

Communication from Public

Name: Andreas Kemkes

Date Submitted: 03/24/2025 10:31 AM

Council File No: 25-0247

Comments for Public Posting: I support the motion and ask the committee and the council to vote in favor. Single-stair buildings offer benefits like * more affordability * family-sized units * greater design flexibility * better natural light and ventilation * walkable neighborhoods * enhanced living experience * no evidence of increased fire risk
The necessary density increase should go together with a requirement to allow for ample open spaces large enough to plant significant native trees that will be crucial in walkable neighborhoods and for a livable city of the future.

Communication from Public

Name: Aliah Werth

Date Submitted: 03/24/2025 09:38 AM

Council File No: 25-0247

Comments for Public Posting: Please support this motion and legalize single staircases. In architecture school, you are often taught to design the core of building first. By allowing single staircases, there will be greater flexibility in building footprints, particularly on small lots where 2 staircases can kill the possibility of a multistory building. As an urban planner, I see how this motion will help achieve housing goals across the region.

Communication from Public

Name: Sean

Date Submitted: 03/22/2025 08:54 PM

Council File No: 25-0247

Comments for Public Posting: Single Exit Stair (SES) designs have been permitted for multiplexes and small apartments in other jurisdictions, providing safe and efficient alternatives to support gentle density. SES designs can: 1. Maximize land use by making small-site infill more viable 2. Create more livable spaces with additional bedrooms per storey 3. Improve access to natural light & fresh air in apartment layouts 4. Increase accessibility by making it easier to integrate elevators This approach aligns with efforts to improve sustainability, affordability, and flexibility in housing design

Communication from Public

Name: Mike Royce

Date Submitted: 03/24/2025 02:42 PM

Council File No: 25-0247

Comments for Public Posting: The following is so important for quality housing in Los Angeles: Legalizing single stairways again, as New York City, Seattle, and other cities have done, would be a significant environmental benefit. In a single-stair building, more space is allocated to residents rather than stairwells. This not only reduces the consumption of construction materials but also requires less land. Additionally, single-stair buildings typically provide more apartment units with windows on multiple walls. This design enhances natural light, allows for improved airflow and ventilation between windows, and ultimately reduces energy usage.

Communication from Public

Name: Zack

Date Submitted: 03/24/2025 12:03 PM

Council File No: 25-0247

Comments for Public Posting: Please support the motion, and legalize single staircases. We need to make it easier to build new housing. Thank yo

Communication from Public

Name: Christopher Russell

Date Submitted: 03/24/2025 12:13 PM

Council File No: 25-0247

Comments for Public Posting: Single stair reform for: For Tenants... - Oppty to create more family-sized apartments (3br +) - We say we want this city to be great for families, right? - Better apartment layouts - Double or triple exposures for natural light and more inventive interior layouts for better living experiences - Ability to build on lots that otherwise wouldn't allow for the units - Tenants can live in boutique-sized buildings, and not the massive apt buildings that may take up a whole block - Lowered construction costs - Can translate into lower rents for eventual inhabitants For Developers... - Ability to build on lots that otherwise wouldn't allow for the units - We unlock more lots in the city to build; developers don't have to amass several plots in order to build - this is especially good for smaller developers, as typically only larger developers have capital (and time) to amass several plots - city of LA wants to encourage small businesses, right? - Lowered construction costs - Creates feasibility for developers to build buildings.

Communication from Public

Name: Joshua Seawell
Date Submitted: 03/24/2025 01:25 PM
Council File No: 25-0247
Comments for Public Posting: Please support single-stair! Stands to reduce costs with no obvious drawback. A lay-up for LA! I'm a resident of Los Feliz, where a lot of new transit-oriented projects are going up and would benefit considerably from these project economics. In negotiations with the Neighborhood Council, the improved margins could even become new affordable units or serve the community in some other way.

Communication from Public

Name: Billy Taylor

Date Submitted: 03/24/2025 01:34 PM

Council File No: 25-0247

Comments for Public Posting: Council File 25-0247 raises an urgent issue. Los Angeles needs to align with the updated state building code and allow single stair buildings up to six stories. This reform is long overdue and will directly improve the kinds of housing we can build. The two-stair requirement blocks functional, affordable, well-designed buildings. It cuts off access to natural light and cross-ventilation, limits family-sized units, and wastes valuable floor space. A second stair can take up 20 percent or more of the floor plan, making many small and mid-size sites infeasible. These are exactly the kinds of infill projects the city should be supporting. California's updated code includes modern safety features: sprinklers, egress limits, and ventilation standards. Under these rules, single stair buildings are safe. Cities around the world already build this way. Los Angeles is behind. The city claims to support infill housing, walkable neighborhoods, and climate action. That starts with removing outdated, self-defeating barriers like the two-stair rule. The Department of Building and Safety should move quickly to adopt and implement the new state code, with no unnecessary delays or restrictions. This isn't a theoretical policy debate. The rule on the books today is stopping good housing from being built. Fix it.

Communication from Public

Name: John Rieth

Date Submitted: 03/24/2025 06:04 PM

Council File No: 25-0247

Comments for Public Posting: I am writing to express my strong support for single-stair reform in Los Angeles. This common-sense policy change would meaningfully address our housing crisis while maintaining safety standards. Single-stair buildings have been safely constructed throughout Europe and in cities like Seattle for decades. By eliminating the requirement for a second stairwell, we can reduce construction costs and increase usable floor space, making housing more affordable and efficient. These savings can be passed on to renters and buyers, helping to address our severe housing affordability crisis. The current two-stair requirement unnecessarily limits housing production, particularly on small and mid-sized lots where a second stairwell consumes disproportionate space. With proper fire safety measures single-stair buildings maintain safety while allowing for more homes to be built. I urge you to follow the lead of other major cities and adopt this proven, safe approach to building design that will help address our critical housing needs.

Communication from Public

Name: Mimi Holt

Date Submitted: 03/24/2025 06:45 PM

Council File No: 25-0247

Comments for Public Posting: I am thoughtfully and deliberately in favor of single stair buildings, and here's why: Safety upgrades are already included in building codes, so escaping fires and earthquakes is no longer a grave problem, as long as code is followed. Single stair buildings allow for apartments that get a good cross breeze, vitally important for comfort, for decent sleep and for survival in a warming climate. Single stair buildings bring a human scale to architecture in Los Angeles. Single stair buildings could make it possible to include common areas that are outdoor, have trees and are inviting for neighbors to sit and visit with each other. Courtyards could be a place for children to play that is supervised, outdoors and protected from traffic. This is so important in park-poor Los Angeles. Single stair apartments promote community, are conducive for foot and bicycle traffic. Single stair typologies draw on our past, and are a key element to a pleasant, habitable future Los Angeles. Please approve this measure.

Communication from Public

Name: Nirad Gupta

Date Submitted: 03/24/2025 07:09 PM

Council File No: 25-0247

Comments for Public Posting: I support single stair reform as a means to make housing cheaper and more accessible in Los Angeles. I believe it can improve housing affordability in key ways: **Reduced Construction Costs:** Building a single staircase instead of multiple staircases reduces the amount of materials (concrete, steel, etc.) and labor required during construction. This can significantly lower the overall building cost. Multiple staircases may be necessary for fire safety or for larger buildings, but if the design can function with one staircase, it cuts down on the overall infrastructure needed. **More Efficient Land Use:** By minimizing the number of staircases, more of the building's footprint can be used for actual living space. This is especially important in Los Angeles where land is expensive and space is limited. A more efficient design means that each floor can accommodate more apartments or units, increasing the housing supply in the same physical space. **Density and Affordability:** When developers save money on construction and design, they are able to pass those savings on to buyers or renters. With more living units available in the same space, the cost per unit can be lowered, making housing more affordable for the general public. In summary, the single staircase reform helps to reduce the costs of building and maintaining urban housing by optimizing the building's layout, reducing materials, and maximizing space utilization. This, in turn, can make urban housing more affordable for people in Los Angeles.

Communication from Public

Name: Michael MacDonald

Date Submitted: 03/24/2025 07:15 PM

Council File No: 25-0247

Comments for Public Posting: As a California licensed architect, I am writing in support of the motion to study and present modifications to the LA Building Code to accommodate single-stairway, multifamily housing. Allowing for single stairway buildings would promote smaller scale and "missing middle" housing development to help to address the City's deficiency of affordable housing.

Communication from Public

Name: Tracey Alexander

Date Submitted: 03/24/2025 07:57 PM

Council File No: 25-0247

Comments for Public Posting: I strongly support this single stairway bill. In the Pacific Palisades and Altadena we could provide light and airy missing middle housing with a small footprint in our commercial corridor/village for our elderly who do not have the fortitude or means to rebuild and for our renters who desire an affordable home to return to. Moreover, the single stairway design allows architects to create uniform, affordable pre-approved floor plans that feature larger apartments for young families with children attending the local schools. The single stair option provides very gentle densification. It creates a village aesthetic. We can build affordable single stair housing on smaller infill lots outside of the fire zone near transit/opportunity corridors in Santa Monica, Westwood, Culver City, West Hollywood, Beverly Hills and Pasadena. This will allow us to keep our families intact and curtail the brain drain of young workers, professionals and retirees who are leaving California in search of more affordable living options.

Communication from Public

Name: Ben Lempert

Date Submitted: 03/24/2025 08:23 PM

Council File No: 25-0247

Comments for Public Posting: This is exciting, thank you for bringing this motion forward! I strongly support single-stair legalization. It would be a big environmental win. In a single-stair building, more space goes to residents and less to stairwells. That means buildings consume fewer construction materials and less land. A single-stair building also leads to more apartment units with windows on multiple walls! That means more natural light, more natural breeze and ventilation flowing from one window to another, and less energy-use.

Communication from Public

Name: Christopher K. Tokita

Date Submitted: 03/24/2025 08:53 PM

Council File No: 25-0247

Comments for Public Posting: Please support this motion for Single-Staircase reform, which will legalize single-staircase apartment buildings in the City of Los Angeles. A recent study from Pew has verified that single-staircases are just as safe as dual-staircase buildings, and countless of our peer countries in the developed world already allow for single-staircase buildings because they allow more compact, affordable, and diverse forms of housing—exactly what our city desperately needs in the midst of a deep housing shortage and affordability crisis. Follow the lead of other great American cities and legalize single-staircase buildings!