Appendix M

Los Angeles Fire Department Letter

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

July 8,2020

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Rey Fukuda

From: Fire Department

Subject: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

CASE NO.: **ENV-2016-3778-EIR**
PROJECT NAME: **1360 N. Vine Street**
PROJECT APPLICANT: **ONNI Capital, LLC**

PROJECT LOCATION: **1360, 1358, 1356, 1354, 1352, 1350 and 1348 N. Vine Street, Los Angeles, CA 90028**

REVISED PROJECT DESCRIPTION:

The Project proposes to develop a mixed-use building on an 81,050-square-foot site located within the Hollywood Community of the City of Los Angeles (the Project).[1] In addition, six bungalows within the Project Site that are part of the Afton Square Historic District, which is a designated California Register historic district, would be relocated within the Project Site and adapted for reuse pursuant to a Preservation Plan. As shown in Table 1, the Project includes two options herein referred to as "Residential Option" and "Office Option."

The Residential Option would develop up to 429 new residential units, including 36 units designated for Very Low Income households, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or residential units, in which case the development would still propose a total of 429 residential units. The new building would be 360 feet 4 inches in height when accounting for rooftop mechanical equipment.[2] Parking would be provided in four subterranean levels. Upon completion, the Residential Option would provide approximately 484,421 square feet of floor area within the Project Site.

The Office Option would develop approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses in the proposed building, as well as 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for either reuse as restaurants, 12 residential units, or offices. The new building would be 330 feet when accounting for rooftop mechanical equipment.[3] Parking would be provided in eight

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[1] *The Project Site is 81,050 net square feet and 89,500 gross square feet. The net lot area accounts for street dedications.*

[2] *Under the Residential Option, the new building would include Levels 1 through 32 and would have a height of 345 feet 4 inches. With the 15-foot rooftop mechanical parapet, the maximum building height would be 360 feet 4 inches.*

[3] *Under the Office Option, the new building would include Levels 1 through 17 and would have a height of 300 feet. With the 30-foot rooftop mechanical parapet, the maximum building height would be 330 feet.*

subterranean levels. Upon completion, the Office Option would provide approximately 484,423 square feet of floor area within the Project Site.

The Residential Option would provide 54,850 square feet of open space, exceeding the 54,275 square feet of open space required by the LAMC. The ground level of the Project Site would include approximately 13,350 square feet of publicly accessible outdoor landscaped open space. Level 10 includes a 1,000-square-foot indoor common access lobby and a 13,800-square-foot outdoor amenity deck with recreational features such as a pool with chaise lounges, seating areas, fire pits, and new trees and shrubs. In addition, interior residential amenity spaces on the Level 10 totaling approximately 10,250 square feet would about the pool amenity deck and may include a fitness center and club room. The new building would also provide 16,450 square feet of private balconies.

If the Office Option is developed with restaurants or offices (i.e., not residential uses) within the rehabilitated bungalows, then open space would not be required by the LAMC. Nonetheless, this scenario would provide open space for office tenants in the new high-rise building. Specifically, this scenario would provide 15,541 square feet of outdoor amenities on the ground floor and 15,821 square feet of indoor amenities on Level 17. Such indoor amenities would include an 8,243-square-foot fitness center, 1,283-square-foot yoga room, 3,156-square-foot lounge, and 3,139-square-foot billiard room. In addition, 14,730 square feet of office balconies would be provided.

If the Office Option is developed with 12 two-bedroom residential units within the rehabilitated bungalows, then 1,500 square feet of open space would be required by the LAMC. As such, in addition to providing the same amount of open space for office tenants as discussed above, this scenario would provide 1,500 square feet on the ground level for bungalow residents east of the private buffer

The development of residential uses as part of the Project would increase the number of residents at the Project Site that could utilize nearby parks and/or recreational facilities. To provide for the new uses, the existing 8-unit multi-family building, low-rise commercial buildings, and ancillary buildings adjacent to the bungalows that are non-contributing features to the historic district would be demolished.

Table 1

Summary of Proposed Floor Area[a]

Land Use	Residential Option	Office Option
Residential	415,433 sf (429 du)	—
Grocery Store	55,000 sf	—
Retail	5,000 sf	—
Office	—	463,521 sf
Restaurant	—	11,914 sf
Reuse of Bungalows	8,988 sf[b]	8,988 sf[c]
Total Floor Area	**484,421 sf**	**484,423 sf**

sf = square feet

du = dwelling unit

[a] *Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."*

[b] *Under the Residential Option, the on-site bungalows would be rehabilitated and adapted for reuse as either restaurants or residential units. If the bungalows are used as residential units, the Residential Option would still provide a total of 429 dwelling units on-site.*

[c] *Under the Office Option, the on-site bungalows would be rehabilitated and adapted for reuse as either restaurants, 12 residential units, or offices.*

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:

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

DISTANCE			STAFF
0.4	**Fire Station No. 27** 1327 N. Cole Avenue Los Angeles, CA 90028	**EQUIPMENT & SERVICES** Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	**15**
1.0	**Fire Station No. 82** 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	**6**
1.8	**Fire Station No. 41** 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	**4**
1.9	**Fire Station No. 52** 4957 Melrose Avenue Los Angeles, CA 90029	Engine, Paramedic Rescue Ambulance	**7**
2.5	**Fire Station No. 35** 1601 N. Hillhurst Avenue Los Angeles, CA 90027	Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and Brush Patrol	**12**

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 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.

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

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