

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Studio City Neighborhood Council

Name: Jeff Hartwick

Phone Number:

Email: jhartwick@studiocitync.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: 02/23/2022

Type of NC Board Action: Against

Impact Information

Date: 07/15/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0603

Agenda Date:

Item Number:

Summary: The Board of the Studio City Neighborhood Council (SCNC) opposes Council File 19-0603, which would expand Fire District 1 and exclude the use of wood in the construction of buildings.

SCNC BOARD

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February 23, 2022

Addressed to:

Councilmember Paul Krekorian
Councilmember Nithya Raman
Andrea Conant
Karo Torossian
Matt Hale
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Lorraine Diaz
Jorge Plascencia
Tiffany Zeytounian

Sent by Email:

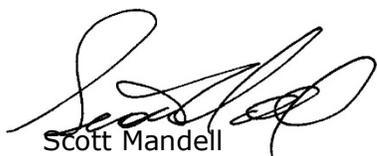
councilmember.krekorian@lacity.org
contactcd4@lacity.org
andrea.conant@lacity.org
karo.torossian@lacity.org
matt.hale@lacity.org
josh.nuni@lacity.org
lorraine.diaz@lacity.org
jorge.plascencia@lacity.org
tiffany.zeytounian@lacity.org

COMMUNITY IMPACT STATEMENT

The Board of the Studio City Neighborhood Council (SCNC) opposes Council File 19-0603. We recommend that the City of Los Angeles vote against this measure to expand Fire District 1. The motion proposes to exclude Type IV (heavy timber) and V (wood framed) construction from being utilized in Height Districts 2, 3, 4, and Regional Centers of Los Angeles. We urge the City Council to vote down this proposed expansion and instead use this opportunity to repeal the entire outdated and archaic Fire District 1 classification. While the Studio City Neighborhood Council applauds the attention to fire safety measures, the limiting of building materials will harm the production of affordable housing and contradicts existing City sustainability policies, all while providing virtually no increase in fire/life safety for our City’s residents. Also, this limitation of acceptable building materials does not align with the statewide California Building Code (CBC/Title 24), which is updated every three years, nor is it justified by the CBC, which is seen as the benchmark for building safety and energy-use standards nationwide. The manufacture of concrete and steel is the source of about 16% of the world’s CO2 emissions, whereas responsibly farmed timber is a carbon sink. Our City is already being ravaged by wildfires whose severity is directly magnified by the effects of CO2 on the atmosphere. The City should be looking at ways to mandate construction that involves less CO2 emissions (such as mass timber), not mandating construction that is more CO2 intensive (such as concrete and steel). This ban on Type-IV (heavy timber) and Type-V (wood frame) construction would eliminate one of the main mechanisms by which we are currently able to produce low-and-mid-rise housing. If these construction types are banned, the only projects that will pencil in this new District will be much taller, much denser towers that can amortize the

increased construction cost over more units and more-expensive units. The cost to build new homes in Los Angeles is already too high, which has reduced the amount of permanent supportive, affordable housing constructed in recent years and contributed to a severe increase in homelessness and housing costs. The Department of Building & Safety's report to Council on the proposed ordinance estimates that this one change would increase the per-unit construction cost between 10.6% to 47.1%. Expanding Fire District 1 will reduce the financial feasibility of 6 housing construction and result either in less affordable housing built in the City, or will require increasing the public subsidies for these projects. The last thing any member of our City Council should be proposing is even larger costs and ever larger deficits between the demand for housing in our City and its supply. As a neighborhood with many homes in the VHFHSZ and wildland-urban interface, we are deeply troubled that the effects of limiting medium height wood-framed construction elsewhere in the City will further exacerbate the severity of climate-change-magnified wildfires and make it even more difficult to meet our housing and sustainability goals.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Mandell', written in a cursive style.

Scott Mandell
Vice President,
Studio City Neighborhood Council