

Date : 3/15/2021 1:49:00 PM
From : "Luciralia Ibarra"
To : "Planning Major Projects"
Subject : Fwd: LAFD letters
Attachment : EIR - Selma & Cahuenga.pdf;EIR - N. Seward and Hudson.pdf;EIR - Sunset & Wilcox.pdf;EIR - Beatrice.pdf;

FYI

----- Forwarded message -----

From: **Robert Duff** <robert.duff@lacity.org>
Date: Sat, Mar 13, 2021 at 4:29 PM
Subject: Re: LAFD letters
To: Christopher Mittino <christopher.mittino@lacity.org>
Cc: Milena Zasadzien <milena.zasadzien@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

As requested.

Robert E. Duff, Inspector II
Los Angeles Fire Department
Fire Prevention & Public Safety Bureau
Hydrants & Access Unit
201 N. Figueroa Street
Suite 300
Los Angeles, CA 90012
213-482-6502
robert.duff@lacity.org

On Wed, Mar 10, 2021 at 10:49 AM Christopher Mittino <christopher.mittino@lacity.org> wrote:

Good Morning,

Inspector Duff will have a response by Monday for these requests. Thanks.

Chris Mittino
Fire Captain I
Los Angeles City Fire Department
Hydrants and Access Unit
Fire Development Services Section
201 N. Figueroa St.
Los Angeles, CA 90012

Office: (213) 482-6530
Email: christopher.mittino@lacity.org

On Tue, Mar 9, 2021 at 6:12 PM Milena Zasadzien <milena.zasadzien@lacity.org> wrote:

Hi Captain Mittino,

We're reaching out to check in on the status of these letters for the following cases:

1000 Seward - ENV-2020-1239-EIR - (sent 10/12/20)

1520 Cahuenga - ENV-2019-5591-EIR - (sent 12/9/20)

Paseo Marina - ENV-2016-3343-EIR - (sent 12/22/2020)

Sunset + Wilcox - ENV-2020-1930-EIR - (sent 12/18/2020)

Beatrice Street - ENV-2020-3533-EIR - (sent 1/19/2021)

Please let us know if you need any additional information from our end.

Much appreciated,
Milena

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Milena Zasadzien
Senior City Planner
Los Angeles City Planning

221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
c: 213.847.3636 | Planning4LA.org
milena.zasadzien@lacity.org

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* For appointments, please contact Darlene Navarrete at (213) 847-3683 or Darlene.Navarrete@lacity.org

Luciralia Ibarra
Preferred Pronouns: She/Hers/Her
Principal City Planner
Citywide - Major Projects/CEQA Policy
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
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T: (213) 847-3634

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 12, 2021

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Cesar Moreno

From: Los Angeles Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2019-5591-EIR

PROJECT NAME: Artisan Hollywood

PROJECT APPLICANT: Artisan Realty Advisors

PROJECT LOCATION: 1520–1542 North Cahuenga Boulevard, 1523–1549 North Ivar Avenue, and 6350 West Selma Avenue, Hollywood, California 90028

PROJECT DESCRIPTION: The Project would retain the six existing commercial buildings and would replace the surface parking within the Project Site with a 25-story (286 feet maximum height) building that would include two levels of above ground parking and four subterranean parking levels. The building would provide 270 residential dwelling units (including 27 units restricted for Extremely Low Income households) and 6,790 square feet of commercial space to be occupied by a retail or restaurant tenant. The Project would also include approximately 30,918 square feet of open space. When including the existing buildings to be retained, the Project would result in up to 300,996 square feet of floor area with a maximum floor area ratio (FAR) of up to 4.5:1.

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

Cesar Moreno
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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.**

***9,000 GPM required for high rise buildings**

Improvements to the water system in this area may be required to provide 6,000-9,000 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 6,000-9,000 G.P.M*., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1.5 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: **1520 N. Cahuenga Blvd**

DISTANCE	Fire Station No. 27 1327 N. Cole Avenue Los Angeles, CA 90028	SERVICES & EQUIPMENT Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	STAFF 16
0.4			
1.0	Fire Station No. 82 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	6
1.5	Fire Station No. 41 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6
2.3	Fire Station No. 52 4957 Melrose Avenue Los Angeles, CA 90029	Assessment Engine and Paramedic Rescue Ambulance	6
2.4	Fire Station No. 76 3111 N. Cahuenga Blvd. Los Angeles, CA 90068	Assessment Engine and Paramedic Rescue Ambulance	6

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.

Cesar Moreno
March 12, 2021
ENV-2019-5591-EIR

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 the 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.

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.

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.

Cesar Moreno
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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 a 20ft 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.

Cesar Moreno
March 12, 2021
ENV-2019-5591-EIR

The inclusion of the above listed 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. (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** or **lafdhydrants@lacity.org**.

Very truly yours,

Kristin Crowley
Fire Marshal

KC:RED:jb

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 12, 2021

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Bradley Furuya

From: Los Angeles Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2020-1239-EIR

PROJECT NAME: 1000 Seward Project

PROJECT APPLICANT: 39 South, LLC

PROJECT LOCATION: 1000 and 1006 North Seward Street; 1003, 1007, and 1013 North Hudson Avenue; and 6565 West Romaine Street, Los Angeles, California 90038

PROJECT DESCRIPTION: The Project includes the development of a ten-story mixed use office building (with an additional rooftop level for mechanical equipment and tenant terrace) on a 0.78-acre site located in the Hollywood Community Plan area of the City. Specifically, the Project would include the development of new office, restaurant, and retail uses totaling 150,600 square feet in one of two development options. Under Option A, the Project would develop 136,200 square feet of office uses, 12,200 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use), and 2,200 square feet of retail uses. Under Option B, the Project would develop 134,100 square feet of office uses, 14,300 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use), and 2,200 square feet of retail uses. Under either option, the proposed uses would be located within a single ten-story building (with an additional rooftop level) with a maximum height of 133 feet to the top of the highest occupiable level and a maximum height of 155 feet to the top of the rooftop level. In accordance with the Los Angeles Municipal Code (LAMC), the Project would provide 310 vehicular parking spaces and 58 bicycle parking spaces (36 long-term and 22 short-term) within four subterranean parking levels, one at-grade level that would be enclosed with the exception of the entrance, and three fully-enclosed and mechanically ventilated above grade parking levels. An existing restaurant and studio and production space, totaling 2,551 square feet and 8,442 square feet, respectively, along with a surface parking lot would be demolished to accommodate the Project under Option A. An alternative building design is also proposed as Option B that would allow the 2,551 square-foot restaurant to remain. Upon completion of either option, the Project would result in 150,600 square feet of floor area within the Project Site with a floor area ratio (FAR) of 4.4:1.

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

Bradley Furuya
March 12, 2021
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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 **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Improvements to the water system in this area may be required to provide 12,000 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 12,000 G.P.M., the first-due Engine Company should be within 3/4 mile(s), the first-due Truck Company within 1 mile(s).

Bradley Furuya
March 12, 2021
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FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **1000 Seward St.**

DISTANCE	Fire Station No. 27	SERVICES & EQUIPMENT	STAFF
0.6	1327 N. Cole Avenue Los Angeles, CA 90028	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	16
1.7	Fire Station No. 41 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6
1.8	Fire Station No. 52 4957 Melrose Avenue Los Angeles, CA 90029 1	Assessment Engine and Paramedic Rescue Ambulance	6
1.9	Fire Station No. 82 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	6
3.4	Fire Station No. 35 1601 N. Hillhurst Avenue Los Angeles, CA 90027	Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and Brush Patrol	14

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.

Bradley Furuya
March 12, 2021
ENV-2020-1239-EIR

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

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

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 the 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.

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.

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 vehicular access where buildings exceed 28 feet in height.

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 a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

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.

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.

Bradley Furuya
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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.

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.

The inclusion of the above listed 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. (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** or **lafdhhydrants@lacity.org**.

Very truly yours,

Kristin Crowley
Fire Marshal

KC:RED:jb

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 12, 2021

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention:Bradley Furuya

From: Los Angeles Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2020-1930-EIR

PROJECT NAME: Sunset + Wilcox Project

PROJECT APPLICANT: 6450 Sunset Owner, LLC

PROJECT LOCATION: 1440, 1420, 1424, 1426, 1428, 1432, 1432/2, 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, Los Angeles, California 90028

PROJECT DESCRIPTION: The Project includes the development of a 15-story commercial building with a total floor area of 445,218 square feet consisting of 431,032 square feet of office space and 14,186 square feet of ground floor retail/restaurant space. The Project also includes the construction of an 18-foot-tall, 3,550-square foot building to house Los Angeles Department of Water and Power (LADWP) equipment and an underground generator. The area proposed for this use would not constitute floor area as defined by the Los Angeles Municipal Code (LAMC). As part of the Project, the existing office and retail uses and associated surface parking would be demolished. Upon completion, the Project would result in a net floor area of 418,957 square feet on the Project Site and a floor area ratio (FAR) of 6:1. Additionally, the Project includes general street level tenant/site identification and visitor directional signage as permitted by the LAMC.

The Project would provide a total of 1,291 vehicular parking spaces, including 1,286 vehicular parking spaces for the proposed office and retail/restaurant uses and five vehicular parking spaces adjacent to the LADWP equipment building. Parking for the office and retail/restaurant uses would be provided within three subterranean levels, at-grade parking, a small parking mezzanine, and two full floor fully-enclosed, mechanically ventilated above-grade levels. The five additional vehicular parking spaces would be provided in a small surface parking area adjacent to the LADWP equipment building. Although not required to provide 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 which would comply with the LAMC open space requirements. The total covered outdoor spaces not counted towards the floor area, as defined in LAMC Section 12.03, would be approximately 1,800 square feet on the ground level. As such, to provide a conservative analysis of the Project's environmental impacts, the excluded

Bradley Furuya
March 12, 2021
ENV-2020-1930-EIR

areas would count towards the Project's total floor area when analyzing environmental impacts, or a total floor area of 445,218 square feet consisting of 431,032 square feet of office space and 14,186 square feet of retail/restaurant space.

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.**

***9,000 G.P.M. for high rise buildings**

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).

Bradley Furuya
 March 12, 2021
 ENV-2020-1930-EIR

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **6450 Sunset Blvd**

DISTANCE	Fire Station No. 27	SERVICES & EQUIPMENT	STAFF
.02	1327 N. Cole Avenue Los Angeles, CA 90028	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	16
1.1	Fire Station No. 82 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	6
1.3	Fire Station No. 41 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6
2.3	Fire Station No. 52 4957 Melrose Avenue Los Angeles, CA 90029	Assessment Engine and Paramedic Rescue Ambulance	6
2.5	Fire Station No. 76 3111 N. Cahuenga Blvd. Los Angeles, CA 90068	Assessment Engine and Paramedic Rescue Ambulance	6

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.

Bradley Furuya
March 12, 2021
ENV-2020-1930-EIR

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

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

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 the 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.

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.

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 vehicular access where buildings exceed 28 feet in height.

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 a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

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.

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.

Bradley Furuya
March 12, 2021
ENV-2020-1930-EIR

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.

The inclusion of the above listed 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. (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** or **lafdhydrants@lacity.org**.

Very truly yours,

Kristin Crowley
Fire Marshal

KC:RED:jb

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 12, 2021

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

From: Los Angeles Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2020-3533-EIR

PROJECT NAME: New Beatrice West Project

PROJECT APPLICANT: NSB Associates

PROJECT LOCATION: 12541 West Beatrice Street, 12575 West Beatrice Street, 12553-12575 West Beatrice Street, and 5410-5454 South Jandy Place, Los Angeles, CA 90066

PROJECT DESCRIPTION: The New Beatrice West Project (Project) includes the construction of an eight story, 199,500-square-foot office building with 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. As part of the Project, the existing structures at 12575 W. Beatrice Street would be removed while the existing office building at 12541 W. Beatrice Street would be retained. As part of the Project, the existing property lot lines would be adjusted to accommodate a corner landscaped parcel, a building site for the construction of the proposed new building (at 12575 W. Beatrice Street, 12553-12575 W. Beatrice Street, and 5410-5454 S. Jandy Place), and a parcel for the existing building (12541 W. Beatrice Street). When the lot line adjustment is complete, the lot at 12575 W. Beatrice Street would contain approximately 103,281 square feet (2.37 acres) and the lot at 12541 W. Beatrice Street would contain approximately 93,182 square feet (2.14 acres). An approximately 389-square-foot lot would also be created at the corner of Jandy Place and Beatrice Street for landscaping and open space purposes.

The Project would provide 811 parking spaces, exceeding the requirements of the Los Angeles Municipal Code. The majority of the parking spaces (791 spaces) would be provided in a five-level parking structure, including three levels above grade and two subterranean levels, with the remaining spaces (20 spaces) provided in a surface parking area. The Project would include landscaped courtyards and walkways to connect and integrate the proposed building with the office building to remain to create an integrated creative office campus. The project would provide approximately 38,033 square feet of landscaping throughout the Project site. Construction of the Project is anticipated to be completed in 2024.

William Lamborn
March 12, 2021
ENV-2020-3533-EIR

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 **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Improvements to the water system in this area may be required to provide 2,000 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 12,000 G.P.M., the first-due Engine Company should be within $\frac{3}{4}$ mile(s), the first-due Truck Company within 1 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: **12541 West Beatrice St.**

DISTANCE	Fire Station No. 67	SERVICES & EQUIPMENT	STAFF
1.3	5451 Playa Vista Drive Los Angeles, CA 90094	Assessment Engine BLS Rescue Ambulance	6
2.8	Fire Station No. 62 11970 Venice Blvd. Los Angeles, CA 90066	Assessment Engine, Paramedic Rescue Ambulance	6
3.5	Fire Station No. 5 8900 Emerson Avenue Los Angeles, CA 90045	Light Force, Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion, Back-up US&R Apparatus	14
3.7	Fire Station No. 108 12520 Mulholland Drive Beverly Hills, CA 90210	Assessment Engine	12
5.0	Fire Station No. 97 8021 Mulholland Drive Los Angeles, CA 90046	Assessment Engine and Paramedic Rescue Ambulance	12

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

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

William Lamborn
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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 the 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.

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.

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 a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

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.

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The inclusion of the above listed 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. (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** or **lafdhydrants@lacity.org**.

Very truly yours,

Kristin Crowley
Fire Marshal

KC:RED:jb