

Appendix H

Public Service Provider Response Letters



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

September 13, 2024

Jessie Barkley
Kimley-Horn and Associates, Inc.
660 South Figueroa Street, #2050
Los Angeles, CA 90017

Re: 3800 South Figueroa Project

Dear Ms. Barkley,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the 3800 South Figueroa Project, located at 3822-3838 South Figueroa Street and 3801-3833 ½ South Flower Drive, Los Angeles, CA 90037. The project is planned to construct 209 student and multi-family affordable housing units, including retail/commercial use. The Project's 209 units would consist of 34 studios, 43 one-bedroom units, 45 two-bedroom units, 34 three-bedroom units, and 53 four-unit bedroom units. It would include 32 units for Very Low-Income Households (15%) and 10 units (5%) for Low Income Households. *This project is located in an area with a significant number of planned residential developments which have the potential to effect the "Overcrowding Projected in the Future" status at the reported schools.* This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

Please note that no new school construction is planned and the data in this report already take into account: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information about LAUSD's Capital improvement programs can be found on the Facilities Services Division Capital Projects Dashboard [webpage](#). Listings of residential schools and other programs serving the project can be found using [LAUSD's Residential School Finder](#).

Student generation rates can be found in the [Developer Fee Justification Study](#).

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

- Questions:**
1, 3-6 Please see LAUSD Schools Enrollments and Capacities Report details;
- Question: 2** Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-6266 if more information regarding fees and student generation rates is needed.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

Vincent Maffei, Director
School Management Services and Demographics

PROJECT SERVED: the 3800 South Figueroa Project, located at 3822–3838 South Figueroa Street and 3801–3833 ½ South Flower Drive, Los Angeles, CA 90037. The project is planned to construct 209 student and multi-family affordable housing units, including retail/commercial use. The Project’s 209 units would consist of 34 studios, 43 one-bedroom units, 45 two-bedroom units, 34 three-bedroom units, and 53 four-unit bedroom units. It would include 32 units for Very Low-Income Households (15%) and 10 units (5%) for Low Income Households.

SCHOOL YEAR: 2023–2024

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1524701	Menlo El	710	674	489	36	No	528	182	No
1806201	Clinton MS	761	938	620	(177)	Yes	740	21	No
1874301	Manual Arts HS	1369	1293	1012	76	No	1127	242	No

Schools Planned to Relieve Known Overcrowding

NONE

NOTES:

- ¹ School's ID code.
- ² School's name
- ³ School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for dual language and magnet programs.
- ⁴ The total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students eligible to enroll at any dual language or on-site magnet centers.
- ⁵ The number of all students actually attending all programs at the school at the start of the reported school year. Includes all dual language and magnet students.
- ⁶ Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).
- ⁷ Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
 - There is a seating shortage.
 - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.
- ⁸ Projected 5-year total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- ⁹ Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).
- ¹⁰ Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
 - There is a seating shortage in the future.
 - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.
- o Resident Magnet School Enrollment: Actual enrollment includes the number of resident students attending the school plus all other eligible students selected through the application process.
- * Enrollment is by application only.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8062

COST CENTER: 1806201

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR WILLIAM JEFFERSON CLINTON MIDDLE SCHOOL EFFECTIVE JULY 1, 2006 (NAME CHANGE 6-26-2007) (CLARIFICATION 7-1-2010).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2006 (name change 6-26-2007). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

JEFFERSON BOULEVARD * HARBOR FREEWAY * 31ST STREET AND EXTENSION * MAIN STREET * 32ND STREET TO MAPLE AVENUE * 32ND STREET (BOTH SIDES EXCLUDED) * SAN PEDRO STREET * UNION PACIFIC RAILROAD * GRIFFITH AVENUE * JEFFERSON BOULEVARD * PALOMA STREET (BOTH SIDES EXCLUDED) * MARTIN LUTHER KING, Jr., BOULEVARD * AVALON BOULEVARD * 43RD STREET (BOTH SIDES EXCLUDED) * SAN PEDRO PLACE * VERNON AVENUE * MAIN STREET * 49TH STREET (BOTH SIDES) * FIGUEROA STREET * 48TH STREET AND EXTENSIONS * HARBOR FREEWAY * 39TH STREET * FIGUEROA STREET. ~~EXPOSITION BOULEVARD * HOOVER STREET.~~

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JAMES SOHN, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8743

COST CENTER: 1874301

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR MANUAL ARTS HIGH SCHOOL
EFFECTIVE JULY 1, 2012 (UPDATED 7-1-2013; 7-1-2020; 7-1-2021; 7-1-2022;
7-1-2023; 7-1-2024).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2012 (updated 7-1-2013, 7-1-2020, 7-1-2021, 7-1-2022, 7-1-2023). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

29TH STREET * NORMANDIE AVENUE * 27TH STREET * BUDLONG AVENUE *
ADAMS BOULEVARD * HARBOR FREEWAY * 48TH STREET AND EXTENSION *
FIGUEROA STREET * 48TH STREET * KANSAS AVENUE * 50TH STREET *
NORMANDIE AVENUE * 51ST STREET * DENKER AVENUE * VERNON AVENUE *
WESTERN AVENUE * 39TH STREET * GRAMERCY PLACE * EXPOSITION
BOULEVARD * SAINT ANDREWS PLACE * 36TH PLACE * WESTERN AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES POLICE DEPARTMENT



DOMINIC H. CHOI
Chief of Police

P.O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-0150
TTY: (877) 275-5273
Ref #:11.3

Karen Bass
Mayor

September 11, 2024

Jessie Barkley
Kimley-Horn and Associates, Inc.
660 S. Figueroa Street, Suite #2050
Los Angeles, CA 90017

Dear Jessie Barkley:

[ENV-0000-0000-EIR]

The proposed, "3800 South Figueroa Project," is located at 3822-3838 South Figueroa Street and 3801-3833 ½ South Flower Drive, Los Angeles, CA 90007. The project location is in Reporting District (RD) 0359. This RD falls within the geographical boundaries of the Los Angeles Police Department's Southwest Area. A project of this size could have an impact on police services within Southwest Area. The Department is available for advisement on crime prevention features appropriate for the design of the properties within the project.

Upon completion of the project, it is encouraged that the Area Commanding Officer (ACO) of Southwest Community Police Station be provided with a diagram copy of each portion of the property. Southwest Community Police Station's ACO is Captain III Alfonso Mendoza. Southwest Community Police Station is located, at 1546 West Martin Luther King Boulevard, Los Angeles, CA 90062 (RD 0395). The diagram should include access routes and any additional information that might facilitate or impact police response.

Should you have any further questions, please contact Police Officer III Jeff Nelson, Public Engagement Section, Office of Operations, Crime Prevention Through Environmental Design, at (213) 486-6000 or via e-mail, at CPTED@lapd.online.

Respectfully,

DOMINIC H. CHOI
Chief of Police

A handwritten signature in blue ink, appearing to read "Gisselle Espinoza".

GISSELLE ESPINOZA, Commander
Department Homeless Coordinator
Office of Operations

The following report was prepared for the “3800 South Figueroa Project” in accordance with Section 15083 of the California Environmental Quality Act (CEQA).

Project Location / Description:

The “3800 South Figueroa Project” site is located at 3822-3838 South Figueroa Street and 3801-3833½ South Flower Drive, Los Angeles, CA 900078.” This project will be constructed within the boundaries of the City of Los Angeles and located in LAPD’s Southwest Area. Some of the communities in this area Baldwin Village, Baldwin Vista, Crenshaw Community, Jefferson Park, Leimert Park, Crenshaw District, West Adams Community, and University Park.

A summarization of this project’s Environmental Impact Report (E.I.R.) is to identify and assess the project’s potential impact on public quality of life issues and concerns. This is in accordance with Section 15083 of the California Environmental Quality Act (CEQA). This E.I.R. will also address the project’s potential impact on police protection services, the resources needed, the resources available and the impact these services and resources will have on the immediate community.

Purpose of Proposed Project:

The proposed “3800 South Figueroa Project” site involves the development of a seven-story student and multi-family affordable housing development that includes 209 apartment units, inclusive 42 covenanted affordable multi-family housing units, 2,705 square feet of ground level commercial uses and interior ground level wrapped parking (project).

The existing use of the site includes seven two-story apartments and a two-story apartment and surface parking lot. Currently, 51 multi-family units are located on the project site. The project would remove the existing multi-family dwelling units and surface parking lot to construct the new project. The project’s 209 units would consist of 34 studios, 43 one-bedroom units, 45 two-bedroom units, 34 three-bedroom units and 53 four-bedroom units. The project would include 32 units for very low-income households (15 percent) and 10 units (5 percent) for low income households.

The project would include 22,840 sf of code defined open space in addition to 287 sf of additional non-code defined open space throughout the project. Open space would consist of 300 sf of private patios, 14,865 sf of various indoor amenities such as a club room, fitness room and lounge area.

The project would include 34 residential parking stalls and 6 commercial parking stalls on the ground level in a wrapped, fully enclosed garage. The project would include 128 long-term bicycle parking spaces and 14 short-term bicycle parking spaces on the first floor for residents of the project site. Additionally, the project would provide two (2) long-term commercial bicycle spaces and two (2) short-term commercial bicycles spaces.

Project Distance and Times:

The 3101 Western Project addresses are approximately 2 mile and 3 minutes from the Southwest Community Police Station.

These distances and times were calculated from a departure point starting from the Southwest

Community Police Station. These arrival times were configured utilizing some traffic delays. Estimated times of arrival can vary depending on divisional call load, time of the day, traffic delays and types of calls being responded to.

The reporting district for Southwest Community Police Station is RD 0395. Their phone number is (213) 485-2582.

Divisional Geographic's / Demographics:

Southwest Community Police Station's geographical area of patrol is approximately 13.11 square miles. It consists of approximately 50 Reporting Districts. The service boundaries for Southwest Station are as follows:

To the **West** is La Cienega Boulevard

To the **North** Interstate 10 Freeway

To the **East** Interstate 110 Freeway

To the **South** Vernon Avenue

The proposed, "3800 South Figueroa Project", will be in **RD 0359** (*Los Angeles Police Department's Southwest Division*). The borders for **RD 0359** are as follows:

Reporting District 0359

To the **West** South Figueroa Street

To the **North** Exposition Boulevard

To the **East** Interstate 110, Harbor Freeway

To the **South** Martin Luther King Boulevard

Southwest Division

Southwest Division has approximately 306 sworn personnel and 14 civilian support staff. Southwest staffing consists of 2 Captains, 5 Lieutenants, 37 Detectives, 25 Sergeants, 227 Police Officers.

To the north, Southwest Division borders Olympic Division. To the west is LAPD's West Los Angeles Division and Pacific Division. To the south is LAPD's 77th Division and the City of Inglewood. To the east is LAPD's Newton Division.

The residential population in the Southwest Area is estimated at 165,000 people, plus or minus (WIKIPEDIA and Los Angeles Almanac). The officer to resident ratio is approximately 1 officer for every 720 residents (720:1). This is a given residential impact for a 13.11 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

The Los Angeles Police Department

The Los Angeles Police Department currently has 8,788 sworn personnel and 3,092 civilian employees. These city police employees cater to a Los Angeles City population of approximately 3,985,516. This city population amount is current as of October 1, 2021 (according to 2010-2020 American Community Survey and the 2020 US Census for year 2020). Additionally, this amount does not include all residents and non-residents, but only reflects those individuals that responded to the 2020 Census.

This population equates to a resident to officer ratio of 287.71 residents for every 1 officer (287:1). The 3,985,516-population amount depicts a firm registered value of population for the City of Los Angeles. However, this number can also be fluid.

The ethnic breakdown of the City of Los Angeles, according to the 2010-2020 American Community Survey and Wikipedia is:

- 46.9% Hispanic / Latin
- 28.9% White (Non-Hispanic)
- 11.7% Asian
- 8.3% Black / African American
- 0.73% Native American
- 0.16% Native Hawaiian / Pacific Islander
- 3.4% Other/two or more races

Divisional Support and Communication:

There are many specialized support units, divisions, sections and services available to Southwest's Division within the LAPD (i.e., Air Support, Detectives, Bike Unit, K9 and Metro / SWAT) to support any additional policing needs Southwest Division may encounter. These services are available to supplement and complement Southwest area policing. In utilizing these available resources, the Los Angeles Police Department can meet the demanded needs of police services for 3800 South Figueroa Project.

Southwest Community Police Station's emergency response system is directly linked to the Los Angeles Police Department's Communication and Dispatch Center. Communication Division has the responsibility to staff this Dispatch Center. The staff are incident trained personnel that will respond to radioed and telephoned calls for service. They would then dispatch these requests to the proper emergency and non-emergency personnel required or requested. Then they would provide the city personnel involved with the necessary information to execute their duties for any given incident.

These operations are performed on a 24 hour a day, 7 days a week, 365 days a year basis. This includes 911 emergency calls (police, fire and medical). In referencing Communication Division, their main area of concentration is the dispatching and follow-up of police calls for service. Communication Division's "Emergency Operations Center" (EOC / DOC), also works in concert with the Los Angeles Fire Department's (LAFD) "Metropolitan Fire Communications Center" (MFC). Additional emergency response entities that Communication Division interacts with are, but not limited to, is the Los Angeles County Fire Department (LACoFD), the Los Angeles County Sheriff's Department (LASD) and other regional city police and fire agencies. This interaction is

performed to ensure coordinated responses to all emergencies and incidents that occur, will occur or have occurred in Los Angeles City and Los Angeles County regions.

Divisional and Citywide Response Times:

According to the Los Angeles Police Department’s Computer Statistics (COMPSTAT) Division, the average police response time to emergency, high priority calls in the Southwest Area (Code 3 calls) was 4.2 minutes. This was done with a dispatch median time of 1.6 minutes. The medium high priority response time (Code 2) was 16.2 minutes. This was done with a dispatch median time of 5.0 minutes. Low priority, non-emergency response times, was 29.0 minutes. These low priority calls had a dispatch median time of 14.4 minutes.

Citywide response times during this same 4-week period was 4.4 minutes for emergency, high priority calls. The dispatch median time was 1.5 minutes. The medium high (Code 2 calls) priority response times were 17.2 minutes with a dispatch time of 5.1 minutes. Low priority response times were 32.2 minutes with a dispatch time of 12.3 minutes.

These response times were taken from the statistics submitted by Southwest Division to “COMPSTAT”, for a 4-week period between July 28, 2024 through August 24, 2024. During this same 4-week period, Southwest Division answered 375 emergency calls for service, 1,303 medium high priority calls and 940 low priority calls.

Citywide, for the same 4-week period, the Los Angeles Police Department answered 6,529 emergency calls for service, 24,054 medium high priority calls and 18,985 low priority calls. The response times stated are adequate performance times for this police division.

Statistics:

The following is one month of crime statistics for RD 0359 (The 3101 Western Project Project) and Southwest Division 5-year crime statistics for the years 2020-2024. Also included are Citywide crime statistics, broken down by month for the same period.

Southwest Division Crime YTD and 5-year totals	2024	2023	2022	2021	2020	Crime in RD 0359 02-04-2024 / 03-02-2024
Violent Crime	360	674	818	837	788	4
Property Crime	954	2,387	2,080	1,759	1,886	5
Homicide	0	5	4	5	9	0
Rape	7	35	31	51	59	0
Robbery	122	198	223	204	250	2
Aggravated Assault	231	436	560	577	470	2
Burglary	86	222	229	189	216	0
Motor Vehicle Theft	360	723	673	549	445	2
Burglary Theft from Vehicle	216	623	487	549	1,549	3
Personal / Other Theft	292	819	691	1,759	676	0

Supplemental Divisions, 5-year crime totals. This graph left blank intentionally:

Division --- Crime YTD and 5-year totals	2024	2023	2022	2021	2020	Crime in RD 0000 0-0-2024 / 0-0-2024
Violent Crime			--	--	--	--
Property Crime			--	--	--	--
Homicide			--	--	--	--
Rape			--	--	--	--
Robbery			--	--	--	--
Aggravated Assault			--	--	--	--
Burglary			--	--	--	--
Motor Vehicle Theft			--	--	--	--
Burglary Theft from Vehicle			--	--	--	--
Personal / Other Theft			--	--	--	--

Citywide 5-year crime totals:

Citywide Crime Statistics Crime YTD and 5-year total	2024	2023	2022	2021	2020	Crime in RD 0000 00-00-2024 / 00-00-2024
Violent Crime	4,694	11,832	30,927	30,529	28,465	--
Property Crime	17,258	42,849	102,071	92,091	86,612	--
Homicide	50	109	383	402	355	--
Rape	156	511	1,412	1,563	1,541	--
Robbery	1,460	3,349	9,100	8,497	8,014	--
Aggravated Assault	3,028	7,863	20,032	20,067	18,555	--
Burglary	2,611	5,959	14,785	13,007	13,750	--
Motor Vehicle Theft	4,544	10,063	25,901	24,555	21,462	--
Burglary Theft from Vehicle	4,730	13,038	31,997	29,640	27,637	--
Personal / Other Theft	5,373	13,789	29,388	24,889	23,763	--

Southwest Area		5 Year Comparison Report (Current v Previous)										
CRIME	2024	2023	% CHG	2023	2022	% CHG	2022	2021	% CHG	2021	2020	% CHG
Homicide	0	3	-100.0%	3	2	50.0%	2	3	-33.3%	3	5	-40.0%
Rape(121,122,815,820,821)	7	17	-58.8%	17	13	30.8%	13	20	-35.0%	20	31	-35.5%
Robbery	122	68	79.4%	68	86	-20.9%	86	77	11.7%	77	116	-33.6%
Aggravated Assault*	231	190	21.6%	190	181	5.0%	181	237	-23.6%	237	171	38.6%
Total Violent Crimes	360	278	29.5%	278	282	-1.4%	282	337	-16.3%	337	323	4.3%
Burglary	86	92	-6.5%	92	77	19.5%	77	82	-6.1%	82	84	-2.4%
Motor Vehicle Theft	360	316	13.9%	316	234	35.0%	234	221	5.9%	221	176	25.6%
BTFV	216	279	-22.6%	279	180	55.0%	180	241	-25.3%	241	237	1.7%
Personal/Other Theft	292	370	-21.1%	370	263	40.7%	263	171	53.8%	171	381	-55.1%
Total Property Crimes	954	1057	-9.7%	1057	754	40.2%	754	715	5.5%	715	878	-18.6%

Citywide		5 Year Comparison Report (Current v Previous)										
CRIME	2024	2023	% CHG	2023	2022	% CHG	2022	2021	% CHG	2021	2020	% CHG
Homicide	50	43	16.3%	43	61	-29.5%	61	72	-15.3%	72	52	38.5%
Rape(121,122,815,820,821)	156	240	-35.0%	240	277	-13.4%	277	280	-1.1%	280	357	-21.6%
Robbery	1460	1283	13.8%	1283	1594	-19.5%	1594	1350	18.1%	1350	1537	-12.2%
Aggravated Assault*	3028	3042	-0.5%	3042	3164	-3.9%	3164	3022	4.7%	3022	2683	12.6%
Total Violent Crimes	4694	4608	1.9%	4608	5096	-9.6%	5096	4724	7.9%	4724	4629	2.1%
Burglary	2611	2503	4.3%	2503	2491	0.5%	2491	2250	10.7%	2250	2235	0.7%
Motor Vehicle Theft	4544	4145	9.6%	4145	4346	-4.6%	4346	3967	9.6%	3967	2881	37.7%
BTFV	4730	5932	-20.3%	5932	5530	7.3%	5530	5086	8.7%	5086	5569	-8.7%
Personal/Other Theft	5373	5565	-3.5%	5565	4584	21.4%	4584	3648	25.7%	3648	5525	-34.0%
Total Property Crimes	17258	18145	-4.9%	18145	16951	7.0%	16951	14951	13.4%	14951	16210	-7.8%

SOW

VIOLENT CRIMES BY WATCH REPORT BY AREA

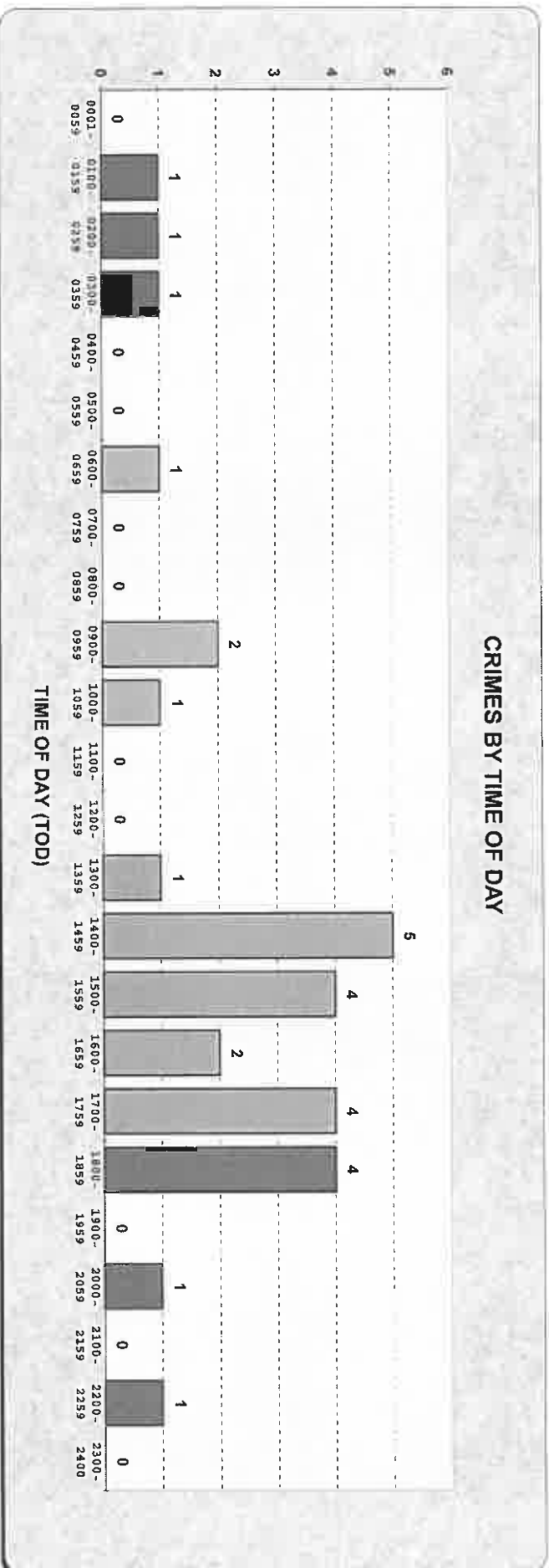
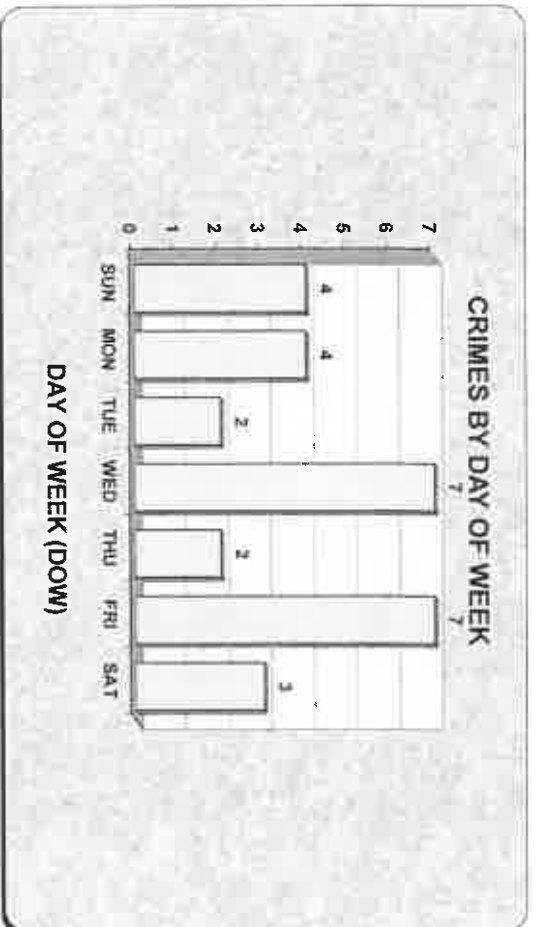
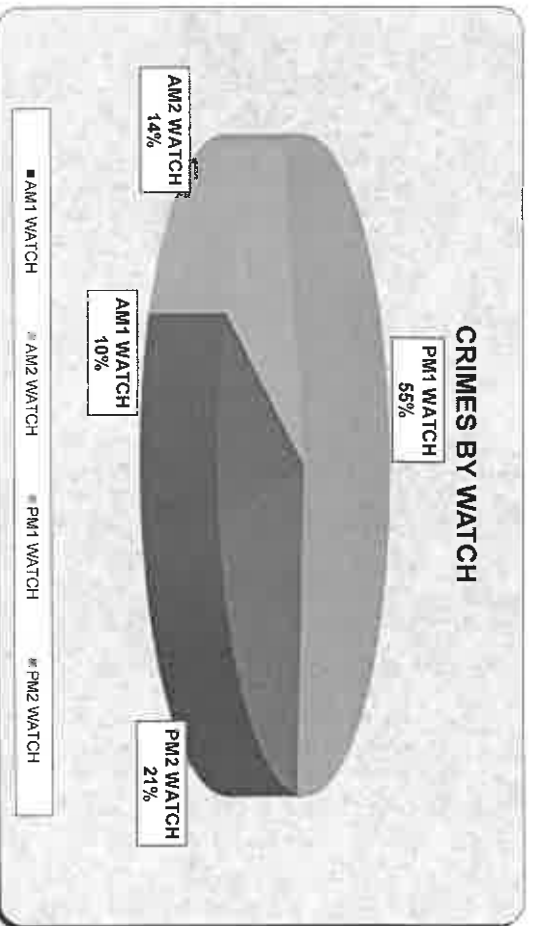
REPORT COVERING THE WEEK OF 02/25/2024 THRU 03/02/2024

AREA_DESC Southwest

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	0	0	0	0	0	0	0	0
	0100-0159	0	0	0	0	1	0	0	1
	0200-0259	0	0	0	0	0	1	0	1
	0300-0359	1	0	0	0	0	0	0	1
	0400-0459	0	0	0	0	0	0	0	0
0500-0559	0	0	0	0	0	0	0	0	
AM1 WATCH Total		1	0	0	0	1	1	0	3
AM2 WATCH	0600-0659	0	0	0	0	0	0	1	1
	0700-0759	0	0	0	0	0	0	0	0
	0800-0859	0	0	0	0	0	0	0	0
	0900-0959	1	0	0	1	0	0	0	2
	1000-1059	0	0	0	1	0	0	0	1
1100-1159	0	0	0	0	0	0	0	0	
AM2 WATCH Total		1	0	0	2	0	0	1	4
PM1 WATCH	1200-1259	0	0	0	0	0	0	0	0
	1300-1359	0	0	0	0	0	1	0	1
	1400-1459	0	0	1	1	0	1	2	5
	1500-1559	0	1	0	2	0	1	0	4
	1600-1659	0	0	0	1	1	0	0	2
	1700-1759	2	1	1	0	0	0	0	4
	PM1 WATCH Total		2	2	2	4	1	3	2
PM2 WATCH	1800-1859	0	0	0	1	0	3	0	4
	1900-1959	0	0	0	0	0	0	0	0
	2000-2059	0	1	0	0	0	0	0	1
	2100-2159	0	0	0	0	0	0	0	0
	2200-2259	0	1	0	0	0	0	0	1
2300-2400	0	0	0	0	0	0	0	0	
PM2 WATCH Total		0	2	0	1	0	3	0	6
Grand Total		4	4	2	7	2	7	3	29

Prepared By:
ADSD, LAPD

VIOLENT CRIMES BY WATCH REPORT



SOW

PART 1 CRIMES BY WATCH REPORT BY AREA

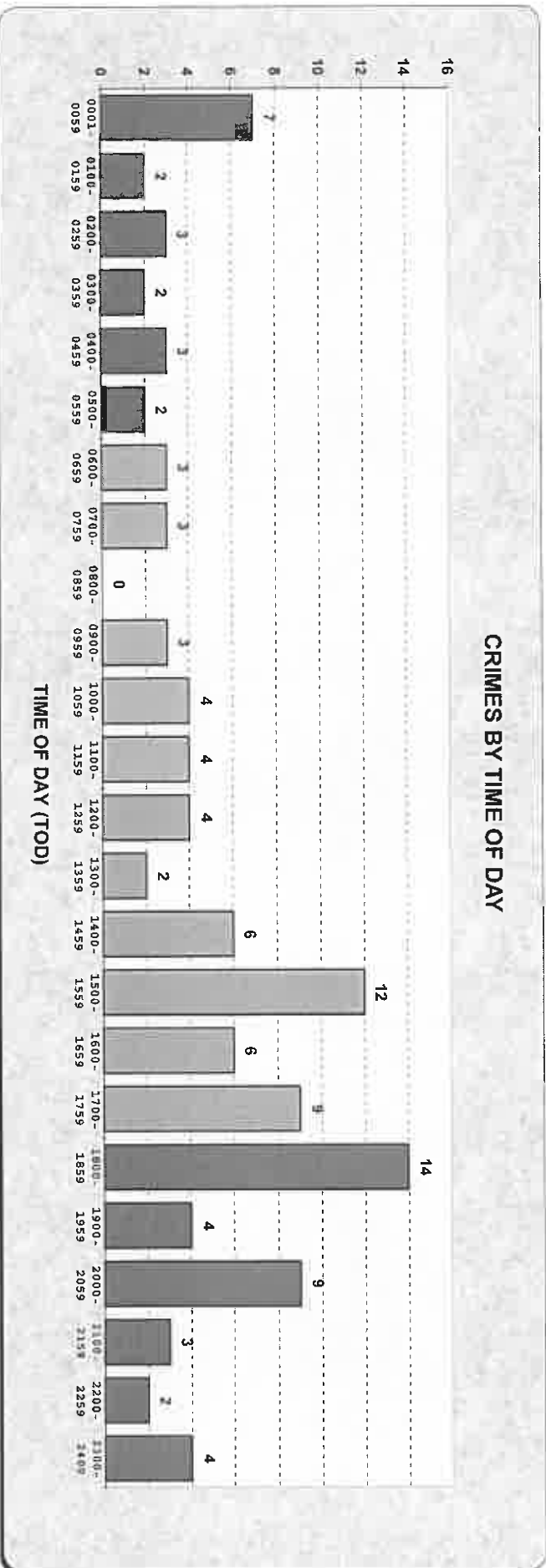
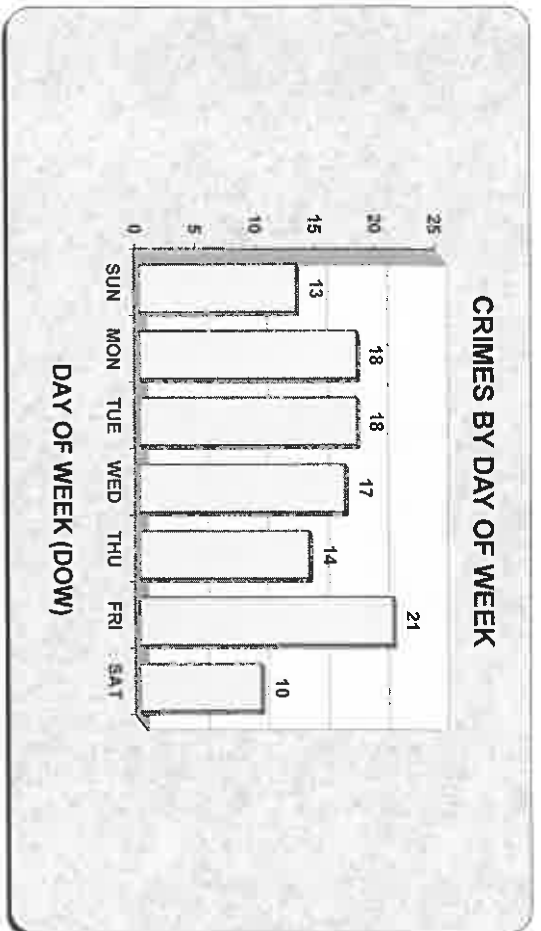
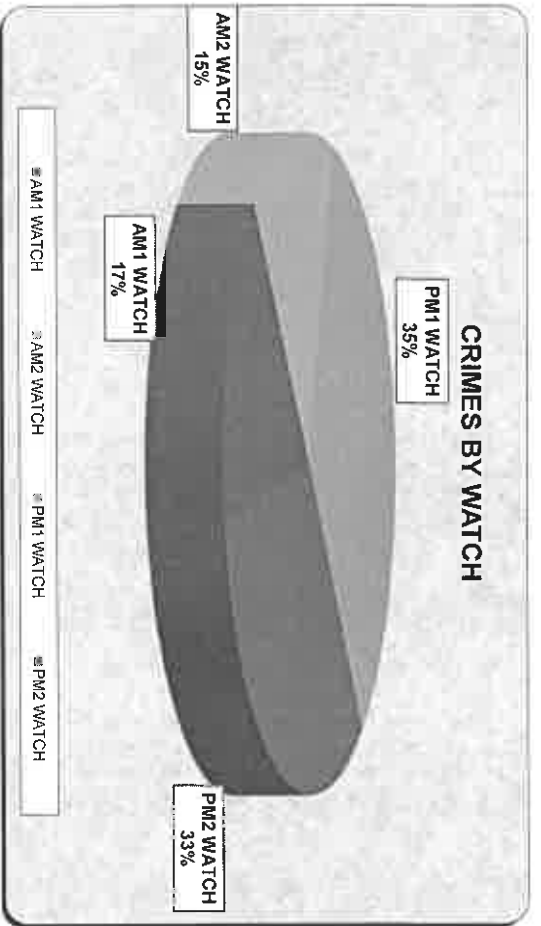
REPORT COVERING THE WEEK OF 02/25/2024 THRU 03/02/2024

AREA_DESC Southwest

WATCH	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH									
	0001-0059	0	3	1	0	2	0	1	7
	0100-0159	0	0	0	0	1	1	0	2
	0200-0259	2	0	0	0	0	1	0	3
	0300-0359	1	1	0	0	0	0	0	2
	0400-0459	0	0	3	0	0	0	0	3
	0500-0559	1	0	0	0	0	0	1	2
AM1 WATCH Total		4	4	4	0	3	2	2	19
AM2 WATCH									
	0600-0659	1	0	0	0	0	0	2	3
	0700-0759	0	0	2	0	0	1	0	3
	0800-0859	0	0	0	0	0	0	0	0
	0900-0959	1	0	0	1	0	1	0	3
	1000-1059	0	0	1	2	0	0	1	4
	1100-1159	0	2	1	0	0	1	0	4
AM2 WATCH Total		2	2	4	3	0	3	3	17
PM1 WATCH									
	1200-1259	2	0	0	0	1	0	1	4
	1300-1359	0	0	0	0	1	1	0	2
	1400-1459	0	1	1	1	0	1	2	6
	1500-1559	0	2	1	4	1	3	1	12
	1600-1659	0	0	1	3	2	0	0	6
	1700-1759	2	1	1	2	1	1	1	9
PM1 WATCH Total		4	4	4	10	6	6	5	39
PM2 WATCH									
	1800-1859	0	4	1	3	1	5	0	14
	1900-1959	1	1	0	0	1	1	0	4
	2000-2059	0	1	5	0	1	2	0	9
	2100-2159	1	0	0	0	2	0	0	3
	2200-2259	0	1	0	1	0	0	0	2
	2300-2400	1	1	0	0	0	2	0	4
PM2 WATCH Total		3	8	6	4	5	10	0	36
Grand Total		13	18	18	17	14	21	10	111

Prepared By:
ADSD, LAPP

PART 1 CRIMES BY WATCH REPORT



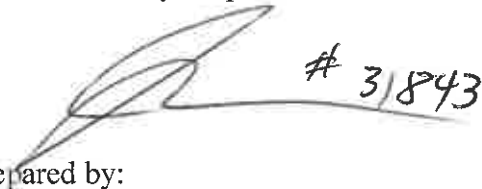
There are current plans for improvements to the Southwest Area Community Police Station and or it's protection facilities currently. These planned project improvements and or non-planned improvements are intended only for the service areas of the "3800 South Figueroa Project" site.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of the 3800 South Figueroa Project site.

The 3800 South Figueroa Project, individually or combined with other past or present projects, will not result in the need for new or altered police facilities.

This concludes the 3800 South Figueroa Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to CPTED@lapd.online for the fastest response time.

Thank You for your patience,



Prepared by:

Officer Jeff Nelson, CPD
Los Angeles Police Department
Public Engagement Section
Crime Prevention Through Environmental Design



100 West 1st Street, RM 250
Los Angeles, CA. 90012
E-mail: CPTED@lapd.online
213-486-6000

Request for Information
Los Angeles Public Library Response
3800 South Figueroa Project
August 22, 2024

This Project would be served by the following agencies:

Exposition Park-Dr. Mary McLeod Bethune Regional Branch Library
3900 S. Western Ave
Los Angeles 90062

Junipero Serra Branch Library
4607 S. Main St
Los Angeles,

Vermont Square Branch Library
1201 W. 48th St
Los Angeles,90037

Detailed information regarding each branch is attached.

There are no current plans to build new libraries that would serve this project area.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities — 12,500 Square feet for a community with less than 45,000 population and 14,500 square feet for a community with more than 45,000 population and up to 20,000 square feet for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for library materials, technology, programs and/or facilities improvement. It is recommended that mitigation fees be paid for by the developer.

Location Name and Address

Exposition Park-Dr. Mary McLeod Bethune Regional Branch Library
3900 S. Western Ave
Los Angeles 90062

Size of facility in Square feet

14,331

Collection size

46,575

Annual Circulation

17,646

Staffing level

12.0 FTE

Volunteers

3

Service Population

75,120

The City of Los Angeles makes no predictions on future population statistics.

The branch has a community room that is used by the community for public programs. This library has materials in English and Spanish.

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:

Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Public Computer

Location Name and Address

Junipero Serra Branch Library
4607 S. Main St
Los Angeles,

Size of facility in Square feet

10,847

Collection size

33,724

Annual Circulation

16,598

Staffing level

8.5 FTE

Volunteers

1

Service Population

53,490

The City of Los Angeles makes no predictions on future population statistics.

The branch has a community room that is used by the community for public programs. This library has materials in English and Spanish. They also have an Urban Fiction and an African-American Fiction collection.

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:

Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Public Computer

Location Name and Address

Vermont Square Branch Library
1201 W. 48th St
Los Angeles,90037

Size of facility in Square feet

8,736

Collection size

23,808

Annual Circulation

13,151

Staffing level

8.50 FTE

Volunteers

8

Service Population

46,675

The City of Los Angeles makes no predictions on future population statistics.

The branch has a community room that is used by the community for public programs. This library has materials in English and Spanish.

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:

Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Public Computer

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BRENDA AGUIRRE
ASSISTANT GENERAL MANAGER

(213) 202-2633

Letter sent via email to:
jessie.barkley@kimley-horn.com

August 29, 2024

Jessie Barkley
Kimley-Horn and Associates, Inc.
660 S. Figueroa Street, Suite #2050
Los Angeles, CA 90017

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR
THE 3822 SOUTH FIGUEROA PROJECT IN THE CITY OF LOS ANGELES**

Dear Jessie Barkley:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed 3822 South Figueroa Project. This project proposes the development of mixed-use multi-family project generally located at 3822-3838 South Figueroa Street and 3801-3833 ½ South Flower Drive, in the South Los Angeles Community Plan Area. The proposed apartment development will provide 209 dwelling units.

1. *The name, location, size, park classification (regional, community, neighborhood, or special use), and available facilities within the parks that would serve the project site.?*

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two-mile radius of the project site:

- 4206 South Main Street Park, located at 4206 South Main Street.
- 49th Street Pocket Park, located at 670 East 49th Street.
- Alvarado Terrace Park, located at 1342 South Alvarado Terrace.
- Avalon-San Pedro Park, located at 4025 South Avalon Boulevard.
- Central Avenue Jazz Park, located at 4222 South Central Avenue.
- Hoover Pedestrian Mall, located at University Avenue between 30th Street and Hoover Street.
- Julian C. Dixon Park, located at 4800 South Hoover Street.
- McKinley Avenue Pocket Park, located at 4916-4916 ½ South McKinley Avenue.
- Nevin Avenue Park, located at 1527-1531 East 32nd Street.
- Normandie and Cordova Park or West Adams Heights Park, located at 1903 West Cordova Street.



- Orchard Avenue Pocket Park, located at 4600 South Orchard Avenue.
- Parque Nativo Lopez, located at 1827 South Hoover Street.
- Richardson Family Park, located at 2700 South Budlong Avenue.
- Rolland Curtis Park, located at 1287 West Rolland Curtis Place.
- Saint James Park, located at 20 South St. James Park.
- South Broadway Pocket Park, located at 5207 South Broadway.
- Vermont Square, located at 1248 West 47th Street.
- Vernon Branch Library Pocket Park, located at 4501 South Central Avenue.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a five-mile radius of the project site:

- 1st and Broadway Civic Center Park, located at 217 West 1st Street
- 6th Street Bridge Park, located at 6th Street from South Mateo Street to the 101 Freeway.
- Albion Riverside Park, located at 1739 North Albion Street.
- Algin Sutton Recreation Center, located at 8800 South Hoover Street.
- Alpine Recreation Center, located at 817 North Yale Street.
- Augustus F. Hawkins Natural Park, located at 5790 South Compton Avenue.
- Baldwin Hills Recreation Center, located at 5401 West Highlight Place.
- Bellevue Recreation Center, located at 826 North Lucille Avenue.
- Boyle Heights Sports Center, located at 933 South Mott Street.
- Central Recreation Center, located at 1357 East 22nd Street.
- Challengers Boys and Girls Club Track and Field, located at 1046-1056 West 50th Street and 1047-1057 West 51st Street.
- Denker Recreation Center, located at 1550 West 35th Place.
- Echo Park, located at 751 North Echo Park Boulevard.
- Echo Park (Deep) Pool, located at 1419 West Colton Street.
- Eleanor Green Roberts Aquatic Center, located at 4526 West Pico Boulevard.
- Evergreen Recreation Center, located at 2839 East 4th Street.
- Expo Center, located at 3980 South Bill Robertson Lane.
- Fred Roberts Recreation Center, located at 4700 South Honduras Street.
- Fremont High School Pool, located at 7630 South Towne Avenue.
- Gilbert W. Lindsay Community Center, located at 429 East 42nd Place.
- Green Meadows Recreation Center, located at 431 East 89th Street.
- Hollenbeck Park, located at 415 South St. Louis Street.
- Hoover Recreation Center, located at 1010 West 25th Street.
- Jackie Tatum Harvard Recreation Center, located at 1535 West 62nd Street.
- James Slauson Recreation Center, located at 58306 South Compton Avenue.
- Jim Gilliam Recreation Center, located at 5306 South Compton Avenue.
- Lafayette Park, located at 625 South Lafayette Park Place.
- Lake Street Community Center, located at 227 North Lake Street.
- Loren Miller Recreation Center, located at 2717 South Halldale Avenue

- Lou Costello Jr. Recreation Center, located at 3141 East Olympic Boulevard.
- MacArthur (Gen. Douglas) Park, located at 2230 West 6th Street.
- Mount Carmel Recreation Center, located at 830 West 70th Street.
- MSGR Ramon D. Garcia Recreation Center, located at 1016 South Fresno Street.
- Normandie Recreation Center, 1550 South Normandie Avenue.
- Parkview Photo Center, located at 2332 West 4th Street,
- Pecan Recreation Center, located at 127 South Pecan Street.
- Pershing Square, located at 525 South Olive Street.
- Queen Anne Recreation Center, located at 1240 South West Boulevard.
- Rancho Cienega Sports Complex, located at 5001 West Obama Boulevard.
- Roosevelt High School Pool, located at 456 South Mathews Street.
- Ross Snyder Recreation Center, located at 1501 East 41st Street.
- Saint Andrews Recreation Center, located at 8701 South St. Andrews Place.
- Seoul International Park, located at 3250 West San Marino Street.
- Shatto Recreation Center, located at 3191 West 4th Street.
- South LA Sports Activity Center, located at 7020 South Figueroa Street.
- South LA Wetlands Park, located at 5413 South Avalon Boulevard.
- South Park Recreation Center, located at 345 East 51st Street.
- South Seas House Park, located at 2301 West 24th Street.
- State Street Recreation Center, located at 716 North State Street.
- Toberman Recreation Center, located at 1725 South Toberman Street.
- Trinity Recreation Center, located at 1725 South Toberman Street.
- Van Ness Recreation Center, located at 5720 South 2nd Avenue.
- Vineyard Recreation Center, located at 2942 South Vineyard Avenue.
- Vista Hermosa Soccer Field, located at 1301 West 1st Street.

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a ten-mile radius of the project site:

- Ascot Hills Park, located at 4371 East Multnomah Street.
- Campo De Cahuenga, located at 3919 North Lankershim Boulevard.
- Charles F. Lummis Home “El Alisal”, located at 200 East Avenue 43.
- Eagle Rock Hillside Park, 2747 South Valle Vista Drive.
- Elysian Park, located at 929 West Academy Road.
- Ernest E. Debs Regional Park, located at 4235 North Monterey Road.
- Exposition Park Rose Garden, 4235 North Monterey Road.
- Griffith Park, located at 4730 North Crystal Springs Drive.
- Heritage Park, located at 3800 North Homer Street.
- Holmby Park, located at 601 South Club View Drive.
- Laurel Canyon Mulholland Park, located at 8100 West Mulholland Drive.
- Los Angeles River Greenway/Elysian Valley Bikeway, located at Los Angeles River West bank from North Fletcher Drive to Barclay Street.

- Rose Hill Park, located at 3606 North Boundary Avenue.
- Runyon Canyon Park, located at 2000 North Fuller Avenue.
- Wattles Garden Park, located at 1824 North Curson Avenue.

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org.

2. Existing ratios of developed parkland per resident on a Citywide basis, and within the South Los Angeles Community Plan Area;

The South Los Angeles Community Plan Area, within which the project is located, has a parkland acres-to-population ratio of neighborhood and community parks of 0.31 acres per 1,000 residents. The Public Recreation Plan, a portion of the Service Element of the City's General Plan, sets a goal of a parkland acres-to-population ratio of neighborhood and community parks of 4.0 acres per 1,000 residents.

3. What is the current capacity and level of use of parks and recreational facilities near the project site?

The parks listed above are heavily utilized and often overburdened and would not be able to meet the Project's demand for parks and recreational facilities.

4. Are there any planned improvements to the parks and recreational facilities in the service area of the project site (i.e., construction or expansion, new facilities, etc.)? If so, please describe.

No.

5. Are there any city-adopted parks and recreation standards and acreage goals to be used in analyzing the project?

According to the Los Angeles General Plan Public Recreation Plan, an overall provision of 10 acres of land per 1,000 residents for total recreational facilities is recommended, and a minimum of 10% of the City's total land area should be dedicated to public recreation or open space. The City's Open Space Element recommends that private developments, not unlike the proposed Project, to provide open spaces, wherever practical, for the benefit of the public as a whole to help fulfill the recreational needs of the City. In the South Los Angeles Community Plan, Goal CF 9.3 Accommodate Greenways, seeks to, "Identify opportunities to increase acreage of total recreation areas, such as converting select alleyways to accommodate greenways, pedestrian paths, and bicycle trails." Alleyways included in the proposed Project's footprint may help achieve this goal if desired.

6. Are any design features or special parks and recreation requirements due to the specific attributes of the project?

RAP does not have any special requirements for this Project.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. Most subdivision projects that contain more than fifty residential dwelling units are required to meet with the Department of Recreation and Parks prior to filing in

3822 South Figueroa Project
August 29, 2024
Page 5

order to discuss any potential dedication requirements. If you have any questions or comments regarding this information, please contact the RAP Park Staff at (213) 202-2682 or rap.parkfees@lacity.org.

Sincerely,

CATHIE M. SANTO DOMINGO
Assistant General Manager

A handwritten signature in black ink, appearing to read 'D. Ford', with a stylized flourish at the end.

DARRYL FORD
Superintendent
Planning, Maintenance, and Construction Branch

CSD/DF:js

cc: Reading File

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

August 13, 2025

To: Kimley Horn
Attention: Jessie Barkley
660 S. Figueroa St., Suite 2050
Los Angeles, CA 90017

From: Los Angeles City Fire Department

Subject: Environmental Impact Letter – ENV-2024-6372-EIR - REVISED

PROJECT NAME: 3822 S. Figueroa Project
PROJECT APPLICANT: Kimley Horn
PROJECT LOCATION: 3822 S. Figueroa St.

PROPOSED PROJECT:

The project proposes a new seven-story, mixed-use building comprised of 209 dwelling units including 16 units for Low-income households (15 percent), 22 units for Very Low-income households (14 percent), and four units for Extremely Low-income households (2 percent); and 2,705 square feet of ground level retail and restaurant uses. The Project would have a maximum building height of 86 feet and a total floor area of 252,148 square feet on a 62,989 square-foot (1.4 acre) Project Site, for a FAR of 4:1. The project would include 23,127 square feet of open space consisting of private patios, courtyard areas, roof decks, and indoor amenities for residents, as well as 34 residential parking spaces and six commercial parking spaces at the ground level. The Project involves the demolition of seven, two-story multi-family residential buildings that are part of the Flower Drive Historic District along Flower Drive, and a two-story multi-family residential building and surface parking along Figueroa Street. Existing development on the site totals 51 residential units and 26,597 square feet of floor area.

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 hydrants flowing simultaneously.**

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, the first-due Truck Company within 1 1/2 miles.

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **3822 S. Figueroa St.**

DISTANCE	Fire Station	SERVICES & EQUIPMENT	STAFF
1.0	Fire Station 15 3000 Hoover St. LA CA 90007	Assessment Light Force, BLS Engine, ALS Rescue Ambulance, BLS Rescue Ambulance	14
2.0	Fire Station 14 3401 S. Central Ave. LA CA 90011	Assessment Engine, ALS Rescue Ambulance, BLS Rescue Ambulance	8
1.0	Fire Station 46 4370 S. Hoover St. LA CA 90037	Assessment Engine, (2) ALS Rescue Ambulances, BLS Rescue Ambulance	10
2.7	Fire Station 21 1192 E. 51 st St.. LA CA 90011	BLS Light Force. BLS Engine, ALS Rescue Ambulance, BLS Rescue Ambulance, Hazardous Materials	16

2.7	Fire Station 33 6406 Main St. LA CA 90003	Assessment Light Force, Assessment Engine, ALS Rescue Ambulance, BLS Rescue Ambulance, Battalion Chief	15
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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.

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

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.

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).

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 proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles

Fire Lane Requirements:

- 1) 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.
- 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- 3) 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.
- 4) Submit plot plans indicating access road and turning area for Fire Department approval.

- 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- 6) 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.
- 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided

2023 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.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be constructed and maintained in accordance with AASHTO HB-17 and capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds

FPB #105

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.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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.

Jessie Barkley
August 13, 2025
3822 S. Figueroa Project
Page 7

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**.

Ronnie R. Villanueva
Interim Fire Chief

David A. Perez, Fire Marshal
Bureau of Fire Prevention and Public Safety

DP:KC:kc