

MOTION

PLANNING & LAND USE MANAGEMENT

In accordance with Assembly Bill 3074, Senate Bill 504 (2024), Assembly Bill 1455 (2025), and Governor Newsom's Executive Order N-18-25, the California Board of Forestry (BOF) established a mandate for an "ember-resistant zone" (Zone Zero/0) encompassing the area within 0 to 5 feet of all structures, attached decks, and outbuildings in State Responsibility Areas (SRA) and Very High Fire Hazard Severity Zones (VHFHSZ) in the Local Responsibility Areas (LRA). The Board of Forestry convened the Zone Zero Regulatory Advisory Committee to draft the rules. The committee did so over the course of 15 months of meetings, including two public meetings in Southern California in Pasadena in September 2025 and in Calabasas in April 2026. On August 19, the full BOF adopted the "rule plead" and, on August 20, they initiated the Emergency Rulemaking Process to adopt the regulations in an expedited manner. The emergency regulations would go into effect immediately upon submission and approval by the State's Office of Administrative Law (OAL) which, as of the drafting of this motion, has yet to take place. In fact, in early September, the BOF withdrew their earlier submission to OAL, citing a need to make technical changes. This action will delay the implementation of Zone 0; however, given the complexity of the issue and the level of interest from the public, it is imperative that the City of Los Angeles begin its own discussions as soon as possible.

The City of Los Angeles is within the LRA and therefore must draft and adopt its own ordinance to implement these new State regulations. However, many questions remain including the implementation timeline, resources necessary for property owners to comply with these regulations, what funding sources, if any, are available for assistance, the limits of the alternative practices language in the final regulations, and the City's own plan for outreach and enforcement. Angelenos are rightfully concerned that these policies, if not crafted at the local level with extreme care, may further shrink our urban canopy, compromise slope stability in our hillside neighborhoods, degrade wildlife habitat in sensitive ecosystems like the Santa Monica Mountains, remove critical shade, further strain our electric grid and drive up utility costs, and inadvertently exacerbate the very conditions that contribute to the increasing risk of fires in the wildland-urban interface. On top of these concerns, many Angelenos have made it clear they do not have the resources necessary to bring their properties into compliance. In order to ensure the passage of common sense policy that makes the City safer from megafires like the 2025 Palisades Fire, additional policy deliberations are necessary to craft Zone 0 regulations and an outreach plan that will lead to widespread compliance, not rebellion.

I THEREFORE MOVE that the City Council instruct the Chief Legislative Analyst (CLA) and the City Administrative Officer (CAO), with assistance from the Office of the City Attorney, the Los Angeles Fire Department (LAFD), and the Department of Building and Safety (LADBS), to report back in 60 days on the variables regarding the City's own version of the Zone 0 policy the City Council must decide prior to the drafting of an implementation ordinance including the deadline by which the City must adopt its own regulations. This report will also include an analysis of CF 25-1428's compliance with the alternative practices language in the final Zone 0 rule package submitted to the Office of Administrative Law and whether the integration of additional home hardening requirements into the City's Zone 0 policy could allow the City to take a different approach to well-maintained vegetation remaining in the mandated "ember resistant zone" while achieving the required "substantially similar practical effects".


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I FURTHER MOVE that the City Council instruct the CLA and CAO, with assistance from the Office of the City Attorney, LAFD, and LADBS, to report back in 60 days with an analysis of current City code and regulations applicable to landscaping and structures in the VHFHSZ including but not limited to current City brush clearance requirements, existing landscaping requirements for new construction, adopted and proposed California Wildland Urban Interface Code, adopted and proposed International Wildland Urban Interface Code, and current building code. This analysis will address how these regulations layer with one another and how they would integrate with proposed Zone 0 requirements.

I FURTHER MOVE that the City Council instruct the CLA and CAO, with the assistance of the Community Forest Advisory Committee (CFAC), to report back in 60 days on the estimated cost of compliance for property owners across the City Los Angeles, including a distinction between estimated costs for single family homes, multifamily homes, and commercial properties, and resources available to property owners to fund the work necessary to comply with the new Zone 0 regulations including resources for home hardening not required by current Zone 0 regulations.

I FURTHER MOVE that the City Council instruct the CAO and CLA, with the assistance of the General Services Department (GSD), the Los Angeles Department of Water and Power (LADWP), the Los Angeles Zoo, and the Department of Recreation and Parks (RAP), to report back in 60 days on the estimated cost of Zone 0 compliance for properties owned by the City of Los Angeles.

I FURTHER MOVE that the City Council instruct the CLA and CAO, with assistance from the Department of City Planning's Office of Historic Resources, LADBS, and LAFD, to report back in 60 days on recommendations for a policy providing exemptions from Zone 0 requirements for historically and culturally significant structures or gardens with adequate fire suppression systems.

I FURTHER MOVE that the City Council instruct the CAO and CLA, with the assistance of CFAC, LAFD, and LADBS, to report back in 60 days on the anticipated cost of outreach and enforcement necessary for successful implementation of the Zone 0 requirements.

PRESENTED BY:

Traci Park
TRACI PARK
Councilwoman, 11th District

SECONDED BY:

Adri Vega

ORIGINAL