



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>

Tue, Apr 1, 2025 at 10:55 PM

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

To: Clerk.CIS@lacity.org, tess.taylor@gtlnc.org

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***** 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



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, cdower@midcitywest.org

Fri, Apr 11, 2025 at 4:21 PM

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Contact Information

Neighborhood Council: Mid City West

Name: Chris Dower

Email: cdower@midcitywest.org

The Board approved this CIS by a vote of: Yea(19) Nay(0) Abstain(4) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/08/2025

Type of NC Board Action: For

Impact Information

Date: 04/11/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-0247

City Planning Number:

Agenda Date: 04/02/2025

Item Number:

Summary: Given our past letters asking the city to add AB 835 to its legislative support calendar and supporting LCI(21-1230-S2), the Mid City West Neighborhood Council proudly and strongly supports CF 25-0247.

Ref:MSG12206815



**BOARD OF DIRECTORS
2023 - 2025**

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Chair

Lauren Borchard
First Vice Chair

Hunter Burgarella
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Tyler Mathews
Arianna Miskin
Christina Mondy
Terence Mylonas
Matthew Peskay
Robert Shore
Sandra Sims
Nick Starr
Julian Stern
Jawhara Tariq
Sonya Turoff
Don Whitehead



PASSED 19 yay, 0 nay, 4 abstain, April 8th, 2025

POSITION: SUPPORT
COUNCIL FILE: [25-0247](#)

To LA City Council:

Given our past letters asking the city to add [AB 835](#) to its legislative support calendar and supporting [LCI\(21-1230-S2\)](#), the Mid City West Neighborhood Council proudly and strongly supports [CF 25-0247](#). As highlighted by a recent report from Pew Charitable Trusts, allowing for single stair buildings can reduce building costs up to 13%, create larger units with better ventilation and natural light, and help spur development in smaller infill lots without compromising on building safety.

Major Cities across the country, such as New York and Seattle, allow for the development of single-stairwell buildings over three stories. Legalizing single-exit, single-stairway, multifamily unit residential buildings up to six stories is done safely & easily elsewhere and should be done in Los Angeles as well.

Not only will legalizing Single Stair buildings across the city make it cheaper to build apartments but the decrease in cost and increase in housing supply would also apply to condo buildings, providing additional & more affordable opportunities for people to buy a family sized home anywhere in the city.

Let it be resolved that the Mid City West Neighborhood Council SUPPORTS Council File 25-0247.

Sincerely,

Chris Dower
Co-Chair Planning & Land Use Committee
Mid City West Neighborhood Council





clerk CIS <clerk.cis@lacity.org>

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

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

Sun, May 4, 2025 at 12:56 PM

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

To: Clerk.CIS@lacity.org, vic@westlasawtelle.org, CPC@lacity.org, ladbs.haulrequest@lacity.org, APCWestLA@lacity.org, LAFDFireCommission@lacity.org

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

Contact Information

Neighborhood Council: West Los Angeles Sawtelle

Name: Victor Pacheco

Email: vic@westlasawtelle.org

The Board approved this CIS by a vote of: Yea(8) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/22/2025

Type of NC Board Action: For

Impact Information

Date: 05/04/2025

Update to a Previous Input: No

Directed To: City Council and Committees, Area Planning Commission - West Los Angeles, Building and Safety Commissioners, City Planning Commission, Fire Commission

Council File Number: 25-0247

City Planning Number:

Agenda Date:

Item Number:

Summary: SUMMARY: The West Los Angeles Sawtelle Neighborhood Council supports the Single-Stairwell Design for apartment buildings, per the following parameters that increase protection from fires (CFN 25-0247). This would eliminate the requirement for 2 stairwells, which provide 2 paths of escape, in case 1 stairwell is blocked or inaccessible during a fire. PLEASE REFER TO ATTACHED DOCUMENT FOR COMPLETE BACKGROUND STATEMENT.



West Los Angeles Sawtelle N.C.
1645 Corinth Ave.
Los Angeles Calif. 90025
(310) 235-2070

Chair - Walton Chiu
Walton@WestLASawtelle.org

Website:
www.WestLASawtelle.org

WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

WWW.WESTLASAWTELLE.ORG // ADRIANE RANSOM // ALEX CARYOTAKIS // ALEXANDRA POLIN // DANILO TORRO // DAVID SWARTZ // JAMES ALTUNER // JAY HANDAL // KENT KAISAKI // MONICA MEJIA-LAMBERT // PIERRE TECON // RON BEN-YEHUDA // TASCHA FOLSOI // VIC PACHECO // VINCE PEAGLER III // WALTON CHIU //

LOS ANGELES CITY COUNCIL

Council File Number: 25-0247

City Planning Case Numbers: N/A

04.23.2025

MOTION: On April 23, 2025, the West Los Angeles Sawtelle Neighborhood Council Board of Directors resolved to support Council File: [25-0247](#).

TITLE: City Building Code / Multifamily Unit Residential Buildings / Six Stories / Single-Exit / Single-Stairway / Modification

The Board voted 8-1 to approve the Motion.

SUMMARY: The West Los Angeles Sawtelle Neighborhood Council supports the Single-Stairwell Design for apartment buildings, per the following parameters that increase protection from fires (CFN 25-0247).

1. This would eliminate the requirement for 2 stairwells, which provide 2 paths of escape, in case 1 stairwell is blocked or inaccessible during a fire.

2. Maximum height of 4-6 stories.
3. Maximum number of 4-6 units per floor.
4. Maximum distance from unit door to stairwell of 20 ft, maximum distance of 125 ft to farthest corner of unit.
5. 2-hour stairwells (current code).
6. Fire sprinklers in units (current code).
7. Windows should face the street, which provides better ladder truck access.
8. Stairwells shall be pressurized.
9. Buildings shall be located in high density areas (not suburbs), such as the LA urban core and corridors within 1 mile of fire station (not in high fire zones or hillsides, or served by substandard roads).

Reasons/Background:

1. Buildings with only 1 stairwell are cheaper (instead of 2 stairwells, which is the current requirement).
2. No expensive land assemblage is required for smaller buildings.
3. Multiple, smaller buildings like rowhouses can be built (instead of a single large massive building that spans an entire block).
4. ADA access is maintained (all buildings taller than 3 stories must have elevators).

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Board members may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

.... END OF DOCUMENT



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>

Wed, May 7, 2025 at 6:06 PM

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

To: lahd-hdb-ahcstaff@lacity.org, administration@losfeliznc.org, Clerk.CIS@lacity.org

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Contact Information

Neighborhood Council: Los Feliz

Name: Misty LeGrande

Email: administration@losfeliznc.org

The Board approved this CIS by a vote of: Yea(16) Nay(2) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/15/2025

Type of NC Board Action: For

Impact Information

Date: 05/08/2025

Update to a Previous Input: No

Directed To: City Council and Committees, Affordable Housing Commission

Council File Number: 25-0247

City Planning Number:

Agenda Date:

Item Number:

Summary: The Los Feliz Neighborhood Council strongly supports Council File 25-0247, introduced by Councilmember Nithya Raman, which directs City departments to study and implement reforms allowing single-stair residential buildings up to six stories. While we support the motion, we urge the City to act with greater urgency by adopting interim guidelines based on successful models already in use in cities like Seattle and New York. Los Angeles should not spend 90 days re-studying what others have already shown works. We support this motion for four key reasons: 1. Implementation should begin immediately. LADBS, Planning, and LAFD should move quickly to adapt proven frameworks such as requiring

sprinklers, limiting units per floor, and mandating fire-resistant construction. In the meantime, we recommend (a) issuing interim guidance modeled after Seattle's standards, (b) launching a pilot program to test the typology in select areas, and (c) engaging stakeholders early to ensure adoption is smooth and effective. These steps can and should begin now. 2) Los Feliz needs more housing options: Our neighborhood includes small lots and corner parcels that are often difficult to build on under current rules. Single-stair reform allows for efficient, flexible housing designs that make better use of these spaces, especially for family-sized units and walk-up buildings. 3) This is not new for our Council: In March 2023, the Los Feliz Neighborhood Council formally supported Assembly Bill 835, which called on the State Fire Marshal to develop safety standards for single-stairway residential buildings. Our support for Council File 25-0247 reflects the same belief: that thoughtful, safety-informed reform can unlock better housing solutions. 4) This should be just the beginning: We encourage the City to build on this effort by allowing taller single-stair buildings where safe, especially near transit corridors, and by aligning with state-level efforts like AB 835. Los Angeles...cont'd



25 0415 LFNC CIS 25-0247 - Single Stair Reform.pdf

355K



TREASURER
Erica Vilardi-Espinosa

VICE PRESIDENT
Celine Vacher - Communications

PRESIDENT
Misty LeGrande

VICE PRESIDENT
Amanda Blide - Administration

SECRETARY
Meggan Ellingboe

Council File: [25-0247](#)

Title: City Building Code / Multifamily Unit Residential Buildings / Six Stories / Single-Exit / Single-Stairway / Modification

Position: Support

Summary:

The Los Feliz Neighborhood Council strongly supports Council File 25-0247, introduced by Councilmember Nithya Raman, which directs City departments to study and implement reforms allowing single-stair residential buildings up to six stories. While we support the motion, we urge the City to act with greater urgency by adopting interim guidelines based on successful models already in use in cities like Seattle¹ and New York. Los Angeles should not spend 90 days re-studying what others have already shown works.

We support this motion for four key reasons:

1. Implementation should begin immediately. LADBS, Planning, and LAFD should move quickly to adapt proven frameworks such as requiring sprinklers, limiting units per floor, and mandating fire-resistant construction. In the meantime, we recommend (1) issuing interim guidance modeled after Seattle's standards, (2) launching a pilot program to test the typology in select areas, and (3) engaging stakeholders early to ensure adoption is smooth and effective. These steps can and should begin now.
2. Los Feliz needs more housing options: Our neighborhood includes small lots and corner parcels that are often difficult to build on under current rules. Single-stair reform allows for efficient, flexible housing designs that make better use of these spaces, especially for family-sized units and walk-up buildings.

¹ Second Egress - Seattle Building Code - Single-Stair - <https://secondegress.ca/Seattle>

3. This is not new for our Council: In March 2023, the Los Feliz Neighborhood Council formally supported Assembly Bill 835², which called on the State Fire Marshal to develop safety standards for single-stairway residential buildings. Our support for Council File 25-0247 reflects the same belief: that thoughtful, safety-informed reform can unlock better housing solutions.
4. This should be just the beginning: We encourage the City to build on this effort by allowing taller single-stair buildings where safe, especially near transit corridors, and by aligning with state-level efforts like AB 835. Los Angeles should not wait until 2028 to adopt best practices already in use across the world.
5. We reject fear-based opposition: Too often, good housing policy is derailed by misinformation. By going on record now, Los Feliz Neighborhood Council makes it clear: we support housing abundance, architectural flexibility, and urban design that meets the moment. This reform reflects the urgency and creativity that Los Angeles needs.

We thank Councilmember Raman for her leadership and urge the Council to move quickly, use the models we already have, and not let this opportunity stall.

PASSED 16 - 2 - 1

² CA AB835 - https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB835



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

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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.

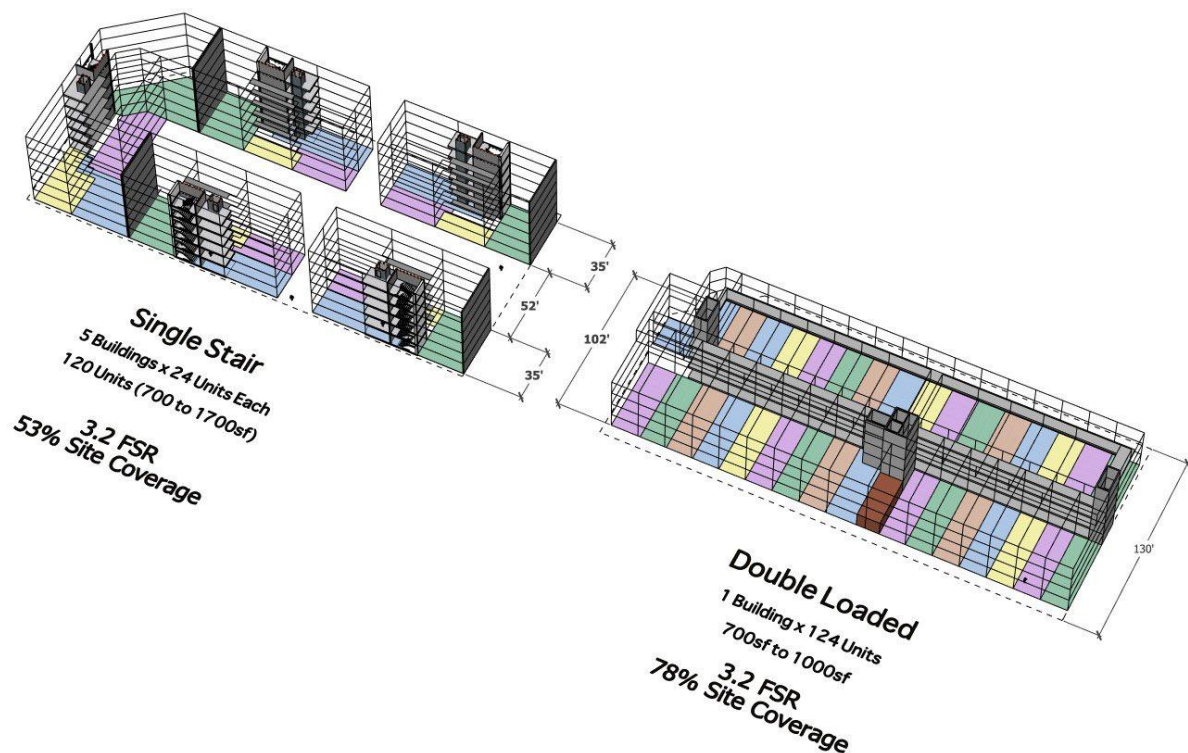
This modification is in line with current research and understandings of building safety, including [a recent Pew Trust analysis](#) of worldwide fire mortality rates that found little to no data suggesting *modern* single-stairway apartment buildings with four to six stories pose more safety risks compared 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.



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, jacobnwwnc@gmail.com

Sun, Jun 15, 2025 at 10:11 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: North Westwood

Name: Jacob Wasserman

Email: jacobnwwnc@gmail.com

The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(5) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/04/2025

Type of NC Board Action: For

Impact Information

Date: 06/16/2025

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 North Westwood Neighborhood Council calls for implementing reforms to allowing single-stair residential buildings up to six stories. As highlighted by a recent report from the Pew Charitable Trusts, allowing for single stair buildings can reduce building costs up to 13 percent, create larger units with better ventilation and natural light, and help spur development in smaller infill lots without compromising on building safety—these buildings are “at least as safe as other types of housing.” Major Cities across the country, such as New York and Seattle, allow for the development of single-stairwell buildings over three stories. Legalizing single-exit, single-stairway, multifamily unit residential buildings up

to six stories is done safely and easily elsewhere and should be allowed in Los Angeles as well. Indeed, single-stair reform allows for efficient, flexible housing designs that make better use of non-standard lots, especially for family-sized units and walk-up buildings. Not only will legalizing single-stair buildings across the city make it cheaper to build apartments but the decrease in cost and increase in housing supply would also apply to condo buildings, providing additional and more affordable opportunities for people to buy a family-sized home anywhere in the city. The resulting buildings often have more appealing designs, with courtyards or other enhancing features. We encourage the City to build on this effort by allowing taller single-stair buildings where safe.



CIS_Single-stair Buildings.pdf

160K



- COMMUNITY IMPACT STATEMENT -

Council File: [25-0247](#)

Title: City Building Code / Multifamily Unit Residential Buildings / Six Stories / Single-Exit / Single-Stairway / Modification

Position: For

Summary:

The North Westwood Neighborhood Council calls for implementing reforms to allowing single-stair residential buildings up to six stories.

As highlighted by a [recent report from the Pew Charitable Trusts](#), allowing for single stair buildings can reduce building costs up to 13 percent, create larger units with better ventilation and natural light, and help spur development in smaller infill lots without compromising on building safety—these buildings are “at least as safe as other types of housing.”

Major Cities across the country, such as New York and Seattle, allow for the development of single-stairwell buildings over three stories. Legalizing single-exit, single-stairway, multifamily unit residential buildings up to six stories is done safely and easily elsewhere and should be allowed in Los Angeles as well. Indeed, single-stair reform allows for efficient, flexible housing designs that make better use of non-standard lots, especially for family-sized units and walk-up buildings.

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We encourage the City to build on this effort by allowing taller single-stair buildings where safe.



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-0247 - Agenda Item Number: 13.D.

1 message

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

Mon, Aug 18, 2025 at 10:14 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.

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

Contact Information

Neighborhood Council: Sunland-Tujunga

Name: Cindy Cleghorn

Email: cindycleghorn@gmail.com

The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(5) Recusal(0)

Date of NC Board Action: 08/13/2025

Type of NC Board Action: Against

Impact Information

Date: 08/19/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-0247

City Planning Number:

Agenda Date: 08/13/2025

Item Number: 13.D.

Summary: Sunland-Tujunga Neighborhood Council OPPOSES Department of Building and Safety updated report, dated June 25, 2025, relative to amendments to the Los Angeles Building Code permitting single-exit, single-stairway, multifamily residential buildings of up to six stories.