



CASTELLAMMARE MESA HOME OWNERS ASSOCIATION
POST-FIRE AC NEWSLETTER

MARCH 2025

February 9, 2025 - [HOPE AFTER THE FIRE](#). Enduring burnt Oaks with The Los Liones Mural in the background.
Artists: Terri Bromberg/Susan Haskell

Dear CMHO,

One of our most important missions is to protect the quality of life in our community and the beautiful views we all share in our unique landscape. All homeowners, in our HOA and our hill, have a lifetime of investment in our homes and with our neighbors. Our social relationships are at the heart of a special connection we have in Castellammare. This has been most evident these last few weeks during/after the tragic fire.

It has been beautiful to see friends and strangers alike helping, supporting, inspiring each other. And, humbling and heartwarming to watch friends rise-up as protectors during the first days of the fire by assisting firefighters, saving homes, and saving our beloved pets. At the end of the day, we are all heroes to each other and our families.

As we rebuild our community, the Board and Architectural Committee understand the great demand for processing AC approvals in the coming months and would like to assist homeowners with their projects in a timely manner.

Rebuilding of a **pre-existing home*** by a **pre-existing owner** up to 110% per City of LA is subject to an AC review. The fee for this category is a flat \$250. Any additional square footage above the 110% is also subject to an AC review and the fees will be assessed according to the current AC fee schedule of \$1.25 per sf. Story poles may be required to assess possible view impairment to neighbors and to verify heights.

Rebuilding of a home by a **new owner** is subject to an AC review. The entire square footage will fall under the current AC fee schedule of \$1.25 per sf. Story poles may be required to assess possible view impairment to neighbors and to verify heights.

***existing square footage per tax assessor prior to the fire**

Please submit the following information to get started on the review:

1. Architectural plans of your home prior to the fire/after fire
2. Photographs of your views prior to the fire
3. Photographs of your neighbor's views over/beyond your roof prior to the fire.
4. Application
5. Fee

Note: Any previously existing additions/alterations made to a property that didn't have the required AC approval cannot be grandfathered into the rebuild process. For example: added building square footage that does not meet CC&Rs criteria built w/out AC approval.

ADUs: ADUs are not allowed. Our HOA does not fall under the Davis Sterling Act because we are a non-profit mutual benefit corporation. For example, there are no common interest areas (pools, gyms, tennis courts) which are used by members and maintained by staff. They are not allowed in our tract because Article II, section 1 of the CC&Rs allows for only one single-family dwelling per lot. Even if ADU legislation appears to override our HOA CC&Rs, the city's own statute prohibits them in areas located in **VHFHSZ (Very High Fire Hazard Severity Zone)** which we are. Also, Castellammare has only two roads that provide access to our community and both have widths that are less than the city-mandated 24 feet (exclusive of sidewalks). Because Tramonto and Porto Marina have many areas that fall short of the width, they are considered substandard. They were also compromised in the fire and currently we have only one functioning road.

The city sometimes grants building permits to structures within VHFHSZ areas without checking current legislation regarding public safety and traffic impact to a specific neighborhood, like ours. Also important to note, the more building structures added per lot means less views to surrounding neighbors. The city doesn't care about your views. Will your neighbors?

The AC may be reached at **cmho.ac@gmail.com**. Please write your address on the subject line. We look forward to hearing from you.

House Hardening!! Since our lovely hillside by-the-sea resides in a **VHFHSZ**, consider designing/building with fire resistant building materials and using wildfire defense landscaping. There are many methods to reduce/resist the intrusion of flames or embers to your property and the houses around you. How about installing a personal fire hydrant on your property? If you protect yourself, you protect your neighbor, thereby protecting our beloved community. It is up to you to adhere to any changes in codes by the City of LA in this Very High Fire Hazard Severity Zone. Many homes survived the fires. Find out how:

www.wildfireprepared.org (You can get your home certified.)

https://readyforwildfire.org/prepare-for-wildfire/hardening-your-home/
(This is the CalFire website and is very useful.)



Permitted Construction/Demolition Hours within the City of Los Angeles

According to the Los Angeles Department of Building and Safety, Permitted Construction/Demolition Hours are as follows:

Monday through Friday	7am – 9pm
Saturday or National Holidays	8am – 6pm
Sunday	No Work Permitted

Exceptions are allowed. Regular hours may be extended due to the Pacific Palisades Rebuild efforts.

For complaints between the hours of 7am - 9pm, you can call Noise Enforcement Team at (213) 996-1250. For complaints outside the 7am - 9pm allowed hours of construction noise, contact the LAPD non-emergency line: (877) ASK-LAPD (275-5273).

Additional information regarding construction site regulations:

Public Works of Los Angeles County www.pw.lacounty.gov
Los Angeles Department of Building and Safety www.LADBS.org

Official City of Los Angeles Municipal Code

Chapter IV Public Welfare, Article I, Sec. 41.40 - Noise due to construction, excavation work
Chapter IX Building Regulations, Article 1.5, Sec. 91.106.4.8 - "Good Neighbor" Construction Practices
Chapter XI Noise Regulation, Article 2, Sec. 112.03, .04, .05
www.codelibrary.amlegal.com

Los Angeles Code of Ordinances
Title 12. Environmental Protection
Chapter 12.12 Building Construction Noise
www.lacounty-ca.elaws.us

Violations of the above listed Municipal Codes can be reported by dialing: 311



Construction Containers/PODS - Homeowners need to obtain a Road Encroachment permit to place a construction debris container on the street in front of their property. PODS (or similar) are portable moving/storage containers that can only be placed on the property. Currently these are not allowed for street placement in the city street under the City of Los Angeles jurisdiction area. Construction containers cannot block driveways and USPS mailboxes.

California Good Neighbor Fence Law - part of Civil Code Section 841, provides for basic etiquette of parties on each side of a property fence. In CA, adjoining homeowners share responsibility for fence maintenance, so keep your neighbor in the loop with your building plans.

Fence and Walls - Front yard fences can have a max of 42" while backyard fences can be up to 72". Fences, walls, and gates, while providing security and property enhancement, need to be permitted for safety and compliance regarding materials, setbacks, heights, etc. Sometimes Fences/Walls/Tall landscaping hedges have a higher risk of spreading fire. They should not be placed in a manner that would deter/restrict the fire department from immediately discerning and gaining access to the property.

Construction Toilets - LADBS and OSHA (Occupational Safety and Health Administration) require construction sites to have a port-a-potty, but it may not encroach onto the public right-of-way and must be stored on the homeowner's property and not block USPS mailboxes.



FREQUENTLY ASKED QUESTIONS: NEW CONSTRUCTION/REBUILDS

1. The CC&Rs refer to one-story in height measured from 'Grade' to the highest elevation of the roof. Where is grade if my house burned?

Grade means the highest point of elevation of the natural or finished surface, whichever is lower. The new house must start at the previous height, not higher. Your previous concrete slab elevation is a good point of reference for the surveyor and architect.

2. Can I build 14' from grade?

Only if there is no view impairment. No mid-levels are allowed within the first floor.

3. Do I need story poles and submit for a review if my original house was built prior to the CCRs?

Yes, we need to confirm the previous house elevations are at the same height as the new one and that it does not cause a view impairment.

4. I want to add an ADU. Can I add one inside our house?

ADUs are not allowed in our tract.

5. Can I add a room above my garage?

Only if the new first floor elevation is the same as the previous first floor and, there is no view impairment.

6. Can I push my house forward?

Yes. Front-yard setbacks are per city code & material setback rules are per CCRs. Also, there can't be a view impairment.

7. Are there any restrictions for fence heights/materials?

Fence heights are per city code. Consider fire-resistant materials for fences/walls.

8. Are there new requirements for roof materials?

Roof materials are per city code. Metals roofs can cause a view impairment due to high reflectivity.

9. How do I submit plans to CMHO?

To start the process, please submit an Application to Kim Bantle, AC Plans Coordinator, to: www.cmho.ac@gmail.com and write your address on the Subject Line.

For further information, check the CMHO website: www.castellammaremesa.com where you will find all the forms/documents needed.

It is recommended that you that you consult with the AC early so there are no costly and/or untimely delays.

10. How long will my review take?

Every project is different. If story poles are required, it takes longer.

11. Where can I get plans of my house?

AC Plans Archive and Los Angeles Building Department (LABDS)

12. Where can I get a copy of the CCRs?

The CCRs run with the land and you are given a copy upon purchase of your home in tract #8923. There is also a copy available on the CMHO website.

In memory of Father Smith

