

Date : 12/22/2020 12:26:00 PM

From : "Bradley Furuya"

To : "Robert Duff"

Subject : Sunset + Wilcox Project RFI

Attachment : NOP Project Location.pdf;NOP Conceptual Site Plan.pdf;Sunset + Wilcox - LAFD Letter.pdf;

Dear Inspector Duff,

Please find attached a Request for Information letter for the Sunset + Wilcox Project. Please let me know if you have any questions.



LOS ANGELES
CITY PLANNING

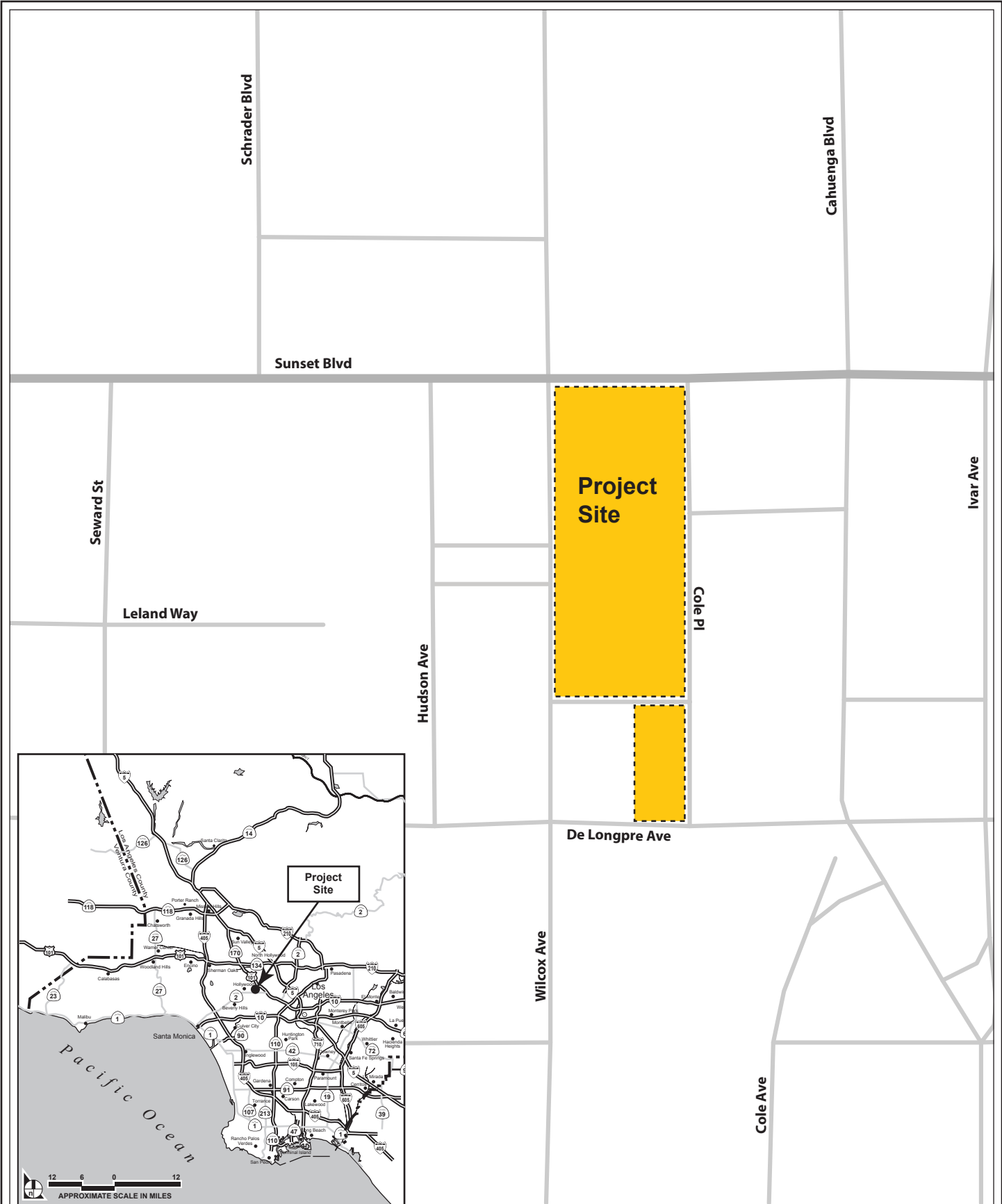
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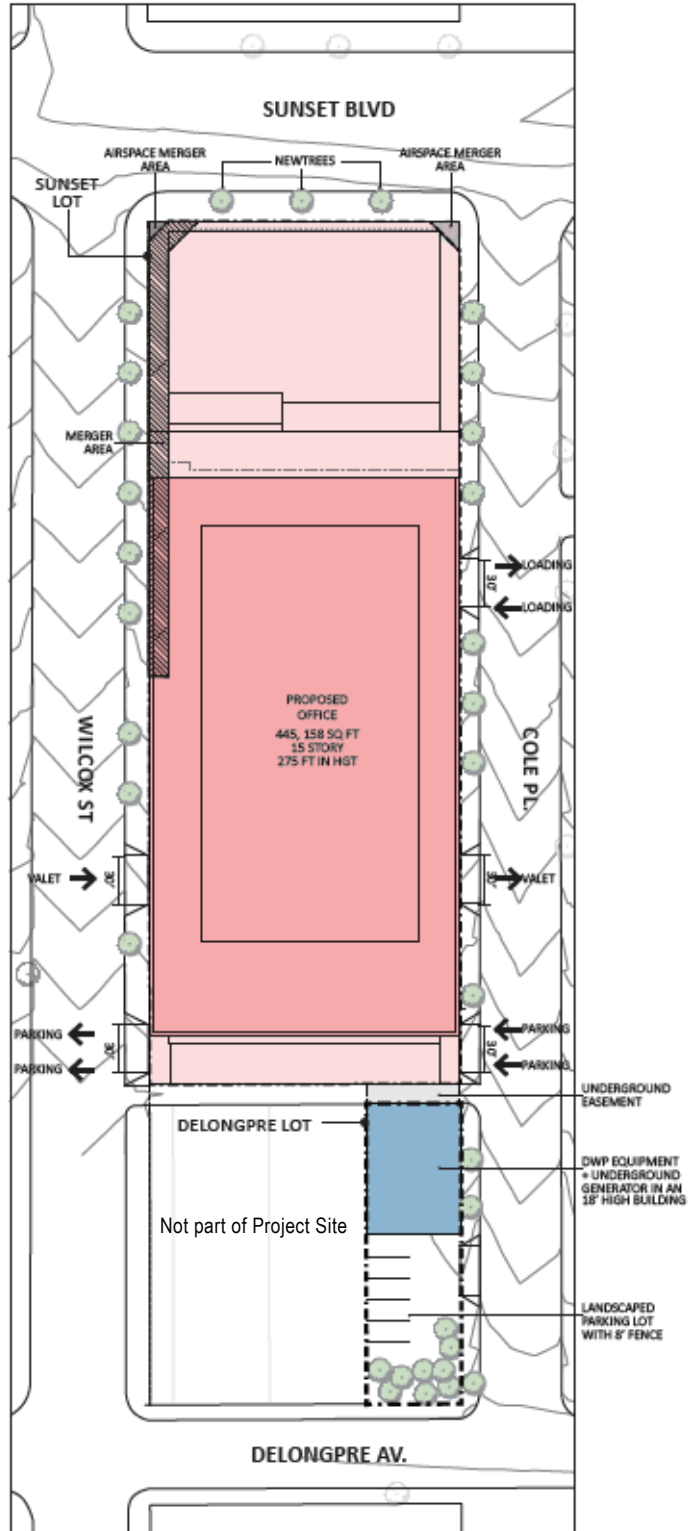
Planning4LA.org

T: (213) 847-3642



Project Location

Source: ArcGIS, 2020; Eyestone Environmental, 2020.



Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

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December 22, 2020

Inspector Robert Duff
Planning Unit
City of Los Angeles Fire Department
201 N. Figueroa Street, Suite 300
Los Angeles, CA 90012

RE: SUNSET + WILCOX PROJECT—REQUEST FOR INFORMATION

Dear Inspector Duff:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Sunset + Wilcox Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered fire protection facilities. As the Project is served by the Los Angeles Fire Department (LAFD), we are requesting information from your department. The following is a description of the Project and a list of requested information and questions.

PROJECT DESCRIPTION

The Project Site is located at 1440, 1420, 1424, 1426, 1428, 1432, 1432½, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue (Project Site) in the Hollywood Community Plan Area of the City.

The Project includes the construction of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 12,386 square feet ground floor restaurant space. However, approximately 1,800 square feet of outdoor covered patio areas adjacent to the ground floor restaurant

space along Sunset Boulevard would not count towards the Project's total floor area pursuant to the LAMC. Nevertheless, to provide a conservative environmental analysis, the environmental analyses assumes the outdoor dining areas count towards the floor area, resulting in a total floor area of 445,218 square feet, including 431,032 square feet of office space and 14,186 square feet of restaurant space. The Project also includes the construction of a 3,550-square-foot building to house the City's Department of Water and Power (LADWP) equipment and an underground generator (LADWP Building). The area proposed for this use would not constitute floor area as defined by the LAMC. As part of the Project, the existing office and retail uses comprising 26,261 square feet and associated surface parking would be removed.

The Project would provide 1,291 vehicular parking spaces within three subterranean levels, at-grade parking, a small parking mezzanine, two full floor fully-enclosed, mechanically ventilated above-grade levels, and a small surface parking area that would include five vehicular parking spaces. Although not required to provide any open space per the LAMC, the Project would provide a variety of private open space areas totaling 61,449 square feet, of which 32,077 square feet would comply with LAMC Open Space requirements.

LAFD provides fire protection services for the existing commercial uses on the Project Site. Based on employee generation rates included in the City of Los Angeles VMT Calculator Documentation, the Project's net increase in floor area would generate approximately 1,710 net new employees.¹

Vehicular access to the Project Site would be provided via driveways along Wilcox Avenue and Cole Place. A one-way valet driveway into the Project Site would be located along Cole Place with a corresponding exit driveway located on Wilcox Avenue. This drop-off and pick-up area would include a waiting area for both patrons and tenants utilizing the valet service. A second one-way driveway into the Project Site would be located further south on Wilcox Avenue for both patrons and tenants to drive in and park, with a corresponding exit driveway along Cole Place. Valets would be able to move cars from the valet drop-off to the parking garage and back from the parking garage to the valet pick-up while remaining on-site. The Project also includes a loading zone for loading and trash operations with a tertiary driveway located further north along Cole Place. A fourth driveway is proposed along Cole Place for the surface parking lot outside of the LADWP Building. An on-street passenger loading zone for rideshare

¹ Los Angeles Department of Transportation and Los Angeles Department of City Planning, City of Los Angeles VMT Calculator Documentation, May 2020, Table 1. Based on the "General Office" employee generation rate of 4 employees per 1,000 square foot applied to the proposed (431,032 square feet) and existing (9,329 square feet) office uses, the "High-Turnover-Sit-Down Restaurant" employee generation rate of 4 employees per 1,000 square foot applied to the proposed restaurant uses (14,186 square feet), and the "General Retail" employee generation rate of 2 employees per 1,000 square foot applied to the existing 16,932 square feet of retail uses to be removed.

services is proposed along the east curb of Wilcox Avenue adjacent to the Project Site. The Project Site would be accessible for pedestrians through pedestrian points of entry along Sunset Boulevard and Wilcox Avenue, with bicycle access provided from Cole Place and Wilcox Avenue.

For your reference, a project location map, aerial photograph of the Project Site and vicinity, and a conceptual site plan are attached.

REQUESTED INFORMATION

Please provide the following information regarding LAFD services and facilities:

- Fire stations that would serve the Project, including the address and distance to the Project Site, as well as an identification of the first-in and backup stations;
- Existing staffing levels (e.g., Captains, Lieutenants, firefighters, paramedics, EMTs, HazMat-trained personnel) for each fire station serving the Project Site;
- Equipment for each fire station serving the Project Site, including number of engines, trucks, rescue ambulances, etc.;
- A description of any plans by LAFD to construct new or expand existing fire stations that would serve the Project.
- Indication of whether the response distances for each fire station serving the Project Site meet the performance goals of the LAFD; and
- The fire flow, hydrant, and residual water pressure requirements for the Project.

QUESTIONS

To aid us in assessing potential adverse physical effects to fire protection services, please answer the following questions regarding LAFD services and facilities:

- Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered fire protection facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3642 or bradley.furuya@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than January 22, 2021.

Sincerely,

Bradley Furuya

Bradley Furuya
City Planning Associate
(213) 847-3642
bradley.furuya@lacity.org

Enclosures: Project Location Map
Conceptual Site Plan