

THE PATH TO RECONSTRUCTION

PACIFIC PALISADES

PRESENTATION GOAL: PROVIDE A PATHWAY TO RECONSTRUCTION



IMMEDIATE ACTION STEPS



FIRE DEBRIS CLEAN UP



FILING DEADLINES AND EXTENSIONS



PROPERTY TAX REASSESSMENT

IMMEDIATE ACTION STEPS: PROPERTY INFORMATION



**ARCHITECTURAL DRAWINGS,
SURVEYS, TITLE REPORTS**

FIRE DEBRIS REMOVAL: PHASE I AND PHASE II

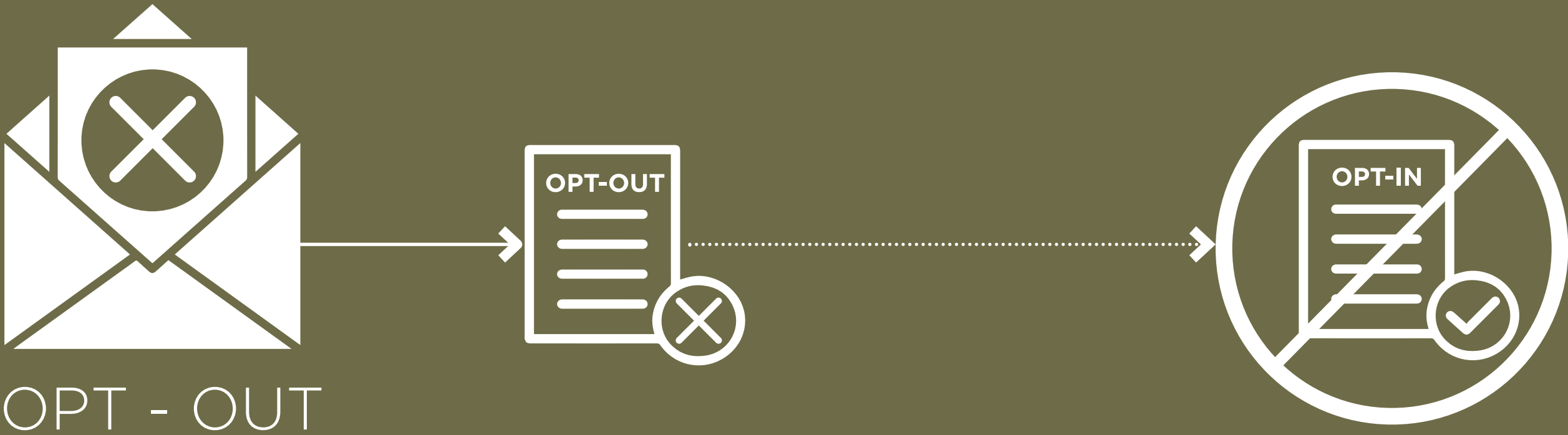
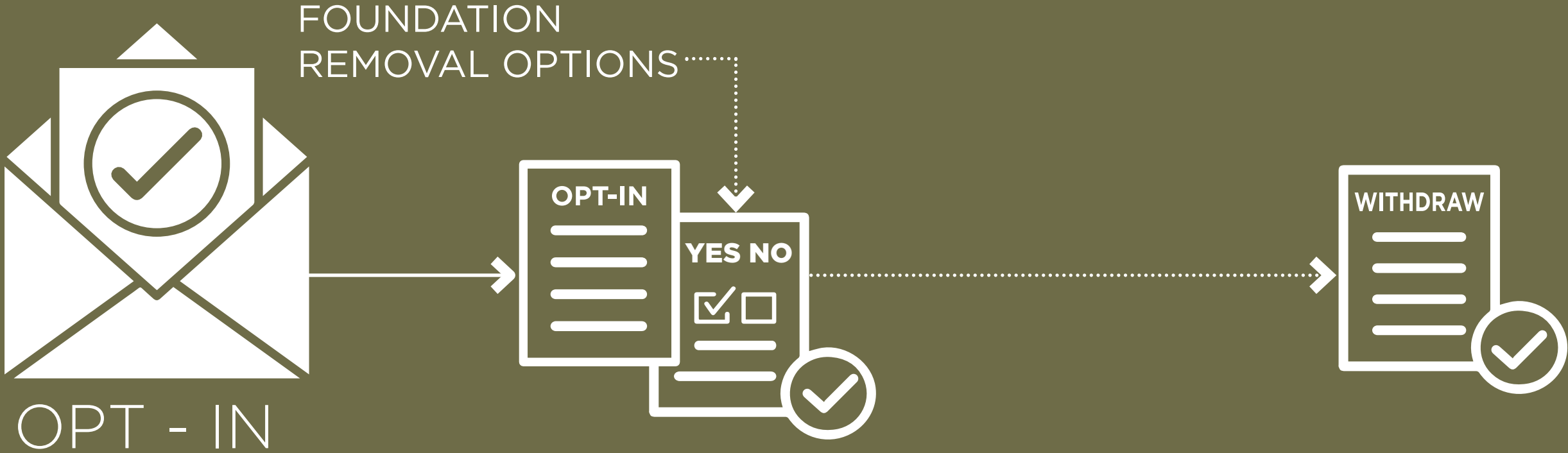
**PHASE I: HAZARDOUS
MATERIALS REMOVAL**



**PHASE II: FIRE
DEBRIS REMOVAL**



FIRE DEBRIS REMOVAL: PHASE II OPTIONS



FIRE DEBRIS REMOVAL: MISCELLANEOUS DEBRIS

TREE STUMPS



POOLS

PARTIALLY
DAMAGED
STRUCTURES



RETAINING /
SITE WALLS

PROPERTY RESEARCH: ZIMAS INFORMATION

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SN: Sign District No
SB 9 Eligibility View
SB 35 Eligibility View
SB 684 Eligibility View
AB 2334: Low Vehicle Travel Area No
AB 2097: Within a half mile of a Major Transit Stop No
AB 2011 Eligibility View
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee

Residential Market Area	High
Non-Residential Market Area	High

Transit Oriented Communities (TOC) Not Eligible
Mixed Income Incentive Programs

Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible

TCAC Opportunity Area Highest
High Quality Transit Corridor (within 1/2 mile) No
ED 1 Eligibility Not Eligible
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking Building Line None
500 Ft School Zone None
500 Ft Park Zone Active: Asilomar View Park

- Assessments
- Case Numbers
- Citywide/Code Amendment Cases

Additional

Airport Hazard	None
Coastal Zone	Calvo Exclusion Area
Coastal Zone	Categorical Exclusion
Coastal Zone	Single Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

- Environmental
- Seismic Hazards
- Economic Development Areas
- Housing

PACIFIC PALISADES

COASTAL ZONES: TYPICAL DESIGNATION

NOT IN A COASTAL ZONE

▼ Additional	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

CATEGORICAL EXCLUSION (CAT.EX.)

▼ Additional	
Airport Hazard	None
Coastal Zone	Calvo Exclusion Area
Coastal Zone	Categorical Exclusion
Coastal Zone	Single Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

SINGLE PERMIT JURISDICTION (W/OUT CAT.EX.)

▼ Additional	
Airport Hazard	None
Coastal Zone	Single Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

DUAL PERMIT JURISDICTION W/OUT CAT.EX

▼ Additional	
Airport Hazard	None
Coastal Zone	Dual Permit Jurisdiction Area
Coastal Zone	Single Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

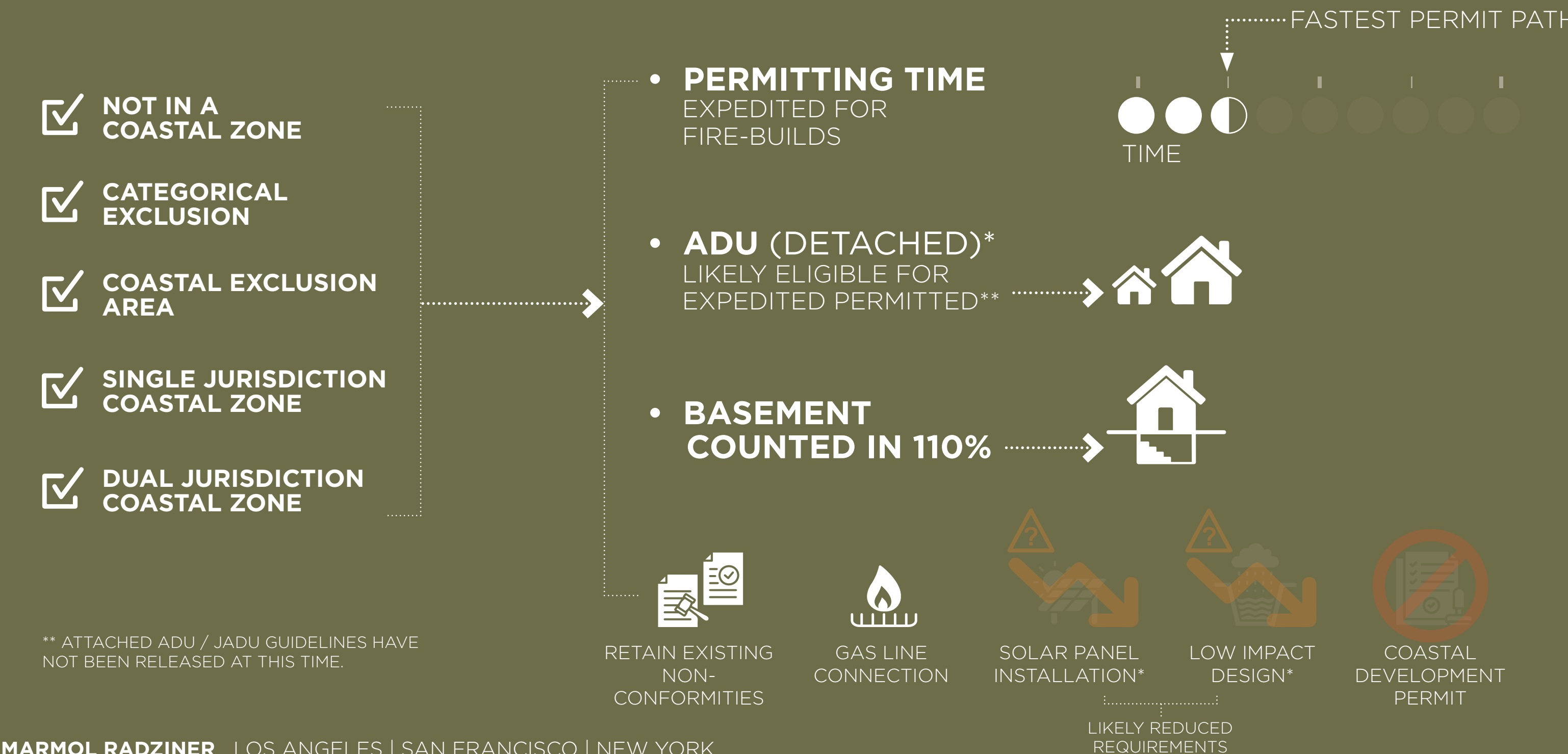
REBUILDING PATHWAY: OPTIONS

1. REBUILDING **LESS THAN $<110\%$**
2. REBUILDING **MORE THAN $>110\%$**
3. REBUILDING **MORE THAN $>110\%$**
IN NON CATEGORICAL EXCLUSION ZONES

1. REBUILDING PATHWAY: BUILDING LESS THAN 110%

REBUILDING **LESS THAN <110%**

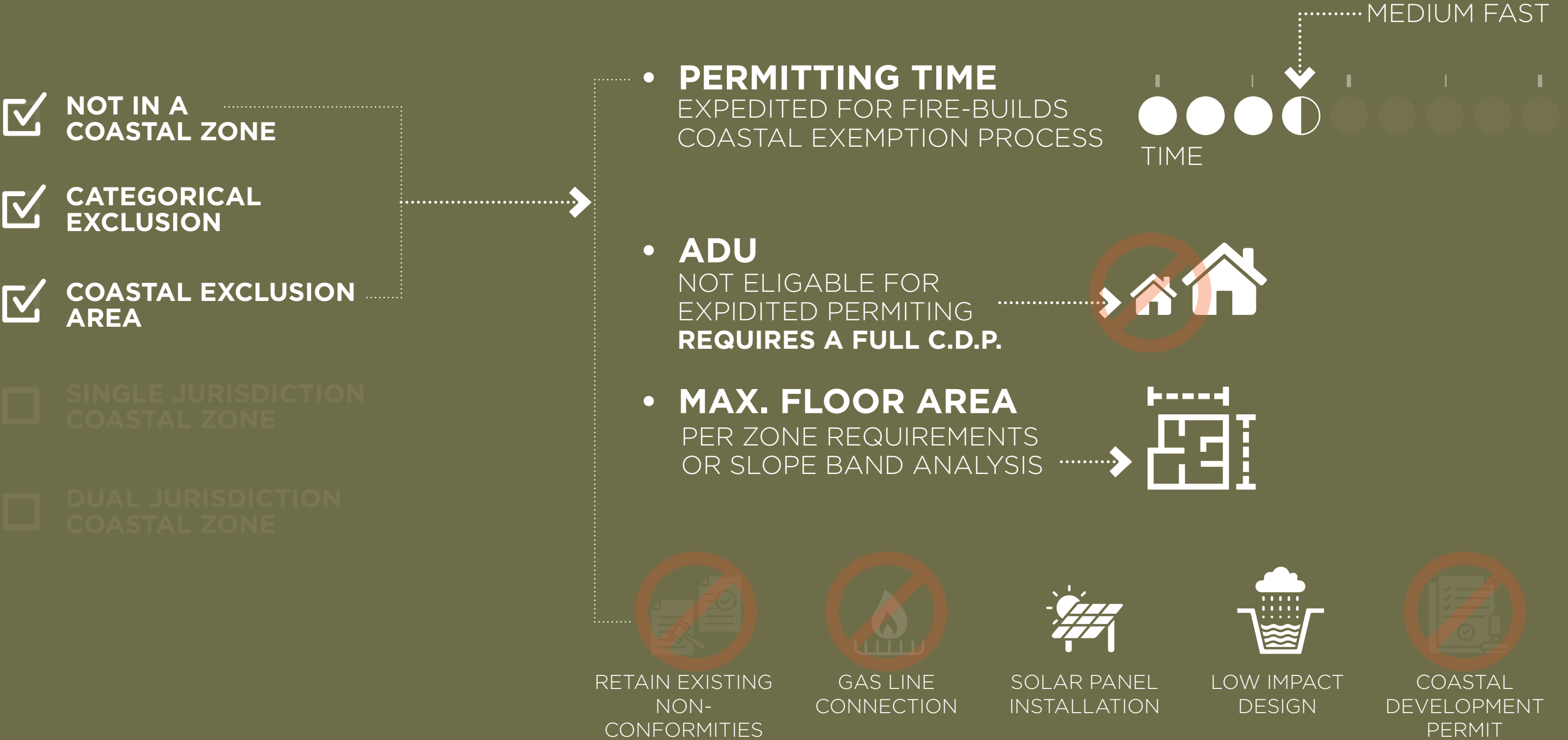
PRE-FIRE: FLOOR AREA, HEIGHT, BULK, AND FOOTPRINT LOCATION.



2. REBUILDING PATHWAY: BUILDING MORE THAN 110%

REBUILDING **MORE THAN >110%**

PRE-FIRE: FLOOR AREA, HEIGHT, BULK, AND FOOTPRINT LOCATION.



3. REBUILDING PATHWAY:

BUILDING MORE THAN 110%
NON-CATEGORICAL EXCLUSION ZONES

REBUILDING **MORE THAN >110%** **NON CATEGORICAL EXCLUSION ZONES**

PRE-FIRE: FLOOR AREA, HEIGHT, BULK, AND FOOTPRINT LOCATION.

☐ NO COASTAL ZONE

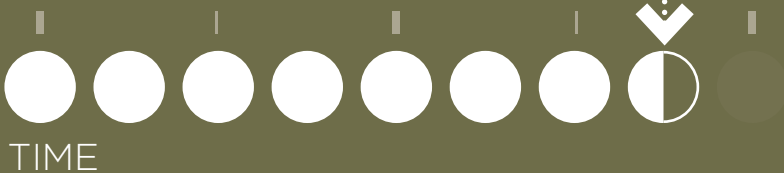
☐ CATEGORICAL EXCLUSION

☐ COASTAL EXCLUSION AREA

☒ SINGLE JURISDICTION COASTAL ZONE

☒ DUAL JURISDICTION COASTAL ZONE

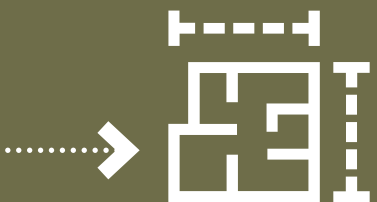
- **PERMITTING TIME**
REQUIRES CDP - COASTAL DEVELOPMENT PERMIT



- **ADU**
STANDARD PERMIT PROCESS



- **MAX. FLOOR AREA**
PER ZONE REQUIREMENTS OR SLOPE BAND ANALYSIS



RETAIN EXISTING
NON-
CONFORMITIES



GAS LINE
CONNECTION



SOLAR PANEL
INSTALLATION

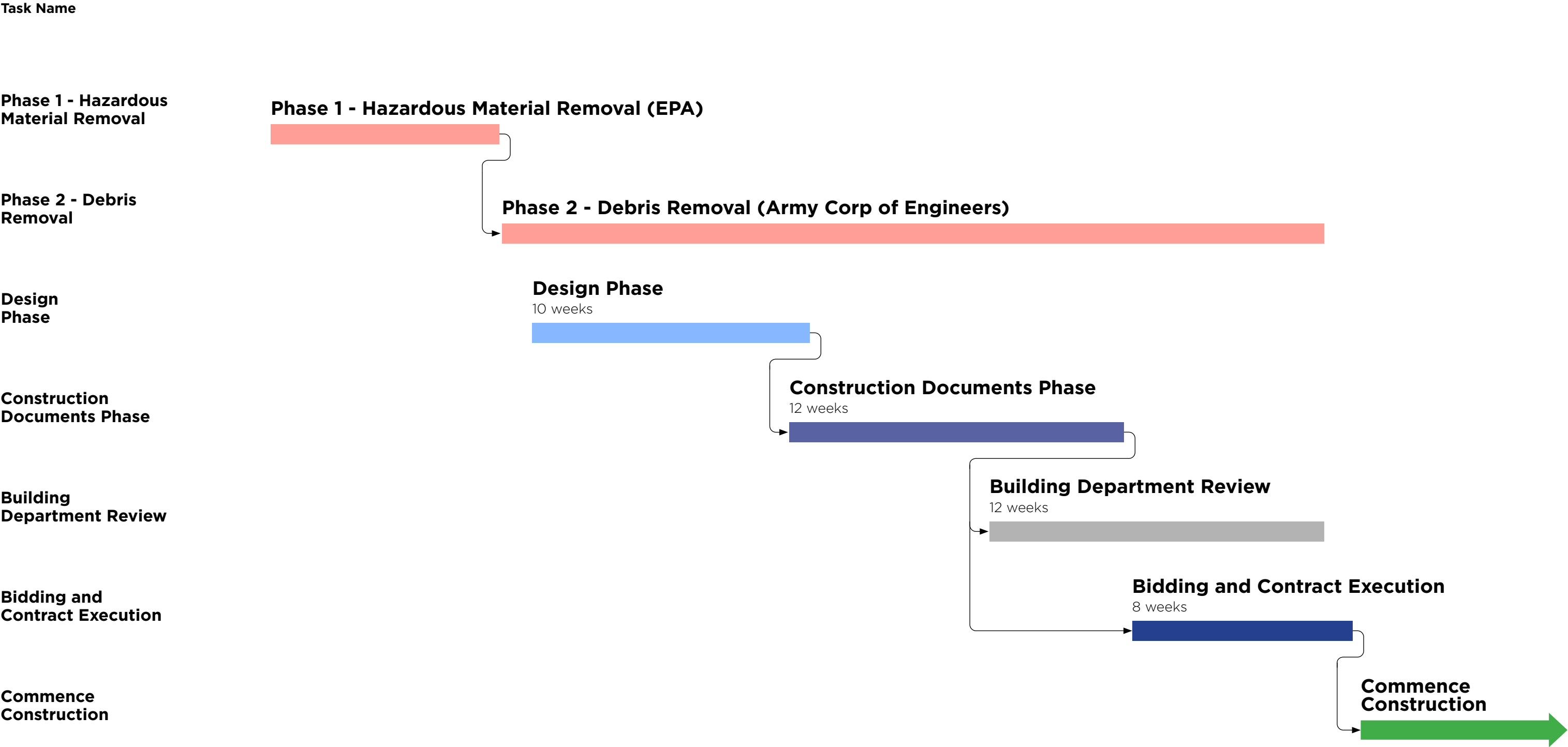


LOW IMPACT
DESIGN



COASTAL
DEVELOPMENT
PERMIT

OVERALL TIMELINE



OVERALL PROJECT BUDGET

PRELIMINARY PROJECT BUDGET ESTIMATE

Residence: Pacific Palisades, CA 90272

Feb. 26, 2025

PRELIMINARY CONSTRUCTION COST ESTIMATE

House & Garage Costs

Main Residence	3000 SF @	\$800 - 1200 / SF	\$3,000,000
Garage	440 SF @	\$400 / SF	\$176,000
SUBTOTAL			\$3,176,000

Site Costs

Fire Debris Removal		By L.A. County
Miscellaneous Site Clearing	\$50,000	
Hardscape (Patios, Walkways, Driveway, Gates, Fences)	\$300,000	
Landscape (Planting, Irrigation, Site Lighting)	\$250,000	
Pool and Spa	\$150,000	
SUBTOTAL		\$750,000

TOTAL CONSTRUCTION COST ESTIMATE **\$3,926,000**

PRELIMINARY PRE-CONSTRUCTION COST ESTIMATE

Pre-Construction Costs

Site Survey	\$6,000	
Soils Engineering	\$8,500	
Architectural Fees for Design and Construction Documents Phases (10-18% of the Total Construction Cost excl. Landscape)	\$543,900	
Landscape Fees for Design and Construction Documents Phases (18% of Landscape Construction Cost)	\$45,000	
Civil Engineering	\$30,000	
Structural Engineering	\$40,000	
Title 24 Engineering	\$3,500	
Reimbursable Expenses	\$20,000	
Local Permits and Fees	\$20,000	Possibly Waived*
Environmental Consultant		By L.A. County
SUBTOTAL		\$716,900

TOTAL PRE-CONSTRUCTION COST ESTIMATE **\$716,900**

TOTAL ESTIMATED PROJECT COSTS **\$4,642,900**

These figures are provided for preliminary estimating purposes only. We have prepared these figures using our judgement as design professionals. Unfortunately, neither you nor we have control over various actual costs involved, including the price of labor, materials and equipment. Therefore, we cannot guarantee that the actual costs will not vary from these preliminary estimate figures.

CONSTRUCTION COSTS

PRELIMINARY CONSTRUCTION COST ESTIMATE

House & Garage Costs

Main Residence	3000 SF @	\$800 - 1200 / SF	\$3,000,000
Garage	440 SF @	\$400 / SF	\$176,000
SUBTOTAL			\$3,176,000

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Miscellaneous Site Clearing			\$50,000	
Hardscape (Patios, Walkways, Driveway, Gates, Fences)			\$300,000	
Landscape (Planting, Irrigation, Site Lighting)			\$250,000	
Pool and Spa			\$150,000	
SUBTOTAL			\$750,000	

TOTAL CONSTRUCTION COST ESTIMATE **\$3,926,000**

Items included in the cost per square foot should include everything that is permanent to the structure.

- Lights
- Cabinets
- Countertops
- Appliances
- Floor Finishes
- Wall Finishes
- Etc.

PRE-CONSTRUCTION COSTS

PRELIMINARY PRE-CONSTRUCTION COST ESTIMATE

Pre-Construction Costs

Site Survey	\$6,000	
Soils Engineering	\$8,500	
Architectural Fees for Design and Construction Documents Phases (10-18% of the Total Construction Cost excl. Landscape)	\$543,900	
Landscape Fees for Design and Construction Documents Phases (18% of Landscape Construction Cost)	\$45,000	
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SUBTOTAL		\$716,900

TOTAL PRE-CONSTRUCTION COST ESTIMATE

\$716,900

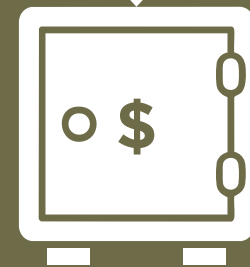
TOTAL ESTIMATED PROJECT COSTS

\$4,642,900

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CONTINGENCIES AND COST ESCALATION

CONTINGENCY



OWNER AND CONTRACTOR
CONTINGENCY



COST ESCALATION

ARCHITECT OR BUILDING DESIGNER

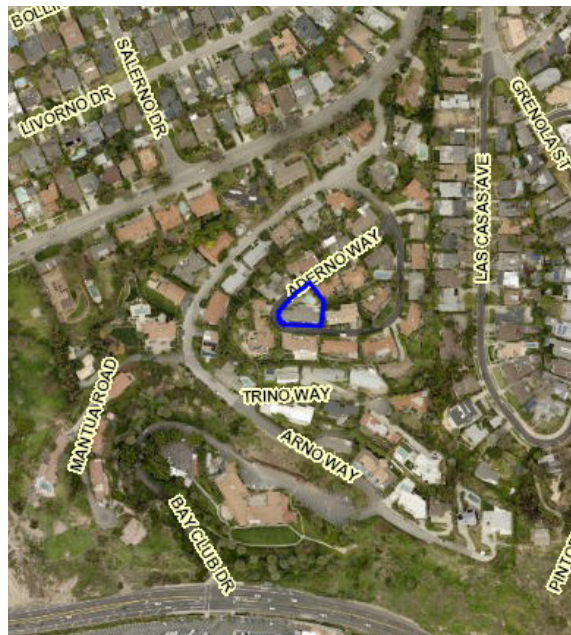
ARCHITECT:

- IS REGISTERED AND LICENSED BY THE STATE OF CALIFORNIA DEPT. OF CONSUMER AFFAIRS
- CAN DESIGN ALL BUILDING SIZES AND TYPOLOGIES

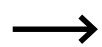
BUILDING DESIGNER:

- CAN DESIGN A SINGLE FAMILY HOUSE LIMITED IN SIZE, TYPOLOGIES, AND HEIGHT
- LICENSED STRUCTURAL ENGINEER REQUIRED

ARCHITECTURAL PROCESS: WORKING WITH AN ARCHITECT



**PRE-DESIGN
PHASE**



**DESIGN
PHASE**



**CONSTRUCTION
DOCUMENTS
PHASE**

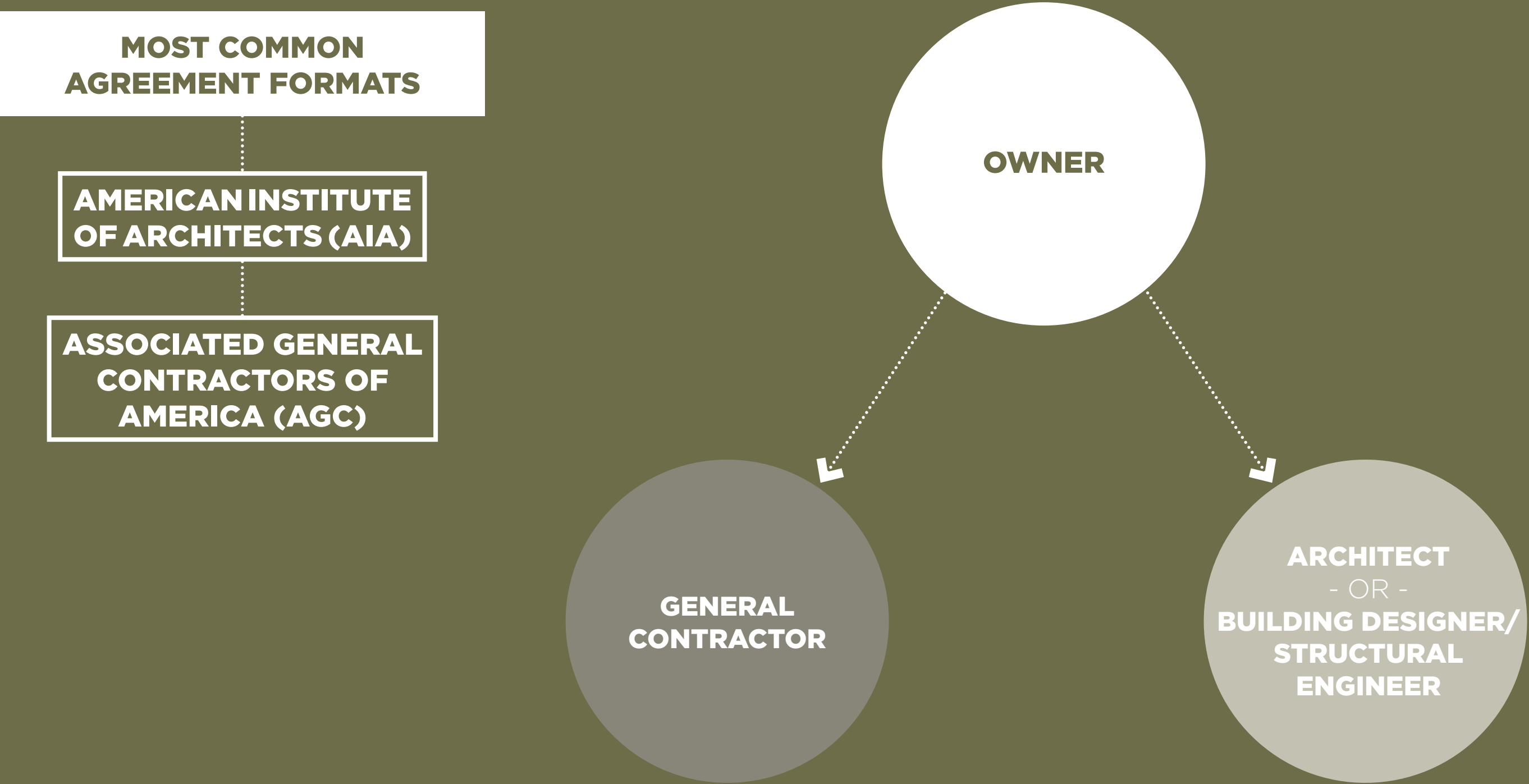


**PERMITTING
AND BIDDING
PHASE**

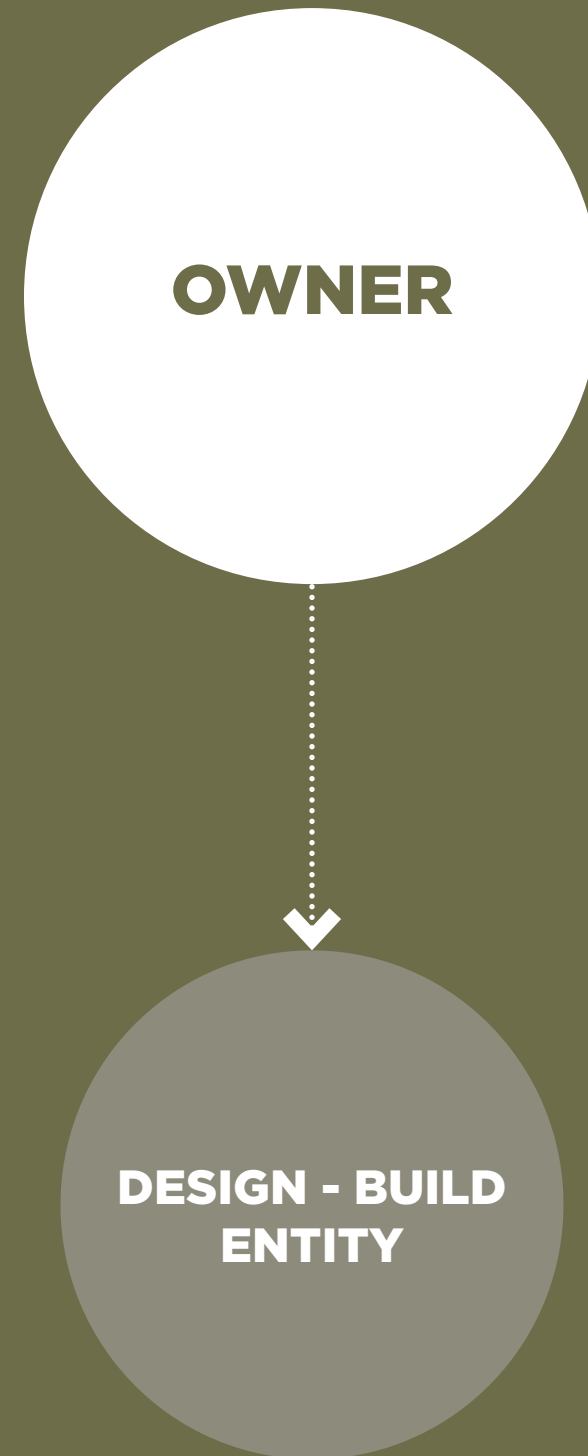


**CONSTRUCTION
ADMINISTRATION
PHASE**

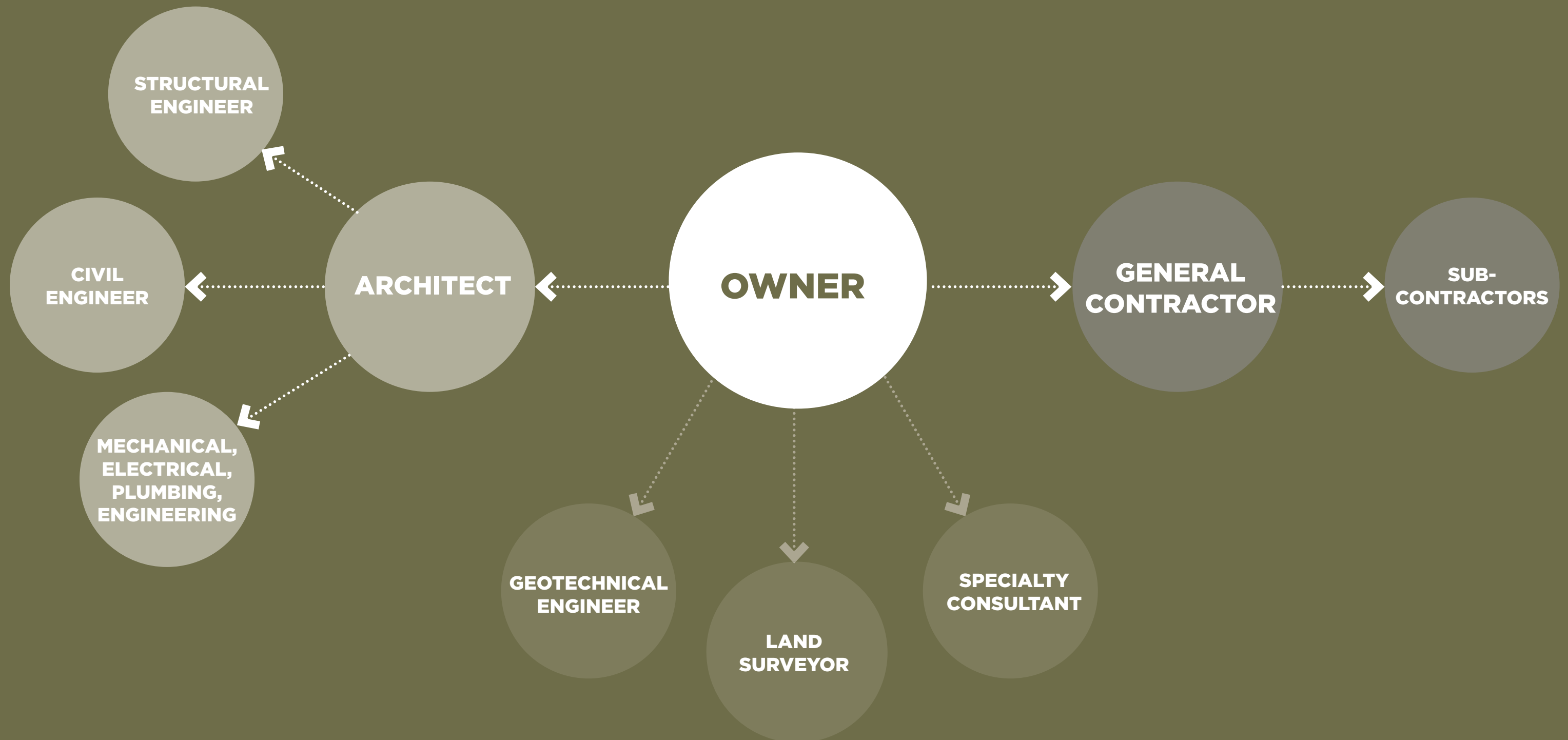
PROJECT DELIVERY: TRADITIONAL DELIVERY METHOD



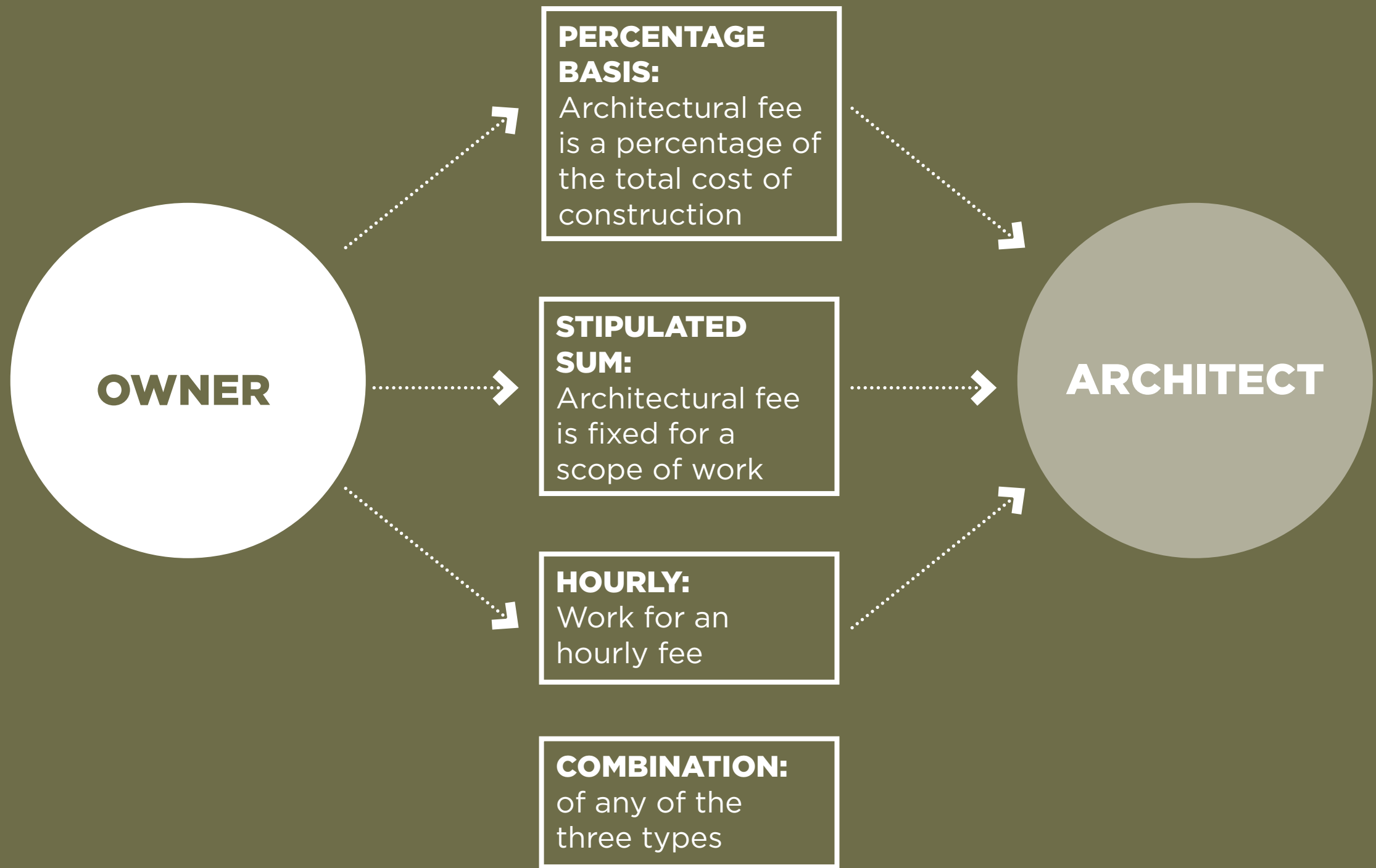
PROJECT DELIVERY: ALTERNATIVE DELIVERY METHOD



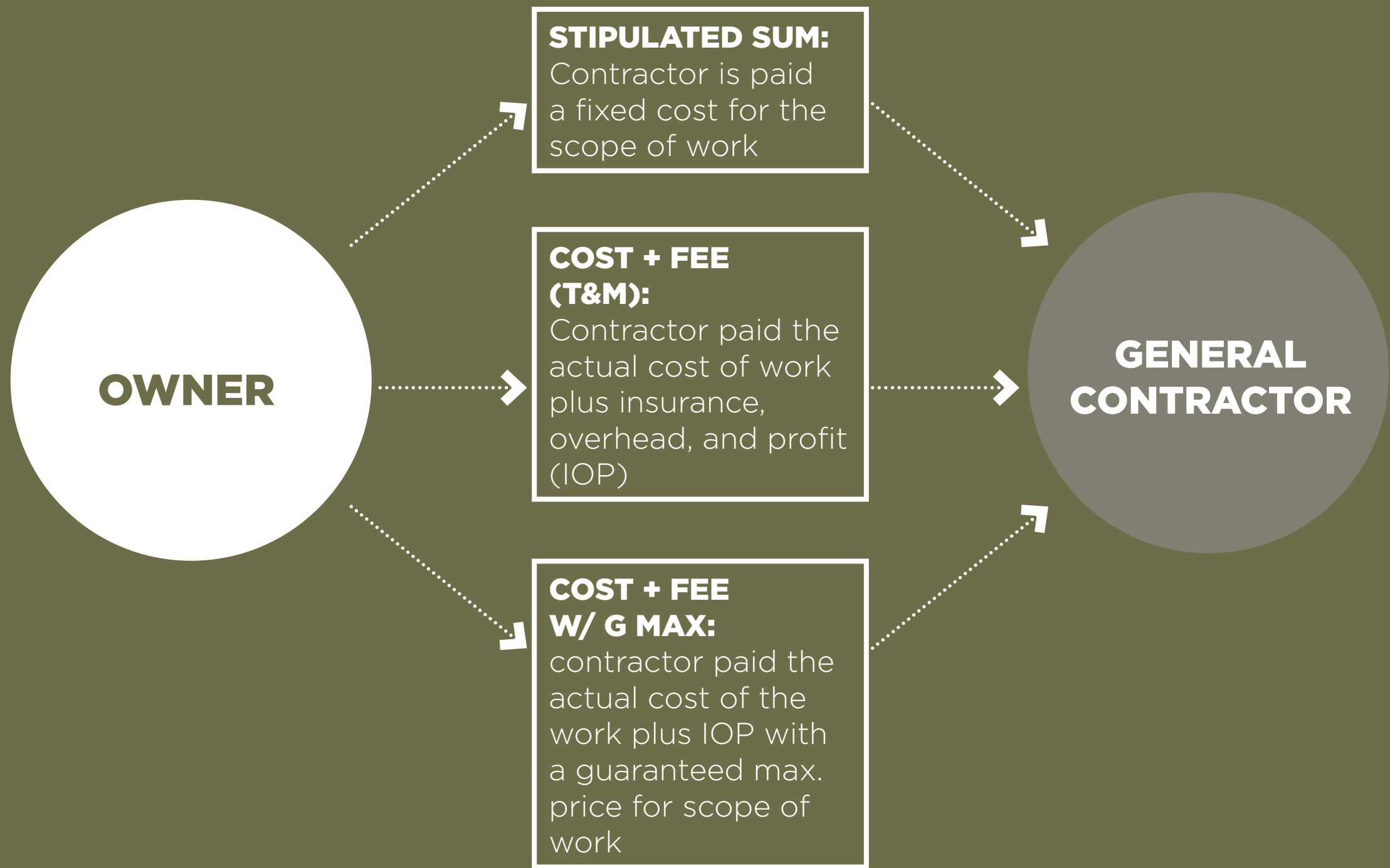
RELATIONSHIPS: OWNER, ARCHITECT, GENERAL CONTRACTOR



AGREEMENTS: OWNER / ARCHITECT



AGREEMENTS: OWNER / GENERAL CONTRACTOR



THANK YOU FOR JOINING US!

WILDFIRE RECOVERY RESOURCES:

LA CITY RECOVERY:	www.emergency.lacity.gov/recovery
LA COUNTY RECOVERY:	www.recovery.lacounty.gov
CALIFORNIA RECOVERY:	www.ca.gov/lafires
ZIMAS - LA CITY:	www.zimas.lacity.org
LA CITY BUILDING DEPARTMENT:	www.dbs.lacity.gov
LA COUNTY ASSESSOR:	www.assessor.lacounty.gov
ARCHITECTURAL LICENSE CHECK:	www.dca.ca.gov
CONTRACTOR LICENSE CHECK:	www.cslb.ca.gov

MARMOL RADZINER

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interiors	New York	
landscape		