

Rebuilding Together:

Entering your Designs into Canibuild:
LA County's Pre-Approved Plans Portal

February 20, 2026



Agenda & Introductions

Speakers

Amy Bodek, AICP

Director, LA County Regional Planning

Ed Rojas, AICP

Assistant Deputy Director, LA County Department of Regional Planning

Tim Cocaro

Founder and CEO, Canibuild

Agenda

- Welcome & Housekeeping
- Pre-Approved Plans Overview & Applications
- Canibuild Overview & Live Demonstration
- Q&A

Pre-Approved Plans Program



LA County Pre-Approved Plans Portal

powered by Canibuild

Get instant, lot-specific answers in minutes.

LA County Recovers Homeowners (Rebuilding / Using the Portal)

Homeowners: pre-approved home plans portal that fit your property Virtual Workshop

Saturday, February 21
10 a.m. - 12 p.m. • Via Zoom

Register Today!

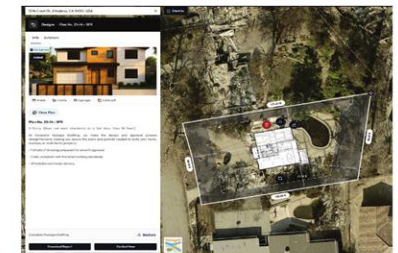
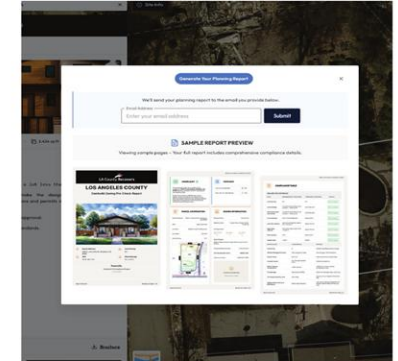
Or visit: <https://recovery.lacounty.gov/rebuilding/preapproved-plans/>



Join LA County Recovers and Canibuild for a short, practical walkthrough of LA County's Pre-Approved Plans Portal where you will be guided on how to see what you can rebuild and locate pre-approved plans that fit your lot and zoning rules.

You'll learn how to:

- Check your property details (zoning, lot size, and site limitations)
- Browse and compare County Pre-Approved Plans
- See plan placement, setbacks, and how a plan fits on your lot
- Download a free Canibuild Pre-check Report
- Understand next steps and connect to helpful County resources



For reasonable ADA and Title VI accommodations, interpreting services, and materials in other languages, please contact Public Works at (626) 940-7998. This service is free.

Learn more at
recovery.lacounty.gov/rebuilding/preapproved-plans/



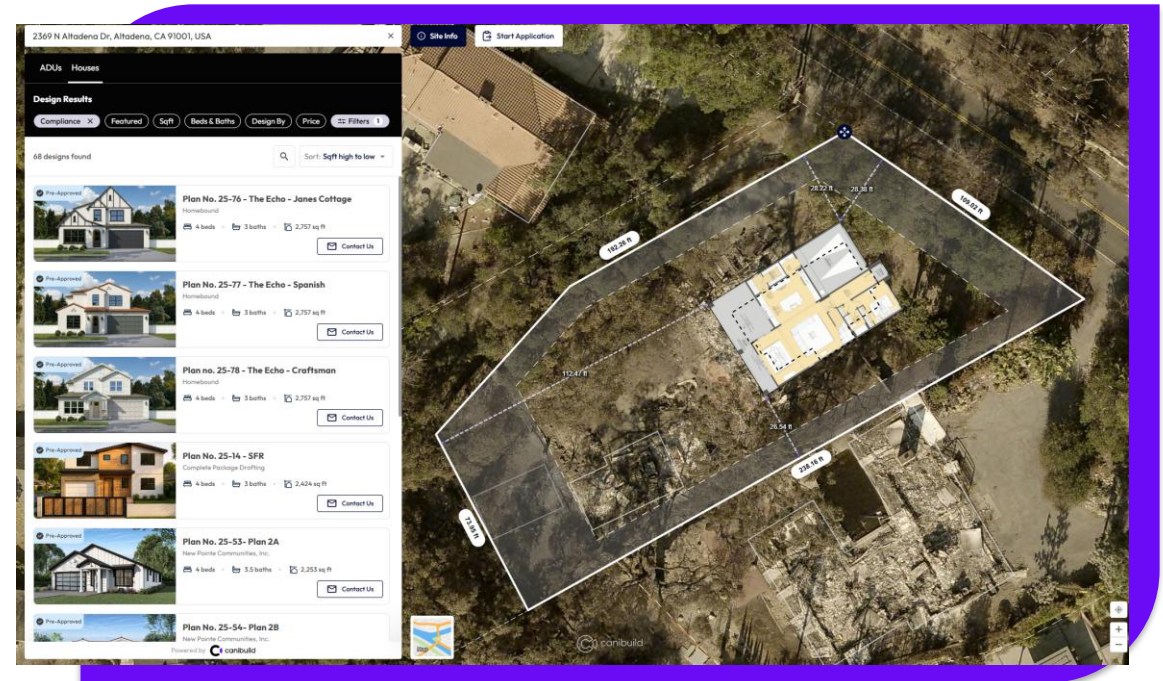
LA County Recovers

Saturday Feb 21 • 10 a.m. – 12 p.m. (PT) • Via Zoom

What you'll learn today

A practical walkthrough of LA County's Pre-Approved Plans Portal

- 1 Check your property details (zoning, lot size, site limitations)
- 2 Browse and compare County pre-approved plans
- 3 See plan placement, setbacks, and how a plan fits on your lot
- 4 Download a free zoning pre-check report
- 5 Understand next steps and connect to County resources and licensed plan owners



Who is Canibuild?



We help homeowners make faster, clearer decisions about what can be built, instantly.

For Governments

Clearer rebuild pathways & fewer inquiries

For Builders & Plan Owners

Faster feasibility & fewer dead ends

For Residents

Confidence on what fits their address

Instant site checks completed

4.2M+

Across global government + builder partnerships

Builders using Canibuild

8,500+

Discovering and qualifying projects daily

Where we operate

US • AU • NZ • CA

Supporting governments & the public



Google Maps Platform Award (Sep 2025) | #1 Globally for Real Estate

Why pre-approved plans matter

Pre-approved plans can reduce uncertainty and streamline permitting — while keeping choices in homeowners' hands.

1 Faster

Start with plans already reviewed for code compliance and typical requirements.

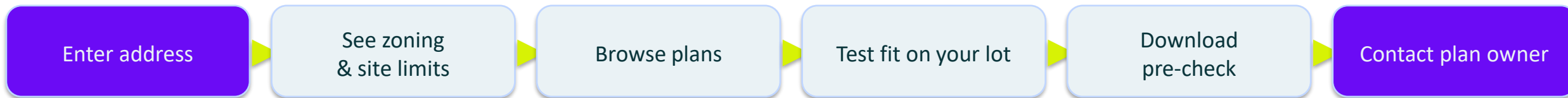
2 More predictable

Understand key site constraints early (setbacks, lot coverage, zoning rules).

3 More affordable

Spend time and money on the right option — before you commit to a full design cycle.

Where the Portal fits into your rebuild journey



Positive impact to date

A public portal that connects pre-approved plans with your specific parcel — and generates a zoning pre-check in ~30 seconds.

Partnership milestones

Dec 1, 2025

Portal went live
LA County pre-approved plans accessible online

+30 sec

Pre-check generated
Lot-specific zoning report downloadable

Ongoing

More plans added
Local plan owners add designs regularly

First 75 days

Addresses looked up

2,300+

Include % in wildfire-impacted areas

Plans/designs viewed

1,270+

Homeowners already taking the next step

250+

Flyers, PreCheck + contact requests

Already 2,000+ addresses in the affected LA area have used the portal — why not yours?

How the portal works

From address to zoning pre-check report in minutes.

1

Enter your address

We load parcel boundaries and public planning data.

2

Choose a pre-approved plan

Compare designs, bedrooms, layouts, and features.

3

Place the plan on your parcel

See setbacks, envelopes, and fit (including contours/3D).

4

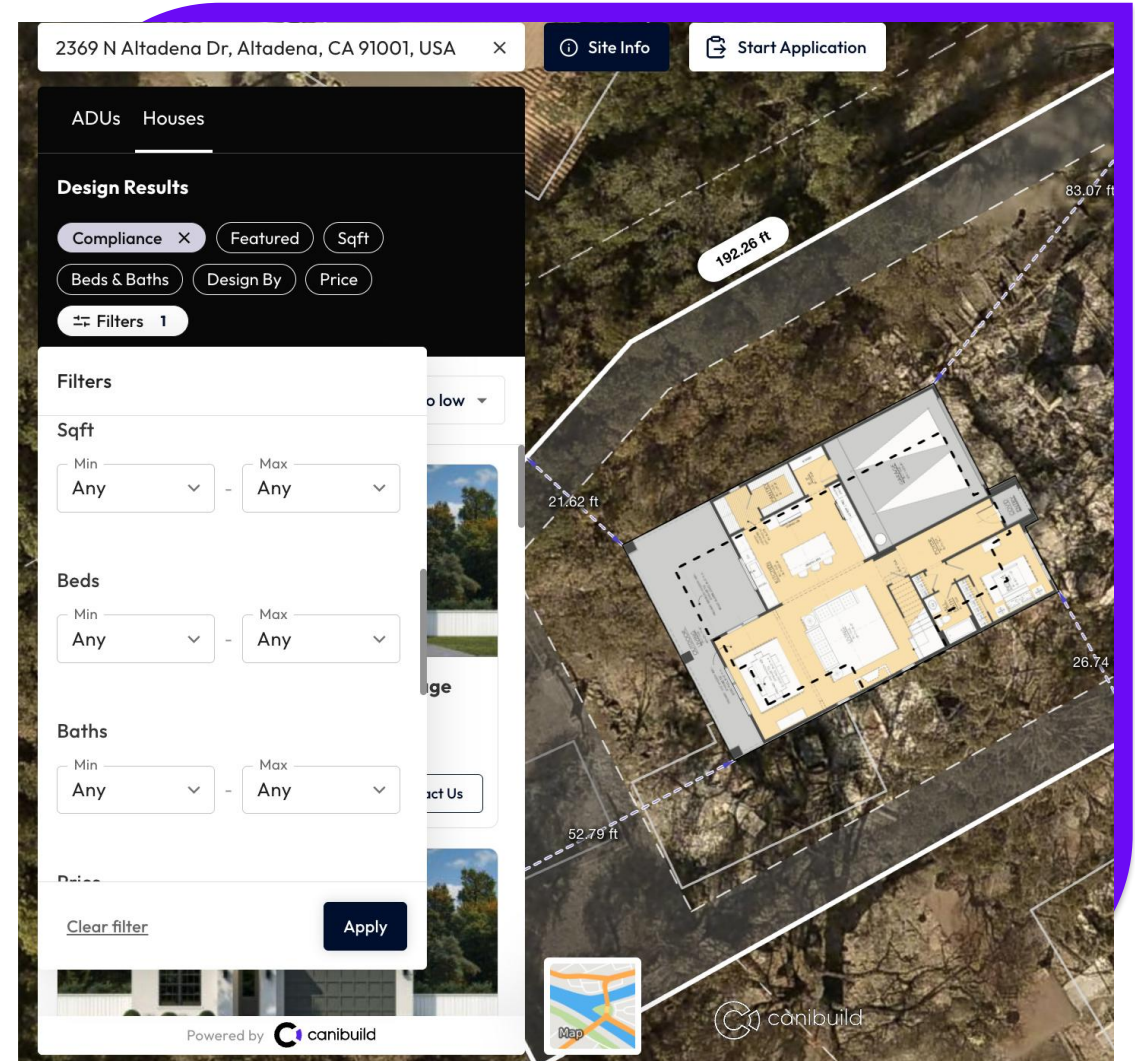
Generate a zoning pre-check report

Download a multi-page report in ~30 seconds.

5

Contact the plan owner

Connect with a licensed professional to proceed.



Whatever path you choose, the Portal helps you make it tangible on your parcel.

Option A: Like-for-like rebuild

If you're rebuilding substantially the same home:

- Quickly confirm parcel constraints
- Identify pre-approved plans closest to your prior footprint
- Download a pre-check to support next steps

Outcome:

More certainty with less back-and-forth.

Option B: Non-like-for-like / changes

If you're changing size, layout, or siting:

- Compare multiple plan options
- Test setbacks and fit with placement tools
- Use pre-check outputs to guide design decisions

Outcome:

Explore options quickly — then choose confidently.

Reminder: A plan owner (licensed design professional) is still required to move forward with permitting.

Lot-specific clarity — before you spend time or money on the wrong path.

1

Parcel-specific zoning & site limits

See key constraints like setbacks and allowable envelopes.

2

Plan placement + fit checks

Drop a plan on your parcel and see how it fits.

3

Contours + 3D terrain (demo)

Better understand slope, access, and placement tradeoffs.

4

Zoning pre-check report (PDF)

A multi-page summary you can share with plan owners and County teams.

5

Better visualization (coming soon)

AI-assisted imagery to help you picture the rebuild on your parcel.

Live demo

- Entering an address
- Choosing a plan
- Placing on the parcel
- Contours + 3D
- Downloading the pre-check report

Pro tip:

Have your address ready to try it live.

Sample pre-check report



LOS ANGELES COUNTY

Canibuild Zoning Pre-Check Report



Parcel Address
124 W Terrace St, Altadena, CA 91001, USA

APN
5835-002-019

Land Zoning
R-1

Placed Design
Plan No. 25-03 - The Palm

Prepared By:
Canibuild AI Compliance Engine
2/19/2026

124 W Terrace St, Altadena, CA 91001, USA

COMPLIANT

The proposed Single-Family Dwelling at 124 W Terrace St, Altadena, CA 91001, USA appears compliant under applicable rebuild pathways within the R-1 zone, with applicable development standards satisfied based on automated zoning checks. Detailed compliance results are provided in the table below. Additional planning and permitting requirements may apply.

PATHWAY

Like-for-Like Rebuild YES

Non Like-for-Like Rebuild YES

PARCEL INFORMATION

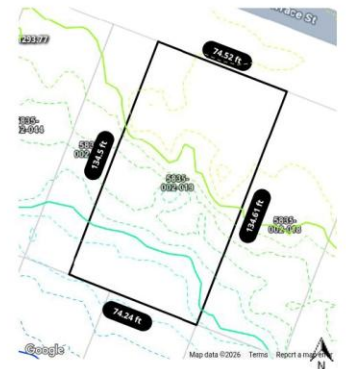
Address 124 W Terrace St, Altadena, CA 91001, USA

APN 5835-002-019

Lot Area 10006.32 sq ft (0.23 acres)

Lot Width 74.51 ft

Land Zoning R-1



DESIGN INFORMATION

Design Name Plan No. 25-03 - The Palm

Building Type Single-Family Dwelling

Configuration

STORY 1 BEDS 3 BATHS 2

Key Features

Open Plan Living, Formal Dining

Proposed Building Area 1259.00 sq ft

Architect/Builder name Foothill Catalog Foundation

Owner's contact info@foothillcatalog.org

124 W Terrace St, Altadena, CA 91001, USA

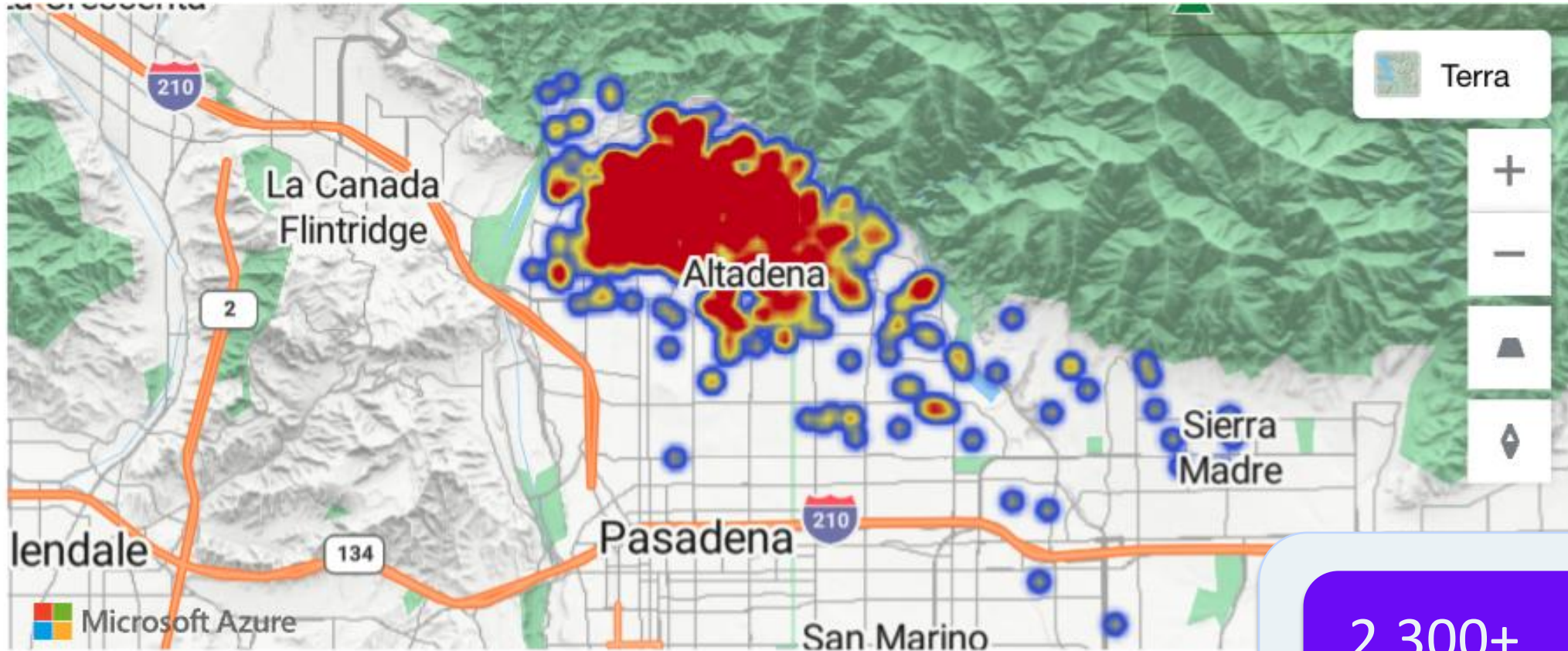
COMPLIANCE & ZONING TABLES

LIKE-FOR-LIKE REBUILD			
RULE	REQUIREMENT (PER CODE)	PROPOSED / EXISTING	STATUS
Land Zoning	A-1,A-2,R-A,R-1,R-2,R-3,R-4,RPD,C-H,C-1,C-2,C-3,C-M,C-R	R-1	<input checked="" type="checkbox"/> Compliant

Structure Size	≤ 1,747.00 sq ft	1,259.00 sq ft	<input checked="" type="checkbox"/> Compliant
Footprint Overlap	≥ 50%	51.73%	<input checked="" type="checkbox"/> Compliant
Front Setback	≥ 20.00 ft	31.27 ft	<input checked="" type="checkbox"/> Compliant
Left Side Setback	≥ 7.44 ft	30.81 ft	<input checked="" type="checkbox"/> Compliant
Right Side Setback	≥ 7.44 ft	13.39 ft	<input checked="" type="checkbox"/> Compliant
Rear Setback	≥ 25.00 ft	53.74 ft	<input checked="" type="checkbox"/> Compliant
Height	≤ 23.00 ft	13.75 ft	<input checked="" type="checkbox"/> Compliant

NON LIKE-FOR-LIKE REBUILD			
RULE	REQUIREMENT (PER CODE)	PROPOSED / EXISTING	STATUS
Land Zoning	A-1,A-2,R-A,R-1,R-2,R-3,R-4,RPD,C-H,C-1,C-2,C-3,C-M,C-R	R-1	<input checked="" type="checkbox"/> Compliant
Lot Coverage	≤ 3,501.58 sq ft	1,490.66 sq ft	<input checked="" type="checkbox"/> Compliant
Gross Structural Area	≤ 3,501.58 sq ft	1,259.00 sq ft	<input checked="" type="checkbox"/> Compliant

Portal adoption in wildfire-impacted areas



2,300+

impacted-area addresses have already used the portal.

Plan owners available in the portal

LA County is working with licensed plan owners to add more pre-approved designs, giving homeowners real choice.



- 1) Go to LA County Recovers
- 2) Open the Pre-Approved Plans Portal
- 3) Enter your address
- 4) Compare plans and test fit
- 5) Download your free zoning pre-check report

Have questions?

Use the report to guide your conversation with a plan owner or County resources.

Scan to open the portal



[recovery.lacounty.gov/
rebuilding/preapproved-plans/](https://recovery.lacounty.gov/rebuilding/preapproved-plans/)

Pre-Approved Plans

- Available for fire rebuilds in the unincorporated communities impacted by the Eaton and Palisades fires
- Accepting designs for single-family homes and Accessory Dwelling Units (ADUs)
- Designs reviewed for building specific regulations
- Pre-approved designs are added to LA County Catalog and Canibuild portal

Pre-Approved Plans

- Apply via epicla.lacounty.gov
- Use **Pre-Approved Plan** application option to submit
- No application fee for Planning review
- **Pre-Approval Checklist** and **Design Regulations** available at bit.ly/PreapprovedPlans



Pre-Approved Plan

Category Name:
Regional Planning

Canibuild



LA County Recovers

Questions?



LA County Recovers

Provide Your Feedback

Scan the QR code to take our
survey!



The background image shows two workers in full white protective suits and respirators standing in a heavily damaged, skeletal structure of a building. The scene is filled with rubble and debris, suggesting a disaster recovery site. The overall color palette is a dark, muted blue, which serves as a backdrop for the white text.

Thank You

recovery.lacounty.gov