

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 17, 2017

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: William Lamborn

From: Fire Department

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

CASE NO.: ENV-2016-3177-EIR
PROJECT NAME: Hollywood and Wilcox
PROJECT APPLICANT: 6436 Hollywood Blvd., LLC and 1624 Wilcox Ave., LP
PROJECT LOCATION: 6430-6440 Hollywood Blvd., and N. 1624-1646 Wilcox Avenue, Los Angeles, CA 90028

PROJECT DESCRIPTION:

The Applicant proposes to develop a mixed-use project comprised of 260 multi-family residential units and approximately 17,800 square feet of retail and restaurant uses. The Project would retain and integrate the existing two-story, 9,000 square-foot Attie Building, located at the corner of Hollywood Boulevard and Wilcox Avenue. The balance of the existing improvements on the Project Site would be removed to provide for development of the Project. The Project includes the development of a mixed-use building up to 15 stories in height, restoration/rehabilitation of the Attie Building, and the addition of a one-story commercial building directly adjacent to the east of the Attie Building. The new development would be stepped back from Hollywood Boulevard and would transition from 45 feet along Hollywood Boulevard to 125 feet, and then to a maximum of 160 feet within the southern portion of the Project Site. Upon completion, the Project would include approximately 278,892 square feet of floor area, inclusive of the 9,000 square-foot Attie Building, for a FAR of 4.5:1. Retail uses would be located along Hollywood Boulevard, and retail and restaurant uses, together with residential amenities including a lobby area and lounge, would be located along Wilcox Avenue. Landscaped outdoor courtyards and terraces would be integrated throughout the Project Site. Restoration/rehabilitation of the Attie Building would occur in accordance with the Secretary of Interior Standards for Historic Rehabilitation and would include retention/restoration of the existing on-site mural. Adjacent to the Attie Building, the new low-rise commercial building would replace an existing commercial building that is a noncontributing structure to the Hollywood Boulevard Commercial and Entertainment District. Approximately 420 parking spaces would be provided within two subterranean and three on- and above-grade levels. The on and above-grade parking levels would be centrally located within the Project Site and would be screened from public view by the commercial uses along Hollywood Boulevard and by the commercial uses, residential amenities, and residential uses along Wilcox Avenue. The residential units would be located on levels 3 through 15 of the mixed-use building. Project construction is anticipated to begin in March 2019, taking approximately 24 months with completion anticipated in March 2021. The excavation expected for the subterranean parking would be up to 40 feet below grade. It is estimated that approximately 58,000 cubic yards of export would be hauled from the Project Site during construction activities.

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 6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 6,000 to 9,000 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 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

FIRE STATIONS:

MILES	Fire Station No.	SERVICES AND EQUIPMENT	STAFF
0.6	Fire Station No. 27 1327 N. Cole Avenue Los Angeles, CA 90028	Headquarters Battalion 5 Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance	15
0.9	Fire Station No. 82 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Single Engine Company Paramedic Rescue Ambulance	6
1.6	Fire Station No. 41 1439 N. Gardner Street Los Angeles, CA 90046	Single Engine Company	4

MILES	Fire Station No. 35 1601 N. Hillhurst Avenue Los Angeles, CA 90027	SERVICES AND EQUIPMENT Task Force Truck and Engine Company Paramedic Rescue Ambulance	STAFF 12
3.1			
3.3	Fire Station No. 52 4957 Melrose Avenue Los Angeles, CA 90029	Single Engine Company Paramedic Rescue Ambulance Paramedic Supervisor	7

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

The proposed project would have a cumulative impact on fire protection services.

Environmental Impact

Project implementation will increase the need for Fire Protection and Emergency Medical Services in this area.

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).

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.

Policy Exception: L.A.M.C. 57.09.03.B Exception:

- 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.
- 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.
- 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.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

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.

Standard cut-corners will be used on all turns.

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.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE

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.

HELIPADS ON HIGHRISE BUILDINGS

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads 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 pad.

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 inclusion of the above recommendations, along with any additional recommendations made during later reviews of the proposed project. Will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

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.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact Inspector Duff of 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

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