

Communication from Public

Name: Roseanne Landay
Date Submitted: 01/12/2026 04:53 PM
Council File No: 25-0006-S57

Comments for Public Posting: Subject: Please Waive Plan Check and Building Permit Fees for All Pacific Palisades Fire Survivors Dear Councilmembers, I respectfully urge you to vote yes on waiving plan check and building permit fees for all Pacific Palisades fire survivors—especially owners of condominiums, townhomes, mobile homes, and apartment buildings, which constitute the community’s remaining affordable housing. Waiving rebuilding fees for all Palisadians is a matter of equity. Failure to waive these fees will directly cause displacement. Rebuilding fees are not a minor inconvenience; for multi-unit homeowners and renters, they are a decisive barrier to recovery. Residents in these housing types are disproportionately retirees, underinsured households, and people with limited access to credit. Without relief, many will never return. This displacement is already happening. Two condominium/townhome HOAs—representing 61 households—have been forced to sell their land because they could not afford to rebuild. This is not an anomaly; it is a warning. Without immediate and universal fee relief, more multi-unit housing will fail, more land will be sold, and more affordable housing will be permanently lost. The City Administrative Officer’s estimate of the cost to waive fees is fundamentally flawed. The revised \$278 million figure assumes that 100% of affected properties will rebuild at 150% of their original size. This assumption is contradicted by decades of post-fire rebuilding data in California, which shows that only about 40% of properties are rebuilt by original owners. Multi-unit housing is typically rebuilt at or near original size due to insurance limits, HOA rules, zoning constraints, and financing realities. Plan check and permit fees for multi-unit housing represent a negligible portion of overall rebuilding costs, yet they are enough to prevent recovery for the most vulnerable residents. Worse still, denying this relief is fiscally unsound. Approximately 60% of all properties will be sold and rebuilt by new owners, generating an estimated \$166.8 million in permit and plan check fees—revenue the City would not otherwise receive. Waiving fees for original owners does not deprive the City; it accelerates recovery. Los Angeles is one city. This is not a request to subsidize a single neighborhood—it is a choice about whether the City will allow displacement to cascade across the housing system. Preventing the loss of multi-unit

housing in Pacific Palisades reduces pressure on already scarce housing citywide, protects the tax base, and supports jobs. If a disaster struck your district tomorrow, your constituents would expect fairness, urgency, and leadership. Pacific Palisades residents deserve the same. I urge you to stand for equity, prevent permanent displacement, and vote to waive plan check and building permit fees for all impacted Palisadians—especially owners of condominiums, townhomes, mobile homes, and apartment buildings. Sincerely, Roseanne Landay 16601 Marquez Avenue, Unit 505 Pacific Palisades, CA 90272

Subject: Please Waive Plan Check and Building Permit Fees for All Pacific Palisades Fire Survivors

Dear Councilmembers,

I respectfully urge you to vote **yes** on waiving plan check and building permit fees for **all** Pacific Palisades fire survivors—**especially owners of condominiums, townhomes, mobile homes, and apartment buildings, which constitute the community's remaining affordable housing.**

Waiving rebuilding fees for all Palisadians is a matter of equity. Failure to waive these fees will directly cause displacement. Rebuilding fees are not a minor inconvenience; for multi-unit homeowners and renters, they are a decisive barrier to recovery. **Residents in these housing types are disproportionately retirees, underinsured households, and people with limited access to credit. Without relief, many will never return.**

This displacement is already happening. Two condominium/townhome HOAs—representing 61 households—have been forced to sell their land because they could not afford to rebuild. This is not an anomaly; it is a warning. **Without immediate and universal fee relief, more multi-unit housing will fail, more land will be sold, and more affordable housing will be permanently lost.**

The City Administrative Officer's estimate of the cost to waive fees is fundamentally flawed. The revised \$278 million figure assumes that 100% of affected properties will rebuild at 150% of their original size. This assumption is contradicted by decades of post-fire rebuilding data in California, which shows that only about 40% of properties are rebuilt by original owners. Multi-unit housing is typically rebuilt at or near original size due to insurance limits, HOA rules, zoning constraints, and financing realities. Plan check and permit fees for multi-unit housing represent a negligible portion of overall rebuilding costs, yet they are enough to prevent recovery for the most vulnerable residents.

Worse still, denying this relief is fiscally unsound. Approximately 60% of all properties will be sold and rebuilt by new owners, generating an estimated \$166.8 million in permit and plan check fees—revenue the City would not otherwise receive. **Waiving fees for original owners does not deprive the City; it accelerates recovery.**

Los Angeles is one city. This is not a request to subsidize a single neighborhood—it is a choice about whether the City will allow displacement to cascade across the housing system. **Preventing the loss of multi-unit housing in Pacific Palisades reduces pressure on already scarce housing citywide, protects the tax base, and supports jobs.**

If a disaster struck your district tomorrow, your constituents would expect fairness, urgency, and leadership. Pacific Palisades residents deserve the same.

I urge you to stand for equity, prevent permanent displacement, and vote to waive plan check and building permit fees for **all** impacted Palisadians—**especially owners of condominiums, townhomes, mobile homes, and apartment buildings.**

Sincerely,

Roseanne Landay
16601 Marquez Avenue, Unit 505
Pacific Palisades, CA 90272