



TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

July 8, 2025

Senator Allen & Supervisor Horvath,

Thank you both for your ongoing collaboration and partnership as we lead our communities through the worst disaster in Los Angeles' history. Despite huge challenges, our work has remained solution-oriented and focused. As we now transition from the debris removal phase of recovery to rebuilding both public and private infrastructure, I appreciate the opportunity to share my initial feedback on the proposed "Resilient Rebuilding Authority" first recommended by the County Blue Ribbon Commission on Climate Action and Fire-Safe recovery, and now embodied as the amendments to Senate Bill 549.

As the Councilmember representing the Pacific Palisades — and other fire-vulnerable communities on the Westside — I appreciate the urgency in creating a mechanism to accelerate recovery and climate adaptation. I look forward to working with you to potentially craft a bill that is customized to the unique needs and challenges of the Palisades and the other communities impacted by the Palisades Fire.

Transparency & Public Engagement

As you both know, the Palisadians are tight-knit and highly-engaged. As I have learned from my trips to Lahaina and Paradise, as well as my conversations with leaders in communities impacted by the Tubbs and Marshall Fires, a community led and government supported approach lays the foundation for a successful recovery. Given the significance of this decision, robust community engagement should continue to occur before any bill advances, and only then if broadly supported by the impacted communities. Further, the Resilient Rebuilding Authority itself must be transparent and engaging once established and operational, should the community decide it wants to pursue this option.

Rebuilding Authority Structure & Governance

Currently, SB 549's only mention of community participation is that the Authority should, "provide a meaningful mechanism for community engagement". In order for my office and the Palisades community to feel comfortable moving forward with such an initiative, there must be language added to SB 549 enshrining both formal roles available to community members to participate in ongoing governance and a commitment to continuing community engagement throughout the lifetime of the proposed authority. Ideally, the authority would be governed by a board comprised of a majority of residents from the impacted and participating areas, supported by other members with proper subject matter expertise.

The pathway by which a municipality opts in or out of the authority also needs to be explicitly laid out in this proposed legislation.

Tax Financing & Financial Products

The Resilient Building Authority's ability to issue, receive and administer funds is critical for it to succeed. Providing resources to address long neglected infrastructure needs as well as fund new infrastructure will make Pacific Palisades more resilient and safer for future generations.

As you know, the City is currently assessing a Climate Resilience District, and we are open to joining with the County and neighboring communities impacted by the Palisades Fire to create such a shared pool of funding resources.

Land Use Decisions

I have concerns about the potential for continued overreach into local land use decisions, particularly with respect to integration of transit amenities and added density. Pacific Palisades is a hillside community with limited ingress and egress – and very fragile and inadequate evacuation corridors - and no meaningful public transit infrastructure. Our focus must remain on rebuilding homes that were lost – not reimagining neighborhoods through a land use lens better suited for urban centers with existing transit amenities and grid capacity.

Introducing additional density beyond what is already allowed or tying recovery funding to broader development goals – however well intentioned – risks compounding our vulnerability and undermining local recovery efforts. Recovery should not become a trojan horse for upzoning or transit-driven redevelopment, especially in areas where such changes raise serious safety and infrastructure concerns.

Land Acquisition & Banking

This proposal raises several concerns. Government acquisition of distressed property for redevelopment into community-serving assets like police and park ranger substations, water or utility infrastructure, parks and open space, or retention of mobile home communities and replacement of destroyed rent-stabilized apartments could be beneficial, but the community must remain empowered to identify what those uses will – and will not – include.

With respect to a potential builders guild or public-private development of new homes, even with the notion in place that “first look sale options” would be available to displaced residents, there is no information about timelines, actual cost to future purchasers, or clear legal authority to give Palisadians actual rights of first refusal to redeveloped properties. While such an approach may make sense for certain neighborhoods, such as the Alphabet Streets, that approach may not be suitable for more challenging neighborhoods, such as Castellammare.

Far more study and direct engagement with Palisades residents is essential before such powers are assigned to the Rebuilding Authority.

Create Economies of Scale For Acquisition of Labor & Materials

An Authority who can hold contracts for acquisition of materials and labor is an important consideration, and one of the more compelling reasons to create one. But we have little information about construction timelines or needs, and much more discussion with residents, builders, and subject matter experts is necessary.

Again, thank you for all your efforts. I believe there is a path forward to create an entity that can take the lead on the pressing matters that are before us. I will continue to be an advocate for robust community input, and a better understanding how the proposed Authority would overlay with other existing government entities and elected officials, as well as very clear guardrails around density and transit. While I cannot support SB 549 in its current form, I look forward to working with you both in the coming weeks to engage with our communities and craft a solution customized to the needs of those directly impacted by the Palisades Fire.

With kind regards,



TRACI PARK
Councilmember, 11th District
City of Los Angeles
Los Angeles City Council