

Appendix H

LAFD Response Letter

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

April 30, 2018

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Alejandro Huerta

From: Los Angeles City Fire Department

Subject: Notice of Preparation of Environmental Impact Report

CASE NO.: ENV-2017-5091-EIR
PROJECT NAME: Sunset Gower Studios Enhancement Plan
PROJECT APPLICANT: Hudson Pacific Properties, Inc.
PROJECT LOCATION: 6010, 6050 and 6060 Sunset Blvd., 1455 N. Beachwood Drive,
1455 Gordon Street, 1438 and 1440 N. Gower Street,
Los Angeles, CA 90028

PROJECT DESCRIPTION:

The Project would develop new studio-related creative office, production office/production support, and storage uses within three new buildings on a 15.9-acre portion of the Project Site. The proposed buildings would range from five to 18 stories, up to 300 feet in height. The Project would provide parking as required by the Los Municipal Code and provide up to 1,335 new parking spaces, including 525 spaces within a new parking structure with six above-grade levels and three subterranean levels, 531 spaces within three subterranean parking levels below the existing basecamp and below a proposed 1,450-square-foot bicycle parking facility, and 279 spaces within three subterranean levels below one of the new buildings.

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

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential_areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **12,000 G.P.M. available to any block (where local conditions**

indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).

Improvements to the water system in this area may be required to provide 12,000 and additional 2,000 to 8,000 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 and 2,000 to 8,000 G.P.M., the first-due Engine Company should be within ¾ mile(s), the first-due Truck Company within 1 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: 6060 W. Sunset Blvd.

DISTANCE	Fire Station No.	SERVICES AND EQUIPMENT	STAFF
0.6	Fire Station No. 82 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	6
0.9	Fire Station No. 27 1327 N. Cole Avenue Los Angeles, CA 90028	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	14
1.7	Fire Station No. 52 4957 Melrose Avenue Los Angeles, CA 90029	Engine, Paramedic Rescue Ambulance	6
1.9	Fire Station No. 41 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6
2.1	Fire Station No. 35 1601 N. Hillhurst Avenue Los Angeles, CA 90027	Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and Brush Patrol	10

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 50ft 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 20 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.

Submit plot plans indicating access road and turning area for Fire Department approval.

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.

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.

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

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

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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