

# Rebuilding Together:

Using CanIBuild: LA County's Pre-Approved Home Plans Portal

February 21, 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 & How to Apply
- Canibuild Overview & Live Demonstration
- Q&A

# Pre-Approved Plans Program

# Pre-Approved Plans

- Available for fire rebuilds in the unincorporated communities impacted by the Eaton and Palisades fires
- Catalog includes designs for single-family homes and Accessory Dwelling Units (ADUs)
- Property owners must contract with designers
- Benefits include a shortened and predictable review process and reduced design costs

# Pre-Approved Plans

- Apply online via [epicla.lacounty.gov](https://epicla.lacounty.gov) or in-person
- Use the **County Disaster Recovery Permit – Rebuild Project** application to submit online
- **Application Checklist** and **Site-Specific Design Regulations** available at [bit.ly/PreapprovedPlans](https://bit.ly/PreapprovedPlans)



## County Disaster Recovery Permit – Rebuild Project

Los Angeles County unified rebuild permit associated with the 2025 Palisades and Eaton fires.

# Canibuild



LA County Recovers



# 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!

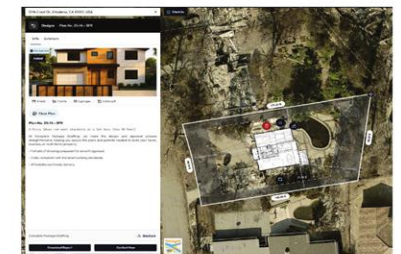
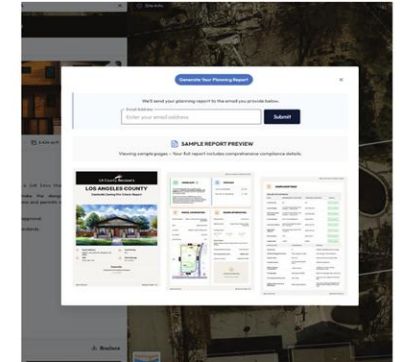
Or visit: <https://recovery.lacounty.gov/rebuilding/preapproved-plans/>



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



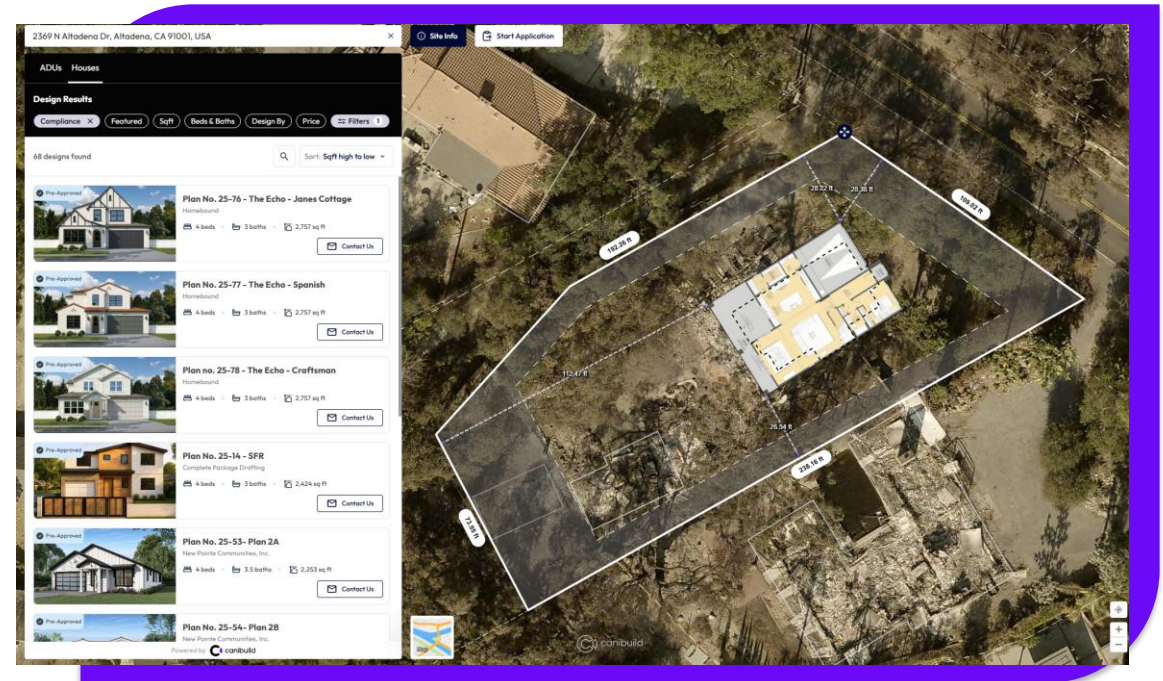
LA County Recovers

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

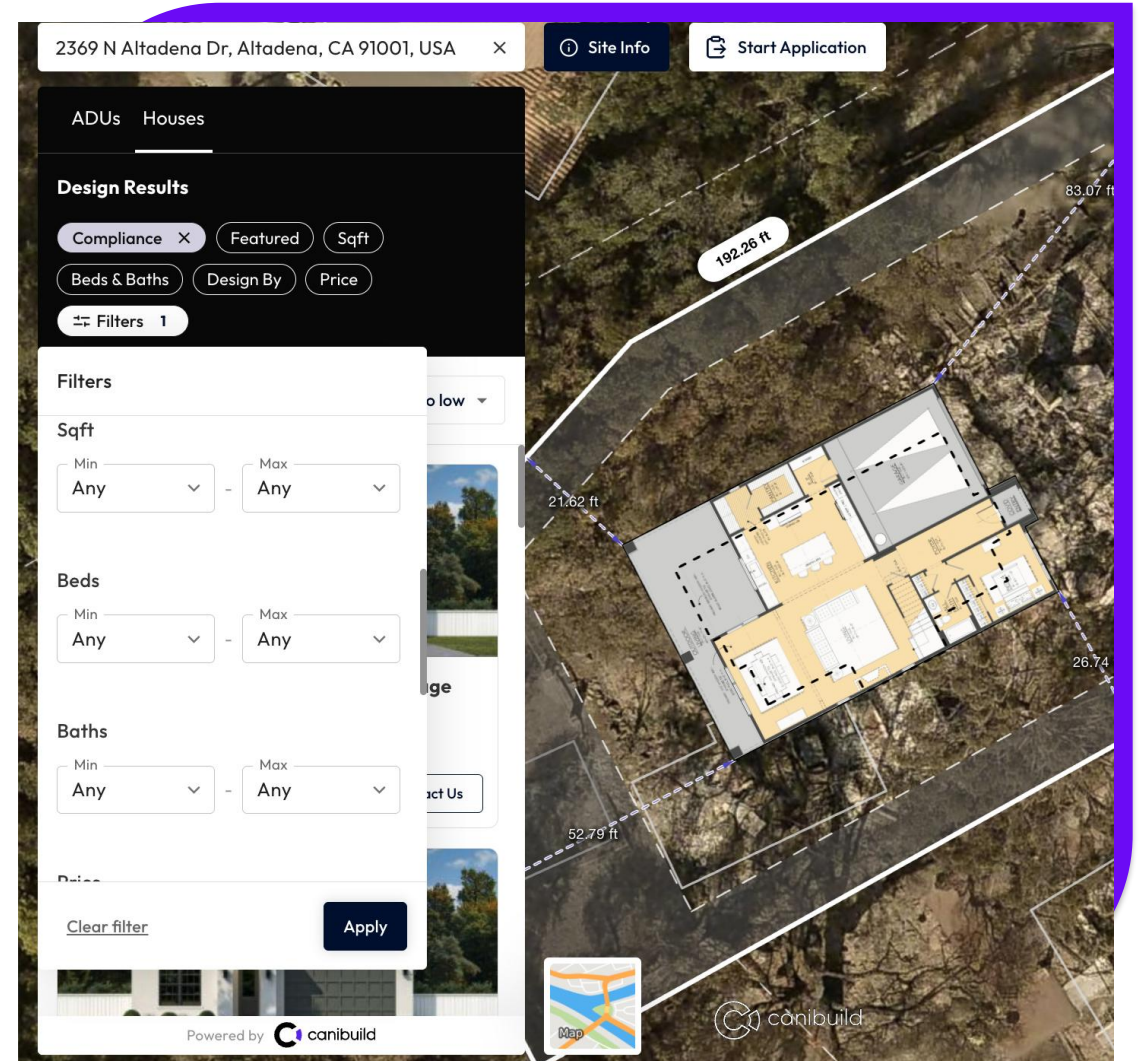
Generate a zoning pre-check report

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

Report ID CZRU-1594529

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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

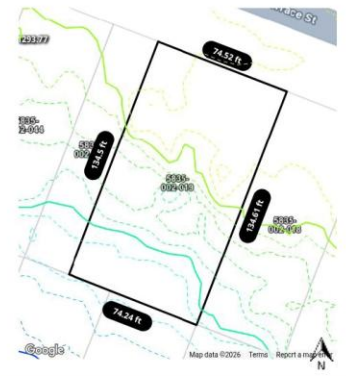
**Address** 124 W Terrace St, Altadena, CA 91001, USA

**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

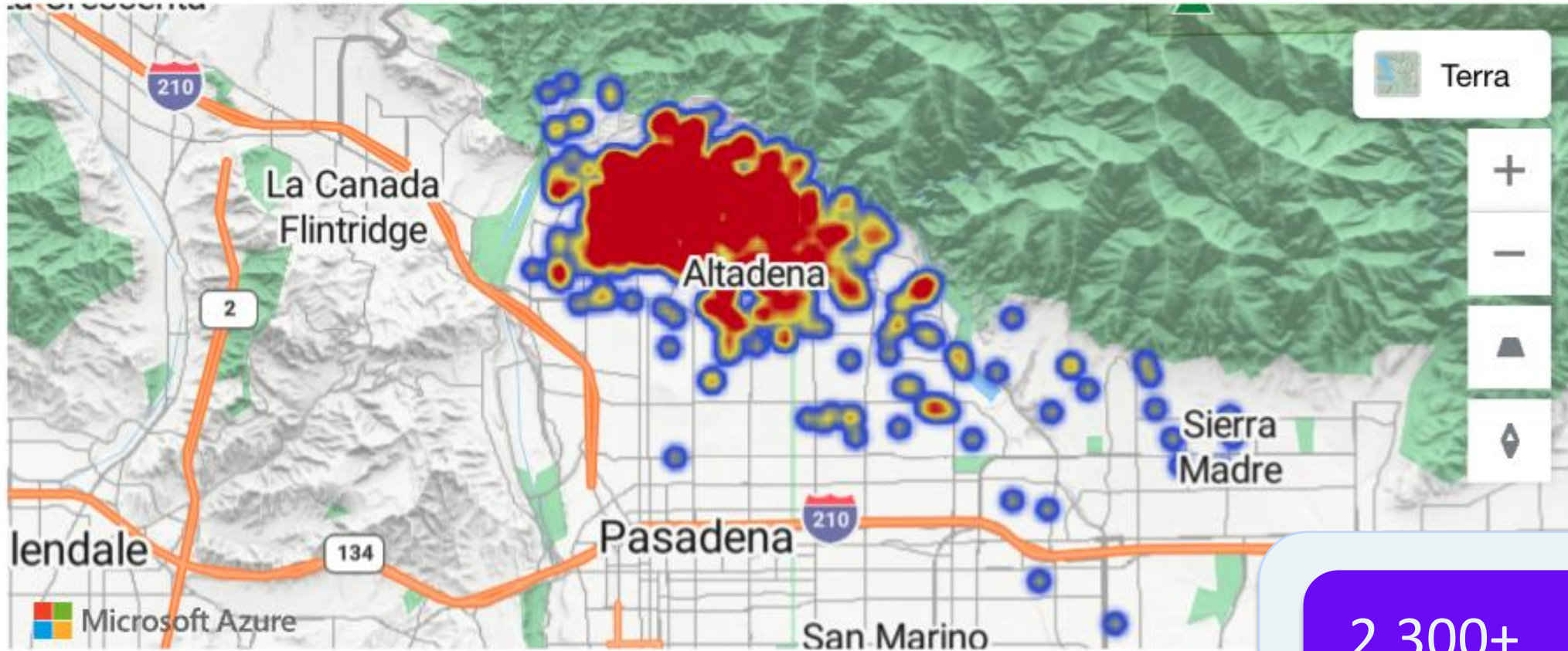
**Owner's contact** info@foothillcatalog.org

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/)

# 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 site. The overall color palette is a dark, muted blue, which serves as a backdrop for the white text.

# Thank You

[recovery.lacounty.gov](https://recovery.lacounty.gov)