



Council File 26-1100-S9 – Public Comment Submitted / Request for Clarification Before August 4 Hearing

Kurt Rappaport <kr@weahomes.com>

Sun, Aug 2, 2026 at 7:56 PM

To: "councilmember.park@lacity.org" <councilmember.park@lacity.org>

Cc: "Clerk.CPS@lacity.org" <Clerk.CPS@lacity.org>, "CityClerk@lacity.org" <CityClerk@lacity.org>

Dear Councilmember Park,

I have submitted the following comment to the official Council File (26-1100-S9) for inclusion in the public record. Because the hearing is scheduled for August 4, I wanted to provide it directly as well so it may be considered in advance of the meeting.

I am a real estate broker who has represented buyers and sellers throughout the Pacific Palisades and surrounding fire-affected communities for many years.

First, I want to thank the Council for recognizing the extraordinary circumstances facing homeowners impacted by the January 2025 fires and for proposing a Measure ULA exemption.

I respectfully request clarification regarding the eligibility language in the proposed ordinance before it is presented to the voters.

As currently drafted, proposed Section 21.9.17(a)(2) requires that fire damage be verified by the Los Angeles Department of Building and Safety (LADBS), and Section 21.9.17(b) incorporates the definition of “damaged” from Los Angeles Municipal Code Section 16.03. As I understand it, that definition focuses on significant structural impairment and substantial repair costs.

My concern is that this language may unintentionally exclude many residential properties that suffered substantial fire-related damage—including smoke, soot, ash, contamination, and other documented losses—but do not meet a structural damage threshold or lack a separate LADBS verification despite having objective evidence of damage.

As someone who has worked extensively in the Palisades real estate market, I have seen firsthand the complexity of these transactions. This issue affects not only homeowners, but also buyers, sellers, lenders, escrow companies, and real estate professionals who need certainty regarding the scope of the exemption.

I respectfully request that the Council clarify on the record, or amend the proposed language if necessary, to confirm that documented fire-related damage may be established through objective evidence, including insurance determinations, reports from licensed engineers, environmental consultants, remediation contractors, or other

qualified professionals, and that eligibility is not unintentionally limited to a single form of verification.

Providing this clarification before the measure is presented to voters will help ensure that the ordinance is administered fairly, consistently, and in accordance with its intended purpose of assisting homeowners affected by the January 2025 fires.

Thank you for your time and consideration.

Respectfully, Kurt Rappaport

President & Co Founder

Westside Estate Agency

California DRE # 01036061