

Appendix H

Los Angeles Fire Department Letter

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:

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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).

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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.

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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.

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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