



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-0247

1 message

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, tess.taylor@gtlnc.org

Tue, Apr 1, 2025 at 10:55 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Greater Toluca Lake

Name: Tess Taylor

Email: tess.taylor@gtlnc.org

The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/18/2025

Type of NC Board Action: Against

Impact Information

Date: 04/02/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-0247

City Planning Number:

Agenda Date:

Item Number:

Summary: The Greater Toluca Lake Neighborhood Council opposes Council File 25-0247. Beware of bad ideas being passed off as "Reforms." This motion seeks to extract yet more entitlements for those already benefiting from subsidized Density Bonus housing, by dramatically reducing accepted, common sense national public safety protections for all residents of multi-family structures. The gratuitous proposed removal of double stairwell egress for emergency evacuation in such projects would delight real estate developers and investors as they look towards the eventual deregulation of rent-

suppressed units and windfall revenue increases when the enlarged units are restored to full market value. (See text of full Community Impact Statement attached.)

Ref:MSG12138670



GTLNC Opposes CF 25-0247 City Building Code Single Exit Single Stairway Modification.pdf
153K



Greater Toluca Lake Neighborhood Council Community Impact Statement



Passed at GTLNC Regular Board Meeting on Tuesday, March 18th, 2025

Position: OPPOSE

VOTE: 12 / 0 / 0

Re: Council File 25-0247 (Raman, Yaroslavsky): City Building Code / Multifamily Unit Residential Buildings / Six Stories / Single-Exit / Single-Stairway / Modification

The Greater Toluca Lake Neighborhood Council opposes [Council File 25-0247](#).

Beware of bad ideas being passed off as “Reforms.” This motion seeks to extract yet more entitlements for those already benefiting from subsidized Density Bonus housing, by dramatically reducing accepted, common sense national public safety protections for all residents of multi-family structures. The gratuitous proposed removal of double stairwell egress for emergency evacuation in such projects would delight real estate developers and investors as they look towards the eventual deregulation of rent-suppressed units and windfall revenue increases when the enlarged units are restored to full market value.

It’s always troubling (and telling) when proposals such as this are not straight forward in their presentation of basic facts. For example: The proponents suggest that essential safety protections for all residents are somehow old-fashioned and obsolete, and that the California Legislature has already followed their lead and passed enabling legislation. However, the California statute cited is not what they imply – but merely a study authorization, for which no conclusions have been made, published, or further acted upon. So, the instant Motion is precipitous, and at best premature. In the meantime, the City’s building codes are in compliance with both State and Federal law, and not in need of being tampered with.

The Motion ignores that forced height and density are confining and compressing our already fully built-out neighborhoods – indiscriminately lowering property values and livability for those who have sacrificed, often for decades, to achieve it. Apparently, the latter group of residents and voters are the ‘people who don’t matter’, except to be subjected to more charming “motel-like” congregate housing.

Currently, the National Fire Protection Association (NFPA) requires two exit stairwells for buildings over four (4) stories in height, while the State of California requires two stairway routes in multi-unit residential buildings above three (3) stories in height.

In 2022, according to NFPA, a space heater in a New York City 19-story apartment building caused a fire that killed 17 people. The two exit stairwell requirement recognizes the importance of providing a secure means of egress in the event of a fire or other emergency. A second stairwell is vital.

In summary, it isn't broken and doesn't require fixing. Why indiscriminately sacrifice public safety? If you want more green space (which is ironically not legitimately implicated by this Motion), why not simply... STOP BUILDING!?

The Greater Toluca Lake Neighborhood Council



By: _____
Tess Taylor
President

To: City of Los Angeles Planning and Land Use Management Committee:
Councilmember Bob Blumenfeld, Chair, Council District 3
Councilmember Heather Hutt, Vice Chair, Council District 10
Councilmember Adrin Nazarian, Council District 2
Councilmember Nithya Raman, Council District 4
Councilmember John S. Lee, Council District 12

cc: Mayor Karen Bass
Joey Freeman, Deputy Mayor, Intergovernmental Affairs, Office of Mayor
Mark Edwards, Deputy Director of Legislative Affairs, Office of Mayor
Councilmember Katy Yaroslavsky, Council District 5