

Subject: Re: ENV-2016-4630-EIR
From: Yvette Whitaker <yvette.x.whitaker@lacity.org>
Date: 5/11/2018, 12:38 PM
To: Alejandro Huerta <alejandro.huerta@lacity.org>

Sorry about that. I didn't change the date.

This letter has NOT been issued prior to this.

I have attached the correct version.

Thanks.

On Fri, May 11, 2018 at 11:34 AM, Alejandro Huerta <alejandro.huerta@lacity.org> wrote:

Hello Yvette,

Thank you for the letter. The letter is dated January 21, 2018. I already received it. Were there any changes to the original January 21, 2018 letter?

Alejandro A. Huerta
Planning Department
[221 N. Figueroa St., Suite 1350](#)
[Los Angeles, CA 90012](#)
(213) 847-3674

On Thu, May 10, 2018 at 11:36 AM, Yvette Whitaker <yvette.x.whitaker@lacity.org> wrote:

Attached, please find the Fire Departments Recommendations for the above listed Environmental Impact Report.

Feel free to call me at [\(213\) 482-6811](tel:2134826811) should you need any additional information.

Thank you.

*****"Liability Notice"

Absolutely no alterations, changes or modifications are to be made to this document, unless done so specifically by Los Angeles Fire Department personnel. No verbal changes will ever be allowed. If any changes are subsequently made, you will be held liable.

--

Yvette Whitaker, Senior Administrative Clerk
Los Angeles City Fire Department

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www.lafd.org/customer-survey

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— Attachments: —

ENV-2016-4630-EIR 01-21-2018 R. Duff.doc

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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

May 8, 2018

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Sarah Moina Pearson

From: Fire Department

Subject: Notice of Preparation of Environmental Impact Report

CASE NO.: ENV-2016-4630-EIR
PROJECT NAME: 1045 Olive Project
PROJECT APPLICANT: 1045 Olive, LLC
PROJECT LOCATION: 1033-1057 S. Olive Street, Los Angeles, CA 90015

PROJECT DESCRIPTION

The Project includes the removal of four existing commercial buildings and the construction of a mixed-use high-rise building not to exceed 751,777 square feet containing a maximum of 794 residential units and 12,504 square feet of commercial uses located at the ground and mezzanine levels. At 70 stories, with a 61-story tower above a nine-story podium structure, the Project would reach up to 810 feet in height. Neighborhood serving commercial uses and a residential lobby would front along 11th Street and Olive Street. A public plaza space would be located at the corner of 11th Street and Olive Street. In addition, the Project would provide up to 100,652 square feet of amenity/open space area for its residents located above the podium structure, at mid-tower, on a roof terrace and within private balconies. Vehicle and bicycle parking would be provided per requirements of the LAMC within up to six (6) subterranean levels and eight (8) partial levels above grade (the fifth through ninth levels will contain residential units and other active uses along the perimeter of the Podium along the 11th Street and Olive Street frontages). The maximum floor-area ratio (FAR) for the Transit Area Mixed-Use Project would be 13:1. Project construction would take place in a single phase anticipated to begin in 2019 with Project buildout projected for 2023. To provide for the new development, approximately 80,520 cubic yards of soil would be excavated, all of which is expected to be exported off site

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **4,000 G.P.M. from four adjacent fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 4,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 4,000 G.P.M., the first-due Engine Company should be within 1 ½ mile(s), the first-due Truck Company within 2 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: 133 S. Olive Street

DISTANCE	Fire Station No.	SERVICES AND EQUIPMENT	STAFF
0.8	Fire Station No. 10 1335 S. Olive Street Los Angeles, CA 90015	Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance	14
1.0	Fire Station No. 9 430 E. 7th Street Los Angeles, CA 90014	Task Force Truck and Engine Company Paramedic Rescue Ambulance Battalion 1 Headquarters	12
1.7	Fire Station No. 11 1819 W. 7th Street Los Angeles, CA 90057	Task Force Truck and Engine Company Paramedic Rescue Ambulance	14
1.7	Fire Station No. 3 108 N. Fremont Avenue Los Angeles, CA 90012	Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance - Division Headquarters	16
2.1	Fire Station No. 13 2401 W. Pico Blvd. Los Angeles, CA 90006	Single Engine Company Paramedic Rescue Ambulance	9

Based on these criteria (response distance from existing fire stations), fire protection would be considered **adequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term

“horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

During demolition, the Fire Department access will remain clear and unobstructed.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this

proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw