

Communication from Public

Name: Build with Strength Coalition
Date Submitted: 03/02/2021 12:46 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the Los Angeles City Council File 19-0603 "Building A Safer Los Angeles": Build with Strength Coalition Letter to John Popoch, Deputy Chief of Staff, Office of Councilmember Bob Blumenfield, December 15, 2017, Submitted by Larry W. Williams, Executive Director, Steel Framing Industry Association and John Loyer, Vice President of State and Local Government Affairs, National Ready Mixed Concrete Association.

BUILD WITH STRENGTH

A COALITION OF THE NATIONAL READY MIXED CONCRETE ASSOCIATION

www.BuildWithStrength.com

December 15, 2017

John Popoch, Deputy Chief of Staff
Office of Councilmember Bob Blumenfield
Los Angeles City Council, Third District
200 N. Spring St., Room 415, Los Angeles, CA 90012

Dear Mr. Popoch,

Cc; LADBS (Attendees – Joint Meeting)

Thank you for giving us the time and opportunity to respond to a review by the Los Angeles Department of Building and Safety (LADBS) of a draft ordinance that would address changes made to the building codes that have resulted in significantly larger and taller buildings constructed with combustible framing materials. As part of this response we have included a white paper titled 'Wood Roofs Are Dangerous', a city of Anaheim ordinance with building standard changes as well as a letter that discusses those changes due to the local conditions.

We appreciate the review by the LADBS and have found some points of agreement on a few specific issues. However, we strongly disagree with assertions throughout their comments that "There is no justification under local geologic, climatic, or topographical condition" to support a change in the Los Angeles Municipal Code (LAUMC) to address the proliferation of exposed wood framing members that is currently permitted.

To the contrary, it is clear that there are certain characteristics present in Los Angeles that meet the tests of this requirement, and there is precedent for accepting these justifications for imposing limits on combustible construction materials in the recent past.

The changes or modifications to the 2016 California Building Standards Code (Title 24), as set forth in the proposed ordinance, are reasonable and necessary due to the following local conditions:

I. Climatic Conditions:

- A. The City of Los Angeles is located in a semi-arid Mediterranean-type climate which predisposes all fuels, including and perhaps most especially wood framing, to rapid ignition and spread of fire. Therefore, there exists a need for additional fire protection measures.
- B. The entire City of Los Angeles is located in an area which is subject to periodic wind conditions of extremely high velocity; the City is also subject to seasonal high temperatures and dry atmospheric conditions which often occur during times of those high-velocity winds. This combination of events creates an environment, which is conducive to rapidly spreading fires and thus justifies the additional protections identified in the proposed ordinance.

- C. Exposed combustible framing materials cause or contribute to serious fire hazards and to the rapid spread of fires when accompanied by high winds. Pieces of burning wooden framing materials become flying brands and are carried by the wind to other locations and thereby spread fire quickly.
- D. Further, control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75+ feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, Section 6, Figure 6-2 of ASCE 7 identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of an aerial-type firefighting apparatus above this height would place rescue personnel at increased risk of injury. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access, not to mention buildings that use combustible framing materials that are 70 feet above the grade plane. These conditions create the need for built-in, on-site fire protection systems, as described in the proposed ordinance, to protect occupants and property until fire-fighting apparatus and personnel arrive on the scene.

These dry climatic conditions and winds contribute to the rapid spread of fires originating in high-density housing and create a need for increased levels of fire protection as described in the proposed ordinance.

II. Geologic Conditions

- A. The City of Los Angeles is located in a highly- active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Los Angeles County. The San Andreas Fault/Mohave Section, which runs along the eastern boundary of the county, is described by the US Geological Survey and the Southern California Earthquake Center as overdue for a major eruption, which could trigger a magnitude 8.1 earthquake. This could be significantly more devastating than the 1994 Northridge Earthquake, which was a magnitude 6.7, and caused \$44 billion in damage and the death of 57 residents. In fact, a 2008 report by the US Geological Survey found that a hypothetical 7.8 magnitude earthquake in Southern California would kill 1,800, injure 50,000, and cause \$200 billion in damage.

Los Angeles also sits upon numerous other fault lines. The Whittier Fault runs through the center of Los Angeles before it intersects with the Raymond Fault which runs east to west through Eagle Rock and Hollywood. Santa Monica, Inglewood, Marina Del Ray and other Los Angeles communities sit on the Santa Monica area fault lines.

- B. Major earthquakes are accompanied by congested traffic flow and fires. During a major earthquake, fire department resources would be extremely taxed and the ability to respond to fires would be complicated and in some cases impossible.
- C. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level.

As a consequence of these geological conditions, the additional protections identified in the proposed ordinance are necessary to provide additional protections when combustible framing materials are used in mid-rise apartments.

III. Topographical Conditions

- A. The climatic conditions described above are further accentuated by the topographical features of the hill and canyon areas in the eastern and northern areas of the city, portions of which have been designated as a "Wildland Urban Interface Fire Area". The "Wildland Urban Interface Fire Area" is especially susceptible to fires which may spread quickly from one structure to another due to lack of shrub/brush clearance requirements, and other fire protection requirements needed to provide reasonable levels of fire safety. In the "Wildland Urban Interface Fire Area", these conditions are further accentuated by steep canyons and draws, very steep road grades, and dense vegetation which impede responding personnel and equipment. In order to provide reasonable levels of fire safety in the "Wildland Urban Interface Fire Area", more restrictive fire suppression and control safeguards are necessary.

- B. Traffic and circulation congestion is already common throughout the City of Los Angeles, and is exacerbated by certain topographical features including the Hollywood Hills, Chalk Hills, Baldwin Hills, Rosecrans Hills, Verdugo Mountains, Simi Hills, and Foothills of the San Gabriel Mountains, and another 13 other significant elevations in the County. This congestion often places at risk the fire department response time to fire occurrences, and makes it necessary to provide additional-fire protection systems to limit the exposure to death injury and property loss caused by fire, prior to the arrival of the fire department.

These topographical conditions, resulting in the increased potential for major fire events and the difficulty they created for the fire department, justified the need for increased levels of fire protection as described in the proposed ordinance.

We also offer the following response to the observations made in the spreadsheet prepared by LADBS (note that extraneous language in some of the comments have not be repeated in this letter but the original document is attached for further reference):

1. Date of Enactment

LADBS Comment (Spreadsheet, Row 4): Planned construction is not defined with (sic) the Los Angeles Building Code. What construction is effected under the proposed ordinance.

Response: The description "new proposed building" is not intended to be a technical description but is intended to clarify that the proposed ordinance affects new construction rather than existing buildings. If LADBS has a technical term they prefer that would have the same intent, then that would be a welcome revision.

2. Heights and Areas / Exposed Framing

LADBS Comments (Rows 5, 6, 7, 8):

- There is no indication that the DaVinci fire was caused by too tall a building.

- There is no explanation as to how this type of restriction would prevent a fire in a building under construction.

Response: There are no provisions in the proposed ordinance that suggest that wood framing on its own will cause a fire but rather they address the recently introduced building code changes that now allow significant increases in the amount of combustibile framing in certain types of buildings.

The relaxation of building regulations were allowed when sprinklers are installed, commonly known as "sprinkler trade-offs", and can be used to rationalize dubious practices. In fact, the National Association of State Fire Marshals (Dembsey, 2016) published findings that the concept of trade-offs generally lacks scientific justification.

The issue is, in fact, the enormous new risk created by the fire load from acres of exposed wood in an urban environment. If that structure catches fire, whether the cause is lightning, arson, and/or hot work (welding or similar construction activity), the presence of that much wood will threaten the safety of firefighters and residents. It will have a financial impact on the city and its taxpayers. This proposed ordinance seeks to remedy these deficiencies for both buildings during construction and under occupancy.

3. Automatic Sprinkler Systems

LADBS Comment (Row 9): CBC Chapter 7 and 9, address automatic sprinkler systems. These chapters have been adopted by the LAMC

Response: NFPA 13R sprinkler systems were adopted in 2003 IBC and allowed in apartment buildings, up to four stories in height and limited to buildings that are 60 ft. or less in height above grade plane. Post 2003, the "trade-offs" and compromises have increased the fire risk of these buildings, in height and area, as evidenced by structural fires in California. The more robust requirement of sprinklers that meet NFPA 13 requirements is most appropriate for these occupancies.

4. Podium Exception and Grade Plane

LADBS Comment (Row 10): CBC Section 510.4 allows parking below an R Occupancy when the floor separation complies with that required of a parking garage and there is a fire resistance rating in compliance with mixed use occupancies.

Response: The issue is not whether a noncombustible podium or mixed-use occupancy has the appropriate fire rating, but that placing combustibile framing higher above the grade plane significantly increases the difficulty for firefighters, and significantly increases the risk for occupants (workers or residents) who must evacuate a structure that is engulfed in fire. This is a recent code change that should be reversed in favor of overall occupant safety.

5. Fire Walls / Compartmentation

LADBS Comments (Rows 11, 12, 13): CBC Chapter 7 was adopted by LAMC Section 91.700. Fire walls are required and required to be constructed of noncombustibile materials with a 2 or 3-

hour rating per CBC Table 706.4. (See CBC Sections 706.4, 706.6 and 707.5) There is no need to "revise" CBC Section 708.3.1 as indicated in the proposed ordinance as CBC Table 1020.1 states a 1 hour fire resistance rating is required for corridors with automatic sprinklers in an R Occupancy. (CBC Section 903.2.8 should be consulted for some guidelines re: automatic sprinklers in certain R Occupancies.)

Response: Passive fire protection based on compartmentation of fire and preventing collapse through structural fire resistance, including firewalls, can save lives and assets, of residents, fire service and construction workers. "Trade-offs" and compromises such as "*Exception: Buildings of Type V construction.*" have increased the fire risk of these buildings. The language in the proposed ordinance seeks to remedy a deficiency created by this *Exception* for both buildings during construction and under occupancy.

We agree with the comments in LADBS document, Rows 12, 13.

6. Fire Partitions/Egress

LADBS Comments (Row 14): CBC Chapter 7 and 9, address automatic sprinkler systems. These chapters have been adopted by the LAMC. (See, LAMC Sections 91.700 and 91.900).

Response: This proposed ordinance directs greater safety than allowed by Chapter 7 and 9, given sprinkler trade-offs. "Trade-offs" and compromises have increased the fire risk of these buildings, in height and area, as evidenced by structural fires in California. Currently, under Section 708.3 Fire –resistance Rating "*Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system*" The proposed ordinance seeks to remedy increased risk by requiring not less than a 2-hour fire resistance rating. The minimum required sprinkler type meets NFPA 13R. The more robust requirement of sprinklers that meet NFPA 13 requirements is most appropriate for these occupancies.

LADBS Comment (Row 15): CBC Chapter 7 and 9, address automatic sprinkler systems. These chapters have been adopted by the LAMC. (See, LAMC Sections 91.700 and 91.900)

Response: This proposed ordinance directs greater safety than the minimum requirements allowed in Chapter 7 and 9 as a result of sprinkler trade-offs. "Trade-offs" and compromises have increased the fire risk of these buildings. Currently, 708.3. Exception 1 states "Corridor walls permitted to have ½-hour fire-resistance rating by Table 1020.1". The proposed ordinance seeks to remedy increased risk by requiring not less than 1-hour.

7. Non-combustible Horizontal Assemblies

LADBS Comment (Row 16): CBC Chapter 7 was adopted by LAMC Section 91.700. CBC Section 707.3.10 and Table 707.3.10 state a 2-hour fire resistance for horizontal assemblies is required. This portion of the proposed ordinance is not needed.

Response: We agree with this comment.

8. Fire Watch

LADBS Comment (Row 17): A fire watch or fire guard is provided for at California Fire Code (CFC) Section 3302.3. CFC Chapter 2 defines “Fire Watch.” Under the existing CFC, a fire watch guard is not allowed to have any other duty beyond the fire watch. The added details such as the fire watch maintaining a record of activities, submitting those records to LAFD, a certificate of fitness and fees for LAFD participation in these activities are not supported by code authority and are vague.

There is no authority to require submission of records or LAFD charging for looking at them. The certificate of fitness has no authority, no requirements, no testing guidelines.

Response: Agreed. The Fire Watch is addressed in California Fire Code Section 3302.3; however, this provision is guidance not a requirement. The proposed ordinance affirmatively requires Fire Watch Guard on Group R construction sites under this code. A “certificate of fitness” is necessary to ensure that the individuals retained to monitor a construction site have the rudimentary ability to perform the required task. The guidelines can be developed by the Fire Marshal’s office or further detailed in an amended ordinance.

9. Identifying Emblems

LADBS Comment (Row 18): There are emblems required now for buildings and occupancies to indicate certain fire hazards in order to help a fire department be more responsive. Those usually deal with the contents of the building not the construction. Let the LAFD take the lead on this. However, even those emblems are not required during construction.

Response: The proposed ordinance directs LADBS to promulgate Identifying Emblems Regulations for construction type. In the absence of a robust and immediately accessible method of identifying the type of construction, a method of providing the LAFD with a way to determine the appropriate tactics for fire suppression or control. The use of combustible framing materials in buildings over 70 feet in height create particular risks for fire fighters, and this measure would provide them with additional guidance.

10. Directed changes to CBC

LADBS Comment (Row 19): The City of Los Angeles has no authority to require the California Building Standards Commission to adopt any revision to the California Building Code. The LAMC cannot require the state to do anything.

Response: We agree and suggest revising this to read: "(2) The **City of Los Angeles** shall pursuant to Section (1) above adopt revisions to the 2016 California Building Code, Part 2, Volume 1 for the purpose of regulating the structural design, construction, maintenance and use of new lightweight, combustible buildings or structures to be erected in the City of Los Angeles"

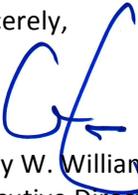
11. Proposed Definitions:

LADBS Comment (Row 20): Terms already defined under Chapter 2 of the Los Angeles Building Code.

Response: Agreed, however, ordinances are typically structured to include definitions for ease of understanding.

On behalf of the many Los Angeles residents that the members of our collective industry's and the Build with Strength coalition represent, we are grateful that Councilmember Blumenfield and staff are working to ensure that the interests of the community, including the safety of citizens and the protection of our municipal resources, are being protected.

Sincerely,



Larry W. Williams
Executive Director
Steel Framing Industry Association



John Loyer
Vice President of State and Local Government Affairs
National Ready Mixed Concrete Association

Attachments

Communication from Public

Name: Southwest Regional Council of Carpenters
Date Submitted: 03/02/2021 01:23 PM
Council File No: 19-0603
Comments for Public Posting: Attached please find comments from Dan Langford, Executive Secretary-Treasurer, Southwest Regional Council of Carpenters.



SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

Representing Carpenters in Southern California, Nevada, Arizona, Utah, New Mexico, and Colorado

Pete Rodriguez
President/COO

Dan Langford
Executive Secretary-Treasurer/CEO

Frank Hawk
Vice President/COO

March 1, 2021

Honorable Monica Rodriguez
Chair, Public Safety Committee
Los Angeles City Hall
200 N Spring St.
Los Angeles, CA 90012

RE: Council File [19-0603](#)

Dear Chairperson Rodriguez,

I am writing in support of the motion introduced by Councilmembers Blumenfield, Rodriguez, and seconded by Councilmember Harris-Dawson to expand Fire District 1, a tool that exists to address increased fire risk in our dense urban communities. Currently such protections are only required in dense populations centers like Downtown Los Angeles and Hollywood.

The Southwest Regional Council of Carpenters has supported this motion since it was first proposed as one of the many essential steps Los Angeles must take to adapt to the realities of climate change including what is now a year-round life-threatening wildfire season.

We urge the Public Safety Committee's adoption of the Blumenfield/Rodriguez/Harris-Dawson motion for the following reasons:

Extending enhanced fire safety measures to protect more Angelenos

As the threat of wildfires continues to grow exponentially, this motion would work to bring the fire and building codes into alignment with new building standards and technologies that have been put in place in the last 10 years. Importantly, this motion aims to extend fire safety protections to the growing stock of multifamily structures that serve the diverse communities of today's Los Angeles. Requiring the use of new building standards and fire-resistant technologies will give homeowners, tenants, fire-fighters and first responders the precious extra minutes they need to save lives.

SOUTHWEST REGIONAL COUNCIL

533 S. Fremont Ave., 10th Fl. Los Angeles, CA 90071
(213) 385-1457 Fax: (213) 385-3759

■ Arizona - 1912 ■ California - 213 562 619 661 714 721 805 909 951 1607 ■ Colorado - 555
■ Nevada - 971 1977 ■ New Mexico - 1319 ■ Utah - 801

Requiring safer fire-resistance construction materials for comparable cost

The findings of Industry authored studies illustrate that construction costs for a building using fire-resistant materials are roughly comparable to a wood framed building of similar size and, depending on the type of materials used, can result in significant cost efficiencies. Concrete structures can bring more benefits mainly due to energy costs savings, lower insurance, reduced losses to vacancy because of reduced noise, increased thermal comfort and lower rent plus utility costs. As technological innovation continues to lower costs, this motion allows for a means to update the Fire District 1.

Retooling to build for a sustainable future

Responding to new climate realities necessitates embracing new technologies to offset its deleterious effects. Carpenters across the US are leading the way in utilizing cutting edge technology in construction methods and materials to mitigate the effects of climate change. Although the central aim of the motion is to address the increased threats to public safety posed by wildfires, the fact is *buildings constructed under the new requirements will be structurally stronger, more energy efficient and faster to build.*

The latter point cannot be overemphasized considering our City's affordable housing shortage. We also commend the Councilmembers Rodriguez, Blumenfield and Harris-Dawson for recognizing the importance of ensuring that top-quality, skilled, and responsible construction practices are utilized for new multifamily and commercial construction within the extended boundaries of Fire District 1.

The dangers posed by wildfires are but one facet of the multiple challenges our changing climate has put before us. This motion offers a sensible approach to bring more Angelenos under the cover of safety. The Southwest Regional Council of Carpenters urges you to adopt the Blumenfield/Rodriguez motion.

Sincerely,



Daniel Langford
Executive Secretary-Treasurer

cc: Councilmember O'Farrell
Councilmember Buscaino
Councilmember de Leon
Councilmember Harris-Dawson
Councilmember Bob Blumenfield

Communication from Public

Name: Andrew Dodson
Date Submitted: 03/02/2021 04:35 PM
Council File No: 19-0603
Comments for Public Posting: The American Wood Council joins the coalition of builders, affordable housing developers, environmental groups and wood product manufactures who respectfully opposes Council File #19-0603.



AMERICAN WOOD COUNCIL

March 3, 2021

Los Angeles City Council
200 North Main Street
Los Angeles, CA 90012

RE: OPPOSE Council File #19-0603 (Blumenfield)

The American Wood Council joins the coalition of builders, affordable housing developers, environmental groups and wood product manufacturers who respectfully opposes [Council File #19-0603](#).

The American Wood Council (AWC) is the voice of the North American wood products manufacturing industry, providing information on wood design and regulations. AWC staff experts develop state-of-the-art engineering data, technology, and standards for wood products to assure their safe and efficient design. We are the developers and publishers of both the National Design Specification® (NDS®) and the Special Design Provisions for Wind and Seismic (SDPWS) that are adopted by reference and form the basis for wood structural design in both the International Building Code and the California Building Code.

While the "Building A Safer Los Angeles" motion may be well intended, the impact of restricting wood frame construction in a City that is facing an unprecedented housing shortage, a homelessness crisis and a global pandemic will do nothing to prevent urban wildfires. Moreover, the State of California has recently adopted building code standards that reflect the increasingly supportive and beneficial nature of mass timber construction, not only from a cost and materials perspective, but also due to environmental benefits.

FACT: Certain Types Of Wood Construction Are Prohibited In Fire District One

Fire District 1 has been in place at least since 1913 and is an antiquated restriction on some types of wood construction that is left over from the days of no sprinkler systems and lack of modern building construction.

The City's Building Code prohibits the use of Type IV and V construction materials in Fire District One.

- Type IV materials include heavy timber, a that type of construction in which currently the [exterior walls](#) are of [noncombustible](#) materials, Fire Retardant Treated Wood (FRTW) or Cross Laminated Timber (CLT) and the interior [building elements](#) are of [solid](#) or laminated wood without concealed [spaces](#).

Fact: Measure HHH Projects Are Largely Wood Framed Construction

Based on recent reports from the [Prop HHH Administrative Oversight Committee](#), as of [December 2020](#), the City has already allocated well over \$400 million dollars to fund affordable housing projects within the City of Los Angeles. By expanding Fire District One, the City will effectively prevent the continued development and construction of affordable housing projects.

Even a cursory view of the December 2020 updated [project list](#) from the Housing and Community Investment Department clearly illustrates the vast number of wood frame construction projects that the City has already approved. Adopting the motion as drafted will have a substantially negative impact on housing in the City of Los Angeles.

FACT: Built To Code Is Safe, Including The Use Of Mass Timber

The City of Los Angeles currently allows for wood frame construction materials to be used because it has been deemed safe for construction and for fire safety. There is no need for the proposed changes because the City follows both State and International Building Code, which supersede and compliment the City code.

- In accordance with the International Code Council (ICC) International Building Code (IBC), which is reviewed and adopted in the state every three years, in California, light wood frame and mass timber can be used to construct certain non-residential buildings up to 270 feet tall or eighteen stories, such as a business use, in the 2021 edition of the IBC.
- Currently, multi-family residential Buildings can be built currently up to 5 stories using wood exclusively.

FACT: The State has already approved the use of mass timber products in the recent update of the CA Building Code (CBC):

The California Building Standards Commission has approved the inclusion of Tall Wood criteria from the 2021 International Building Code. Tall wood is generally Type IV materials, which would be prohibited in the proposed motion. The criteria will be included in the July 2021 Supplement to the CBC with an effective date of July 1, 2021. The California State Fire Marshal has also indicated their support of the Tall Wood criteria. This approval does not have any limitations for use in Wildland Urban Interface areas.

FACT: The Department of Building and Safety are already on the record supporting wood frame construction for residential construction

In 2016, the Department of Building and Safety [responded the questions](#) in CF# [16-1165](#) from Councilmember Blumenfield specifically regarding wood framed construction. When asked about the dangers of wood in residential construction, the department responded:

“Unprotected wood is fire hazard. However, the code requires wood to be treated with fire retardant chemicals and wrapped into fire resistance drywalls when wood is

used in more than three-story high building. This construction type has been in use for many years.”

FACT: Governors Newsome and Brown understand wood construction benefits the environment.

New Type IV A, B and C construction is being supported by the CA Governor’s office initially through Executive Order B52-18 for early adoption because the new types of construction promote forest health and result in carbon sequestration as an alternate to concrete and steel construction which requires more embodied energy to construct while liberating more CO2 into the atmosphere.

The American Wood Council understands the ongoing concerns and dangers posed by wildfires and appreciates the continued opportunity to dialogue with the City on how together we can create a safer environment for residential construction. It is our goal to partner with the City to convene and discuss how our experience can integrate with the City’s overarching policy goals of preventing wildfires.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Dodson', with a long horizontal stroke extending to the right.

Andrew Dodson
Vice president, government affairs

Communication from Public

Name: Dennis DiBiase, President, Woodland Hills Homeowners Organization

Date Submitted: 03/02/2021 10:00 PM

Council File No: 19-0603

Comments for Public Posting: Submission to Los Angeles City Council, from Dennis DiBiase, President, Woodland Hills Homeowners Organization, Testimony in Support of CF 19-0603 Building A Safer Los Angeles, before the Planning & Land Use Management (PLUM) Committee, December 3, 2019, (Transcribed).

Transcription of Statement by Dennis DiBiase, Woodland Hills Homeowners Organization
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Dennis DiBiase, Woodland Hills Homeowners Organization:

“My name is Dennis DiBiase, I am a resident of Woodland Hills and I am also the Vice President of the Woodland Hills Homeowners Organization. I came here today to support the motion. And I want to mention to you guys that the Board of Directors of our organization at our meeting on September 9th, voted unanimously to support the needed expansion of the fire safety requirements, and the need for additional areas to be included in the Fire District 1.

This motion is critical to how the City designs its overall fire safety strategies to address the new reality of the twelve-month fire season. Also, it goes without saying, that when you have a higher density of residents, the risk increases and the number of people at risk also increases. As an example, as Committee Member Blumenfield has also mentioned, an area in Woodland Hills within our purview is the Warner Center, and it’s one of the densest areas in the city or getting there. And, it is not included in Fire District1, at this time.

I want to just say, as a matter of record, that the Woodland Hills Homeowners Organization supports the proposal.”

Communication from Public

Name: Gloria Colazo, Chairwoman of St. Jude Board of Directors and Director of the Salvadorian Committees

Date Submitted: 03/02/2021 10:17 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council of Gloria Colazo, Chairwoman of St. Jude Board of Directors and Director of the Salvadorian Committees, gives her Testimony before the LA City Council PLUM Committee on 12.03.201 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Gloria Colazo, Vice-Chairman for St. Jude, Board of
Directors, Director for Salvadorian Committees**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Gloria Colazo, Vice-Chairman for St. Jude, Board of Directors, and Director for Salvadorian Committees:

“Good afternoon, Committee Members. Gloria Colazo. I am honored to be here today to witness your Committee take our safety into the highest consideration and pass this motion.

As a Vice-Chairman for St. Jude, Board of Directors, original Director for Salvadorian Committees, I must tell you that our great City of L.A., if this motion doesn’t pass, we are setting it up for a disaster, that we don’t need.

These are our people that voted for you. These people need you today, to pass this motion. I deal with these people every day. I hold their hands. They cannot afford to lose everything they ever owned. Thank you.” [Applause is heard in the Hearing Room].

Communication from Public

Name: John Walberg, California Steel Industry
Date Submitted: 03/02/2021 10:22 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council of John Walberg, Manager of Marketing & Sales for California Steel Industry, provides his Testimony before the LA City Council PLUM Committee on December 03, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

Transcription of Statement by John Walberg
Manager of Marketing & Sales California Steel Industry
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – John Walberg, Manager of Marketing & Sales for California Steel Industry:

“Good afternoon Chairman and members, my name is John Walberg, Manager of Marketing and Sales for California Steel Industry. It’s the largest steel company west of the Mississippi River. Thank you for the opportunity to speak on the importance of safe construction for the thousands of employees that my company directly and indirectly supports.

California steel competes with other Western US steel manufacturers, domestic suppliers from East of the Mississippi River, and with imported steel from around the world. We are located at the former site of Kaiser Steel, and have been in business as California Steel Industries for 35 years. We consider ourselves to be a vital part of the West Coast construction market.

Our steel is used in construction materials for the home and commercial building industry such as steel framing, roofing, decking, and other products that are essential for non-combustible construction. We directly employ 1,000 individuals many in high skill professions. In turn, the companies we serve employ more than 10,000 people who indirectly support tens of thousands of other people in the service, retail, and other industry segments. Collectively this represents an economic contribution to L.A. of more than a billion dollars. We support the measure. Thank you.”

Communication from Public

Name: Josh Raper, Regional Manager of the South West Region of Carpenters

Date Submitted: 03/02/2021 10:25 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council of Josh Raper, Regional Manager of the South West Region of Carpenters, provides his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Josh Raper, Regional Manager,
South Western Region of Carpenters**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Josh Raper, Regional Manager, South Western Region of Carpenters:

“Thank you, brother Chair, my name is Josh Raper. I am the Regional Manager of the South West Region of Carpenters, representing 35,000 construction professionals in Southern California. As an industry expert in building and construction, we stand in favor of Councilman Blumenfield’s ordinance.

There are three components to a fire: spark, oxygen, and fuel. With the option of fireproof materials readily available like US steel, locally mined and recycled concrete, and even fire-retardant lumber. There is no reason the continued use of combustible building materials in these tinder box living spaces for the sake of profit over people.

Throughout the state we have already seen, and inevitably, will continue to see large and more frequent tragedies until change is made. Because we’ve always done it this way, is not an acceptable response to these issues when families’ lives are on the line. Time for change is now. Thank you.” [Applause can be heard in the Hearing Room].

Communication from Public

Name: Larry Williams, Executive Director, Steel Framing Industry Association

Date Submitted: 03/02/2021 10:28 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council of Larry Williams, Executive Director, Steel Framing Industry Association, provides his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Larry Williams,
Executive Director, Steel Framing Industry Association**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Larry Williams, Executive Director, Steel Framing Industry Association:

“Good afternoon Chairman, Members of the Committee, my name is Larry Williams, I am Executive Director of the Steel Framing Industry Association. My members represent steel mills, builders, small businesses, large businesses, that go back for generations in Los Angeles.

I’ve heard the discussion of cost. You know, the cost of construction and different views about that. But you know, the thing that I’ve not heard is what happens, what does it cost when one of these buildings goes up in flames? We’ve seen enough history to know that they do go up in flames.

Well, we’ve fortunately had a Columbia University study that quantified that. Taking a look at the Da Vinci project as a case study and then extrapolating that to the construction happening in Los Angeles. The answer: In 2018, the cost to the community in terms of firefighters, water usage, the loss of tax revenue is \$1.7 billion dollars.

Who’s on the hook for that? The citizens of the City of Los Angeles. I thank you for taking this issue seriously in protecting the interests of taxpayers in Los Angeles.”

Communication from Public

Name: Michael Lawson, President, Los Angeles Urban League
Date Submitted: 03/02/2021 10:32 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Michael Lawson, President, Los Angeles Urban League, provides his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

Transcribed Testimony of Michael Lawson, President, Los Angeles Urban League
Los Angeles City Council Planning & Land Use Management (PLUM) Committee
December 3, 2019

Speaker – Michael Lawson, President of the Los Angeles Urban League:

“Good afternoon member of the City Council, my name is Michael Lawson, President of the Los Angeles Urban League. I am here to speak in favor of this ordinance. I am not an engineer, but I can tell you that my understanding is that this will not increase significantly the cost of housing. But please understand, this is not the reason we have a homeless problem. This is focused on safety and security and people in affordable housing need the same level of safety and security as anyone else regardless of how much it costs to build that particular building. But let’s be clear, there are so many other factors that have resulted in us having a homeless crisis here; the building materials is not one of them. Thank you.

Communication from Public

Name: Pastor Cue, Church Without Walls Skid Row, and CLUE
Date Submitted: 03/02/2021 10:41 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Pastor Cue, Church Without Walls Skid Row, and CLUE , gives his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

Transcription of Statement by Pastor Cue, Church Without Walls Skid Row, and CLUE
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Pastor Cue, Church Without Walls Skid Row, and CLUE:

“Good afternoon, my name is Pastor Cue from the Church Without Walls Skid Row, also with CLUE. They say, “If you stay ready, you ain’t gotta get ready.” And we do not want to get ready after a fire has occurred. We want to be ready.

Because the greatest cost - is the cost of life. And oftentimes, we do not see that as the case depending on where we are geographically in our city. And, the most densely populated areas in our cities, usually are the places where people of color live.

Those lives are important. That’s why we say, “Black Lives Matter;” “Value Brown lives.” The greatest cost is the cost of life. I approve and support this motion.” [Applause is heard in the Hearing Room].

Communication from Public

Name: Pastor Thembekila Smart, Christ Liberation Ministries
Date Submitted: 03/02/2021 10:45 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Pastor Thembekila Smart, Christ Liberation Ministries, gives her Testimony before the LA City Council PLUM Committee on 12.03.201 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

Transcription of Statement by Pastor Thembekila Smart, Christ Liberation Ministries
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Pastor Thembekila Smart:

“Greetings. So, what are we going to do? Today, is about choices. Since the beginning of time, humans have had to make real decisions about living quarters. And adjustments due to environment: torrential rains, fires, heat.

The Egyptians began to build with concrete substance because of the floods that were happening at the Nile River. Sometimes, we have to make big change. The Word says, “Behold, I do a new thing.” And today, we are looking for something new to happen with housing.

We are in support of this measure; because, we believe that sustainability and safety is a top priority for all of humankind. Thank you.” [Applause is heard in the Hearing Room].

Communication from Public

Name: Pastor William Smart, Southern Christian Leadership Conference
Date Submitted: 03/02/2021 10:47 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Pastor William Smart, Southern Christian Leadership Conference, gives his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Pastor William Smart,
Southern Christian Leadership Conference**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Pastor William Smart, Southern Christian Leadership Conference:

“Greeting my brothers and sisters, I am Pastor William Smart, President and CEO of the Southern Christian Leadership Conference. We are in favor of this measure. In fact, everyone that’s here that is in favor of it, would you please stand? So, the majority of most of the room.

One, simply, I’d like to say one thing. I think Councilman Blumenfield said it best. I’m in the Civil Rights. I’ve been into Civil Rights since, for fifty years of my life. One of the things we believe in the Civil Rights is if it’s good for one group, or you cannot deny one group something that another group is getting. So, you cannot deny South L.A., other cities, other parts of the city, something that Hollywood or Downtown is getting.

It’s time to make this change. It’s time now. Hollywood, and Downtown gets it, everyone needs to get it. Hollywood gets it, everyone needs to get it.” [Applause is heard in the Hearing Room].

Communication from Public

Name: Patrick Ford, Engineer, R.A. Smith, Inc.
Date Submitted: 03/02/2021 10:50 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Patrick Ford, Engineer, R.A.-Smith, Inc., gives his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

Transcription of Statement by Patrick Ford, Engineer, R.A.-Smith, Inc.
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Patrick Ford, Engineer, R.A. Smith, Inc.:

“I’m Pat Ford, I am an engineer with R.A. Smith, and we have a regional office here in Irvine. And I am in support of this measure. We have done numerous wood frame structures across the country, but invariably they end up being the least satisfactory of any of the structures we design. For a number of reasons, Sir. Serviceability: there is warp, shrinkage, and rot, vermin infestation; and not to mention, that it burns. Conventional lumber, it burns. It is the only structural materials that we design with that is fuel for the fire. We cannot forget that.

There’ also been pushback regarding costs. We helped with one of the cost graphics that you may have seen, at least on the Committee. And the cost of the frame of a wood frame building versus other materials I certainly not 45% less. It’s maybe less, but once the entire building is included, the percentage drops down to single digits, at best. You can see that in that study. Thank you.”

Communication from Public

Name: Rabbi Jonathan Klein, Hope For All (HOPE)
Date Submitted: 03/02/2021 10:52 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Rabbi Jonathan Klein, Hope For All (HOPE), provides his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

Transcription of Statement by Rabbi Jonathan Klein, Hope For All (HOPE)
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Rabbi Jonathan Klein, Hope for All:

“Good afternoon, Rabbi Jonathan Klein with Hope for All – Helping others prosper economically (HOPE). I was here a couple of years ago, and I am so glad to see us here again to move this forward.

You know all of us depend on the invisible safety standards that we go into buildings – we have no idea, and we assume that things are safe. Well, my parents had a fire when I was younger. They lost their home. And the only reason we able to get out is – actually, really luck. And we should not leave it up to luck for people to be safe in our society. We need to make sure our buildings are safe.

You have a very sound motion in front of you. You’re talking about expanding something that already exists; it’s not hard to do that. It’s already been shown to be great. I really appeal to you to move this forward today and follow Councilmember Blumenfield’s wise motion and move this forward, for all. Thanks.”

Communication from Public

Name: Rev. Walter Contreras, Neighborhood Housing Service County of Los Angeles & NALEC

Date Submitted: 03/02/2021 10:56 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council from Rev. Walter Contreras, Neighborhood Housing Service County of Los Angeles, and the National Latino Evangelical Coalition, provides his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Rev. Walter Contreras, Neighborhood Housing Service
County of Los Angeles, and the National Latino Evangelical Coalition**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Rev. Walter Contreras, Neighborhood Housing Service of the County of Los Angeles, and the National Latino Evangelical Coalition:

“Good morning, my name is Reverend Walter Contreras. I am here on behalf of an elect National Latino Evangelical Coalition and also NHS – Neighbor Housing Service of the County of Los Angeles. As a faith leader and community advocate, passing “Building A Safer Los Angeles” is deeply meaningful to the work that I do, and I serve.

As Vice President of an elect, in the capacity that I have with NHS, I believe that this motion is critical, ensuring, much needed low-income housing that is built and built safely across the city. In fact, I am currently working on a project on CD-8. The project is incredibly powerful. Because of the project, we are concerned that we can really pass this motion because of where we live. The project is going to be in a densely populated area. A population that can be in risk of fire.

So, we hope that we can pass this motion, today. Thank you very much” [Applause is heard in the Hearing Room].

Communication from Public

Name: Robert Lovelace, South West Regional Council of Carpenters
Date Submitted: 03/02/2021 10:58 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Robert Lovelace, South West Regional Council of Carpenters, gives his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Robert Lovelace,
South West Regional Council of Carpenters**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Robert Lovelace, Representative, South West Regional Council of Carpenters:

“My name is Robert Lovelace; I am a representative of the South West Regional Council of Carpenters. I’m pleased to be here today, on what is a very historic day. Where we have made a type of change that we all need to be comfortable with. Certainly, addressing tough choices and making hard changes isn’t easy for all of us.

But one of the things that we must respond to is the challenge of Climate Change. And I urge you today, to support this motion; because, at its essence, this is about fire safety. There is no question that if this budget, sorry if this ordinance passes, that it will increase the number of Angelenos that are brought under the area which requires stricter fire construction materials, fire safety construction materials.

This is an essential part of how we must respond to the challenges of our future. We need to update the fire codes to reflect the changing technologies that have been occurring in the construction industry. And finally, I would simply add, the Carpenters are committed to building faster, safer, and stronger housing for the citizens of Los Angeles. Thank you.”

Communication from Public

Name: Ron Miller, L.A. Orange County Building and Construction Trades Council

Date Submitted: 03/02/2021 11:01 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council from Ron Miller, L.A. Orange County Building and Construction Trades Council, provides his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Ron Miller,
L.A. Orange County Building and Construction Trades Council
LA City Planning & Land Use Management Committee Hearing
December 3, 2019**

Speaker – Ron Miller: L.A. Orange County Building and Construction Trades Council:

“Good afternoon, I am Ron Miller, Executive Secretary of the L.A. Orange County Building and Construction Trades Council. I have a couple of my affiliates here with me today, who represent over a hundred thousand hardworking men and women in the construction trades.

And, like this gentleman that sits in front of me, he knows about fires. We know about construction. And we want to build good safe structures. Our members want to live in good safe structures. So, building more safe and resilient multi-family, mid-rise structures with skilled labor here in L.A. is paramount to us; especially, during a time of homelessness and affordability.

We cannot forget about all the fires that regularly occur here in Southern California. The Motion that is introduced, we want you to move it forward, today. It’s very important to make this happen for the safety of our firemen, for the safety of our construction workers, and the general public that live in these dwellings. So please, move the motion forward. Thank you.”

Communication from Public

Name: Oscar De la Torre Board Member California Latino School Board
Date Submitted: 03/02/2021 11:11 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Oscar De la Torre, Executive Director of Pico Youth & Families Center, and Board Member of the California Latino School Board Association, gives his Testimony before the LA City Council PLUM Committee on December 3, 2019 in Support of CF 19-0603 Building A Safer Los Angeles (Transcribed).

**Transcription of Statement by Oscar De la Torre, Pico Youth & Families Center, and
California Latino School Board Association**
LA City Planning & Land Use Management Committee Hearing
December 3, 2019

Speaker – Oscar De la Torre, Executive Director, Pico Youth and Families Center:

“Good evening Chair, Harris-Dawson, good to see you up there. My name is Oscar de la Torre, and I am Founder and Executive Director for the Pico Youth and Families Center. I also served on the Board for many years on Community Corporation in Santa Monica, providing affordable housing. I am also the current President of the California Latino School Board Association.

I’m here to support this measure to build safer housing in the City of Los Angeles. We know that affordable housing is something that we need to build; especially, for our most vulnerable populations. And these populations deserve equity. We know that they are standards in other parts of the City that should apply to these communities that are very dense.

This motion is the first step to support the needs of at-risk communities who often deal with the repercussions of living in buildings construction codes that haven’t evolved with the times. But the issue here isn’t just about construction. We support this motion. Thank you.”

Communication from Public

Name: Gloria Colazo, Vice-Chair, Board of Directors, St. Jude Health Centers, Dir. Salvadorian Committees

Date Submitted: 03/02/2021 11:18 PM

Council File No: 19-0603

Comments for Public Posting: submission to the LA City Council from Gloria Colazo, Vice-Chair of the Board of Directors, St. Jude Health Centers, and International Director of the Business Associations for the El Salvador Chamber of Commerce, provides her Letter of Support, March 1, 2021, to the LA City Public Safety Committee for CF 19-0603 Building A Safer Los Angeles.



March 1, 2021

Los Angeles City Council
Public Safety Committee
Los Angeles City Hall
200 N. Spring Street Los Angeles, CA 90012

Dear Chairwoman Rodriguez, and Councilmembers O'Farrell, Buscaino, De Leon, and Harris-Dawson:

As Vice-Chair of the Board of Directors, St. Jude Health Centers, and International Director of the Business Associations for the El Salvador Chamber of Commerce, we advocate for socio-economically challenged families for safe and affordable housing.

We renew our continued support for Councilman Bob Blumenfield's and Councilwoman Monica Rodriguez's fire-life-safety ordinance, ***Building a Safer Los Angeles***, and we thank them for their leadership to limit the ways flammable and combustible materials can be utilized in new low to mid-rise multi-family construction. Residents can rest assured that their safety is a top priority thanks to the work of Councilmembers Blumenfield and Rodriguez. We commend Councilmember Marcqueece Harris Dawson for advancing this motion and his continued support.

Our vulnerable populations need safety and resiliency when it comes to housing. Low income families face the most difficulties starting over after a fire. They are counting on your leadership in the Public Safety Committee to ensure that the much needed low-income housing is built safely across the city.

We cannot afford to ignore the fire danger our communities face. Fire experts have warned that a year-round fire season is the *new normal*. We have seen climate change bring dangerous drought conditions, increased dry-hot winds, combined with communities located in [High Fire Severity Zones](#) and dense populations housed in multi-family apartment buildings, which are a threat to lives and property. The people of Los Angeles have a right to feel safe in their homes and in their communities. The sooner the city takes action, the better.

Your fellow City Councilmembers serving in the Planning and Land Use Committee agreed to increase fire-life-safety standards and voted to pass the proposed ordinance *Building A Safer Los Angeles*. I urge you to do the same and pass this motion without delay. Those most vulnerable are counting on you.

Sincerely,

Gloria Colazo
Vice-Chairman, St. Jude, Board of Directors,
Director for Salvadorian Committees

Communication from Public

Name: David Garfinkle Tarzana Property Owners Assoc. Tarzana Neighborhood Council

Date Submitted: 03/02/2021 11:37 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council from David Garfinkle, President of the Tarzana Property Owners Association, and Member of the Board of Directors of the Tarzana Neighborhood Council, and Chair of the Land Use Committee, provides Letter of Support, March 1, 2021, to the LA City Public Safety Committee for CF 19-0603 Building A Safer Los Angeles.



Tarzana Property Owners Association, Inc.



TARZANA
NEIGHBORHOOD
COUNCIL
TARZANANC.ORG

March 1, 2021

Los Angeles City Council
Public Safety Committee
Los Angeles City Hall
200 N. Spring Street Los Angeles, CA 90012

Dear Chairwoman Rodriguez, and Councilmembers O'Farrell, Buscaino, De Leon, and Harris-Dawson:

As president of the *Tarzana Property Owners Association*, and a Member of the Board of Directors of the *Tarzana Neighborhood Council*, and Chair of the Land Use Committee, I write to express our continued support for the efforts of *Build with Strength Los Angeles*, a coalition representing community-based organizations, small businesses, and labor unions throughout Los Angeles to encourage the Los Angeles City Council to strengthen fire safety standards by enacting a stronger code for the use of non-combustible building materials in the construction of low to mid-rise multi-family structures and the expansion of Fire District 1.

The Los Angeles City Council Public Safety Committee has an important motion before them, thankfully because of the leadership and persistence of Councilmembers Bob Blumenfield and Monica Rodriguez in bringing the motion ***Building A Safer Los Angeles***, and its advancement due to the efforts of Councilmember Harris-Dawson. This motion is a critical first step in protecting our local communities from loss of life and property from fire.

Tarzana has been my home for over 50 years. As a community leader I have worked with developers and government agencies to improve Building and Safety regulations that preserve our unique community in the face of development, fires, and major earthquakes. Protecting the communities in Tarzana and the San Fernando Valley from fire is a primary concern. It requires the use of fire resistant building materials like concrete and steel for structural stability and safety as well as fire protection.

Fire experts say high winds, high temperatures, and years of drought, combined with increased population density create Very High Fire Severity Zones and High Wind Velocity Zones where communities are especially at risk of catastrophic wildfire on windy, hot, and dry days. In the proposed ordinance, *Building A Safer Los Angeles*, there is an effort to make sure mid-rise buildings are built with safe materials for the residents who live in multi-family housing. They include materials such as: concrete, steel, and fire resistant treated wood.

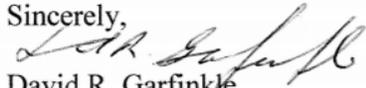
What the Tarzana Neighborhood Council was impressed with about the proposed ordinance *Building A Safer Los Angeles* is that this does not eliminate products and will allow developers to build much needed housing with resilience to make our multi-family structures safer across Los

to continue to build safe and affordable housing across Los Angeles. The expansion of Fire District 1 will include more neighborhoods and provide the much need fire-life-safety that will preserve lives and property. These are critical first steps to protect more of our communities across the City.

The Tarzana Neighborhood Council and the Tarzana Property Owners Association both voted unanimously to support Councilmember Blumenfield's and Chairwoman Rodriguez's proposed ordinance, *Building A Safer Los Angeles*. The LA City Planning & Land Use Management Committee (PLUM) voted unanimously in favor of the motion on December 3, 2019; I respectfully urge the Public Safety Committee to do the same.

Thank you in advance for your leadership and hopeful support in protecting the citizens of Los Angeles.

Sincerely,



David R. Garfinkle

Tarzana Resident

President of the Tarzana Property Owners Association

Member of the Board, Tarzana Neighborhood Council

Communication from Public

Name: Rabbi Jonathan Klein, Executive Director, Hope For All (HOPE)
Date Submitted: 03/02/2021 11:41 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Rabbi Jonathan Klein, Executive Director, Hope For All: Helping Others Prosper Economically (HOPE), provides Letter of Support, March 2, 2021, to the LA City Public Safety Committee for CF 19-0603 Building A Safer Los Angeles.



HOPE For All
6425 Elgin St.
Los Angeles, CA 90042
Rabbi Jonathan Klein, Executive Director

March 2, 2021

Los Angeles City Council
Public Safety Committee
200 North Spring Street
Los Angeles, CA 90012

Dear Chairwoman Rodriguez, and Councilmembers O'Farrell, Buscaino, De Leon, and Harris-Dawson:

As the Executive Director of *Hope For All: Helping Others Prosper Economically (HOPE)*, I work with others to improve the lives of those who are struggling to obtain affordable housing and meet their economic needs. These community members are almost always housed in multi-family structures, the kind of low to mid-rise housing the proposed ordinance on fire-life-safety seeks to improve.

Councilman Bob Blumenfield's and Councilwoman Monica Rodriquez's fire-life-safety ordinance *Building a Safer Los Angeles*, proposes to make multifamily low-to mid-rise buildings in communities across the City of Los Angeles safer when constructed with fire resistant materials like concrete or steel, and treated wood. We thank them for their vision to elevate fire safety standards across the City, and we commend Councilmember Marqueece Harris-Dawson for seconding this motion. Our communities deserve safe, resilient, and affordable housing.

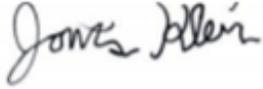
My parents had a fire when I was younger. They lost their home. And the only reason we were able to get out is – actually, really luck. And we should not leave it up to luck for people to be safe in our society. We need to make sure our buildings are safe.

On December 3, 2019, I testified before the Planning and Land Use Management Committee to ask that this motion be promptly turned into law to address the growing inequalities around fire life safety in our communities. I write to you today again, to encourage this committee and members of the council to quickly pass this draft motion and encourage staff to promptly return

the ordinance language to the committee to help our community prepare for yet another potentially catastrophic fire season.

It is time to ensure that we capture the changing and growing regional centers and neighborhoods within the City of Los Angeles. The proposed ordinance, *Building A Safer Los Angeles* will save precious lives and property. I appeal to you to move this forward today and follow Councilmember Blumenfield's wise motion and move this forward, for all.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Klein". The signature is written in a cursive, flowing style.

Rabbi Jonathan Klein
Executive Director, HOPE (Helping Others Prosper Economically)

Communication from Public

Name: Tien Peng, Build with Strength Coalition
Date Submitted: 03/02/2021 11:49 PM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Tien Peng, Build with Strength Coalition, gives her Testimony before the Los Angeles City Council Public Safety Committee Meeting on March 3, 2021 (Written testimony).

Tien Peng, Build with Strength Coalition, Testimony
Los Angeles City Council Public Safety Committee Meeting March 3, 2021

Thank you, Chairwoman Rodriguez and committee members for the opportunity to provide written comment on the *Building a Safer Los Angeles* motion.

Unfortunately, wildfires are the new normal for Los Angeles. Climate change has created conditions conducive to fueling the fires – such as drier air and vegetation. The Santa Ana Winds also increases the supply of oxygen which results in the fires burning more rapidly and spreading.

This means we must learn to coexist with fire, if our population is going to inhabit fire prone landscapes. An essential step is to shift our perspective from a focus on the **hazard** (such as flame lengths, rates of spread or fire intensities) to **how** we build our communities and, in particular, how *planning* and *better buildings* can reduce our exposure.

Fortunately, an existing planning tool already exists to protect the residents of Los Angeles. The proposed motion before you, expands Fire District No 1 (Chapter 72 of the Building Code) to areas also with greater fire risks such as the State designated Very High Fire Hazard Severity Zones, High Wind Velocity Areas and areas with population densities greater than 5,000 per square mile. By adding the Fire District No 1 protections to the existing fire zones – such as building with fire resistive construction- fire treated lumber, concrete and steel, require fire protected opening and assemblies, we also expand public safety. It's that simple.

While **all** building types should have better protection, the proposed motion would provide greater fire protection for multifamily structures because that's where greater density of vulnerable people – families with children, the elderly in nursing homes - are gathered and sleeping at night. Research previous provided by Dodge Data Analytics and RS Means (which are the industry standard) have demonstrated that the expansion of the Fire District No 1 would not adversely affect cost.

The proposed ordinance would also provide additional protection for those seeking to shelter-in-place when firefighting abilities are hampered by the slope of the natural terrain, or access to the buildings in the dense urban areas hindered by a narrow street network (such as many streets in Los Angeles) that negatively impacts access by emergency vehicles.

In many instances, being inside a home that doesn't ignite — one with fire resistive construction, Class A roofing shingles and vents that embers can't squeeze into— may be safer than getting stuck out on a road with thousands of people trying to evacuate.

We need to stop fighting these mega fires like forest fires, and **instead** build and redesign our communities to be more resistant to the **urban** fires that have become the norm. I urge your support for this motion.

Communication from Public

Name: Patrick Ford, Engineer, R.A.-Smith, Inc.
Date Submitted: 03/03/2021 09:32 AM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from Patrick Ford, Engineer, R.A.-Smith, Inc., provides his Letter of Support, March 2, 2021, to the LA City Public Safety Committee in favor of CF 19-0603 Building A Safer Los Angeles.

March 2, 2021

Los Angeles City Council
Public Safety Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Dear Chairwoman Rodriguez and Councilmembers Buscaino, De Leon, Harris-Dawson and O'Farrell:

R.A. Smith is an engineering consulting firm that provides a wide range of land development, construction management, and engineering services on construction projects throughout the United States, including the Los Angeles area through our Irvine office. Over the last 40 years I have personally designed dozens of 4 to 7 story mid-rise buildings with structural systems that include concrete, steel, and wood.

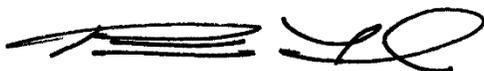
Prior to the introduction of changes to the International Building Code which occurred between 2003 and 2009, these mid-rise buildings were constructed with noncombustible materials. These code changes, which allow the use of combustible framing in mid-rise structures, have been adopted into the California Building Code. The unfortunate result is the rash of major fires that destroyed the DaVinci Apartments in 2015 and a rash of other structures since that time.

I am writing in support of the motion **Building a Safer Los Angeles** because it does not ban any construction products but ensures that common-sense solutions are implemented that will reduce the risks of these fires and promote safe construction practices.

Since this motion was passed by the Planning and Land Use Management Committee in December 2019 there have been several very large fires that have occurred, with the risk of more in the coming years.

I encourage this committee to act favorably on this measure without delay.

Sincerely,



Patrick W. Ford, P.E.
Senior Structural Project Manager
R.A. Smith, Inc.

Communication from Public

Name: John Walburg, Manager, California Steel Industries Inc.
Date Submitted: 03/03/2021 10:24 AM
Council File No: 19-0603
Comments for Public Posting: Submission to the LA City Council from John Walburg, Manager, California Steel Industries Inc., provides his Letter of Support, March 3, 2021, to the LA City Public Safety Committee in favor of CF 19-0603 Building A Safer Los Angeles



CALIFORNIA STEEL INDUSTRIES, INC.

1 California Steel Way; P. O. Box 5080
Fontana, California 92335
(909) 350-6300
Fax (909) 350-6223

March 3, 2021

Los Angeles City Council
Public Safety Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Dear Chairwoman Rodriguez and Councilmembers Buscaino, De Leon, Harris-Dawson and O'Farrell:

California Steel Industries is the largest steel producer west of the Mississippi River. Our main steelmaking operations are located on the former site of Kaiser Steel and have been a vital part of the manufacturing and construction market in California and the West Coast. California Steel directly employs 1,000 individuals, many in high-skill professions. In turn, the companies we serve employ more than 10,000 people, who indirectly support tens of thousands of other people in the Los Angeles service, manufacturing, retail, and other industry segments. Collectively, this represents an economic contribution to Los Angeles of more than \$1 billion.

We believe these people, and the economic vitality they represent, deserve the safer homes and communities that the provisions in this ordinance will allow – especially at a time when the risks of wildfires continue to mount every year.

On behalf of California Steel and all the people we represent, thank you for taking this issue seriously by bringing the motion *Building a Safer Los Angeles* before the Public Safety Committee today. I would note that in December 2019 the Planning and Land Uses Management Committee unanimously voted in favor of the motion, and I urge the Public Safety Committee to do the same today so these important protections can be implemented without further delay.

Sincerely,

A handwritten signature in black ink that reads "John Walburg". The signature is written in a cursive, flowing style.

John Walburg
Manager, Marketing & Sales Administration

Communication from Public

Name: Shamim Rashid-Sumar, Professional Fire Protection Engineer, NRMCA

Date Submitted: 03/03/2021 11:21 AM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council from Shamim Rashid-Sumar, Professional Fire Protection Engineer, for the National Ready Mixed Concrete Association (NRMCA), submits her written Testimony before the Los Angeles City Council Public Safety Committee Meeting on March 3, 2021.

Shamim Rashid-Sumar - Testimony

Public Safety Committee March 3, 2021

Thank you, Chairwoman Rodriguez and Committee Members, for the opportunity to submit testimony in support of the *Building a Safer Los Angeles* motion to extend Fire District 1. My name is Shamim Rashid-Sumar. I am a professional fire protection engineer at the National Ready Mixed Concrete Association.

As referenced in the motion, as the population of neighborhoods located along or in proximity to the wildland urban interface increases, access to buildings in densely populated areas is obstructed and high wind events escalate, this motion is needed to enhance Los Angeles' resiliency to fire and ensure the life safety of its people. More robust and fire-resistive construction provided by top-quality skilled professionals, responsible construction practices and implementation of fire protection plans for building projects will provide this much needed resiliency.

Some opposing views may claim that active fire protection systems such as automatic sprinklers are sufficient to provide necessary protection to life. While automatic sprinkler systems serve as an essential element of fire and life safety strategy, they are not necessarily required for all buildings, and are only effective if operational and well maintained. Large loss fires are the result of a tragedy of multiple errors. It is not just the start of the fire that is the cause of destruction to life and property, but the breakdown of multiple layers of fire protection elements. Fire-resistive and non-combustible construction is one layer of fire protection that provides life safety all day every day for the life of a building, has no requirement for water, and cannot be shut off either accidentally or intentionally. A balanced fire protection strategy including passive fire-resistive construction and active fire protection measures is the solution to ensuring fire safety for our buildings.

When fires do occur, fire resistive and non-combustible construction contains fire to the compartment, unit or structure of origin, and prevents the proliferation of fire across multiple compartments or structures.

This is especially critical in densely populated areas, where we have multi-family housing, senior housing, and mobility impaired persons. Fire resistant construction allow families with children, our elderly population, and wheelchair bound individuals enough time to evacuate in case of fire and provides a higher level of safety from fires in other units or nearby buildings.

It may be argued that mandating fire-resistive construction for densely populated areas places higher costs on area residences and commerce. Let us consider the cost of wildfires from the available data on damage due to wildfire. According to the California Department of Insurance, direct incurred losses from 2018 wildfires totaled nearly 2.7 BILLION dollars for residential personal property in Los Angeles and the immediate

surrounding area. This is just the loss directly incurred for personal and commercial property that was insured. Uninsured losses and indirect costs due to the 2018 wildfires (such as cost of police, fire, emergency services, water usage for fire suppression, and costs of business interruption) are not accounted for in these estimates. And of course, the cost of human life is not measurable.

This motion to extend Fire District No 1 is the best measure to minimize losses to residential and commercial property and more importantly increase safety to life. I urge you to support this motion to Build a Safer Los Angeles.

Communication from Public

Name: Diana Coronado
Date Submitted: 03/03/2021 12:23 PM
Council File No: 19-0603
Comments for Public Posting: Please see the attached letter.



Los Angeles/Ventura Chapter

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March 3, 2021

Councilmember Monica Rodriguez
Los Angeles City Hall
Public Safety Committee
200 N Main Street, Room #1010
Los Angeles, CA 90012

**Re: BIA-LAV Letter: Council File 19-0603 "Building A Safer Los Angeles"
(OPPOSE)**

Dear Chair & Councilmembers:

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, we are submitting this comment letter on the City's proposed. BIA-LAV is opposed to the "Building a Safer Los Angeles" motion as this policy has the potential to prohibit wood construction in various areas within the City of Los Angeles. Reducing the opportunities to build wood constructed housing within the City will reduce development and negatively affect housing production, further exasperating the housing crisis.

Based on possible amendment language, we ask that any report done by City departments review housing costs associated with this policy change and evaluate its impact to the housing shortfall. We also ask that the report include alternatives to the expansion of Fire District 1 that meet the goals of life and fire safety. Lastly, we also strongly encourage a robust stakeholder processes so that that all affected industries have the opportunity to share their perspective with City departments and elected leaders. This letter follows our [previous policy letter](#) sent to this Committee, last year. Below we have shared our concerns and comments related to this Motion. We sincerely hope that these considerations are included in the crafting of a final policy.

Housing Costs & Production

We know that building housing in Los Angeles has faced sever criticism for being [unnecessarily costly](#) and has some of the most [expensive regulatory hurdles](#) in the region. Housing is more expensive to produce today, than ever before. The costs of construction, land acquisition, labor, and design



Los Angeles/Ventura Chapter

have all increased. Adding to these costs include State, federal and local regulations, including developer impact fees, permits, and utility costs. All of these expenses and review processes target home construction. Despite other suggestions, residential builders agree and are using wood construction because they believe [it is the most cost-effective method](#) of development for a very large number of housing projects. Any increase in housing construction cost, such as the loss of building with wood, pushes working families and individuals further from housing affordability and perpetuates the “missing middle” housing gap. As these expenses continue to rise it makes housing too expensive to build and still deliver a product that’s affordable to middle-income earners. The City is moving in a direction where developers are either building subsidized housing or luxury housing, resulting in the production of limited moderate income housing units. According to the Southern California Association of Governments (SCAG) [Regional Housing Needs Assessment \(RHNA\)](#) the City of Los Angeles is responsible for the creation of nearly 460,000 new homes during the next RHNA cycle. This Motion will dramatically increase the cost of HHH Projects, affordable housing and TOC projects, making the choice to add costs to housing construction and eliminate housing production opportunities is absolutely the wrong approach.

New Construction Leads the Way in Fires Safety & Sustainability

BIA-LAV and its members are deeply committed to fire safety and mitigation throughout the entirety of the homebuilding process. In fact, new construction has led the way in the adoption of natural resource resiliency and fire safety; and the City of Los Angeles is at the forefront of fire protection. Aside from the Hillside Construction Regulation (HCR) Supplemental Use District (SUD) Ordinance, the City of Los Angeles has a Fire Prevention Bureau tasked with the investigation of the cause, origin, and circumstances of fires, the City’s Department of Building and Safety (LADBS) works with the City of Los Angeles Fire Department (LAFD) to ensure compliance and efficiencies with regulations and procedures, and the City has a robust fire inspection management system that enforces standards for new construction. These efforts work in tandem with State level regulations, including the California Code of Regulations (CCR) which includes Title 14, Natural Resources Department of Forestry & Fire Protection, Chapter 7: Fire Protection, Article 2: Emergency Access and Egress, and the Wildland-Urban Interface (WUI). As illustrated, mitigation measures work. During the Camp Fire in Paradise in 2018, 51% of the 350 single-family homes built after 2008 in the path of the Fire were undamaged, according to a McClatchy’s analysis¹ of CalFire data and Butte County property records. This is because homes built in the State after 2008 implemented the fire-resistant building codes in high risk areas (WUI). By contrast, only 18% of the 12,100 homes built prior to 2008 escaped damage. In the Tubbs Fire, an ember started the fire at the Walmart; that building had concrete exterior walls. It burned it to the ground.

Further, new construction is paving the way towards the State’s and City’s sustainability goals. Prohibiting wood construction would eliminate climate-friendly building materials in lieu of those

¹ “Built to Survive: Homes in California’s Burn Zones Must Adapt Fire-Safe Code”, Sacramento Bee, April 22, 2019.



Los Angeles/Ventura Chapter

that contribute to climate change. Wood from managed forestry stores carbon, as opposed to emitting it. As trees grow, they absorb CO₂ from the atmosphere; a cubic meter of wood contains around a ton of CO₂. Conversely, worldwide steel production currently [accounts for 9% of all direct emissions from fossil fuels](#). Concrete is responsible for 8% of the world's carbon dioxide (CO₂) emissions (2.8B tons). Not only does wood remove more CO₂ from the atmosphere than it adds through manufacture, but by replacing carbon-intensive materials such as concrete or steel, it doubles its contribution to lowering CO₂. A recent advisory report to the [UK government found](#) that "the greatest levels of [greenhouse gas] abatement occur when wood is used as a construction material...to both store carbon and displace high carbon cement, brick and steel." Last year, California was an early adopter of the entire series of the ICC (International Code Council) approved change proposals for the design of tall wood buildings in California. This further encouraged increased wood use by allowing additional height for wood construction, as Oregon and Washington State did in 2018. The State Fire Marshall [supported this adoption](#) recognizing that "...it will increase the pace and scale of our wildland fire prevention and forest management goals." He also pointed out the abilities wood has to sequester carbon and mitigate the effects of climate change. Lastly, sustainability doesn't just extend itself to the environment but the safety of workers, too. In construction and production of building, wood is far less harmful to long-term health when [compared to other materials](#). It's clear that both the State and City have made important strides to address the risks to reduce fire danger.

Conclusion

We urge you to consider how this Motion will affect housing within the City of Los Angeles. **We are asking that any report created by a City department evaluate the impact of this policy on the housing shortfall and include input from all stakeholders. Lastly, we ask that a report include alternatives to the expansion of Fire District 1.** It's important that any policy change refrain from negatively impacting residential development, including homeless, affordable and all other residential housing types. BIA-LAV believes that the comments found in this letter will provide helpful input towards a final policy. We look forward to continuing to work with the City and staff on this Motion. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado, at dcoronado@bialav.org.

Sincerely,

Diana Victoria Coronado
Vice President
BIA - Los Angeles/Ventura

Sent via e-mail

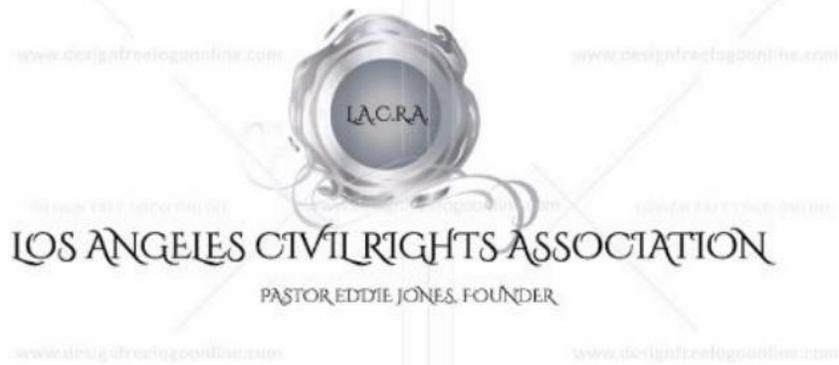
Communication from Public

Name: Pastor Eddie Jones, Founder, Executive Director of the Los Angeles Civil Rights Association

Date Submitted: 03/03/2021 12:36 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council from Pastor Eddie Jones, Founder, Executive Director of the Los Angeles Civil Rights Association, provides his Letter of Support, March 2, 2021, in testimony to the LA City Public Safety Committee in favor of CF 19-0603 Building A Safer Los Angeles.



March 2, 2021

Los Angeles City Council
Public Safety Committee
200 North Spring Street
Los Angeles, CA 90012

Dear Chairwoman Rodriguez and Councilmembers:

My name is Pastor Eddie Jones representing the Los Angeles Civil Rights Association, and I am writing to express my support for the proposed fire safety ordinance, *Building a Safer Los Angeles*, which is now in front of the Public Safety Committee for consideration.

This ordinance raises standards and aims to address safety concerns around the construction of high-density multifamily dwellings, ensuring fire resistant materials such as concrete, steel, and treated wood are utilized as appropriate. Affordable housing is obviously top of mind for a lot of us right now, and I believe this ordinance will deliver fire security without enacting any additional obstacles toward the construction of new units. Further, given the increased cost of lumber, sources indicate it is rapidly becoming more cost effective to use alternative materials, combining with resiliency to become a win-win.

The inequality of our society looms large and extends to the risk of fire in our vulnerable communities. There is ample and compelling data showing construction with non-combustible materials leads to more positive outcomes in the event of structure fire, where the amount of time families have to respond and react is critical—seconds can mean the difference between life and death.

I commend the leadership of Councilmembers Blumenfield and Rodriguez on this issue, and it is my fervent hope to see this ordinance become a reality.

Los Angeles Civil Rights Association
818-770-4681
2085 Atlantic Avenue, Long Beach, California 90806



Most Sincerely,

Pastor Eddie Jones
Founder, Los Angeles Civil Rights Association
Executive Director, Los Angeles Civil Rights Association

Los Angeles Civil Rights Association
818-770-4681
2085 Atlantic Avenue, Long Beach, California 90806

Communication from Public

Name: Walter Contreras, Vice-President, National Latino Evangelical Coalition (NaLEC)

Date Submitted: 03/03/2021 01:39 PM

Council File No: 19-0603

Comments for Public Posting: Submission to the LA City Council from Walter Contreras, Vice-President of the National Latino Evangelical Coalition (NaLEC), provides his Letter of Support, March 3, 2021, to the LA City Public Safety Committee in favor of CF 19-0603 Building A Safer Los Angeles.



March 3, 2021

Los Angeles City Council
Public Safety Committee
200 North Spring Street
Los Angeles, CA 90012

Dear Chairwoman Rodriguez, and Councilmembers O'Farrell, Buscaino, De Leon, and Harris-Dawson:

I represent the *National Latino Evangelical Coalition* (NaLEC), which is an organization working to lift up Hispanic-Evangelical voices to fight for solutions to challenges that Hispanic communities and people of color face in securing and maintaining safe and affordable housing. This letter will voice our continued support for *Build with Strength Los Angeles* which is looking to strengthen our communities by using safer, sustainable building materials for multi-family housing such as concrete, steel, and fire treated wood.

We thank Councilmembers Bob Blumenfield and Monica Rodriguez for their leadership and persistence in assuring Los Angeles builds stronger neighborhoods to improve the quality of life for low to moderate income families. We also extend our gratitude to Councilmember Marqueece Harris-Dawson for his support in advancing this fire-life-safety motion, *Building A Safer Los Angeles*.

This motion and the eventual ordinance WILL NOT raise the cost of low income or single family housing in our communities (in fact it does not include single family housing of any kind). With the costs of non-combustible materials far lower than currently available traditional construction materials – this motion will mean overall construction costs will be less expensive and will protect our most vulnerable populations by providing safe and resilient housing.

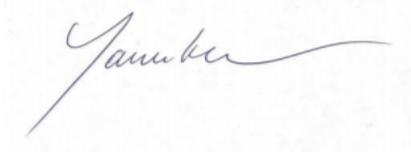
There are already measures in the city of Los Angeles that address increased fire risk in densely populated communities through the City's Building Code and Fire District 1. This code dictates that developers and construction crews use enhanced fire protections and fire-resistant materials during the building process. However, Fire District 1 only covers a small percentage of the City.

We believe it is a critical step for this committee and the full City Council to move and expand Fire District 1 to include all areas within the City covered by the California Department of Forestry and Fire Protection's Very High Fire Severity Zone and City's High Wind Velocity Zone as well as high density population centers.

Following another series of fires in the Los Angeles area this year, we set out to work within the community in support of taking a step forward to address public safety. Councilmember Blumenfield's motion is a significant step in the right direction and we are encouraged by its progress for all city residents. We respectfully urge the Public Safety Committee to follow the Planning and Land Use Management (PLUM) Committee's unanimous decision in December of

2019 and take the next step in passing this motion that would enact safer and more resilient building practices.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Contreras", written in a cursive style. The signature is contained within a light gray rectangular box.

Rev. Walter Contreras
Vice President,
National Latino Evangelical Coalition (NaLEC)