservancy Authority.

In addition to the land preserve, Oakdale Estates is designed with two rows of citrus trees along Oakdale Avenue to recognize the past orange grove on the Bothwell ranch. The new community is consistent with the City of Los Angeles zoning and general plan and includes 19% fewer units than otherwise allowed without the preserved land. Additionally, the developer is making local infrastructure improvements to Colliers Street and Oakdale Avenue to improve public safety and circulation. The collection of new estate homes, to be built on the remaining 9 acres, will feature modern farmhouses and Spanish architecture to embrace the traditional heritage of the San Fernando Valley and offer state-of-the-art sustainable features.

BEAUTIFUL IN ACRES		NUMBER OF	PRESERVED	HOA	MINIMUM	FLOOR	HOME SIZES
HOMES	GROSS	HOMES/GROSS	LAND	MAINTAINED	LOT	PLANS	SQ. FT
21	AREA	ACRE	4.15	OPEN	SIZE	5	4,819 to
	14.07	1.5	ac	SPACE	17,515		5,136
	ac			0.35 ac	Sq. Ft		

BENEFITS

Oakdale Estates will provide the following benefits to the Woodland Hills and Chazara communities and the local neighborhood.

Preserving the past

The property owner, through a combination of donation of land to the Mountains Recreation & Conservation Authority (MRCA) and dedication of an open space easement, is preserving approximately 1/3 of the property for the benefit of the community. The donation of land is voluntary due to discussions between Borstein Enterprises, Councilmember Bob Blumenfield and the local community.

- *MRCA Donation* – Upon approval of the proposed project, 4.15 acres of the property (the “Preserved Property”) will be donated to the MRCA free and clear to be used as a public space and professionally managed by the MRCA, a regional public agency.
- *Open Space Easement* – To embrace the property's prior use, an approximately 1/3-acre permanent open space easement for two rows of citrus trees will be located along Oakdale Avenue in view of the neighborhood.
- *Property Upgrades* – In addition to the donation of the land, the owner is contributing up to \$400,000 towards improvements to the Preserved Property. This includes updating the irrigation system, cleaning up debris, upgrading utilities, etc.



Improving local Infrastructure

The project is making local improvements to the surrounding public infrastructure, such as widening streets, adding sidewalks, and landscaped parkways, streetlights, curbs, and gutters to Oakdale Avenue and Collier Street abutting the property. These improvements will enhance public safety in

the neighborhood.

OAKDALE ESTATES

Collier Street - To the south of the site, Collier Street will be widened from its current half-street condition to full width. Additionally, an enhanced landscape parkway is being added. This widening will greatly benefit the neighborhood, given that the half street is a source of congestion during pickup hours for the adjacent elementary school.

Oakdale Avenue - While preserving 15 of 19 existing palm trees, Oakdale Avenue will be widened to city-approved standards with a full curb, gutter, enhanced parkway, streetlights, and a sidewalk.



OAKDALE ESTATES



(<https://www.youtube.com/embed/Bhl9fPa8PNw?autoplay=1&rel=0&fmt=37>)

Fewer Homes Than Allowed By Zoning

The project conforms to the existing zoning and general plan; the proposed density is 23% less than the amount permitted under the zoning. The RA-1 zoning would allow by-right 29-homes, and higher density proposals were proposed by prior interested buyers of the property. The developer respects the importance of the citrus grove and, with feedback from the City Council office and community, designed this 21-home project that preserves 1/3 of the property as open space.

Sustainability

The common areas and new homes will include state-of-the-art sustainable features and green technology. Drought tolerant, indigenous landscaping will be used throughout the community and by replacing the citrus grove with houses, water usage can be reduced by over 400% of what would be needed to irrigate a commercial citrus grove. The common area street will include a water recapture and reuse system that captures rainwater, filters the water, and then reuses the captured water to irrigate the common area landscaping and citrus trees.

The homes will meet CAL-green building standards and use roughly a third less energy than older homes of similar size. The front yards of the homes will be beautifully landscaped with drought-tolerant landscaping, and each home will include a 2,500-gallon cistern system to collect rainwater on each lot for reuse as irrigation.

The homes will meet cool roof standards to reduce heat reflection into the atmosphere. The latest home technology, including EV Chargers and smart home devices will be included along with other technology such as solar systems with Energy Storage System compatibility, water efficient fixtures, High-efficiency windows and insulation, HVAC systems and water heaters, and smart appliances are included.

Community Outreach

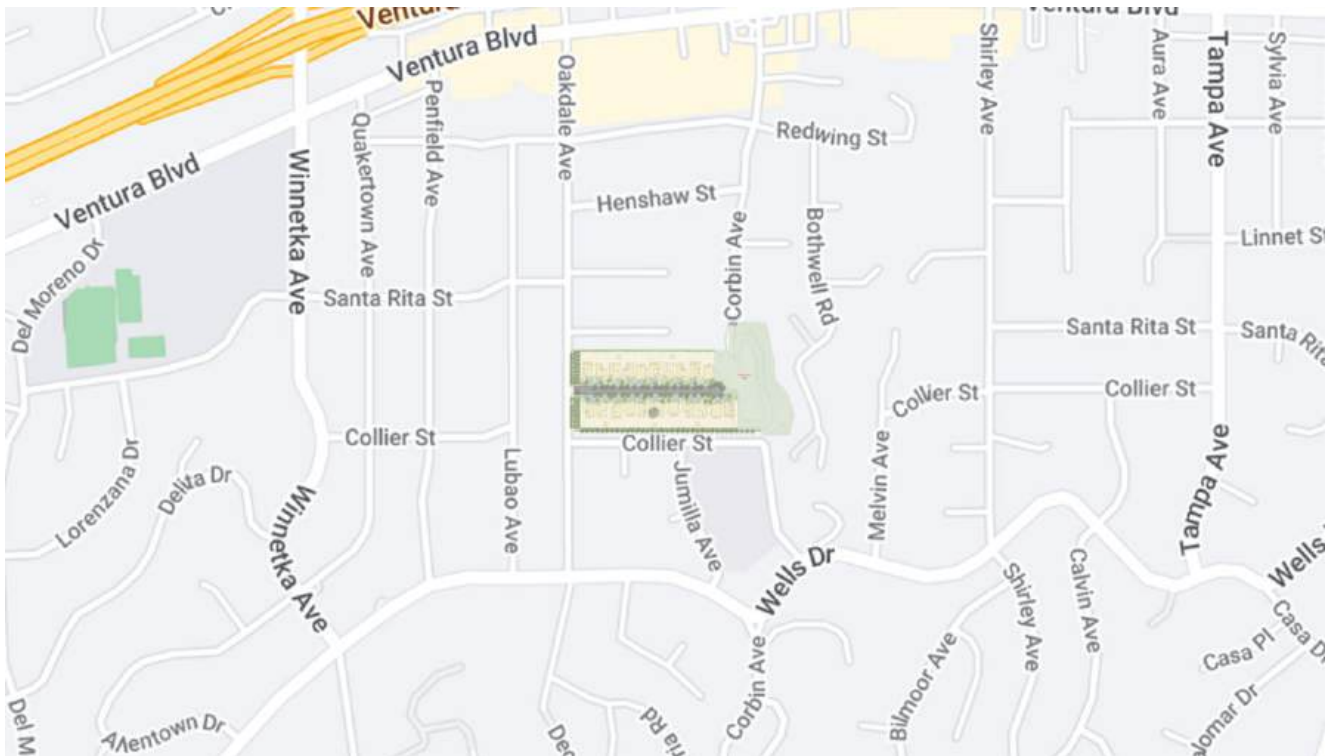
Early in the process, the developer reached out to local neighbors, stakeholders, the City Council office, and city officials to gain perspective on the property. While preparing the project plans, the developer had numerous meetings with the neighbors and community members, translating into several plan changes based on their feedback.

The developer consulted with both the Woodland Hills, Warner Center Neighborhood Council and the Tarzana Neighborhood Council. Both neighborhood Councils provided feedback, held open hearings and voted unanimously (12 to 0 and 13 to 0, respectively) to recommend approval of the Oakdale Estates project.

The developer continues to meet with its neighbors and work with city officials.

LOCATION DETAILS

5300 Oakdale Avenue, Woodland Hills, CA 91364



Email : info@oakdale-estates.com

(mailto:info@oakdale-estates.com)

OAKDALE ESTATES



COMMUNITY FEATURES

OAKDALE ESTATES



OAKDALE ESTATES
5300 OAKDALE AVE.
WOODLAND HILLS, CA 91364
971.10.1800



OAKDALE ESTATES

Community Designed With Privacy In Mind

The community is designed with a single private cul-de-sac street with lots flanking both sides of the street allowing for deeper lots and deeper rear yards, translating into greater separation from existing neighbors' homes, thus creating more privacy. Furthermore, the houses will be plotted closer to the internal private streets (20 feet) to maximize the rear yard depth. An enhanced landscape buffer with tall leafy shrubs, maintained by the new to-be-formed HOA, will be planted along the project's north property line to further enhance privacy. A decorative perimeter wall will surround the community, providing security, privacy and a nice outward appearance to the neighborhood.

The project will have a minimum lot size of 17,500 square feet, and the private cul-de-sac street will terminate at the edge of the preserved property with a lockable pedestrian gate. No vehicular access from the private street to the preserved property will exist and Primary access to the community will be along Oakdale Avenue through a stylish gated entry.

Estate Homes

The collection of new homes will include five floor plans and three architectural styles, including Modern Farmhouse, Contemporary Farmhouse, and Santa Barbara Mission styles. All three styles are indigenous, clean and elegant, offering variable roof lines, recessed windows and quality finishes. Multiple color schemes with three styles and five plans offer a classic street scene.

The home square footage will range from 4,819 to 5,136 square feet. Aside from being highly sustainable and energy efficient, these homes will offer fine finishes and options.

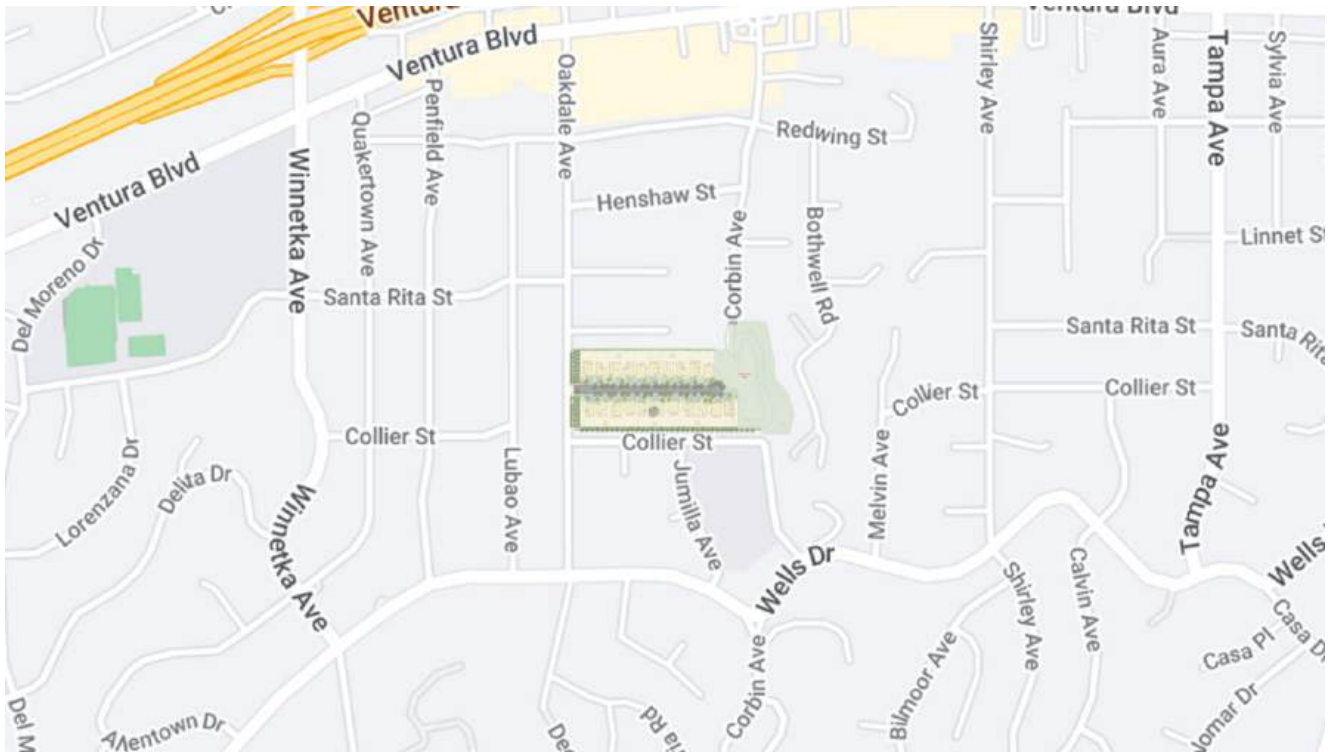


OAKDALE ESTATES



LOCATION DETAILS

5300 Oakdale Avenue, Woodland Hills, CA 91364



Email : info@oakdale-estates.com
(<mailto:info@oakdale-estates.com>)

OAKDALE ESTATES

EXHIBIT 12

CALIFORNIA

Final Area Designations for the 2015 Ozone National Ambient Air Quality Standards Technical Support Document (TSD)

1.0 Summary

This technical support document (TSD) describes the EPA's final designations for the areas in California listed in Table 1.1 below as nonattainment for the 2015 ozone National Ambient Air Quality Standards (NAAQS).

On October 1, 2015, the EPA promulgated revised primary and secondary ozone NAAQS (80 FR 65292; October 26, 2015). The EPA strengthened both standards to a level of 0.070 parts per million (ppm). In accordance with Section 107(d) of the Clean Air Act (CAA), whenever the EPA establishes a new or revised NAAQS, the EPA must promulgate designations for all areas of the country for that NAAQS.

Under section 107(d), states were required to submit area designation recommendations to the EPA for the 2015 ozone NAAQS no later than one year following promulgation of the standards, i.e., by October 1, 2016. Tribes were also invited to submit area designation recommendations and were given an opportunity for consultation.¹ On October 3, 2016, the state of California recommended that the counties and partial counties identified in Table 1.1 be designated as nonattainment for the 2015 ozone NAAQS based on air quality data from 2013-2015². On October 1, 2016, the Pechanga Band of Luiseno Mission Indians recommended that the areas of Indian country identified in Table 1.1 be designated as nonattainment for the 2015 ozone NAAQS based on air quality data from 2013-2015³. On September 20, 2016, the Morongo Band of Mission Indians recommended that the areas of Indian country identified in Table 1.1 be designated as nonattainment for the 2015 ozone NAAQS based on air quality data from 2013-2015.⁴

After considering these recommendations and based on the EPA's technical analysis as described in this TSD, the EPA is designating the areas listed in Table 1.1 as nonattainment for the 2015 ozone NAAQS. The EPA must designate an area nonattainment if it has an air quality monitor that is violating the standard or if it has sources of emissions that are contributing to a violation of the

¹ In 2011, the EPA issued a memorandum outlining the EPA's approach for designating areas of Indian country. If the EPA either does not receive an initial designation recommendation from a tribe, or receives a recommendation that does not specify designation of a separate area, the EPA is designating the relevant tribe's area of Indian country as part of the surrounding area, and to the extent possible, to ensure that a single tribe's areas of Indian country are not inadvertently split based on the use of other jurisdictional boundaries (e.g., county boundaries) when designating the surrounding state areas. Please see EPA Policy for Designating Establishing Separate Air Quality Designations for Areas of Indian Country: <https://www.epa.gov/sites/production/files/2016-02/documents/indian-country-separate-area.pdf> and EPA Policy on Consultation and Coordination with Indian Tribes: <https://www.epa.gov/sites/production/files/2013-08/documents/cons-and-coord-with-indian-tribes-policy.pdf>.

² Letter from Kurt Karperos, Deputy Executive Officer, California Air Resources Board to Alexis Strauss, Acting Regional Administrator, U.S. EPA Region 9, October 3, 2016.

³ Letter from Mark Macarro, Tribal Chairman, Pechanga Band of Luiseno Mission Indians to Elizabeth Adams, Air Division Acting Director, U.S. EPA Region 9, October 1, 2016.

⁴ Letter from Robert Martin, Chairman, Morongo Band of Mission Indians to Deborah Jordan, Air Division Director, U.S. EPA Region 9, September 20, 2016.

NAAQS in a nearby area. Detailed descriptions of the nonattainment boundaries for these areas are found in the supporting technical analysis for each area in Sections 3-21.

Table 1.1. California State and Tribal Recommended Nonattainment Areas and the EPA’s Final Designated Nonattainment Areas for the 2015 Ozone NAAQS.

Area	California’s or Tribe’s Recommended Nonattainment Counties [or Areas of Indian Country]	EPA’s Final Nonattainment Counties [or Areas of Indian Country]
Amador County, CA*	Amador County	Amador County
<ul style="list-style-type: none"> Buena Vista Rancheria of Me-Wuk Indians of California 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Buena Vista Rancheria of Me-Wuk Indians of California
<ul style="list-style-type: none"> Jackson Band of Miwuk Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Buena Vista Rancheria of Me-Wuk Indians of California
Butte County, CA*	Butte County	Butte County
<ul style="list-style-type: none"> Berry Creek Rancheria of Maidu Indians of California 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Berry Creek Rancheria of Maidu Indians of California
<ul style="list-style-type: none"> Enterprise Rancheria of Maidu Indians of California 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Enterprise Rancheria of Maidu Indians of California
<ul style="list-style-type: none"> Mechoopda Indian Tribe of Chico Rancheria 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Mechoopda Indian Tribe of Chico Rancheria
<ul style="list-style-type: none"> Mooretown Rancheria of Maidu Indians of California 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Mooretown Rancheria of Maidu Indians of California
Calaveras County, CA*	Calaveras County	Calaveras County
<ul style="list-style-type: none"> California Valley Miwok Tribe 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> California Valley Miwok Tribe
Imperial County, CA*	Imperial County	Imperial County
<ul style="list-style-type: none"> Quechan Tribe of the Fort Yuma Indian Reservation 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Quechan Tribe of the Fort Yuma Indian Reservation
<ul style="list-style-type: none"> Torres Martinez Desert Cahuilla Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Torres Martinez Desert Cahuilla Indians (partial)
Kern County (Eastern Kern), CA	Kern County (partial)	Kern County (partial)
Los Angeles-San Bernardino Counties (West Mojave Desert), CA*	Los Angeles County (partial) San Bernardino County (partial)	Los Angeles County (partial) San Bernardino County (partial)

Area	California's or Tribe's Recommended Nonattainment Counties [or Areas of Indian Country]	EPA's Final Nonattainment Counties [or Areas of Indian Country]
<ul style="list-style-type: none"> Twenty-Nine Palms Band of Mission Indians of California 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Twenty-Nine Palms Band of Mission Indians of California (partial)
Los Angeles-South Coast Air Basin, CA*	Los Angeles County (partial) Orange County Riverside County (partial) San Bernardino County (partial)	Los Angeles County (partial) Orange County Riverside County (partial) San Bernardino County (partial)
<ul style="list-style-type: none"> Cahuilla Band of Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Cahuilla Band of Indians
<ul style="list-style-type: none"> Pechanga Band of Luiseno Mission Indians 	Pechanga Band of Luiseno Mission Indians **	Pechanga Band of Luiseno Mission Indians (partial)
<ul style="list-style-type: none"> Ramona Band of Cahuilla 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Ramona Band of Cahuilla
<ul style="list-style-type: none"> San Manuel Band of Mission Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> San Manuel Band of Mission Indians
<ul style="list-style-type: none"> Soboba Band of Luiseno Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Soboba Band of Luiseno Indians
Mariposa County, CA	Mariposa County	Mariposa County
Morongo Band of Mission Indians	Morongo Band of Mission Indians	Morongo Band of Mission Indians
Nevada County (Western part), CA	Nevada County (partial)	Nevada County (partial)
Pechanga Band of Luiseno Mission Indians	Pechanga Band of Luiseno Mission Indians**	Pechanga Band of Luiseno Mission Indians (partial)
Riverside County (Coachella Valley), CA*	Riverside County (partial)	Riverside County (partial)
<ul style="list-style-type: none"> Agua Caliente Band of Cahuilla Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Agua Caliente Band of Cahuilla Indians
<ul style="list-style-type: none"> Augustine Band of Cahuilla Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Augustine Band of Cahuilla Indians
<ul style="list-style-type: none"> Cabazon Band of Mission Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Cabazon Band of Mission Indians
<ul style="list-style-type: none"> Santa Rosa Band of Cahuilla Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Santa Rosa Band of Cahuilla Indians
<ul style="list-style-type: none"> Torres Martinez Desert Cahuilla Indians 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Torres Martinez Desert Cahuilla Indians (partial)
<ul style="list-style-type: none"> Twenty-Nine Palms Band of Mission Indians of California 	<ul style="list-style-type: none"> did not submit recommendation 	<ul style="list-style-type: none"> Twenty-Nine Palms Band of Mission Indians of California (partial)

EXHIBIT 13



The Unusually Strong Force Driving Apocalyptic Los Angeles Wildfires

Powerful seasonal winds combined with drought-starved vegetation have made the Palisades Fire one of the worst in California history.

by [Umair Irfan](#) • January 9, 2025



A helicopter drops water while fire personnel work on the ground to mitigate the wildfires tearing through Los Angeles, California. David Swanson / AFP via Getty Images

This piece was originally published in [Vox](#) and appears here as part of our [Climate Desk](#) collaboration.

Sustained powerful winds [reaching nearly 100 miles per hour](#) are driving fast-moving wildfires near Los Angeles, spewing smoke, destroying homes, closing roads, and forcing thousands of people to evacuate.

The [Palisades Fire](#) along the coast near the Santa Monica mountains has burned more than 17,000 acres as of Thursday morning. The [Eaton fire](#) near Pasadena has now torched at least 10,000 acres. The blazes have [killed at least five people](#) and destroyed more than 2,000 structures. Other [smaller fires](#), such as the Sunset fire that erupted in Hollywood Hills Wednesday, are also burning in the region. More than 130,000 residents are under evacuation orders. President Joe Biden issued a [Major Disaster Declaration](#) for the fires, allowing federal funds to help pay for the response and the recovery. Meteorologists are warning that extreme fire conditions are likely to persist through Friday.

And as is inevitable with every disaster, the fires have become a major political issue. [President-elect Donald Trump](#) has called for [California Governor Gavin Newsom](#) to resign over his management of the fire response.

These blazes are stunning in their scale and speed, jumping from ignition to thousands of acres in a day, but they're hardly unexpected. Fire forecasters have been [warning since the beginning of the year](#) that conditions were ripe for massive infernos, particularly in southern California. "For January, above normal significant fire potential is forecast across portions of southern California," according to a National Interagency Fire Center (NIFC) bulletin on January 2.



A satellite image shows smoke from the Palisades Fire spreading across Los Angeles and out into the Pacific Ocean on January 7, 2025. [NASA Earth Observatory / Public Domain](#)

“This was an exceptionally well-predicted event from a meteorological and fire-predictive services perspective,” [Daniel Swain](#), a climate scientist at the University of California Los Angeles, said Wednesday during a livestream.

The winter months are typically when Southern California quenches its thirst with rainfall, but the past few weeks have been unusually dry, and little snowfall has accumulated in the surrounding mountains. The NIFC also noted that temperatures were “an impressive two to six degrees [Fahrenheit] above normal in most areas” in December, allowing vegetation like grasses and chaparral to readily dry out and serve as fuel.

On top of this, the [Santa Ana winds](#), southern California’s seasonal gusts, were unusually strong. They typically blow from the northeast toward the coast in the wintertime, but this year, an unusually warm ocean and a meandering jet stream are giving these gales an additional speed boost, like pointing a hair dryer at Los Angeles.

Firefighters are working desperately to corral the flames and keep them away from people’s homes, but there’s little they can do to halt the combination of ample fuel, dry weather, and high winds, which are poised to continue. It will take another force of nature to quell this one. “Until widespread rains occur, this risk will continue,” according to the NIFC bulletin.

Wildfires are a natural part of the landscape in California, but the danger they pose to the region is growing because more people are living in fire-prone areas. That increases the likelihood of igniting a blaze and the scale of the damage that occurs when a fire inevitably erupts. California’s growing wildfire threat has [rocked the state’s insurance industry](#) and forced regulators to allow insurers to [price in the risk of worsening future catastrophes](#). At the same time, global average temperatures are rising due to climate change, which can prime more of the landscape to burn.

It will take a concerted effort on many fronts to mitigate the wildfire threat, including using more fire-resistant building materials, performing controlled burns to reduce fuels, changing where people live, improving forecasting, pricing insurance in line with the actual disaster risk, and reducing greenhouse gas emissions that are driving climate change.

But in the meantime, the dangers from fires in Southern California are likely to get worse.



Embers from burning homes blow across the Pacific Coast Highway. The Palisades Fire has been driven in part by unusually powerful seasonal winds. Apu Gomes / Getty Images

What are the Santa Ana winds? Why are they so powerful this year?

Parts of California regularly experience persistent high winds during certain times of year. The northern part of the state, including the San Francisco Bay Area, tends to see high winds in the spring and fall known as the [Diablo winds](#).

Southern California's Santa Ana winds often arise in the winter months. "This is not a typical Santa Ana, but this is the time of year when you expect it," Swain said.

The mechanisms behind the Santa Ana and Diablo winds are similar: Cool air from inland mountains rolls downhill toward the coasts. That air compresses as it moves to lower altitudes and squeezes between canyons, heating up and drying out, similar to a bicycle pump. But there are [several factors](#) that may be worsening these gusts right now.

One is that the band of the [Pacific Ocean near Southern California](#) remains unusually warm following [two years of record-high temperatures](#) all over the world that triggered [underwater heat waves](#). High temperatures in the ocean can bend the [jet stream](#). This is a narrow band of fast-moving air at a high altitude that snakes across the planet and shapes the weather below. As it meanders, it can hold warm air under high pressure in place, allowing heat to accumulate closer to the surface. When high pressure [settles over inland areas like the Great Basin](#) northeast of Los Angeles, it starts driving air over the mountains and toward the coast.

What's making fires so bad right now?

Again, wildfires are a natural and vital mechanism in the ecosystem in Southern California. They help clear decaying vegetation and restore nutrients to the soil. But people are making the destruction from wildfires far worse.

The [majority of wildfires](#) in the U.S. are ignited by humans—careless campfires, sparks from machinery, downed power lines—but there are also natural fire starters like dry lightning storms and on rare occasions, [spontaneous combustion](#) of decaying vegetation and soil. The ignition sources of the current fires around Los Angeles aren't known yet.

The population in the region is also expanding, although the [growth rate has recently slowed down](#). More people in the area means more property, and in Southern California, that property can be quite expensive. As the fires move toward populated areas, they can do a lot of damage.

"I do expect it is plausible that the Palisades fire in particular will become the costliest on record," Swain said.

The weather this year has also left abundant vegetation in the region that has desiccated in the warm, dry air. And of course, humans are heating up the planet by burning fossil fuels and that is enhancing some of the raw ingredients for dangerous fires.

Ample fuel plus high wind in unusually dry weather near a major population center have converged to create an extraordinary and dangerous spate of wildfires.



An abundance of dry vegetation has fueled the fast-moving Palisades Fire. Kyle Grillot / Bloomberg via Getty Images

What's the role of climate change?

Many factors have to converge to start a massive wildfire, and the variables aren't all straightforward. In recent years, California has been ping-ponging between extremely dry and wet years. That's had a strong impact on the vegetation in Southern California. Unlike the forests in the northern part of the state that grow over the course of decades, the amount of grass and brush around Los Angeles can shift widely year to year depending on precipitation.

"There is a very high degree of background variability," Swain said. The key thing to pay attention to is the sequence of extreme weather. Last winter, the Los Angeles area was [soaked in torrential downpours](#) that set [new rainfall records](#). The deluge helped irrigate a bumper crop of grasses and shrubs in the area. The region then experienced some of its [all-time hottest temperatures](#) followed by one the [driest starts to winter ever measured](#).

These swings between extreme rainfall and drought have been dubbed [weather whiplash](#), and climate scientists expect these shifts to become more common along the West Coast, and that could increase the threat of major blazes.

"It's not just that drier conditions are perpetually more likely in a warming climate, it's that this oscillation back and forth between states is something that is particularly consequential for wildfire risk in southern California," Swain said.

EXHIBIT 14



AB-747 Planning and zoning: general plan: safety element. (2019-2020)

SHARE THIS:



Date Published: 10/10/2019 09:00 PM

Assembly Bill No. 747

CHAPTER 681

An act to add Section 65302.15 to the Government Code, relating to land use.

[Approved by Governor October 09, 2019. Filed with Secretary of State
October 09, 2019.]

LEGISLATIVE COUNSEL'S DIGEST

AB 747, Levine. Planning and zoning: general plan: safety element.

The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and of any land outside its boundaries that bears relation to its planning. That law requires this general plan to include certain mandatory elements, including a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic hazards, flooding, wildland and urban fires, and climate adaptation and resilience strategies. That law requires the safety element to address, among other things, evacuation routes related to identified fire and geologic hazards.

This bill, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, would require the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The bill would authorize a city or county that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives to use that information in the safety element to comply with this requirement by summarizing and incorporating by reference that other plan or document in the safety element.

By increasing the duties of local planning officials with respect to the update of general plans, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 65302.15 is added to the Government Code, to read:

65302.15. (a) Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2022, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element adopted pursuant to subdivision (g) of Section 65302 shall be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. A county or city that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives may use that information in the safety element to comply with this section and, in that event, shall summarize and incorporate into the safety element that other plan or document.

(b) After the initial revision of the safety element pursuant to subdivision (a), the planning agency shall review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every eight years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

EXHIBIT 15



SB-99 General plans: safety element: emergency evacuation routes. (2019-2020)

SHARE THIS:



Date Published: 08/30/2019 09:00 PM

Senate Bill No. 99

CHAPTER 202

An act to amend Section 65302 of the Government Code, relating to land use.

[Approved by Governor August 30, 2019. Filed with Secretary of State August 30, 2019.]

LEGISLATIVE COUNSEL'S DIGEST

SB 99, Nielsen. General plans: safety element: emergency evacuation routes.

The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including a housing element and a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic and seismic hazards, flooding, and wildfires. Existing law requires the safety element to address, among other things, evacuation routes related to identified fire and geologic hazards. Existing law requires the housing element to be revised according to a specific schedule. Existing law requires the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.

This bill would require the city or county, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. By increasing the duties of local officials, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 65302 of the Government Code is amended to read:

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, as defined in Section 816.52 of the Civil Code, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982 (Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5).

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the members of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (g) of Section 2687 of Title 10 of the United States Code.

(b) (1) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(2) (A) Commencing January 1, 2011, upon any substantive revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

(B) For purposes of this paragraph, "users of streets, roads, and highways" mean bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

- (A) The reclamation of land and waters.
- (B) Prevention and control of the pollution of streams and other waters.
- (C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (D) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (E) Protection of watersheds.
- (F) The location, quantity, and quality of the rock, sand, and gravel resources.

(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) (1) A noise element that shall identify and appraise noise problems in the community. The noise element shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (A) Highways and freeways.
- (B) Primary arterials and major local streets.
- (C) Passenger and freight online railroad operations and ground rapid transit systems.
- (D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (E) Local industrial plants, including, but not limited to, railroad classification yards.
- (F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average sound level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

- (A) Identify information regarding flood hazards, including, but not limited to, the following:
 - (i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official

flood insurance rate map issued by the Federal Emergency Management Agency (FEMA). The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

- (ii) National Flood Insurance Program maps published by FEMA.
- (iii) Information about flood hazards that is available from the United States Army Corps of Engineers.
- (iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.
- (v) Dam failure inundation maps prepared pursuant to Section 6161 of the Water Code that are available from the Department of Water Resources.
- (vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.
- (vii) Maps of levee protection zones.
- (viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.
- (ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.
- (x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.
- (xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

- (i) Avoiding or minimizing the risks of flooding to new development.
- (ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.
- (iii) Maintaining the structural and operational integrity of essential public facilities during flooding.
- (iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.
- (v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.

(C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).

(3) Upon the next revision of the housing element on or after January 1, 2014, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177. This review shall consider the advice included in the Office of Planning and Research's most recent publication of "Fire Hazard Planning, General Plan Technical Advice Series" and shall also include all of the following:

- (A) Information regarding fire hazards, including, but not limited to, all of the following:
 - (i) Fire hazard severity zone maps available from the Department of Forestry and Fire Protection.
 - (ii) Any historical data on wildfires available from local agencies or a reference to where the data can be found.

(iii) Information about wildfire hazard areas that may be available from the United States Geological Survey.

(iv) General location and distribution of existing and planned uses of land in very high fire hazard severity zones and in state responsibility areas, including structures, roads, utilities, and essential public facilities. The location and distribution of planned uses of land shall not require defensible space compliance measures required by state law or local ordinance to occur on publicly owned lands or open space designations of homeowner associations.

(v) Local, state, and federal agencies with responsibility for fire protection, including special districts and local offices of emergency services.

(B) A set of goals, policies, and objectives based on the information identified pursuant to subparagraph (A) for the protection of the community from the unreasonable risk of wildfire.

(C) A set of feasible implementation measures designed to carry out the goals, policies, and objectives based on the information identified pursuant to subparagraph (B) including, but not limited to, all of the following:

(i) Avoiding or minimizing the wildfire hazards associated with new uses of land.

(ii) Locating, when feasible, new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in a state responsibility area or very high fire hazard severity zone.

(iii) Designing adequate infrastructure if a new development is located in a state responsibility area or in a very high fire hazard severity zone, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.

(iv) Working cooperatively with public agencies with responsibility for fire protection.

(D) If a city or county has adopted a fire safety plan or document separate from the general plan, an attachment of, or reference to, a city or county's adopted fire safety plan or document that fulfills commensurate goals and objectives and contains information required pursuant to this paragraph.

(4) Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2017, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to the city or county. This review shall consider advice provided in the Office of Planning and Research's General Plan Guidelines and shall include all of the following:

(A) (i) A vulnerability assessment that identifies the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect the risks addressed pursuant to paragraphs (2) and (3).

(ii) Information that may be available from federal, state, regional, and local agencies that will assist in developing the vulnerability assessment and the adaptation policies and strategies required pursuant to subparagraph (B), including, but not limited to, all of the following:

(I) Information from the internet-based Cal-Adapt tool.

(II) Information from the most recent version of the California Adaptation Planning Guide.

(III) Information from local agencies on the types of assets, resources, and populations that will be sensitive to various climate change exposures.

(IV) Information from local agencies on their current ability to deal with the impacts of climate change.

(V) Historical data on natural events and hazards, including locally prepared maps of areas subject to previous risk, areas that are vulnerable, and sites that have been repeatedly damaged.

(VI) Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities.

(VII) Federal, state, regional, and local agencies with responsibility for the protection of public health

and safety and the environment, including special districts and local offices of emergency services.

(B) A set of adaptation and resilience goals, policies, and objectives based on the information specified in subparagraph (A) for the protection of the community.

(C) A set of feasible implementation measures designed to carry out the goals, policies, and objectives identified pursuant to subparagraph (B) including, but not limited to, all of the following:

(i) Feasible methods to avoid or minimize climate change impacts associated with new uses of land.

(ii) The location, when feasible, of new essential public facilities outside of at-risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in at-risk areas.

(iii) The designation of adequate and feasible infrastructure located in an at-risk area.

(iv) Guidelines for working cooperatively with relevant local, regional, state, and federal agencies.

(v) The identification of natural infrastructure that may be used in adaptation projects, where feasible. Where feasible, the plan shall use existing natural features and ecosystem processes, or the restoration of natural features and ecosystem processes, when developing alternatives for consideration. For the purposes of this clause, "natural infrastructure" means the preservation or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change, manage other environmental hazards, or both. This may include, but is not limited to, flood plain and wetlands restoration or preservation, combining levees with restored natural systems to reduce flood risk, and urban tree planting to mitigate high heat days.

(D) (i) If a city or county has adopted the local hazard mitigation plan, or other climate adaptation plan or document that fulfills commensurate goals and objectives and contains the information required pursuant to this paragraph, separate from the general plan, an attachment of, or reference to, the local hazard mitigation plan or other climate adaptation plan or document.

(ii) Cities or counties that have an adopted hazard mitigation plan, or other climate adaptation plan or document that substantially complies with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions, climate adaptation plan or document, specifically showing how each requirement of this subdivision has been met.

(5) Upon the next revision of the housing element on or after January 1, 2020, the safety element shall be reviewed and updated as necessary to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.

(6) After the initial revision of the safety element pursuant to paragraphs (2), (3), (4), and (5), the planning agency shall review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every eight years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.

(7) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.

(8) Before the periodic review of its general plan and before preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the agency, and the board required by this subdivision.

(9) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to

the city's planning area in satisfaction of the requirement imposed by this subdivision.

(h) (1) An environmental justice element, or related goals, policies, and objectives integrated in other elements, that identifies disadvantaged communities within the area covered by the general plan of the city, county, or city and county, if the city, county, or city and county has a disadvantaged community. The environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following:

(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

(B) Identify objectives and policies to promote civic engagement in the public decisionmaking process.

(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

(2) A city, county, or city and county subject to this subdivision shall adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.

(3) By adding this subdivision, the Legislature does not intend to require a city, county, or city and county to take any action prohibited by the United States Constitution or the California Constitution.

(4) For purposes of this subdivision, the following terms shall apply:

(A) "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

(B) "Public facilities" includes public improvements, public services, and community amenities, as defined in subdivision (d) of Section 66000.

(C) "Low-income area" means an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

EXHIBIT 16



AB-1445 Planning and zoning: regional housing need allocation: climate change impacts.
(2021-2022)

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Date Published: 10/03/2022 09:00 PM

Assembly Bill No. 1445

CHAPTER 948

An act to amend, repeal, and add Sections 65584.04 and 65584.06 of the Government Code, relating to housing.

[Approved by Governor September 30, 2022. Filed with Secretary of State September 30, 2022.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1445, Levine. Planning and zoning: regional housing need allocation: climate change impacts.

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, existing law requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region. Existing law requires the appropriate council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. Existing law requires that the final regional housing plan adopted by a council of governments, or a delegate subregion, as applicable, be based on a methodology that includes specified factors, and similarly requires that the department take into consideration specified factors in distributing regional housing need, as provided.

Commencing January 1, 2025, this bill would instead require a council of governments or a delegate subregion to consider including specified factors in developing the above-mentioned methodology. The bill would require a council of governments or a delegate subregion to additionally consider including and would authorize the department, as applicable, to additionally consider among these factors emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change, as provided. By adding to the duties of local officials in allocating regional housing need, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares the following:

(a) The state faces a serious housing crisis due in part to decades of underproduction of housing of all types to serve all income levels. A key factor in addressing this crisis is to significantly increase housing production in all cities and counties across the state.

(b) The additional factors this act requires to be included in the development of methodologies that allocate regional housing needs are intended only to identify climate change impacts and are not intended to be used to constrain, limit, or prohibit regional residential development.

(c) Developing new housing and mitigating climate change impacts are not at odds with one another and should not constrain, limit, or prohibit providing enough housing opportunities for all Californians. New housing and climate change mitigation can work in tandem during the planning process.

(d) For any identification or consideration of climate change impacts in development planning, there must also be an identification of the climate change impacts of not building enough housing.

SEC. 2. Section 65584.04 of the Government Code is amended to read:

65584.04. (a) At least two years before a scheduled revision required by Section 65588, each council of governments, or delegate subregion as applicable, shall develop, in consultation with the department, a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region or within the subregion, where applicable pursuant to this section. The methodology shall further the objectives listed in subdivision (d) of Section 65584.

(b) (1) No more than six months before the development of a proposed methodology for distributing the existing and projected housing need, each council of governments shall survey each of its member jurisdictions to request, at a minimum, information regarding the factors listed in subdivision (e) that will allow the development of a methodology based upon the factors established in subdivision (e).

(2) With respect to the objective in paragraph (5) of subdivision (d) of Section 65584, the survey shall review and compile information that will allow the development of a methodology based upon the issues, strategies, and actions that are included, as available, in an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing completed by any city or county or the department that covers communities within the area served by the council of governments, and in housing elements adopted pursuant to this article by cities and counties within the area served by the council of governments.

(3) The council of governments shall seek to obtain the information in a manner and format that is comparable throughout the region and utilize readily available data to the extent possible.

(4) The information provided by a local government pursuant to this section shall be used, to the extent possible, by the council of governments, or delegate subregion as applicable, as source information for the methodology developed pursuant to this section. The survey shall state that none of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Section 65584.01.

(5) If the council of governments fails to conduct a survey pursuant to this subdivision, a city, county, or city and county may submit information related to the items listed in subdivision (e) before the public comment period provided for in subdivision (d).

(c) The council of governments shall electronically report the results of the survey of fair housing issues, strategies, and actions compiled pursuant to paragraph (2) of subdivision (b). The report shall describe common themes and effective strategies employed by cities and counties within the area served by the council of governments, including common themes and effective strategies around avoiding the displacement of lower income households. The council of governments shall also identify significant barriers to affirmatively furthering fair housing at the regional level and may recommend strategies or actions to overcome those barriers. A council of governments or metropolitan planning organization, as appropriate, may use this information for any other purpose, including publication within a regional transportation plan adopted pursuant to Section 65080 or to inform the land use assumptions that are applied in the development of a regional transportation plan.

(d) Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs. Participation by organizations other than local jurisdictions and councils of governments shall be solicited in a diligent effort to achieve public participation of all economic segments of the community as well as members of protected classes under Section 12955. The proposed methodology, along with any relevant underlying data and assumptions, an explanation of how information about local government conditions gathered pursuant to subdivision (b) has been used to develop the

proposed methodology, how each of the factors listed in subdivision (e) is incorporated into the methodology, and how the proposed methodology furthers the objectives listed in subdivision (d) of Section 65584, shall be distributed to all cities, counties, any subregions, and members of the public who have made a written or electronic request for the proposed methodology and published on the council of governments', or delegate subregion's, internet website. The council of governments, or delegate subregion, as applicable, shall conduct at least one public hearing to receive oral and written comments on the proposed methodology.

(e) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:

(1) Each member jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to nonagricultural uses.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to nonagricultural uses.

(3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

(4) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to nonagricultural uses.

(5) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

(6) The percentage of existing households at each of the income levels listed in subdivision (f) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

(7) The rate of overcrowding.

(8) The housing needs of farmworkers.

(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

(10) The housing needs of individuals and families experiencing homelessness. If a council of governments has surveyed each of its member jurisdictions pursuant to subdivision (b) on or before January 1, 2020, this paragraph shall apply only to the development of methodologies for the seventh and subsequent revisions of the housing element.

(11) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.

(12) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.

(13) Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.

(f) The council of governments, or delegate subregion, as applicable, shall explain in writing how each of the factors described in subdivision (e) was incorporated into the methodology and how the methodology furthers the objectives listed in subdivision (d) of Section 65584. The methodology may include numerical weighting. This information, and any other supporting materials used in determining the methodology, shall be posted on the council of governments', or delegate subregion's, internet website.

(g) The following criteria shall not be a justification for a determination or a reduction in a jurisdiction's share of the regional housing need:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county.

(2) Prior underproduction of housing in a city or county from the previous regional housing need allocation, as determined by each jurisdiction's annual production report submitted pursuant to subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.

(3) Stable population numbers in a city or county from the previous regional housing needs cycle.

(h) Following the conclusion of the public comment period described in subdivision (d) on the proposed allocation methodology, and after making any revisions deemed appropriate by the council of governments, or delegate subregion, as applicable, as a result of comments received during the public comment period, and as a result of consultation with the department, each council of governments, or delegate subregion, as applicable, shall publish a draft allocation methodology on its internet website and submit the draft allocation methodology, along with the information required pursuant to subdivision (e), to the department.

(i) Within 60 days, the department shall review the draft allocation methodology and report its written findings to the council of governments, or delegate subregion, as applicable. In its written findings the department shall determine whether the methodology furthers the objectives listed in subdivision (d) of Section 65584. If the department determines that the methodology is not consistent with subdivision (d) of Section 65584, the council of governments, or delegate subregion, as applicable, shall take one of the following actions:

(1) Revise the methodology to further the objectives listed in subdivision (d) of Section 65584 and adopt a final regional, or subregional, housing need allocation methodology.

(2) Adopt the regional, or subregional, housing need allocation methodology without revisions and include within its resolution of adoption findings, supported by substantial evidence, as to why the council of governments, or delegate subregion, believes that the methodology furthers the objectives listed in subdivision (d) of Section 65584 despite the findings of the department.

(j) If the department's findings are not available within the time limits set by subdivision (i), the council of governments, or delegate subregion, may act without them.

(k) Upon either action pursuant to subdivision (i), the council of governments, or delegate subregion, shall provide notice of the adoption of the methodology to the jurisdictions within the region, or delegate subregion, as applicable, and to the department, and shall publish the adopted allocation methodology, along with its resolution and any adopted written findings, on its internet website.

(l) The department may, within 90 days, review the adopted methodology and report its findings to the council of governments, or delegate subregion.

(m) (1) It is the intent of the Legislature that housing planning be coordinated and integrated with the regional transportation plan. To achieve this goal, the allocation plan shall allocate housing units within the region consistent with the development pattern included in the sustainable communities strategy.

(2) The final allocation plan shall ensure that the total regional housing need, by income category, as determined under Section 65584, is maintained, and that each jurisdiction in the region receive an allocation of units for low- and very low income households.

(3) The resolution approving the final housing need allocation plan shall demonstrate that the plan is consistent with the sustainable communities strategy in the regional transportation plan and furthers the objectives listed in subdivision (d) of Section 65584.

(n) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 3. Section 65584.04 is added to the Government Code, to read:

65584.04. (a) At least two years before a scheduled revision required by Section 65588, each council of governments, or delegate subregion as applicable, shall develop, in consultation with the department, a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region or within the subregion, where applicable pursuant to this section. The methodology shall further the objectives listed in subdivision (d) of Section 65584.

(b) (1) No more than six months before the development of a proposed methodology for distributing the existing and projected housing need, each council of governments shall survey each of its member jurisdictions to request, at a minimum, information regarding the factors listed in subdivision (e) that will allow the development of a methodology based upon the factors established in subdivision (e).

(2) With respect to the objective in paragraph (5) of subdivision (d) of Section 65584, the survey shall review and compile information that will allow the development of a methodology based upon the issues, strategies, and actions that are included, as available, in an Analysis of Impediments to Fair Housing Choice or an Assessment of Fair Housing completed by any city or county or the department that covers communities within the area served by the council of governments, and in housing elements adopted pursuant to this article by cities and counties within the area served by the council of governments.

(3) The council of governments shall seek to obtain the information in a manner and format that is comparable throughout the region and utilize readily available data to the extent possible.

(4) The information provided by a local government pursuant to this section shall be used, to the extent possible, by the council of governments, or delegate subregion as applicable, as source information for the methodology developed pursuant to this section. The survey shall state that none of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Section 65584.01.

(5) If the council of governments fails to conduct a survey pursuant to this subdivision, a city, county, or city and county may submit information related to the items listed in subdivision (e) before the public comment period provided for in subdivision (d).

(c) The council of governments shall electronically report the results of the survey of fair housing issues, strategies, and actions compiled pursuant to paragraph (2) of subdivision (b). The report shall describe common themes and effective strategies employed by cities and counties within the area served by the council of governments, including common themes and effective strategies around avoiding the displacement of lower income households. The council of governments shall also identify significant barriers to affirmatively furthering fair housing at the regional level and may recommend strategies or actions to overcome those barriers. A council of governments or metropolitan planning organization, as appropriate, may use this information for any other purpose, including publication within a regional transportation plan adopted pursuant to Section 65080 or to inform the land use assumptions that are applied in the development of a regional transportation plan.

(d) Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs. Participation by organizations other than local jurisdictions and councils of governments shall be solicited in a diligent effort to achieve public participation of all economic segments of the community as well as members of protected classes under Section 12955. The proposed methodology, along with any relevant underlying data and assumptions, an explanation of how information about local government conditions gathered pursuant to subdivision (b) has been used to develop the proposed methodology, how each of the factors listed in subdivision (e) is incorporated into the methodology, and how the proposed methodology furthers the objectives listed in subdivision (d) of Section 65584, shall be distributed to all cities, counties, any subregions, and members of the public who have made a written or electronic request for the proposed methodology and published on the council of governments', or delegate subregion's, internet website. The council of governments, or delegate subregion, as applicable, shall conduct at least one public hearing to receive oral and written comments on the proposed methodology.

(e) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall consider including the following factors in developing the methodology that allocates regional housing needs:

(1) Each member jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to nonagricultural uses.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to nonagricultural uses.

(E) Emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change.

(3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

(4) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to nonagricultural uses.

(5) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a)

of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

(6) The percentage of existing households at each of the income levels listed in subdivision (f) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

(7) The rate of overcrowding.

(8) The housing needs of farmworkers.

(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

(10) The housing needs of individuals and families experiencing homelessness. If a council of governments has surveyed each of its member jurisdictions pursuant to subdivision (b) on or before January 1, 2020, this paragraph shall apply only to the development of methodologies for the seventh and subsequent revisions of the housing element.

(11) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.

(12) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.

(13) Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.

(f) The council of governments, or delegate subregion, as applicable, shall explain in writing how each of the factors described in subdivision (e) was incorporated into the methodology and how the methodology furthers the objectives listed in subdivision (d) of Section 65584. The methodology may include numerical weighting. This information, and any other supporting materials used in determining the methodology, shall be posted on the council of governments', or delegate subregion's, internet website.

(g) The following criteria shall not be a justification for a determination or a reduction in a jurisdiction's share of the regional housing need:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by a city or county.

(2) Prior underproduction of housing in a city or county from the previous regional housing need allocation, as determined by each jurisdiction's annual production report submitted pursuant to subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.

(3) Stable population numbers in a city or county from the previous regional housing needs cycle.

(h) Following the conclusion of the public comment period described in subdivision (d) on the proposed allocation methodology, and after making any revisions deemed appropriate by the council of governments, or delegate subregion, as applicable, as a result of comments received during the public comment period, and as a result of consultation with the department, each council of governments, or delegate subregion, as applicable, shall publish a draft allocation methodology on its internet website and submit the draft allocation methodology, along with the information required pursuant to subdivision (e), to the department.

(i) Within 60 days, the department shall review the draft allocation methodology and report its written findings to the council of governments, or delegate subregion, as applicable. In its written findings the department shall determine whether the methodology furthers the objectives listed in subdivision (d) of Section 65584. If the department determines that the methodology is not consistent with subdivision (d) of Section 65584, the council of governments, or delegate subregion, as applicable, shall take one of the following actions:

(1) Revise the methodology to further the objectives listed in subdivision (d) of Section 65584 and adopt a final regional, or subregional, housing need allocation methodology.

(2) Adopt the regional, or subregional, housing need allocation methodology without revisions and include within its resolution of adoption findings, supported by substantial evidence, as to why the council of governments, or delegate subregion, believes that the methodology furthers the objectives listed in subdivision (d) of Section 65584 despite the findings of the department.

(j) If the department's findings are not available within the time limits set by subdivision (i), the council of governments, or delegate subregion, may act without them.

(k) Upon either action pursuant to subdivision (i), the council of governments, or delegate subregion, shall provide notice of the adoption of the methodology to the jurisdictions within the region, or delegate subregion, as applicable, and to the department, and shall publish the adopted allocation methodology, along with its resolution and any adopted written findings, on its internet website.

(l) The department may, within 90 days, review the adopted methodology and report its findings to the council of governments, or delegate subregion.

(m) (1) It is the intent of the Legislature that housing planning be coordinated and integrated with the regional transportation plan. To achieve this goal, the allocation plan shall allocate housing units within the region consistent with the development pattern included in the sustainable communities strategy.

(2) The final allocation plan shall ensure that the total regional housing need, by income category, as determined under Section 65584, is maintained, and that each jurisdiction in the region receive an allocation of units for low- and very low income households.

(3) The resolution approving the final housing need allocation plan shall demonstrate that the plan is consistent with the sustainable communities strategy in the regional transportation plan and furthers the objectives listed in subdivision (d) of Section 65584.

(n) This section shall become operative on January 1, 2025.

SEC. 4. Section 65584.06 of the Government Code is amended to read:

65584.06. (a) For cities and counties without a council of governments, the department shall determine and distribute the existing and projected housing need, in accordance with Section 65584 and this section. If the department determines that a county or counties, supported by a resolution adopted by the board or boards of supervisors, and a majority of cities within the county or counties representing a majority of the population of the county or counties, possess the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the distribution of the regional housing need, the department shall delegate this responsibility to the cities and county or counties.

(b) The distribution of regional housing need shall, based upon available data and in consultation with the cities and counties, take into consideration market demand for housing, the distribution of household growth within the county assumed in the regional transportation plan where applicable, employment opportunities and commuting patterns, the availability of suitable sites and public facilities, the needs of individuals and families experiencing homelessness, agreements between a county and cities in a county to direct growth toward incorporated areas of the county, or other considerations as may be requested by the affected cities or counties and agreed to by the department. As part of the allocation of the regional housing need, the department shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. Consideration of suitable housing sites or land suitable for urban development is not limited to existing zoning ordinances and land use restrictions of a locality, but shall include consideration of the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(c) Within 90 days following the department's determination of a draft distribution of the regional housing need to the cities and the county, a city or county may propose to revise the determination of its share of the regional housing need in accordance with criteria set forth in the draft distribution. The proposed revised share shall be based upon comparable data available for all affected jurisdictions, and accepted planning methodology, and shall be supported by adequate documentation.

(d) (1) Within 60 days after the end of the 90-day time period for the revision by the cities or county, the department shall accept the proposed revision, modify its earlier determination, or indicate why the proposed revision is inconsistent with the regional housing need.

(2) If the department does not accept the proposed revision, then, within 30 days, the city or county may request a public hearing to review the determination.

(3) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(4) The date of the hearing shall be at least 10 but not more than 15 days from the date of the notification.

(5) Before making its final determination, the department shall consider all comments received and shall include a written response to each request for revision received from a city or county.

(e) If the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the department grants a revised allocation pursuant to subdivision (d), the department shall ensure that the total regional housing need is maintained. The department's final determination shall be in writing and shall include information explaining how its action is consistent with this section. If the department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share that was originally determined by the department. The department, within its final determination, may adjust the allocation of a city or county that was not the subject of a request for revision of the draft distribution.

(f) The department shall issue a final regional housing need allocation for all cities and counties within 45 days of the completion of the local review period.

(g) Statutory changes enacted after the date the department issued a final determination pursuant to this section shall not be a basis for a revision of the final determination.

(h) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 5. Section 65584.06 is added to the Government Code, to read:

65584.06. (a) For cities and counties without a council of governments, the department shall determine and distribute the existing and projected housing need, in accordance with Section 65584 and this section. If the department determines that a county or counties, supported by a resolution adopted by the board or boards of supervisors, and a majority of cities within the county or counties representing a majority of the population of the county or counties, possess the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the distribution of the regional housing need, the department shall delegate this responsibility to the cities and county or counties.

(b) The distribution of regional housing need shall, based upon available data and in consultation with the cities and counties, take into consideration market demand for housing, the distribution of household growth within the county assumed in the regional transportation plan where applicable, employment opportunities and commuting patterns, the availability of suitable sites and public facilities, the needs of individuals and families experiencing homelessness, agreements between a county and cities in a county to direct growth toward incorporated areas of the county, or other considerations as may be requested by the affected cities or counties and agreed to by the department, including, but not limited to, emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change. As part of the allocation of the regional housing need, the department shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. Consideration of suitable housing sites or land suitable for urban development is not limited to existing zoning ordinances and land use restrictions of a locality, but shall include consideration of the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(c) Within 90 days following the department's determination of a draft distribution of the regional housing need to the cities and the county, a city or county may propose to revise the determination of its share of the regional housing need in accordance with criteria set forth in the draft distribution. The proposed revised share shall be based upon comparable data available for all affected jurisdictions, and accepted planning methodology, and shall be supported by adequate documentation.

(d) (1) Within 60 days after the end of the 90-day time period for the revision by the cities or county, the

department shall accept the proposed revision, modify its earlier determination, or indicate why the proposed revision is inconsistent with the regional housing need.

(2) If the department does not accept the proposed revision, then, within 30 days, the city or county may request a public hearing to review the determination.

(3) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(4) The date of the hearing shall be at least 10 but not more than 15 days from the date of the notification.

(5) Before making its final determination, the department shall consider all comments received and shall include a written response to each request for revision received from a city or county.

(e) If the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the department grants a revised allocation pursuant to subdivision (d), the department shall ensure that the total regional housing need is maintained. The department's final determination shall be in writing and shall include information explaining how its action is consistent with this section. If the department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share that was originally determined by the department. The department, within its final determination, may adjust the allocation of a city or county that was not the subject of a request for revision of the draft distribution.

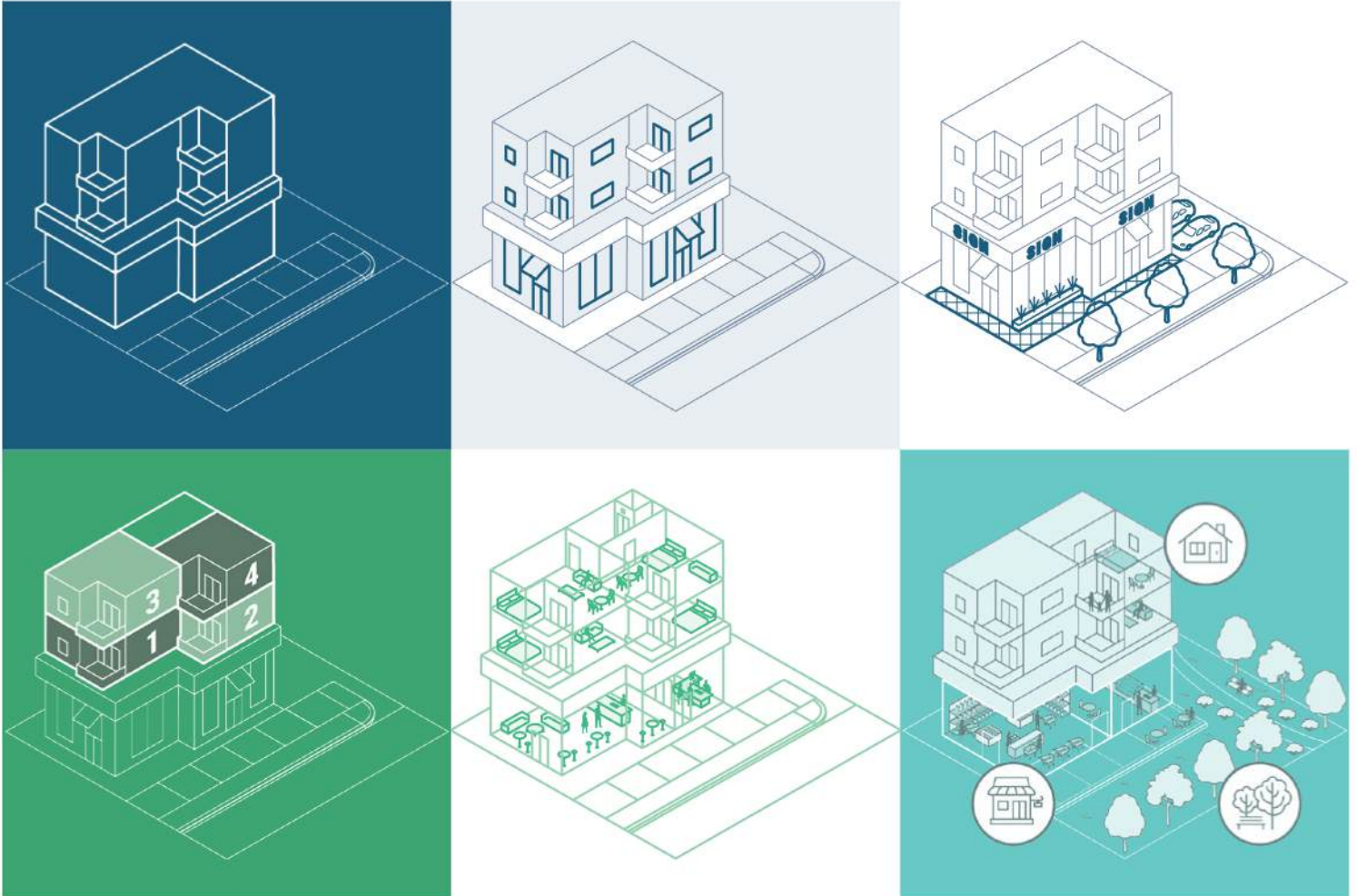
(f) The department shall issue a final regional housing need allocation for all cities and counties within 45 days of the completion of the local review period.

(g) Statutory changes enacted after the date the department issued a final determination pursuant to this section shall not be a basis for a revision of the final determination.

(h) This section shall become operative on January 1, 2025.

SEC. 6. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

EXHIBIT 17



Chapter 1A

City Of Los Angeles

Zoning Code

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SEC. 13B.5.3. VARIANCE

A. Applicability

1. This Section applies to Variances that grant relief from a standard or regulation in this Chapter or Chapter I. (General Provisions and Zoning) on the basis of hardship or difficulties.
2. Continuation of Variance or Exception
 - a. Except as provided in Subsection I. (Revocation and Repeal) of this Section, with respect to Variances or exceptions which have never been or are not being utilized, no provision of this Article shall be interpreted or construed as limiting or interfering with the rights established by any Variance or exception granted prior to the effective date of this Article by:
 - i. Ordinance pursuant to the provisions of ordinances Nos. 42,666 (N.S.), 66,750, 74,140 or Chapter I. (General Provisions and Zoning), or this Zoning Code (Chapter 1A);
 - ii. Decision of the Zoning Administrator or the former Board of Zoning Appeals pursuant to the provisions of Chapter I. (General Provisions and Zoning), or this Zoning Code (Chapter 1A); or
 - iii. Former decision of the Board of City Planning Commissioners pursuant to the provisions of ordinance No. 74,145, Chapter I. (General Provisions and Zoning) or this Zoning Code (Chapter 1A).
 - b. Notwithstanding any of the provisions of the ordinance granting a Variance or exception, the Zoning Administrator shall have jurisdiction to perform all administrative acts with which the Board of City Planning Commissioners, City Council or its Planning Committee were formerly charged with under the ordinance, such as approving plans, signs, types of use, and the like. The use of any building, structure or land existing at the time this Article became effective, by virtue of any exception from the provisions of former ordinance No. 33,761 (N.S.), may be continued provided no new building or structure is erected, no existing building or structure is enlarged, and no existing uses of land is extended.

Sec. 13B.5.3. Variance

1 Initiation

APPLICANT

2 Submittal

COMPLETENESS REVIEW

NOTICE

3 Review

ZONING ADMINISTRATOR HEARING

4 Decision

ZONING ADMINISTRATOR

APPROVE OR DENY

APPEAL AVAILABLE

B. Initiation

An application for a Variance is filed with the Department.

C. Notice

1. Notice of Public Hearing

- a. The following notice is required for the public hearing on the initial decision, if held:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> The applicant; The owner(s) of the property involved; The owners of all property within and outside of the City that is within 500 feet of the exterior boundaries of the property involved (or the expanded area described below); The residential, commercial, and industrial occupants of all property within 500 feet of the exterior boundaries of the property involved (or the expanded area described below); The Certified Neighborhood Council representing the area in which the property is located; and Interested parties who have requested in writing to be notified
Posting	10 days	<ul style="list-style-type: none"> Applicant must post in a conspicuous place on the property involved

- b. If the mailed notice within the required radius does not result in notice to at least 20 different owners of at least 20 different lots other than the subject property, then the notification radius will increase in increments of 50 feet until that number of owners and lots are within the expanded area.
- c. An application requesting relief from density or height requirements shall follow the procedures for public hearing and notice as set forth in *Sec. 13B.5.2. (Adjustment)*.

2. Notice of Public Hearing on Appeal

- a. The following notice is required for the public hearing on the appeal to the Area Planning Commission or the City Council:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> • The applicant; • The appellant; • The owner(s) of the property involved; • The owners of all property within and outside of the City that is within 500 feet of the exterior boundaries of the property involved (or the expanded area described below); • The residential, commercial, and industrial occupants of all property within 500 feet of the exterior boundaries of the property involved (or the expanded area described below); • The Certified Neighborhood Council representing the area in which the property is located; and • Interested parties who have requested in writing to be notified
Posting	10 days	<ul style="list-style-type: none"> • Applicant must post in a conspicuous place on the property involved

- b. If the mailed notice within the required radius does not result in notice to at least 20 different owners of at least 20 different lots other than the subject property, then the notification radius will increase in increments of 50 feet until that number of owners and lots are within the expanded area.
- c. An application requesting relief from density or height requirements shall follow the procedures for public hearing and notice as set forth in *Sec. 13B.5.2. (Adjustment)*.

D. Decision

1. General Procedures

See *Sec. 13A.2.5. (Decisions)*.

2. Decision Maker

The Zoning Administrator is the initial decision maker.

3. Public Hearing

- a. The Zoning Administrator shall set the matter for public hearing, giving notice in the manner specified in *Subsection C. (Notice)* above.
- b. An application for a Variance shall be set for public hearing unless the Chief Zoning Administrator or, in their absence, an Associate Zoning Administrator performing their functions, makes written findings, a copy of which shall be attached to the file, that the requested Variance:
 - i. Will not have a significant effect on adjoining properties or on the immediate neighborhood; or

- ii. Is not likely to evoke public controversy.

4. Decision

The Zoning Administrator shall render the initial decision within 75 days of the submission of a complete application. If the Zoning Administrator fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission pursuant to Sec. 13A.2.6. (*Transfer of Jurisdiction*).

5. Conditions of Approval

In granting a Variance, the Zoning Administrator may impose conditions to remedy a disparity of privileges and that are necessary to protect the public health, safety, welfare, and to assure compliance with the objectives of the General Plan and the purpose and intent of the zoning ordinance.

6. Transmittal

Upon making a decision, the Zoning Administrator shall transmit a copy of the written findings and decision to the applicant, the Director, the Department of Building and Safety, owners of all properties abutting, across the street or alley from, or having a common corner with the subject property and to all persons who have filed written requests for this notice with the office of Zoning Administration. The Zoning Administrator shall also place a copy of the findings and decision in the file.

E. Standards for Review and Required Findings

1. The standards in *City Charter, Sec. 562 (Variances)* apply to Variances. In granting a Variance, the Zoning Administrator or Area Planning Commission (on appeal) or City Council (on appeal) shall find:
 - a. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations;
 - b. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity;
 - c. That the Variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question;
 - d. That the granting of the Variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and

- e. That the granting of the Variance will not adversely affect any element of the General Plan.
- 2. A Variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The Zoning Administrator may deny a Variance if the conditions creating the need for the Variance were self-imposed.

F. Scope of Decision

See Sec. 13A.2.7. (*Scope of Decision*).

G. Appeals

1. General Procedures

See Sec. 13A.2.8. (*Appeals*).

2. Decision Maker

The Area Planning Commission and the City Council are the appellate decision makers.

3. Filing

Any person aggrieved by an initial decision of the Zoning Administrator concerning a Variance may appeal the decision to the Area Planning Commission.

4. Appellate Decision

- a. The Area Planning Commission will set the matter for a public hearing, giving notice in the manner specified in Subsection C. (*Notice*) above.
- b. The Area Planning Commission shall act within 75 days after the expiration of the appeal period. If the Area Planning Commission fails to render a timely decision, the action of the Zoning Administrator on the matter shall be final, unless the appellant files a request for a transfer of jurisdiction to the City Council for decision pursuant to Sec. 13A.2.6. (*Transfer of Jurisdiction*).
- c. The Area Planning Commission may affirm, reverse, or modify the Zoning Administrator's decision.
- d. In considering appeals, the Area Planning Commission shall be subject to the same limitations regarding findings and conditions as are applicable to the Zoning Administrator on the initial decision.
- e. Upon making a decision, a copy of the findings and decision shall forthwith be placed on file in the City Planning Department, and copies of the decision shall be sent to the applicant, the appellant, the Department of Building and Safety, the Director, and the office of Zoning Administration.

f. Date of Final Decision

A denial of a Variance by an Area Planning Commission on appeal shall become final upon the date it was mailed to the applicant. However, a decision by the Area Planning Commission granting or confirming the grant of a Variance shall become final after 15 days from the date it was mailed to the applicant, unless an appeal is filed with the City Council within that period. The filing of an appeal stays proceedings in the matter until the Council makes a decision on the matter. The Council shall not consider any appeal not filed within the 15-day period.

5. Appeal to City Council

- a.** An appeal from a decision of the Area Planning Commission granting or affirming the grant of a Variance may be filed by the applicant or any person aggrieved by the decision. There shall be no further appeal from the decision of the Area Planning Commission to deny a Variance.

b. Action by City Council and Mayor

- i.** The City Council will set the matter for a public hearing, giving notice in the manner specified in *Subsection C. (Notice)* above.
- ii.** When considering an appeal from an Area Planning Commission decision granting or affirming the grant of a Variance, the City Council shall be subject to the same limitations regarding findings and conditions as are placed on the Area Planning Commission by this *Section*.
- iii.** The City Council, by resolution, may affirm, reverse or modify, in whole or in part, the decision of the Area Planning Commission by a majority vote. Failure of the City Council to act within 90 days from the expiration of the appeal period, or within any additional period as may be agreed upon by the applicant and the City Council shall be deemed to be a denial of the appeal.
- iv.** When a Variance decision is appealed to the City Council and the City Council either approves the Variance or denies an appeal from an earlier approval, the matter together with the files and reports shall forthwith be transmitted to the Mayor. The Mayor may approve or disapprove the Variance within 10 days of its presentation to him or her. This action shall be based solely upon the administrative record and whether the Mayor believes the variance conforms to the requirements for approval set forth in this *Section*.
- v.** If the Mayor disapproves the Variance, he or she shall return the matter to the City Clerk for presentation to the City Council, together with the objections in writing. The Council within 60 days after the matter has been returned to it may override the disapproval by a two-thirds vote.

- vi. If the Council fails to override the Mayor's disapproval within the 60 days, the Mayor's disapproval shall constitute a denial of the Variance. If the Mayor fails to return the matter to the City Clerk within 10 days of its presentation to him or her, the approval of the Variance shall become final.

H. Modification of Entitlement

1. Development of Site

- a. On any lot or portion of a lot on which a use is permitted pursuant to a variance, new buildings or structures may be erected, enlargements may be made to existing buildings, and existing uses may be extended if plans for those changes are submitted and approved by a Zoning Administrator. A Zoning Administrator shall not approve any use, single deviation, or combination or series of deviations from the zoning regulations which was not approved as part of the original variance, or which would result in an increase in size or bulk of buildings exceeding 20 percent.
- b. Any person submitting development plans or any other aggrieved person by the decision of a Zoning Administrator made relative to the approval or disapproval of a development plan may appeal the decision to the Area Planning Commission. No fee shall be required for the filing of appeals by other aggrieved persons.

2. Reduction of Site

So long as the use approved by variance is continued, the entire approved site shall be retained for the approved use, and no portion of the site shall be severed or utilized for other purposes unless the plans for the reduced site are first submitted to and approved by a Zoning Administrator. The decision of a Zoning Administrator on a proposed reduction of the area of an approved site shall be subject to the same appeal as is provided in *Subsection G.4.* above for an application to establish the use by variance.

3. Conditions of Approval

In connection with the approval of such plans, a Zoning Administrator may impose conditions on the same basis as provided for in this *Section* in connection with the original variance.

4. Change of Use

No use approved by variance may be changed to a different use for which a variance is otherwise required unless the new use is authorized in accordance with the procedure prescribed in this *Section* for the establishment of a use by variance.

I. Revocation and Repeal

1. Discontinuance of Variance or Exception - Revocation

- a. If the use authorized by any Variance granted by ordinance, or by decision of the Zoning Administrator, the Area Planning Commission, City Planning Commission or the City Council is or has been abandoned or discontinued for a period of six months, or the conditions of the Variance have not been complied with, the Director, upon knowledge of this fact, may give notice to the record owner or lessee of the real property affected to appear at a time and place fixed by the Director and show cause why the ordinance or decision granting the Variance should not be repealed or rescinded, as the case may be.
- b. After the hearing, the Director may revoke the Variance, or if an ordinance is involved, recommend to the City Council that the ordinance be repealed. The decision of the Director shall become final after 15 days from the date of mailing of the decision to the owner or lessees of the real property affected, unless an appeal to the Council is filed within that 15-day period. An appeal may be taken to Council in the same manner as described in *Subsection G. (Appeals)* above. After revocation or repeal, the property affected shall be subject to all the regulations of the zone in which the property is located.

2. Failure to Utilize Variance or Exception - Repeal

- a. The procedure for repeal of Variances that have been abandoned or discontinued as set forth in *Subdivision 1. (Discontinuance of Variance or Exception – Revocation)* above shall not apply to those exceptions or conditional Variances granted by ordinance and which were once utilized, but the authorized use or development had been discontinued or removed from the site for at least one year and the ordinance has been repealed.
- b. If the rights established by any ordinance previously adopted authorizing an exception or conditional Variance from the provisions of this Chapter, *Chapter I. (General Provisions and Zoning)*, or ordinances No. 42,666 (N.S.), 66,750 and 74,140, have never been executed or utilized, or, if once utilized, the use or development authorized has been discontinued or removed from the site for a period of least one year, that exception or conditional Variance shall no longer be of any force or effect and the respective ordinance granting the exception or conditional Variance is hereby repealed.



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: APRIL 9, 2025

Case No.: ZA-2023-2170-ZAD-ZV-ZAA-1A

Council District: 3 – Blumenfield

CEQA: ENV-2020-6762-EIR

Plan Area: Encino-Tarzana

Related Cases: VTT-83927-HCA; VTT-83927-HCA-1A;

VTT-83927-HCA-2A; ZA-2023-2170-ZAD-ZV-ZAA

Project Site: 5300 North Oakdale Avenue

Applicant: Oakdale Estates, LLC
Borstein Enterprises

Appellant: West Valley Alliance for Optimal Living

The Los Angeles City Planning Commission (CPC) and the Applicant failed to mutually agree on an extension of time for the first-level appellate body to act beyond the specified 75 days, mandated by Los Angeles Municipal Code (LAMC) Sections 12.24.X, 12.27, 12.28.A and 13B.5.3. Pursuant to Government Code Sec. 66452.5(c)(1) and Los Angeles Municipal Code Section 13A.2.8.F.2, if there is a failure for the appeal board to render a timely decision on the appeal, then the decision shall result in a denial of the appeal.

As such, the appeal filed on January 6, 2025, to the CPC is deemed denied and the approval of the Zoning Administrator's Determination and the Zoning Administrator's Adjustment dated December 20, 2024, under Case No. ZA-2023-2170-ZAD-ZV-ZAA shall stand. The Zoning Administrator's determination approved a Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern and western edges of the project site, a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 and a Zoning Administrator's Adjustment to permit a 10-foot easterly and 10-foot westerly side yard setbacks for Lots 1 through 21 in lieu of the minimum 12 feet required for the easterly and westerly side yard setbacks in the RA-1 Zone. Additionally, the Zoning Administrator determined in the independent judgment of the decision maker, pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and Adopted the Mitigation Monitoring Program (MMP) for the Proposed Housing Project.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission upholding the Zoning Administrator's Determination and the Zoning Administrator's Adjustment is final. The remaining entitlement related to the Zone Variance is appealable to City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles, CA 90012; or 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401.

FINAL APPEAL DATE: APRIL 24, 2025

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zoning Administrator's Determination dated December 20, 2024, Appeal Filing Procedures

cc: Heather Bleemers, Senior City Planner
Michelle Carter, City Planner
Stephanie Escobar, City Planning Associate

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
CHRISTINE SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES**

VINCENT P. BERTONI, AICP
DIRECTOR
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DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
planning.lacity.org

Decision Date: December 20, 2024

Appeal Period Ends: January 6, 2025

Oakdale Estates, LLC (O,A)
Borstein Enterprises
11766 Wilshire Boulevard, Unit 820
Los Angeles, CA 90025

Sarah Golden (R)
Rosenheim & Associates, Inc.
21600 Oxnard Street, Unit 630
Woodland Hills, CA 91367

CASE NO. ZA-2023-2170-ZAD-ZV-ZAA
RELATED CASE: VTT-83927
ZONING ADMINISTRATOR'S DETERMINATION,
ZONE VARIANCE, ZONING ADMINSTRATOR'S
ADJUSTMENT
5300 North Oakdale Avenue
Encino-Tarzana Planning Area
Zone : RA-1
D. M. : 171B113, 171B117
C. D. : 3 - Blumenfield
CEQA : ENV-2020-6762-EIR
Legal Description: Lot 2 (Arb 2), Lot PT
37 (Arbs 9 & 11), Tracts 10515 & 2605

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

Based upon the whole of the administrative record on the Proposed Housing Project, and a review and consideration of the Program EIR, the decision maker finds all the following statements to be true: 1. This Proposed Housing Project is within the scope of the previously approved program for which the Program EIR was certified. 2. This Proposed Housing Project will have no significant environmental effects not examined in the Program EIR. 3. The Program EIR adequately described the Proposed Housing Project for the purposes of California Environmental Quality Act (CEQA). 4. Pursuant to CEQA Guidelines Section 15162, no substantial changes to the project analyzed in the Program EIR are proposed as part of this Proposed Housing Project. Further, no substantial changes have occurred with respect to the circumstances under which the Program EIR was certified, and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Program EIR was certified as complete, has become available. 5. All applicable mitigation measures, identified in the Program EIR Mitigation Monitoring Program (MMP), necessary to reduce significant impacts to less

than significant, or equivalent or more effective substituted mitigation measures, have been incorporated into the Proposed Housing Project or will be made into enforceable obligations on the Proposed Housing Project. A mitigation and monitoring program has been prepared for adoption.

Pursuant to Los Angeles Municipal Code Section 12.24-X,7, I hereby APPROVE:

a Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern and western edges of the project site.

Pursuant to Los Angeles Municipal Code Section 12.27, I hereby APPROVE:

a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10.

Pursuant to Los Angeles Municipal Code Section 12.28.A, I hereby APPROVE:

a Zoning Administrator's Adjustment to permit 10-foot easterly and 10-foot westerly side yard setbacks for proposed Lots 1 through 21 in lieu of the minimum 12 feet required for the easterly and westerly side yard setbacks in the RA-1 Zone;

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the

County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

7. Approved herein is the construction, use and maintenance of new 8-foot-tall sound wall block fence along the northern, western (Oakdale Avenue), and southern perimeter (Collier Street), as shown on Exhibit "A". The 8-foot tall fence shall be maintained in good repair and kept vertical, uniform, and structurally sound. All repairs shall blend and be compatible therewith in materials as shown on Exhibit "A."
8. Approved herein is a 15-foot hedgerow along the northern edge of Lots 1-10, also identified as the northern perimeter of the project site, as shown on "Exhibit A". The hedgerow shall be maintained regularly, and trimmed to not exceed the 15-foot height as permitted.
9. Approved herein are 10-foot easterly and 10-foot westerly side yard setbacks for proposed Lots 1 through 21 in lieu of the minimum 12 feet required for the easterly and westerly side yard setbacks in the RA-1 Zone;
10. This approval is tied to Vesting Tentative Tract Map No. 83927, which was heard at a concurrent hearing on August 21, 2024. The applicant shall comply with all the conditions of approval identified in that case.
11. Expedited Processing Section. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
12. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 21, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a determination under the provisions of Section 12.24.X.7, 12.28.A, and 12.27 have been established by the following facts:

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

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FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 21, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a determination under the provisions of Section 12.24.X.7, 12.28.A, and 12.27 have been established by the following facts:

BACKGROUND

The subject property is comprised of four (4) parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one (1) 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four (4) 3,917 square-foot garages with a shed, one (1) 2,020 square-foot garage with ramp and one (1) open shed for a total of 10 structures.

The subject site is zoned RA-1 in the Encino-Tarzana Community Plan Area with a Very Low I residential land use designation. The subject site is located within an Equine Keeping in the City of Los Angeles Zone and Modifications to SF Zones and SF Zone Hillside Area Regulations Zone. River Implementation Overlay District RIO (ZI-2358), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498 and LAMC 16.02.1). The site is located 11.85 kilometers from the Malibu Coast Fault. The project is located within an Urban Agricultural zone and Outside Flood Zone. The project is not located within a Liquefaction area and a Special Grading Area.

The Bothwell Ranch located on the project site has been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Resources, local register, and was found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. However, on June 28, 2022, the Los Angeles City Council acted on the consideration of inclusion of the Bothwell Ranch in the list of Historic-Cultural Monuments and found that the subject property does not conform with definition of a monument pursuant to LAMC Section 22.171.7 of the Los Angeles Administrative Code.

The proposed project involves a Zoning Administrator Determination to permit the following: (1.) Zoning Administrator's Determination to permit an eight-foot-tall fence along the northern, southern and western edges of the project site pursuant to LAMC Section 12.24.X.7; (2.) a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and (3.) a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

In addition to the entitlements requested herein, the applicant has filed a concurrent request for the merger and re-subdivision of four (4) parcels Assessor Parcel Numbers 2164-008-001, 2164-007-005, 2164-008-006, and 2164-008-007 into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots. The project will result in the removal of existing structures and a portion of an existing orchard and the construction of 21, two-story, single-family homes. The proposed single-family homes will range from 4,819 square feet to 5,136 square feet in floor area. Nineteen homes will contain an Accessory Dwelling Unit (ADU) ranging from 367 square

feet to 503 square feet. The project also includes the preservation of two (2) westernmost lots, to be donated in fee to a public agency and the construction of 1,178 square foot caretaker's residence. The project also includes eight-foot fencing along the northern, southern, and western edges as well as a 15-foot hedgerow along the northern property line. The project will preserve 308 trees and will plant 328 new trees, inclusive of 50 new native trees to be planted within the preservation lots.

SURROUNDING PROPERTIES

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

STREETS

Oakdale Avenue, adjoining the property to the east, is designated as an Collector dedicated to a width of 40 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Collier Street, adjoining the property to the east, is designated as a Local Street – Standard dedicated to a width of 36 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Vesting Tentative Tract Map No. VTT-83927 - Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a Vesting Tentative Tract Map to allow for the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story single-family residences, one (1) caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

There are no relevant cases.

PUBLIC CORRESPONDENCE

The minutes of the Woodland Hills Warner Center Neighborhood Council meeting on August 9, 2023, which transcribe that the neighborhood council supports the subject proposed project are included in the case file.

A letter in support of the project was provided by the Tarzana Neighborhood Council dated August 13, 2024.

A letter in opposition of the project was provided by Channel Law Group, LLP dated August 20, 2024.

PUBLIC HEARING

The public hearing was held telephonically on Wednesday, August 21, 2024 at 9:30 a.m. The hearing was attended by the applicant's representative, Brad Rosenheim, members from the applicant's team, and several members from the community.

Mr. Roseheim made the following statements:

- The is within the Encino-Tarzana Community Plan Area. It is zoned RA-1 and has a Very Low I residential land use designation.
- The site comprised of four lots and totals 612,868 square feet. It is about a 14.07 acre site.
- It has a depth of approximately 1,300 feet. The front is approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue.
- The project, known as the Oakdale Estates, is comprised of 9.57 acres of residential dwelling units and a 4.15 acre preservation area, and 0.35 acres of double row trees along the property frontage.
- There will be a good neighbor wall to protect privacy of the abutting residents to the north.
- All homes will have their front yards along the private street. Rear yards will be designated along the northern boundary and Collier Street.
- The yards will be as follows: 20-foot front yards in lieu of the 25 feet required to allow for deeper rear yards.
- Side yards will be 10 feet.
- The preservation parcel is 4.15 acres or 29.5 percent of the site area.
- The project will demolish the structures on the preservation site area and upgrade the area with a more water efficient irrigation system. There will be a new caretaker's residence. There will be the retention of healthy existing trees and the addition of 50 new native trees.
- Three protected oak trees on-site will all remain. There are 19 Street trees along Oakdale, 15 to remain. There are 1,451 formerly agricultural citrus trees on-site, 1,143 distressed trees to be removed.
- The 57 citrus trees will be preserved along the Oakdale frontage. The 251 Citrus trees will be retained within the preservation parcels.
- The project will remove distressed trees, and chipped into mulch on-site for utilization within the preservation area. 328 new trees will be planted.
- The 50 native trees will be donated and planted within the preservation parcels.
- 278 trees will be planted within the 21 proposed home sites. Additional trees will be planted by homeowners in rear yards.
- The project will dedicate 0.78 acres for the public right-of-way. There will be new street lights and trees and Corbin Avenue will have a hammer head turn around.

- There are modifications to tract conditions for BOE, Building and Safety Grading, Zoning, Urban Forestry, and City Planning's Site Specific conditions as shown on the screen. There are suggested changes to the CEQA Findings wording in the subdivision tract map report.
- The project will be a sustainable development. It preserves 4.1 acres of land. There will be solar panels, EV charging, heat absorbing roofs, rainwater capture for recycling, and state of the art appliances for each home.
- Community engagement includes the Woodland Hills Homeowner's Organization, Tarzana Neighborhood Council, who unanimously supported the project, and the Woodland Hills Warner Center Neighborhood Council, who also unanimously supported the project.
- The project involves the following requests: a Vesting Tentative Tract Map, a Zoning Administrator's Determination for 8-foot tall fencing along the northern, southern, western property edges; a Zoning Administrator's Adjustment for a 20 percent side yard reduction for Lots 1-21; and a zone variance for a 15 foot hedgerow along the northern property line of Lots 1-10.

During the public hearing, 10 people provided public testimony.

- The first speaker, Jamie Hall, a land use attorney
- The second speaker, Joel Palmer,
- The third speaker, Jeff Bornstein of the West Valley Alliance for Optimal Living
- The fourth speaker, Shirley Scopelitis, parent of a child attending the CHIME Institute's Schwarzenegger Community School
- The fifth speaker, Dee Ann Nukirk, parent of a child attending the CHIME Institute's Schwarzenegger Community School
- The sixth speaker, Erin Cristall, resident of Collier Place
- The seventh speaker, Monika Suarez, resident of property facing the development
- The eighth speaker, Luann Sherzberg, parent of child attending the CHIME Institute's Schwarzenegger Community School
- The ninth speaker, Marianne King, stated she agrees with speaker Jamie Hall.
- The tenth speaker, Devin Chellevoid, a parent of a child attending the CHIME Institute's Schwarzenegger Community School

Comments raising concern and/or opposed are summarized as follows:

- There are concerns of the appropriateness of the environmental clearance.
- The Program EIR did not consider the subject site. There's not enough detail and additional review is required. It needs to look at the site specific impacts.
- The City determined the site is eligible for listing, and there are impacts pertaining to historic resources.
- The site is an agricultural resource, and has served as prime farmland.
- The community was informed that there would be over 1,400 trees removed. Other sources show 1,143 trees removed for the 21 homes. The project size needs to be reduced to reduce the removal of trees.
- There should be more conservation.
- The project would create an environmental impact on wildlife, temperature, insects,

endangered species, birds, nesting, migration and reproduction. The project needs to be denied in its current form and save more trees.

- The project would impact egress and ingress to the school. There are limited points to get to the school.
- There are concerns of the project's noise and air quality from project construction.
- How would the project affect access to the school? What if emergency vehicles need to get to the school. How would this affect that?
- The students' learning environment would be affected by loud noise from construction.
- Collier Street is the only access point to get to the school.
- Concerns of traffic to get to the school and traffic from the 21 new homes.
- Concerns of widening the street and the impact of street parking availability.
- How long will construction last?
- The project needs to memorialize tree preservation and protection.
- Specific conditions are needed.
- The 7-foot landscape on Collier needs to be memorialized.
- The orange trees in the front need to be preserved. The speaker read the orange trees would be removed and replanted.

Comments in support are summarized as follows:

- The community would like to see the project done well. Neighbors support this.
- The project widening the road is good as the current streets are too narrow.

At the conclusion of the public hearing, the Zoning Administrator took the case under advisement to consider the environmental clearance for the project.

ZONING ADMINISTRATOR'S DETERMINATION FINDINGS

In order for an adjustment from the zoning regulations to be granted, all five of the legally mandated findings delineated in Section 13B.2.1 of Chapter 1A and Section 12.24-X of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is comprised of four parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: a 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four (4) 3,917 square-foot garages with a shed, a 2,020 square-foot garage with ramp and an open shed, a total of 10 structures.

The proposed project involves the following: a Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern and western edges of the project site pursuant to LAMC Section 12.24.X.7; a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

As part of the project, there is tract map for the merger and re-subdivision of four parcels into 23 ground lots for the construction of 21, two-story single-family residences, a caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three model home lots.

The project will result in the removal of existing structures and a portion of an existing orchard and the construction of 21 single-family, two-story homes. These homes will range from 4,819 square feet to 5,136 square feet in floor area. Nineteen homes will contain an Accessory Dwelling Unit (ADU) ranging from 367 square feet to 503 square feet. The project also includes the preservation of two westernmost lots, to be donated in-fee to a public agency, and the construction of a 1,178 square-foot caretaker's residence. The project also includes eight-foot fencing along the northern, southern, and western edges as well as a 15-foot hedgerow along the northern property line. The project will preserve 308 trees and will plant 328 new trees, inclusive of 50 new native trees to be planted within the preservation lots.

The proposed fencing along Collier Street will appear to have a maximum height of 6 feet due to the natural slope of the site. The 8-foot fence proposed along Oakdale Avenue will be set back approximately 42 feet from the property line and screened by two rows of citrus trees and additional landscaping. There will also be visual relief along Oakdale Avenue as there will be an approximately 50-foot-wide driveway which will give way to the proposed 36-foot-wide Private Street at the center of the subject property. Furthermore, the Private Street will be secured, with gates located approximately 60 feet from the Oakdale Avenue and the northern property line will consist of the 8-foot fence and the 15-foot hedgerow to provide additional privacy to neighboring properties to the north. The hedgerow was included to protect abutting uses. It has been conditioned to be regularly maintained.

Therefore, the project will enhance the built environment by allowing the proposed fence and hedgerow through the approval of a Zoning Administrator Determination entitlement in order to provide privacy and security while being aesthetically compatible with the surrounding neighborhood for the proposed 21-single family homes.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed eight-foot tall fence along the northern, southern and western edges of the project site will help protect the privacy of the existing residential uses in the immediate surrounding area.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

The proposed fence height of 8 feet in lieu of the 6 feet otherwise required, will provide privacy for adjacent residential development and the natural slope of the site. The proposed project is a single-family infill development, surrounded by single-family homes and a charter school.

The proposed project is compatible with the surrounding neighborhood as the majority of residential uses contain some type of fencing or hedgerow along their property lines. Furthermore, properties along the northern edge of the subject site all have rear yard fencing which abuts the subject site. The proposed hedgerow and fence will help revitalize the community and activate the streetscape by bringing privacy and security through the use of fences and hedgerow fencing. Long-term physical maintenance of the property will allow for the project to improve community aesthetics and safety. As such, the proposed project will be compatible with and will not degrade the surrounding neighborhood, or the public health, welfare and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan does not address over-in-height walls or fences; however, the Los Angeles Municipal Code Section 12.24 X.7 permits the requested over-in-height fences, with approval by the Zoning Administrator.

The proposed project the construction of 21 single family homes and the preservation of two (2) lots. The proposed homes will be two-stories in height and nineteen homes will contain Accessory Dwelling Units which is consistent with the underlying RA-1 Zone. As part of the project, eight-foot-tall fences will be located along the north, south, and west property lines to provide additional privacy to the project site's

surrounding neighbors. Additionally, a 15-foot hedgerow will be located along the northern property line to provide added privacy to project neighbors.

The General Plan includes the Framework Element which is the organizing element of the General Plan guiding development in the City of Los Angeles through its purposes, policies, and programs, further implemented by each individual element of the General Plan, including the following elements which are applicable to the proposed project, the Housing Element, Transportation Element and Land Use Element. As set forth below, the project is consistent with the goals, objectives, and policies of each of the aforementioned elements and as such is consistent with the General Plan.

The Framework Element of the General Plan was adopted by the City of Los Angeles in December of 1996 and re-adopted in August 2001. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The proposed project is consistent with the following applicable Goals, Objectives and Policies set forth in the Framework Element.

Goal 3A of the General Plan Framework Element is, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural sources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city."

Objective 3.1 of that Goal is, "Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors."

Goal 3B of the General Plan Framework Element is, "Preservation of the City's stable single-family residential neighborhoods."

Objective 3.5 of that Goal is, "Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development."

Policy 3.5.1: "Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2."

The proposed project is consistent with the above stated Goals, Objectives, and Policies. The proposed project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences with landscaping. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, the Project is consistent with the following Goals, Objectives, and Policies.

Goal 2 of the Housing Element is "A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels."

Objective 2.3 of that Goal is: "Preserve, conserve and improve the quality of housing."

Goal 3 of the Housing Element is "A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos."

Objective 3.1 of that Goal is: "Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods."

Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."

Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."

The proposed project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. Additionally, the project adds to the housing stock and creates additional high quality housing opportunities. The proposed fence and hedgerow will provide privacy and security for the proposed homes, and will be consistent with the above stated Goal and Objective.

The Mobility 2035 Plan (Transportation Element of the General Plan) sets forth street standards, "laying the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors, and the disabled), bicyclists, transit riders, and car truck drivers, and more." The project will improve Collier Street and Oakdale Avenue abutting the Subject Property, consistent with the objectives of the Mobility 2035 Plan and will enhance the terminus of Corbin Avenue.

Relative to Oakdale Avenue, the Mobility 2035 Plan designates Oakdale Avenue as a Collector Street, with a required public right-of-way width of 66 feet, including a roadway width of 40 feet. The street abutting the subject property is not fully improved and has limited and inadequate asphalt sidewalk, curb, and gutter. The project will provide an 8-foot dedication along Oakdale Avenue and improve the street to provide for a 19-foot half roadway and a 14-foot border which will include concrete sidewalk, curb, gutter, streetlights, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of the 19 existing street trees.

Furthermore, the Mobility 2035 Plan designates Collier Street as a Local Street, with a required public right-of-way width of 60 feet, inclusive of a 36-foot roadway. Adjacent to the subject property, Collier Street has a dedicated width of 30 feet with limited curb, gutter, and sidewalk. As such, the Project will dedicate 30 feet and improve Collier Street completing the 36-foot roadway and 60-foot right of way, providing a 12-foot border which will include sidewalk, curb, gutter, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

Corbin Avenue terminates on the northern side of the subject property and is partially improved, the project will provide a hammerhead turnaround where Corbin Avenue terminates into the subject property. These improvements will allow for emergency vehicle turnaround and access, enhancing the response times and safety of the existing environment.

As set forth above, the project will improve the adjacent rights-of-way consistent with the goals, objectives, and standards of the Mobility 2035 Plan, enhancing the pedestrian environment and providing for complete streets.

The Land Use Element of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles. The proposed project is within the Encino-Tarzana Community Plan, which designated the subject property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The subject property is zoned RA-1 and has been designed to be generally consistent with the requirements of the Zone, as discussed further below, the proposed Project is consistent with the following relevant Goal, Objectives, and Policies of the Encino-Tarzana Community Plan.

Goal 1 of the Encino-Tarzana Community Plan is "A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community."

Objective 1-1 of that Goal is "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."

Policy 1-1.2: "Protect single family residential neighborhoods from new, out-of-scale development."

Policy 1-1.4: "Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design. "

Objective 1-3 of that Goal is: "To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods."

Policy 1-3.1: "Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods."

The proposed project is consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan. The project proposes in-fill single-family residential development within a single-family residential neighborhood. The project includes 21 single-family homes and a 180,834 square-foot preservation area. The proposed homes have been designed to be consistent with the applicable Zoning standards set forth in the RA-1 zone, and are set on lots that each meet the minimum lot size of 17,500 square feet. Surrounding single-family development is also zoned RA-1, and as such, the project will be similar in scale to surrounding development.

The proposed project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue. No new driveways will be created, and existing pedestrian environment will not be altered. The project will create a safer pedestrian environment with sidewalks, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the requested fence and hedgerow will provide privacy and security for the homes.

The project has been designed such that the homes will be primarily shielded from view from the public right-of-way and adjacent homes through the provision of landscape buffers, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described herein. The project community will complement surrounding residential uses and maintains the single-family residential scale of the neighborhood.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. The project is consistent with the General Plan, specifically the applicable Goals, Objectives, and Policies of the Framework Element, Housing Element, Transportation Element, and Land Use Element.

ADDITIONAL FINDING FOR ZONING ADMINISTRATOR'S DETERMINATION

4. **Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.**

The proposed fence and materials have been taken into consideration. Many of the surrounding residential uses are improved with over-in-height fences along their front property lines similar to the fence proposed on the subject site. The composition and design of the proposed stacked bond blocks fence, which is of a customary type that can be commonly found throughout the City. The proposed fence will be consistent with surrounding walls along Collier Street. The Zoning Administrator has considered the environmental effects and appropriateness of the materials, design and location, including any impacts on views enjoyed by occupants of adjoining properties, and security to the subject property. The fence and materials in conjunction with the project will not be detrimental to any of the adjoining properties. It will be compatible and consistent with surrounding development.

ZONE VARIANCE FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative.

5. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The Zoning Administrator found in this instance, strict application of the provisions of the Zoning Ordinance would result in practical difficulties inconsistent with the general purpose and intent of the zoning regulations. The intent of height limitations on hedgerows is to delineate property lines, bring privacy, promote in-scale plantings and ensure compatibility with surrounding uses. The proposed hedgerow will screen the proposed two-story homes, and their associated yards from view and will provide privacy for both future residents at the subject property and surrounding neighbors. According to the applicant, the proposed hedgerow heights are a result of discussions with the abutting neighbors and community. It ensures privacy with the abutting northern properties at the request of the abutting neighbors. Strict application of the Zoning Ordinance would result in a practical difficulty that allows a project to bring the privacy to the abutting properties to the north that would be inconsistent with the intent of separating and buffering the new development.

6. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject property is comprised of four parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet

along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four 3,917 square-foot garages with a shed, one 2,020 square-foot garage with ramp and one open shed for a total of 10 structures.

There are special circumstances applicable to the subject property that do not apply generally to other properties in the vicinity. The subject property, zoned RA, was previously utilized as an orange grove and is abutted by single family residential development to the north also within the RA zone. The subject request will permit a 15-foot hedgerow along the northern boundary of the subject property which will allow for the maintenance of the level of privacy to which the neighbors to the north have become accustomed. Specifically, the proposed hedgerow will screen the proposed two-story homes, and their associated yards from view and will provide privacy for both future residents at the subject property and surrounding neighbors. Additionally, the proposed maximum 15-foot-tall hedgerow will be provided at the request of the neighbors.

As set forth above, there are special circumstances applicable to the subject property that necessitate the granting of the requested Variance that are not generally applicable to other properties within the same zone and vicinity.

7. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The subject site abuts homes to the north that have shallow rear yards abutting the subject property, ranging in depth from 20 to 27 feet. Without the substantial design features proposed by the project herein, inclusive of the variance request to allow for the 15-foot hedgerow, the over height fence request, and the 20 percent decrease in front yard depth, there would be a hardship for adjacent properties, which, due to the special circumstances described above, would be deprived the level of privacy to which they are accustomed in their backyards. The variance is necessary to allow for the continued enjoyment of the level of privacy afforded to both the subject property and neighboring properties to the north by the former use of the subject property as a commercial orange grove, which due to the special circumstances described above, would be denied to both the subject property and neighboring properties absent the variance to permit the maximum 15-foot-tall hedgerow. As such, the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

8. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the subject property is located. The subject property is zoned RA-1 and is surrounded by single-family residential uses and a school, zoned RA-1. With the requested variance, privacy for the single-family residential neighbors immediately to the north of the subject property will continue.

The proposed maximum 15-foot hedgerow will be planted along the northern property line of the subject property. It will serve to buffer the subject project from view of abutting neighbors and is also proposed at the request of the surrounding community. Currently, the neighbors to the north of the subject property abut the former orange grove. The northern property line is characterized by a variety of inconsistent fence types that are generally visually permeable. While the existing condition is acceptable given the current use of the site, the site is underutilized. The redevelopment of the subject property with 21 single family homes and 180,834 square-foot preservation area, inclusive of the requested variance, will bring privacy as well as a visually attractive, well-maintained wall and hedgerow along the property line. The proposed project and associated variance will not adversely affect or degrade public welfare. The proposed hedgerow conditioned to be maintained to a 15-foot height, which has been requested by the neighbors. The hedgerow is part of an overall project that has been designed to be sustainable, each home equipped with solar panels, water preserving cisterns and designed to conform to applicable green building code provisions. Furthermore, the Applicant will pay all applicable impact fees and the proposed project will be analyzed under CEQA which will impose mitigations on the proposed project, if necessary, to assure no significant environmental impacts. Therefore, the proposed Project, inclusive of the Variance, will not adversely affect or otherwise degrade public welfare.

9. **The granting of the variance will not adversely affect any element of the General Plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan does not address over-in-height walls or fences; however, the Los Angeles Municipal Code Section 12.27 permits the requested over-in-height fences, with approval by the Zoning Administrator.

The proposed project includes the merger and re-subdivision of the subject property into 23 ground lots to allow for the construction of 21 single family homes and the preservation of two lots. The proposed homes will be two-stories in height and nineteen homes will contain Accessory Dwelling Units which is consistent with the underlying RA-1 Zone.

Granting the zone variance to allow a 15-foot hedgerow to be located along the northern property line will be consistent with the General Plan as it will provide added privacy to project neighbors and be compatible with surrounding uses.

The General Plan includes the Framework Element which is the organizing element of the General Plan guiding development in the City of Los Angeles through its purposes, policies, and programs, further implemented by each individual element of the General Plan, including the following elements which are applicable to the proposed project, the Housing Element, Transportation Element and Land Use Element. As set forth below, the project is consistent with the goals, objectives, and policies of each of the aforementioned elements and as such is consistent with the General Plan.

The Framework Element of the General Plan was adopted by the City of Los Angeles in December of 1996 and re-adopted in August 2001. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The proposed project is consistent with the following applicable Goals, Objectives and Policies set forth in the Framework Element.

Goal 3A of the General Plan Framework Element is, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural sources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city."

Objective 3.1 of that Goal is, "Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors."

Goal 3B of the General Plan Framework Element is, "Preservation of the City's stable single-family residential neighborhoods."

Objective 3.5 of that Goal is, "Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development."

Policy 3.5.1: "Accommodate the development of single-family dwelling units in areas designated as "Single- Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2."

The proposed project is consistent with the above stated Goals, Objectives, and Policies. The overall project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences with landscaping. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, the Project is consistent with the following Goals, Objectives, and Policies.

Goal 2 of the Housing Element is "A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels."

Objective 2.3 of that Goal is: "Preserve, conserve and improve the quality of housing."

Goal 3 of the Housing Element is "A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos."

Objective 3.1 of that Goal is: "Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods."

Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."

Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."

The project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. Additionally, the project will add 21 single-family homes adding to the housing stock and creating additional high quality housing opportunities. The proposed hedgerow will provide privacy and security for the proposed homes. As such, the project is consistent with the above stated Goal and Objective.

The Mobility 2035 Plan (Transportation Element of the General Plan) sets forth street standards, “laying the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors, and the disabled), bicyclists, transit riders, and car truck drivers, and more.” The project will improve Collier Street and Oakdale Avenue abutting the Subject Property, consistent with the objectives of the Mobility 2035 Plan and will enhance the terminus of Corbin Avenue.

Relative to Oakdale Avenue, the Mobility 2035 Plan designates Oakdale Avenue as a Collector Street, with a required public right-of-way width of 66 feet, including a roadway width of 40 feet. The street abutting the subject property is not fully improved and has limited and inadequate asphalt sidewalk, curb, and gutter. The project will provide an 8-foot dedication along Oakdale Avenue and improve the street to provide for a 19-foot half roadway and a 14-foot border which will include concrete sidewalk, curb, gutter, streetlights, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of 19 existing street tree.

Furthermore, the Mobility 2035 Plan designates Collier Street as a Local Street, with a required public right-of-way width of 60 feet, inclusive of a 36-foot roadway. Adjacent to the subject property, Collier Street has a dedicated width of 30 feet with limited curb, gutter, and sidewalk. As such, the Project will dedicate 30 feet and improve Collier Street completing the 36-foot roadway and 60 foot right of way, providing a 12-foot border which will include sidewalk, curb, gutter, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

Corbin Avenue terminates on the northern side of the subject property and is partially improved, the project will provide a hammerhead turnaround where Corbin Avenue terminates into the subject property. These improvements will allow for emergency vehicle turnaround and access, enhancing the response times and safety of the existing environment.

As set forth above, the project will improve the adjacent rights-of-way consistent with the goals, objectives, and standards of the Mobility 2035 Plan, enhancing the pedestrian environment and providing for complete streets.

The Land Use Element of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles. The proposed project is within the Encino-Tarzana Community Plan, which designated the subject property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The subject property is zoned RA-1 and has been designed to be generally consistent with the requirements of the Zone, as discussed further below, the proposed Project is consistent with the following relevant Goal, Objectives, and Policies of the Encino-Tarzana Community Plan.

Goal 1 of the Encino-Tarzana Community Plan is "A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community."

Objective 1-1 of that Goal is "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."

Policy 1-1.2: "Protect single family residential neighborhoods from new, out-of-scale development."

Policy 1-1.4: "Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design. "

Objective 1-3 of that Goal is: "To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods."

Policy 1-3.1: "Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods."

The project proposes in-fill single-family residential development within a single-family residential neighborhood. The project includes 21 two-story single-family homes and a 180,834 square foot preservation area. The proposed homes have been designed consistent with the applicable Zoning standards set forth in the RA-1 zone and are set on lots that each meet the minimum lot size of 17,500 square feet. Surrounding single-family development is also zoned RA-1, as such, the project will be of like scale to the surrounding development.

The proposed project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue and as such the project will create no new driveways and thereby will not alter the existing pedestrian environment, aside for the planned improvements which will create a safer pedestrian environment with sidewalk, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the requested fence and hedgerow will provide privacy and security for the homes.

The project has been designed such that the homes will be primarily shielded from view from the public right-of-way and adjacent homes through the provision of landscape buffers, including two rows of citrus trees to be provided along Oakdale

Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described herein. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. As set forth above, the proposed map, which permits the construction of 21 single-family homes and the preservation of 180,834 square feet of preservation area is consistent with the General Plan, specifically the applicable Goals, Objectives, and Policies of the Framework Element, Housing Element, Transportation Element, and Land Use Element. There is no applicable Specific Plan. As such, the 15-foot hedgerow as part of the project and the overall project substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS

10. **Site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The site characteristics of the subject property make the strict adherence to the requirements of LAMC 12.07.C.2, which would require 12-foot side yards for the proposed two-story homes. The project, which proposes 10-foot side yards, conforms to the intent of the Zoning regulations. The Applicant proposes 21 two-story, single-family homes and the preservation of 180,834 square feet for conservation by the Mountains Recreation Conservation Authority ("MRCA"), or similar public agency, on the subject property, which, could accommodate a maximum of 29 single family homes on 17,500 square foot lots. The proposed single-family homes are bounded by the preservation area to the east and Oakdale Avenue to the west. Additionally, along Oakdale Avenue the Project proposes a 42-foot-deep landscape buffer between Oakdale Avenue and the proposed wall along the Oakdale frontage. The landscape buffer will include two rows of citrus trees adjacent to the public right of way.

The 20 percent reduction in the required side yard setback, from 12 feet to 10 feet, allows for the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site can provide such density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove.

Additionally, the RA Zone permits 10-foot side yards for homes that are 18 feet or less in height, requiring the addition of one foot to the side yard for each 10-foot increment above 18 feet. As such, 10-foot side yards are permitted and contemplated by the Zoning regulations. The purpose and intent of the Zoning regulations related

to yards is to assure the provision of open space and a compatible scale of development relative to adjacent properties. The project, inclusive of the side yard reductions is consistent with these purposes.

As described above, the reduction in the side yards allow for the provision of open space along the Oakdale frontage and the preservation of Lots 22 and 23 by a different entity (Mountains Recreation and Conservation Authority ("MRCA")). Additionally, the requested reduced side yards do not abut existing development, and are all internal to the site. The site is designed to be consistent with neighboring uses, having homes with a minimum 17,500 square-foot lots, and meeting the floor area and height requirements of the zone. Furthermore, the unique shape of the site and the prior use of the property as a commercial orange grove, as well as the desire of the applicant to create and dedicate the preservation parcels to the MRCA makes the strict application of the zoning regulations infeasible relative to the width of the proposed side yards, nevertheless, the project conforms to the intent of the zoning regulations.

11. **In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes as well as the CHIME Institute's Schwarzenegger Community School located at 19722 Collier Street.

The purpose and intent of the zoning regulations related to yards is to assure the provision of open space and a compatible scale of development relative to adjacent properties. The 20 percent reduction in the side yard width, from 12 feet to 10 feet, allows for the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site is able to provide the proposed density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove. The reduction in side yards are for the development to accommodate for the density and would not impact uses abutting the subject project site. Homes within the project site would have reduced side yard setbacks from each other (Lots 1 through 21) and not to uses abutting the project site. Thus, the request herein will not have an adverse impact on the public health, welfare, or safety or the community.

12. The project is in substantial conformance with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any specific plan.

As stated in the previous findings for related to General Plan conformance, the overall project is in substantial conformance with the purpose, intent, and provisions of the General Plan and the Encino-Tarzana Community Plan. The proposed project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

Additionally, out of due regard to the scale of the surrounding homes, the project's 20 percent side yard reductions allow the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site is able to provide the proposed density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove.

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, the Project is consistent with the following Goals, Objectives, and Policies.

Goal 2 of the Housing Element is "A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels."

Objective 2.3 of that Goal is: "Preserve, conserve and improve the quality of housing."

Goal 3 of the Housing Element is "A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos."

Objective 3.1 of that Goal is: "Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods."

Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."

Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."

The proposed project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. The project adds 21 single-family homes, adding to the housing stock and creating additional high quality housing opportunities.

The Mobility 2035 Plan (Transportation Element of the General Plan) sets forth street standards, "laying the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors, and the disabled), bicyclists, transit riders, and car truck drivers, and more." The project will improve Collier Street and Oakdale Avenue abutting the subject property, consistent with the objectives of the Mobility 2035 Plan and will enhance the terminus of Corbin Avenue.

Relative to Oakdale Avenue, the Mobility 2035 Plan designates Oakdale Avenue as a Collector Street, with a required public right-of-way width of 66 feet, including a roadway width of 40 feet. The street abutting the subject property is not fully improved and has limited and inadequate asphalt sidewalk, curb, and gutter. The project will provide an 8-foot dedication along Oakdale Avenue and improve the street to provide for a 19-foot half roadway and a 14-foot border which will include concrete sidewalk, curb, gutter, streetlights, and landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of 19 existing street tree.

Furthermore, the Mobility 2035 Plan designates Collier Street as a Local Street, with a required public right-of-way width of 60 feet, inclusive of a 36-foot roadway. Adjacent to the subject property, Collier Street has a dedicated width of 30 feet with limited curb, gutter, and sidewalk. As such, the Project will dedicate 30 feet and improve Collier Street completing the 36-foot roadway and 60 foot right of way, providing a 12-foot border which will include sidewalk, curb, gutter, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

Corbin Avenue terminates on the northern side of the subject property and is partially improved, the project will provide a hammerhead turnaround where Corbin Avenue terminates into the subject property. These improvements will allow for emergency vehicle turnaround and access, enhancing the response times and safety of the existing environment.

As set forth above, the project will improve the adjacent rights-of-way consistent with the goals, objectives, and standards of the Mobility 2035 Plan, enhancing the pedestrian environment and providing for complete streets.

The Land Use Element of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles, as discussed further below, the proposed

Project is consistent with the following relevant Goal, Objectives, and Policies of the Encino-Tarzana Community Plan.

Goal 1 of the Encino-Tarzana Community Plan is “A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community.”

Objective 1-1 of that Goal is “To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.”

Policy 1-1.2: “Protect single family residential neighborhoods from new, out-of-scale development.”

Policy 1-1.4: “Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design. “

Objective 1-3 of that Goal is: “To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods.”

Policy 1-3.1: “Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.”

The proposed project is consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan. The Project proposes in-fill single-family residential development within a single-family residential neighborhood. The project includes 21 two-story single-family homes and a 180,834 square-foot preservation area. The proposed homes have been designed consistent with the applicable Zoning standards set forth in the RA-1 zone and are set on lots that each meet the minimum lot size of 17,500 square feet. Surrounding single-family development is also zoned RA-1, as such, the project will be of like scale to the surrounding development.

The proposed project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue and as such the project will create no new driveways and thereby will not alter the existing pedestrian environment, aside for the planned improvements which will create a safer pedestrian environment with sidewalk, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the applicant is requesting a 20% reduction in the required

front yards to allow for the homes to be positioned closer to the private street and as such further from neighboring residences to the north and from Collier Street to the south. These reductions will allow for the additional privacy for the surrounding neighbors to the north and additional landscaping to buffer the project from Collier Street to the south.

The project has been designed such that the homes will be primarily shielded from view from the public right-of-way and adjacent homes through the provision of landscape buffers, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described herein. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

As discussed above, consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan, the proposed project maintains the scale of and will complement the surrounding single family residential neighborhood. The Encino-Tarzana Community Plan has designated the Subject Property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The subject property is zoned RA-1 and has been designed to be generally consistent with the requirements of the zone, as discussed further below and as such is consistent with the Encino-Tarzana Community Plan.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ADDITIONAL MANDATORY FINDINGS

13. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is outside a flood zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day.

Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment
Portal for Condition Clearance

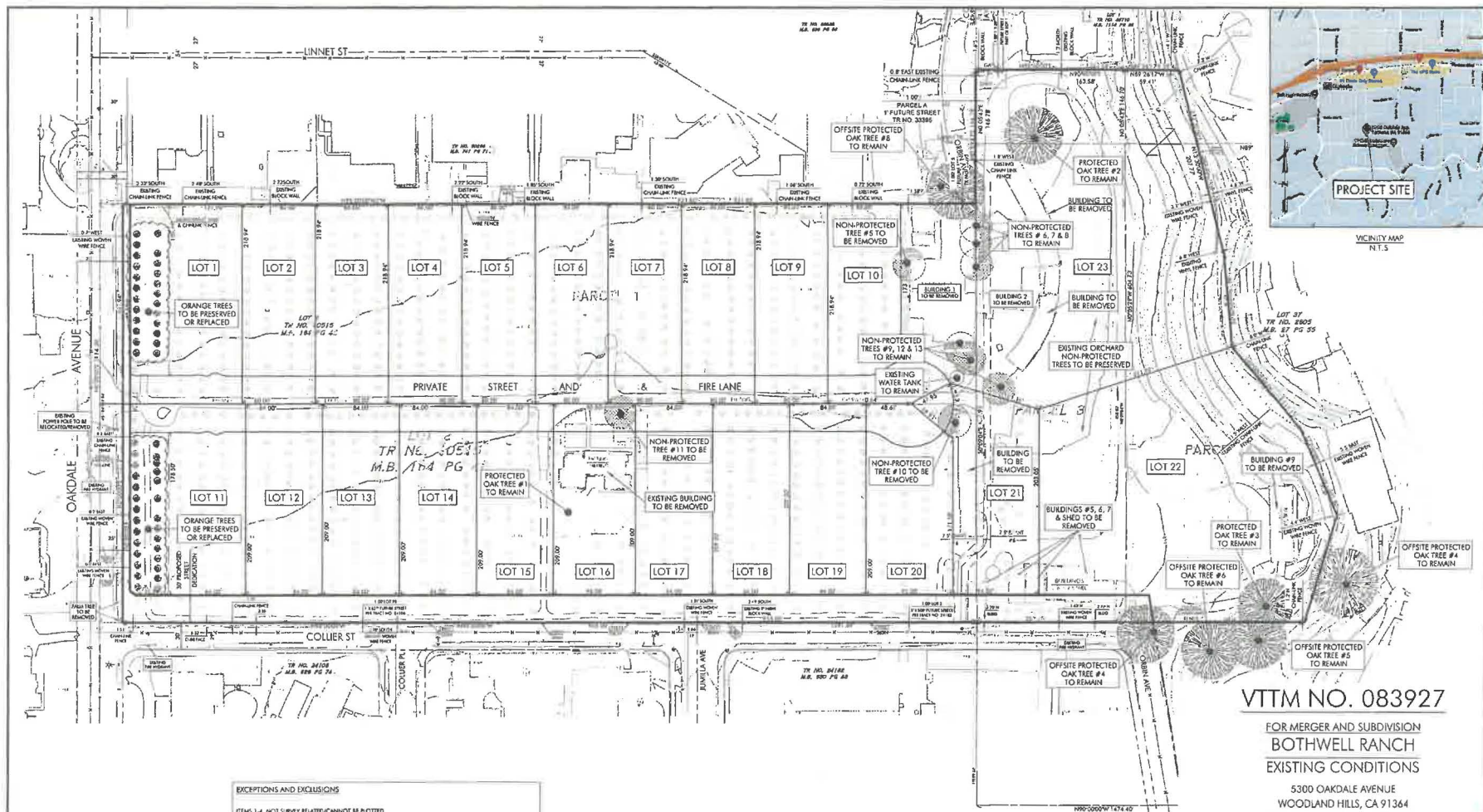
Inquiries regarding this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492 or Stephanie.Escobar@lacity.org.



HENRY CHU
Associate Zoning Administrator

HC:MC:SE:nm

cc: Councilmember Bob Blumenfield
Third Council District
Adjoining Property Owners
Interested Parties



VTTM NO. 083927

**FOR MERGER AND SUBDIVISION
BOTHWELL RANCH
EXISTING CONDITIONS**

5300 OAKDALE AVENUE
WOODLAND HILLS, CA 91364
A.P.N.: 2164-008-001, 005, 006 & 007

LEGAL DESCRIPTION

PARCEL 1: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10518, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10519, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10520, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10521, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

June 7, 2024

PREPARED BY:

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D: (310) 584-3222

EXCEPTIONS AND EXCLUSIONS

ITEMS 1-4: NOT SURVEYED/CANNOT BE PLOTTED

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 6028 OF DEEDS, PAGE 236.

IN FAVOR OF: SOUTHERN CALIFORNIA Edison COMPANY, A CALIFORNIA CORPORATION

AFFECTS: SUNSET IN NATURE - NOT DELETED ON MAP

6. AN EASEMENT FOR RIGHT-OF-WAY FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 1978-258471 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF LOS ANGELES

AFFECTS: PARCELS 1, 2, & 3 - PLOTTED HEREON

BASIS OF BEARING:

THE BEARING OF NORTH ALONG THE CENTERLINE OF SHELLEY AVENUE AS SHOWN ON MAP OF TRACT NO. 17011, A.B. 901 PG. 01

BENCHMARK:

B.M. # 87-10231 DATUM: NAVD 1983 YEAR: 2000
WIRE SP. IN S CLUB VENTURA BLVD, 371 W OF B CURB RET W OF CORNER
ELEVATION: 834.870 (FEET) 234.439 (METERS)

PROJECT PARCEL SIZE:

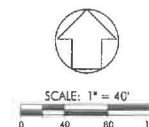
GROSS AREA: 617,868 SQ. FT. (14.67 AC)
NET AREA: 579,645 SQ. FT. (13.29 AC)

SURVEY PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 888-4148
WWW.PACIFICCOASTCIVIL.COM

LEGEND:

— FIRE HYDRANT
— SANITARY MANHOLE
— ORANGE TREE TO BE PRESERVED
— ORANGE TREE TO BE REMOVED
— PALM TREES ALONG OAKDALE TO BE PRESERVED
— PALM TREES ALONG OAKDALE TO BE REMOVED
— CENTERLINE
— PROJECT PROPERTY LINE
— PROPOSED PROPERTY LINE
— EXISTING LOT LINE
— ROW
— BUILDING
— CL
— CORNER
— FLOW LINE
— TC
— TOG
— TW



PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 888-4148
WWW.PACIFICCOASTCIVIL.COM

OWNER/DEVELOPER:

OAKDALE ESTATES, LLC
11764 WILSHIRE BLVD, SUITE 420
LOS ANGELES, CA 90025
P: (310) 582-1991
D: (310) 584-3222

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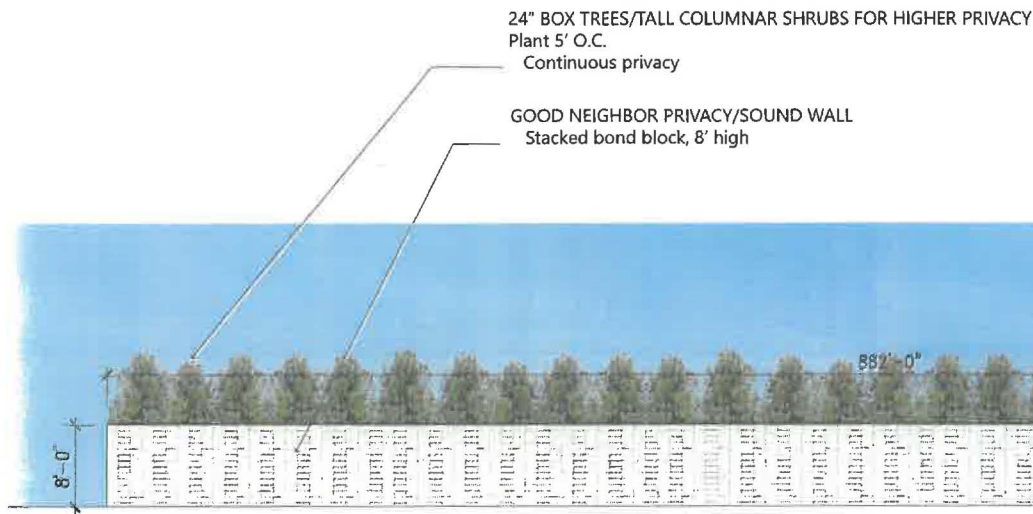
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Case No. ZH-2023-2170-ZH17-ZV-ZHA

OWNER/DEVELOPER:
OAKDALE ESTATES, LLC
11766 WILSHIRE BLVD., SUITE 820
LOS ANGELES, CA 90025
P: (310) 582-1991 X203
C: (310) 864-3330

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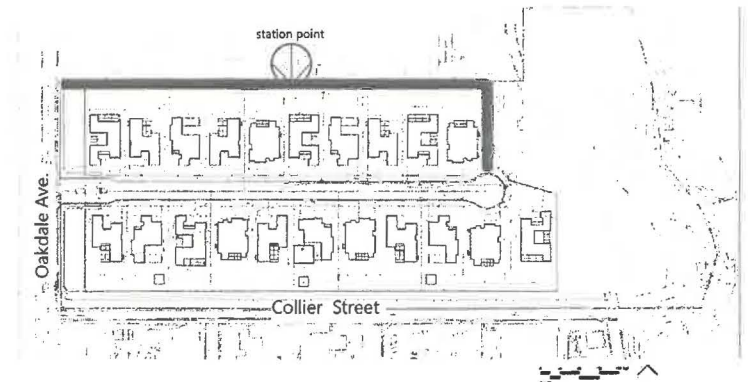


1 GOOD NEIGHBOR WALL - N SIDE



24" BOX TREES/TALL COLUMNAR SHRUBS FOR HIGHER PRIVACY
Plant 5' O.C.
Continuous privacy

GOOD NEIGHBOR PRIVACY/SOUND WALL
Stacked bond block, 8' high



Laurus nobilis
Bay Laurel
Evergreen



Podocarpus gracilior
Fern pine
Evergreen



Eleocharis decipiens
Japanese Blueberry Tree



Good Neighbor Wall
viewed looking South toward Oakdale Estates

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