
LAND USE PLANNING WORKGROUP MEETING

Meeting Minutes – Tuesday, July 15, 2025



Committee Members Present

Michael Maguire, Office of Land Use & Climate Innovation
Clay Kerchof, Department of Housing & Community Development (virtual)
Matt Damon, CAL FIRE, Office of the State Fire Marshal
Tony Marino, Office of Energy Infrastructure Safety
J. Lopez, State Board of Forestry & Fire Protection
Sean McGlynn, League of California Cities
Roy Wright, Insurance Institute for Business and Home Safety
Steve Hawks, Insurance Institute for Business and Home Safety

Other Attendees

Tristan Lanza, Department of Housing & Community Development (virtual)
Dr. Faraz Hedayati, Insurance Institute for Business and Home Safety
Jillian Fisher, CAL FIRE
Danh Dao, CAL FIRE
Carrie Lewis, CAL FIRE
Madison Nicholas, CAL FIRE

The recording of this meeting can be found [here](#).

1. CALL TO ORDER

A. Welcome

The meeting was called to order at 3:10 PM by Michael Maguire.

Michael Maguire

B. Introductions/Roll Call

A quorum was not established with seven committee members present in-person and two attending virtually.

C. Approval of the May 20, 2025, Meeting Minutes (Motion Required) – Michael Maguire

The May 20, 2025, meeting minutes were not approved as there was not a quorum.

D. Approval of the July 15, 2025, Agenda (Motion Required) – Michael Maguire

The July 15, 2025, agenda was not approved as there was not a quorum.

2. OLD BUSINESS

A. Library of Wildfire Planning Resources

- 1) Still working on the library of wildfire planning resources.
- 2) This is a continued goal and will remain a goal.

- 3) Workgroup members will continue to have an opportunity to recommend and/or nominate specific wildfire planning documents and resources which will be made available to members and the public in an online centralized location.
- 4) The objective is to house this information within the Land Use Planning webpage at CAL FIRE and to leverage existing resources at the Community Wildfire Mitigation Program Statewide Clearinghouse and LCI's Adaptation Clearinghouse among others.
- 5) If there are any resources that the Committee would like to recommend for inclusion, please submit them via email to the Committee chairs and cc Matt Damon.

3. MONTHLY DISCUSSION TOPIC

A. Resilient Rebuilding and Cost Effectiveness

- 1) [Resilient Rebuilding: A Path Forward for Los Angeles](#)

Sean McGlynn – The next phase is to do the ADU examination. Can you talk a little about what that's going to entail? What is the timeline for the conversation?

Dr. Faraz Hedayati – We are currently running the ADU experiments, the structure is 25 x 25 by about 17 feet tall and furnished with realistic furniture. We planned for 11 experiments, the last two are next week and the week after. All of them are chapter 7A compliant auxiliary dwelling units and for 2026-27 we plan to run six more experiments that are non-Chapter 7A compliant buildings to address both new structures and the current building stock in California.

Sean McGlynn – The conversation is more about the compliant because that's the world we're living in right now. That's what interests me. Is there a way to start having a conversation about what the findings are on the compliant? I don't think we're going to see a difference between the two and I think that's a conversation to start, especially since rebuilding is actively going on. Are we going to talk about whether we should be allowed to recommend ADUs on spaces that are already congested with these issues?

Roy Wright – It doesn't matter what the structure is, spacing is what it is. You may be exacerbating your neighbors' risk more than your own. It doesn't matter where the property line is, spacing is the issue. The ADUs all burn. Maybe you've highlighted a few of those failure points on windows, eaves, etc. What are those points on something that meets 7A? We're seeing it ignite and then become the source of ignitions nearby.

Dr. Faraz Hedayati – That's a good point; the building itself doesn't resist those extreme exposures. But in the neighborhood scale, when the building is stucco, it doesn't radiate heat to the neighboring structure as strong as a wood building does. So, the building itself doesn't matter. But the fire spread rate in the community depends on these individual auxiliary dwelling units.

Roy Wright – So, windows consistently gut – the vinyl melts, it comes up over door jams, it gets into the eaves. The 1-hour rated walls are the last thing to fall. Stucco is not necessarily invoked as much on new construction. When you're burning a stucco

building you can stay near it the whole time because the heat that it's containing is demonstrably different.

Dr. Faraz Hedayati – When the furniture inside the building ignites the flames jet out through the windows and the stucco siding stays in place for the most part, so the surface area of the flame is very limited to the size of the window. When you have a wood sided building, the flame wraps around the building and the surface area of the flame is much higher than stucco. This is a great thing because in California most buildings are built with stucco. By hardening those weaker components (windows, vents, etc.) this can go a long way to suppress or reduce the rate of fire spread, if not eliminating the ignition of the building in the first place.

Sean McGlynn – And I guess that's the question – getting this information into communities' hands, specifically cities in the rebuild process so they can start making decisions on the local level about what it is they're going to recommend or allow or now allowing in these areas.

Roy Wright – I sat on the commission in LA and there are some very animated views about SB 980. Generally, the folks in the affected neighborhoods are scared to death about ADUs coming in and changing the character. There were some very direct requests made of the Governor to waive the provisions of SB 9. Those unregulated "cottages" coming back would have to be built to code and would be better off. From a science perspective it doesn't matter if it's a 1000 sq. ft. house, a 700 sq. ft. house, a 2500 sq. ft. house – they all have the same realities. The question is, how do we advance with what we've learned and not wait for the entire process to work its way out?

J Lopez – I live near Altadena, and I've seen the first modular. It's being encouraged by the county, telling people to do that because it will not count toward their square footage and that's the benefit. The big struggle is getting power and water to them right now.

Roy Wright – So, you don't need the results of everything we've done but envelope kinds of elements particularly in this space where Chapter 7A allows a whole suite of these options. Some of them will limit buyer spread better than others, none of them eliminated.

Sean McGlynn – So my request is, how do we get that information out to people as quickly as we can to start having the dialogue. That gives me a chance to brief the League about some of the findings and get the right people to sit down and listen to the presentation. Maybe this is the place to start designing how we can communicate this information and how to share it, by creating a timetable so we can get people educated.

Clay Kerchof – J and I were at a conference in LA a couple weeks ago and there was a presentation from some architects mostly focused on the Palisades fire. It was a west side event rather than an Altadena event, but the takeaway was that the confluence of what you're aspiring to can also be what is safer. So, rather than framing resilience as this requirement or demand, it's what people are aspiring for their homes to look like is which is much safer and results in some resilience divided for owners and communities. However, we see so many households that are uninsured by \$500,000 to \$800,000 and many people simply won't be able to afford to rebuild their homes as they were. So, the modular unit as an interim to something else over time very feasibly could happen. In the

Recovery Roundtable in Pasadena last week, their County Director made an important reminder that in December of 2025 the county approved a new housing element and zoning update that down zones the hills in fire hazard severity zones. And up zoned along major commercial corridors further away from the hills. There's an opportunity for folks who want to stay in the community but don't have the resources to rebuild as is, density through multifamily developments along major commercial corridors further away from the mountains is an opportunity for affordable recovery for some people. So, my ulterior motive in this group is trying to think outside the box on what density can look like and you can have fewer structures and more units through multifamily.

Matt Damon – We did a tour with several LA County planners and there was one of the associate planners that had her house burn down. We went to her house, and she was talking about how her insurance would cover them rebuilding their house. They aren't given a lump of money, and they can walk away, you have money to rebuild. They still have a mortgage so I'm curious how Clay's idea would even work.

Roy Wright – The commission spent a lot of time in Altadena talking to folks. They are advocates for multifamily and they are also folks on the other side who will tell you that it's inconsistent with the character of what was there before and so it violates a different principle. From a zoning perspective things are possible to Clay's exact point. Then you could do the higher density, multifamily. If you had a mortgage and you were fully insured the bank has the first right to say what you're going to do as they own most of the property. You can take your cash and leave under the insurance contract but they're going to give a prospective value of what was lost, and the bank will take theirs.

Sean McGlynn – J's point about the speed at which this is going to move, it's going to move a lot slower than some of the other things. People think this is going to be because of the magnitude that the system's not set up to take in. There's a bandwidth issue in the system, but they've cleared lots in a 3rd of the time. The utilities are putting things back in a 3rd of the time and both the county and the city are under tremendous pressure to let AI do the reviews because there's not enough staff for this. This is why it's important to get information out to people. Getting water to people is going to be a big issue. Getting water extended to the ADU is the issue.

Matt Damon – Couldn't you take the service to the house that's not being used and start the process to add the other service?

Sean McGlynn – But that's where the utilities service is going to be challenged – they are doing their regular job on top of everything else and now you're putting in new lines and there's still new construction going on. When these properties do get sold, who's buying them? Why are they buying them? Are they buying them to maybe make their own development in those areas? They're going to accrue a bunch of properties to redevelop that space.

Matt Damon – I think my personal agenda item is so often we get focused on the wildfire aspect that we forget about all the other things that the local planners are dealing with – these other things while they're dealing with the wildfire and it gets easy to get tunnel vision thinking we just need to worry about the wildfire.

Michael Maguire – So what is the action item? Sean, do you want to take the lead? Do we want to create a fact sheet?

4. ROUNDTABLE

A. Due to timing constraints there was no roundtable.

5. PUBLIC COMMENT

A. There was no public comment.

6. UPCOMING MEETING

A. August 19, 2025, 3:05-4:00pm

CNRA Building, Room 2-302 A/B

B. 2025 Meetings:

Every third Tuesday of the month, 3:05-4:00pm

8. MEETING ADJOURNED AT 4:11 PM