



Palisades Recovery Coalition – Logistics Plan (in progress)

Process/How we got here:

In February, a group of Palisadians came together at the Riviera Country Club to meet and discuss the aftermath of the devastating Palisades Fire. The call of the meeting was to envision the rebuilding process that lie ahead and solve for the foreseeable perils. The ideas that emerged from the first meeting, with Steve Soboroff then the Chief Recovery Officer at the table, gave rise to the second, third, fourth and nor fifth meetings. At every turn, new people and new innovative solutions were brought to the table. The culmination of those ideas have been aggregated and presented here. These will be taken to the community for feedback through PPCC and al the organizations that have been present at each of the meetings. We have emerged as the “Palisades Recovery Coalition”, and we are a group of Palisadians that care how the Palisades rebuilds and recovers.

Below id the outlines of a plan to rebuild the Palisades quickly, safely, and resiliently—with community voices at the center, coordination across agencies and residents, with a long-term focus on sustainability and a fire-resistant recovery.

Concrete Plant

A feasibility study is underway for a **local concrete plant** to reduce material costs and streamline delivery. Key considerations include:

- **Cost savings** – Potential to save millions in transportation fees (RFQ prelim)
- **Environmental impact** – Reducing emissions and improving sustainability though staging materials and workforce. Incorporating Pozzolans into the concrete mix for fire resistance.
- **Stakeholder involvement** – Exploring corporate sponsorship or a coalition-led RFP process.
- **Land requirements** – At least one acre of flat land is needed for plant operations.

Staging Options

To streamline rebuilding efforts, multiple staging areas have been identified and can include:

- **Los Liones Road** – A primary, gated material staging area.
- **Paul Revere, Will Rogers, and Waldorf Schools** – Workforce and equipment staging.
- **Low-repopulation zones** (e.g. Marquez, Alphabets, La Casas) – Where homeowners with flat lots may be willing to build later and lease their properties to contractors and construction companies with potential for housing their temporary workforce housing.
- **Malibu Feed Bin, Cholada, and The Reel Inn** – Joint Malibu-Palisades material staging locations where we can share resources with our neighbors to the north who are also devastated and rebuilding..

For large-scale reconstruction, strategic staging areas will be critical to minimizing traffic congestion and ensuring timely material distribution.

Extended Work Hours & Construction Efficiency

To accelerate rebuilding efforts:

- **Extended work shifts** are being considered, especially in areas with more than 60% burn.
- **Nighttime material deliveries** may be approved for select locations.
- **Streamlining inspections** by establishing a local plan check and review center.

Security & Community Safety

As recovery efforts expand, security measures will be critical:

- **LAPD coordination** – Increased patrols in construction zones.
- **License Plate Recognition (LPR) cameras** – Placed at major ingress/egress points.
- **Private patrol services** – Considered for high-activity construction phases.
- **Permit-based access** – Ensuring authorized entry for work crews.
- **Neighborhood security networks** – Real-time alert systems for residents.

Workforce Housing

With thousands expected to reconstruct over the course of years, the volume of workers driving into the Palisades will be great. To solve for the gridlock this may cause, the parking challenges it will present and the disruption in construction the delays may pose, we have put the option of housing the workforce temporarily in the Palisades on the table. This will enable homeowners to build faster with workers on site, take cars and congestion off the roads, eliminate inconveniencing (maddening) our neighbors and perhaps increasing work hours (in low

populated areas with the most burn impact) to two shifts. To accommodate this our plan suggests:

- **Dormitory-style workforce housing** at various sites along sunset which can be cleared and used as staging areas, as well as Will Rogers beach parking with shuttle busses into the construction zones.
- **Temporary workforce housing** established in underpopulated areas on private lots where homeowners are not in a rush to build and can lease their lots to contractors who can house workers there temporarily while their work on projects nearby.
- **Security and sanitation** at workforce housing sites remain key discussion points.

Material Storage/Staging

Safe, sustainable, and fire-resistant materials made readily available with short travel time and distance are a top priority. Suggested sights to serve the two ends of the Palisades (where the burn impact is the highest) include:

- **Material Staging Sites:** materials for basic building structure can be produced or stocked locally for easier access, price controls and less travel time for delivery (saves in fees). We have divided the Palisades into “North” and “South”, on order to serve two ends with materials (and workforce), and eliminate the gridlock of trying to cross deliveries in-between.
 - To serve North Palisades
 - Will Rogers field (after ACE leaves),
 - library (once it has been cleared)
 - Other privately held properties like Alma Real building
 - Staging areas along PCH on commercial lots that have burned and owners may be interested in leasing flat lots for staging (tbd)
 - To serve South Palisades
 - Los Liones, Westside Waldorf School, WR field (after Ace leaves)
 - Secured site at Westside Waldorf for quick access
 - Shared Malibu-Palisades locations (e.g., Cholada, the Reel Inn, Malibu Feed Bin).
- **Fire-resistant rebuilding** material – ensure a more fire resistant Palisades as we rebuild
 - Sheet metal that are fire resistant used in modern home building.
 - Use of Pozzolan concrete mixes and other fireproof materials.
 - Lumber yard with fire resistant treated lumber material
 - Modular home option (showcase area)
- **Local material sourcing** – Reducing costs by centralizing material distribution at local locations that can serve both the Palisades and Malibu
 - Los Liones, WR Field, Malibu Feed Bin, and The Reel Inn, Jack in the Box...

Materials Price Control:

- **Anti-gouging rule** – similar to rents sought after fire – to curtail materials price hikes. (DA and City Attorney)
- **The use of Pozzolans:** Concrete is a non-corrosive material. After fire, the soil gets more corrosive (heightened gypsum and PVC). Pozzolans make concrete more durable and resilient to corrosive soils. A cement plant not only helps with flexible delivery times and reduces fees/costs associated with deliveries (savings of \$10M or more) it also creates a bulwark against supply issues, and enables us to mix a concrete that is less corrosive and more fire resistant.
- **Executive order** needed to limit commodity prices (lumber, cement, fire-resistant materials, plumbing, electrical, tile, marble). Possible (Gov.)?
- A **philanthropist** may **purchase** bulk materials and make the stockpile available at a locally designated staging area, at stabilized prices.

Logistics Communications – communications designed for contractors and builders

- **Coordination Tools:**
 - Contractor app for info sharing.
 - Coordinated construction sites and load management (entry/egress).
 - Traffic control
 - Incentives for using larger contractors who can do multiple homes (pros and cons)
 - Delivery route mapping to avoid conflicts.
 - Material sharing to reduce waste and control prices.
- **Collaborative Scheduling:**
 - Staggered building start times based on permits and funding
 - Monthly contractor status updates and troubleshooting sessions.
 - Security sharing (Marquez and Alphabets should get together on this.)

Public Space for Services

- **Key services needed:**
 - Speedy plan checks and inspection stations
 - LADBS Field Office
 - Community dining
 - Materials and landscape showrooms
 - Hiring hall, Builder's Hall, one-stop childcare, working conference room.
 - Free secure Wi-Fi throughout the rebuild areas
 - Library cleared for tent-based services

Funding

Community engagement remains essential for financing the rebuilding effort. Key funding initiatives include:

- **Climate resilience District** – CD11
- **Exploring disaster recovery grants** – Including state, federal, and philanthropic funding sources.
- **Revenue from staging area use** – Some private lots may generate income by serving as temporary staging sites.

Traffic Flow / Gridlock Mitigation

With over 1,000 truck trips expected daily, traffic management is a priority. The current plan includes:

- **Chautauqua Traffic Flow Adjustments:**
 - **4 AM – 9 AM:** One-way inbound traffic to the Palisades.
 - **3 PM – 5 PM:** One-way outbound traffic.
- **Sunset Boulevard** will remain two-way, serving the Northern Palisades.
- **Temescal Canyon Road** may be used for material delivery to the proposed concrete plant, pending coordination with the Santa Monica Mountain Conservancy and the YMCA.
- **After-hours material deliveries** to staging areas to reduce peak-hour congestion.

Next Steps

1. **Assess feasibility** of late-night deliveries and extended work shifts.
2. **Evaluate the local concrete plant initiative** could public works help hold an RFQ
3. **Identify additional staging areas** for materials and workforce operations
4. **Develop a street overlay plan** to optimize material delivery and traffic flow
5. **Conduct a homeowner survey** on rebuilding plans and financing needs
6. **Establish a centralized communication platform** for builders/contractors and residents
7. **Create dedicated service locations** for essential rebuilding needs, including trades, plan check, and building inspectors.

The rebuilding of Pacific Palisades is a complex, multi-year, effort requiring collaboration across agencies, organizations, contractors, and the community. The structured approach outlined in this plan will help drive recovery efforts forward efficiently and sustainably.

Challenges remain and will present themselves. The objective now is to get community feedback, weave it into the final product to be presented to the City and allow the Council Office to take the lead, and engage the experts and agencies needed to bring a plan to implementation.