Appendix M

Los Angeles Fire Department Letter

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

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

February 4, 2021

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Elva Nuńo-O'Donnell

From: Los Angeles Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2019-7241-EIR
PROJECT NAME: The District NoHo Project
PROJECT APPLICANT: NoHo Development Associates, LLC

PROJECT LOCATION: 11100, 11440, and 11163-11347 Chandler Boulevard; 11204-11024-11270 Cumpston Street; 5300-5320 Bakman Avenue; and 5311-5430 Lankershim Boulevard, Los Angeles, California 91601

PROJECT DESCRIPTION:

The Project proposes a transit-oriented development of approximately 15.9 acres of land owned by the Los Angeles County Metropolitan Transportation Authority (Metro) at and including the terminus of Metro's B (Red) Line and G (Orange) Line (Project Site) as part of a joint development effort with Metro. The Project Site includes four parcels located generally north/east and west/south of Lankershim Boulevard. The Project would revitalize and expand transit facilities and include 1,523,528 square feet of residential uses comprised of 1,216 market rate units and 311 affordable residential units, 105,125 new square feet of retail/restaurant uses, and up to approximately 580,374 new square feet of office space (inclusive of 87,300 square feet of parking, which may be converted to office use in the future). In addition, the Project would provide 297,925 square feet of open space located throughout the Project Site, 87,225 square feet of which would be publicly accessible, privately operated and maintained. The proposed uses would be located within several buildings on multiple blocks ranging in height from one to 28 stories. The proposed uses would be supported by up to 3,313 vehicle parking spaces and up to 1,167 bicycle parking spaces. Up to 750 vehicle parking spaces for Metro uses, which may be located on-site, in the off-site Metro lots, or some combination of on-site and off-site, as well as up to 166 Metro Bike Hub bicycle parking spaces, would also be included on-site as part of the Project. These off-site Metro parking areas would be developed in support of the Project, but would be separately permitted by Metro.

The prominent component of the Project would be the creation of a public transit and event plaza with amenities that create a new community gathering place for North Hollywood. Additionally, as part of the Project, certain surplus City rights-of-way which are wider than current Mobility Plan specifications are proposed to be merged into the Project Site which, if approved, would bring the total lot area to 16.07 acres. Overall, at buildout, the Project would remove 49,111 square feet of existing floor area, retain the 1,725 square-foot Lankershim Depot to remain, and construct 2,209,027 square feet of new floor area, resulting in a net increase of 2,159,916 square feet of new floor area within the Project Site, with a Floor Area Ratio (FAR) of 3.16:1.

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ENV-2019-7241-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 **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.

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

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 1.0 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: **11204 Cumpston Street**

DISTANCE		**SERVICES & EQUIPMENT**	**STAFF**
0.4	**Fire Station No. 60** 5320 Tujunga Avenue North Hollywood, CA 91601	Engine, Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance AND Foam Tender	**16**
1.7	**Fire Station No. 86** 4305 Vineland Avenue North Hollywood, CA 91602	Assessment Engine, Paramedic Rescue Ambulance, Swift Water Rescue Team and Brush Patrol	**6**
2.7	**Fire Station No. 102** 13200 Burbank Boulevard Van Nuys, CA 91401	Assessment Engine and Paramedic Rescue Ambulance	**6**

DISTANCE		SERVICES & EQUIPMENT	STAFF
2.8	**Fire Station No. 89** 7063 Laurel Cyn. Blvd. North Hollywood, CA 91605	Engine, Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and Urban Search and Rescue.	**14**
3.5	**Fire Station No. 78** 4041 Whitsett Avenue Studio City, CA 91604	Assessment Light Force, Paramedic Rescue Ambulance, EMS Battalion Captain, BLS Rescue Ambulance and Arson Investigation Unit	**13**

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.

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.

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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.

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 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.

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.

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.

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 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.

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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