



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>

Sun, May 25, 2025 at 2:16 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: lahd-hdb-ahcstaff@lacity.org, Clerk.CIS@lacity.org, CPC@lacity.org, amosm@resedacouncil.org, ladbs.haulrequest@lacity.org, LAFDFireCommission@lacity.org, APCSouthValley@lacity.org

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 to 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 rResolution 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: Reseda

Name: Amos Marvel

Email: amosm@resedacouncil.org

The Board approved this CIS by a vote of: Yea(10) Nay(1) Abstain(4) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/19/2025

Type of NC Board Action: For

Impact Information

Date: 05/25/2025

Update to a Previous Input: No

Directed To: City Council and Committees, Affordable Housing Commission, Area Planning Commission - South Valley, Building and Safety Commissioners, City Planning Commission, Fire Commission

Council File Number: 25-0247

City Planning Number:

Agenda Date:

Item Number:

Summary: The Reseda Neighborhood Council supports the efforts of our councilwoman, Nithya Raman, to modify the City's building code to allow for the construction of single-stairway multifamily residential buildings up to six stories. This modification is in line with current research and understandings of building safety, including a recent Pew Trust analysis of worldwide fire mortality rates that found little to no data suggesting modern single-stairway apartment buildings with four

to six stories pose more safety risks compared to other types of small and medium sized apartment buildings - meaning they are just as safe. This is partly due to newer technologies, (building and furnishing) materials, safety measures, and response systems. Buildings like these are seen around the globe, including American cities like Honolulu, Seattle, Baltimore, Washington DC. and New York City. They were recently legalized statewide in Montana. Other California cities like San Francisco and San Diego are considering similar proposals. Permitting these types of residential buildings would open opportunities for the housing development our city needs without requiring large parcels or the acquisition of (as much) surrounding land, in turn lowering costs for developers and subsequently future tenants and homeowners. These types of buildings provide the subtle density and housing options many stakeholders are interested in, and may better suit the character of more neighborhoods. Their units offer more lighting and better opportunities for green space and recreation, both of which are difficult to adequately achieve in apartment buildings with “doubled loaded” central corridors. [See photo below]. These concerns have been shared with us repeatedly by our stakeholders. It is important to note that young adults today (Generation Z) have remarkably low homeownership rates compared to previous generations. Many are being priced out of LA’s housing market due to the lack of housing production and



CIS on CF 25-0247 (Single Stairway MFH) Updated 2025.05.11.pdf

269K

Community Impact Statement on Council File 25-0247 (City Building Code / Multifamily Unit Residential Buildings / Six Stories / Single Exit / Single Stairway / Modification)

Position: **Support**

The Reseda Neighborhood Council supports the efforts of our councilwoman, Nithya Raman, to modify the City's building code to allow for the construction of single-stairway multifamily residential buildings up to six stories.

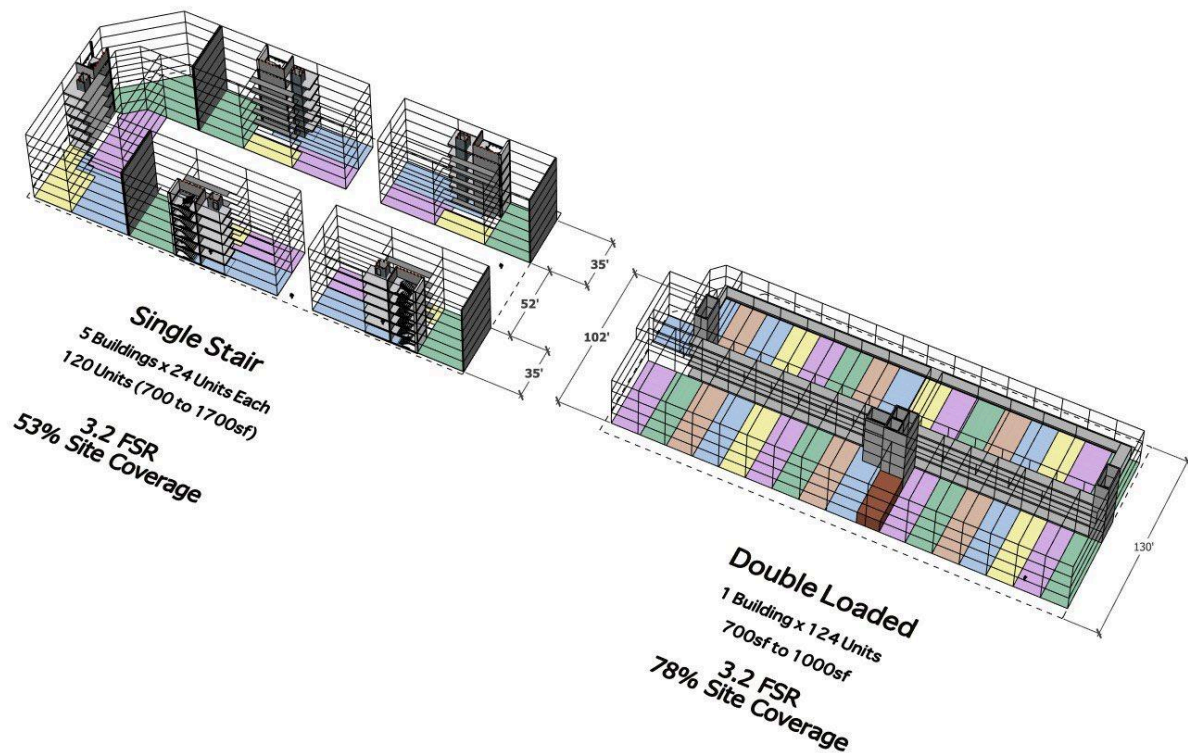
This modification is in line with current research and understandings of building safety, including [a recent Pew Trust analysis](#) of worldwide fire mortality rates that found little to no data suggesting *modern* single-stairway apartment buildings with four to six stories pose more safety risks compared to other types of *small and medium sized* apartment buildings - meaning they are just as safe. This is partly due to newer technologies, (building and furnishing) materials, safety measures, and response systems. Buildings like these are seen around the globe, including American cities like Honolulu, Seattle, Baltimore, Washington DC. and New York City. They were recently legalized statewide in Montana. Other California cities like San Francisco and San Diego are considering similar proposals.

Permitting these types of residential buildings would open opportunities for the housing development our city needs without requiring large parcels or the acquisition of (as much) surrounding land, in turn lowering costs for developers and subsequently future tenants and homeowners. These types of buildings provide the subtle density and housing options many stakeholders are interested in, and may better suit the character of more neighborhoods. Their units offer more lighting and better opportunities for green space and recreation, both of which are difficult to adequately achieve in apartment buildings with “doubled loaded” central corridors. [See photo below]. These concerns have been shared with us repeatedly by our stakeholders.

It is important to note that young adults today (Generation Z) have remarkably low homeownership rates compared to previous generations. Many are being priced out of LA's

housing market due to the lack of housing production and limited opportunities for homeownership, pushing them to move to surrounding suburbs and exurbs or completely out of state. Similarly, [CalMatters reported that](#) seniors have some of the highest and fastest growing rates of homelessness in California, a disproportionate number of which are Black. The increase in our housing supply that could result from this building code modification would help curb homelessness by reducing housing costs and increasing supply while offering more opportunities for interim housing and homeownership pathways.

While there may have been a need to prohibit these types of buildings before, we are past the point where such prohibitions are antiquated and detrimentally restrictive. With the understanding that safety is not compromised in modern buildings with single stairways, the Reseda Neighborhood Council supports this modification of the building code.



Comparison of single stairway buildings vs double loaded central corridors by Bryn Davidson.