

Communication from Public

Name: Iyyad Abueida

Date Submitted: 01/14/2026 12:14 PM

Council File No: 25-0006-S57

Comments for Public Posting: Dear Councilmember, 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, Iyyad Abueida 946 Embury St Pacific Palisades CA 90271

Communication from Public

Name: Barry Oberman

Date Submitted: 01/14/2026 02:59 PM

Council File No: 25-0006-S57

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Communication from Public

Name: Jamie Wolin

Date Submitted: 01/12/2026 01:39 PM

Council File No: 25-0006-S57

Comments for Public Posting: On the morning of January 7, 2025, thousands of Pacific Palisades residents woke up expecting an ordinary day. None of us chose to have our homes destroyed, our neighborhoods erased, or our lives abruptly upended by fire. Yet overnight, hardworking Los Angeles taxpayers lost everything and now face the prospect of being charged by their own city simply to rebuild what was taken from them. I am writing to urge you to rely on realistic assumptions, historical precedent, and long-term fiscal outcomes to support waiving building permit fees for Palisades residents. Mayor Bass issued an executive order on April 25, 2025, furthering a motion to waive plan check and permit fees for Angelenos rebuilding homes damaged or destroyed by the fires. The City Accounting Office (CAO) provided an estimate of \$86 million as the amount of potentially waived fees.[1] That estimate included single-family homes and duplexes to be rebuilt within 110% of the original footprint. Over the summer, the CAO released a revised estimate projecting \$278 million in potential waived permit and plan check fees. The revised maximum estimate expanded the scope of eligible projects to include multifamily and commercial properties, and it assumed that all affected property owners would rebuild with projects constructed up to 150% of the original structure size. These assumptions drove the estimate dramatically upward but do not reflect how post-disaster rebuilding typically occurs. Experience from other large-scale fire events in California shows a different pattern.[2] A conservative assumption based on previous fires in California is that approximately 40% of properties are rebuilt, and that rebuilt homes are generally similar in size, not dramatically larger, due to insurance limits, financing constraints, zoning restrictions, and personal circumstances.[3] Assuming universal rebuilding at the maximum allowable size significantly inflates the projected fee total beyond what is realistic. It is also important to note that the CAO's estimate is not a cost estimate, but rather a theoretical maximum revenue estimate. It represents the total fees the City could collect under the most aggressive rebuilding assumptions. Viewed through this lens, the estimate actually demonstrates that the City stands to realize substantial net revenue from post-fire rebuilding, even if certain fees are waived. For example, if 40% of properties are rebuilt by original owners and the remaining 60%

are sold and rebuilt at or near the maximum allowable size, the City would generate approximately \$166.8 million in permit and plan check fee revenue based on the CAO's own \$278 million estimate even after waiving building permit fees for original owners who rebuild. This represents \$166.8 million in incremental revenue attributable solely to post-fire rebuilding and property turnover which is revenue that would not exist if the fire didn't happen. There are other reasons to waive permit fees and encourage rebuilding. Rebuilt homes restore the property tax base; new construction increases assessed values; sales, use, and utility taxes rise with renewed occupancy; long-term economic activity resumes more quickly. There are also clear precedents for fee waivers after disasters. Waiving rebuilding fees after catastrophic events is not new, unusual, or fiscally reckless. It is a well-established practice throughout California and the nation following major disasters. For example:

- Los Angeles County has already waived rebuilding and permitting fees for victims of the Eaton Fire
- After the Woolsey Fire, local jurisdictions reduced or waived rebuilding and permitting fees to help residents return more quickly.
- Following the Camp Fire in Paradise, governments streamlined approvals and waived fees to avoid further financial harm to displaced residents.
- After the Northridge Earthquake, Los Angeles itself reduced and waived fees to accelerate recovery and stabilize affected communities.

These actions were taken because policymakers recognized the impact of long-term fiscal planning and this simple truth: disaster victims should not be penalized for events completely beyond their control. Residents who lost homes, duplexes, townhomes or condominiums in the Palisades fire are taxpayers who have contributed to this City for years and often decades. They did not ask for their properties to burn, and they should not be burdened with additional fees at the moment they are most vulnerable. Traci Park, our Councilwoman, supports waiving these fees because she sees the devastation firsthand. I respectfully ask Councilmembers from other districts to pause and consider what you would want for your own constituents if a fire, earthquake, or flood struck your neighborhood tomorrow. -Jamie (Mother and Palisades Resident)