

# **Appendix I**

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Los Angeles Fire Department Letter

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

September 16, 2020

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Polonia Majas

**From:** Fire Department

**SUBJECT: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING (UPDATED FIRE RESPONSE)**

**CASE NO.:** ENV-2017-1084-EIR  
**PROJECT NAME:** 5420 Sunset  
**PROJECT APPLICANT:** 5420 Sunset Boulevard LP, LLC  
**PROJECT ADDRESS:** 5420-5450 West Sunset Boulevard, 1418-1440 North  
Western Avenue, 1441 North Serrano Avenue, Los  
Angeles, CA 90027

**PROJECT DESCRIPTION:**

The Project proposes the development of a mixed-use project on a 6.75-acre site located at 5420 Sunset Boulevard within the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Specific Plan areas of the City of Los Angeles. Specifically, as summarized in Table 1 on page 2, the Project would include 882,250 square feet of new floor area comprised of 787,250 square feet of residential uses consisting of 735 residential dwelling units and 95,000 square feet of market/retail/ restaurant uses. To make room for the Project, 100,796 square feet of existing market and fast food uses would be removed. The proposed uses would be provided within four buildings that would be up to seven stories with a maximum height of 75 feet.<sup>1</sup>

The Project would incorporate a variety of open space and recreational amenities within the Project Site. The Project would provide open space that would be generally publicly accessible during daytime hours in the form of pedestrian paseos and a plaza. The open space proposed to be provided within the Project Site would total 77,500 square feet, and would exceed the requirements set forth in the Specific Plan of 77,200 square feet.

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<sup>1</sup> The Project plans dated January 14, 2020, show a total of six stories. The Applicant seeks the flexibility to potentially include a mezzanine level in the commercial space, which could technically count as a story; however, this would not increase the overall height of the building of 75 feet. In addition, any floor area within a mezzanine level would be taken from the existing proposed commercial floor area of 95,000 square feet.

Table 1  
 Summary of Proposed Floor Area

Land Use	Floor Area
Residential	787,250 square feet (735 dwelling units)
Market/Retail/Restaurant	95,000 square feet
<b>Project Total</b>	<b>882,250 square feet</b>
<p>a. Square footage is calculated pursuant to the Los Angeles Municipal Code Section 12.03.</p> <p>b. LAFD's previous response letter, which is attached to this request, evaluated a total of 845,868 square feet comprised of 750,048 square feet of residential uses (735 dwelling units) and 95,820 square feet of commercial uses.</p>	

The proposed uses would require 1,419 parking spaces in accordance with the requirements of the LAMC. Parking would be provided in two subterranean parking levels and in one at-grade parking level. Also, the Project would provide a total of 548 bicycle parking spaces, consisting of 76 short-term spaces and 472 long-term spaces.

Vehicular access for both the commercial and residential components of the Project would be provided from Western Avenue via two driveways. These driveways would provide two-way ingress and egress vehicular access to the Project Site. Vehicular access for the residential component would also be provided from two additional driveways along Serrano Avenue. In addition, vehicular access for commercial and guest parking would be provided through a driveway along Sunset Boulevard. A driveway that would run east-west through the center of the Project Site would provide access for commercial service, loading, residential leasing parking, and the Los Angeles Fire Department.

Pedestrian access to the ground-floor neighborhood-serving commercial uses would be from Sunset Boulevard, Western Avenue, and Serrano Avenue. Project residents would access each building from residential lobbies located along all frontages. The residential uses would also be accessed from the two subterranean residential parking levels.

Pedestrian access to the ground-floor neighborhood-serving commercial uses would be from Sunset Boulevard, Western Avenue, and Serrano Avenue. Project residents would access each building from residential lobbies located along all frontages. The residential uses would also be accessed from the two subterranean residential parking levels.

The Project Site does not currently contain any residential uses; therefore, the existing uses on-site do not generate a residential service population. As the Project proposes up to 735 residential dwelling units, the Project would generate a new residential service population that would require fire protection services.

For your reference, a project location map, aerial photograph of the Project Site and vicinity, and a conceptual site plan are attached.

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.

**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	FIRE STATION	SERVICES & EQUIPMENT	STAFF
0.7	<b>Fire Station No. 82</b> 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Single Engine Company Paramedic Rescue Ambulance	6
1.2	<b>Fire Station No. 52</b> 4957 Melrose Avenue Los Angeles, CA 90029	Single Engine Company Paramedic Rescue Ambulance Paramedic Supervisor	7
1.5	<b>Fire Station No. 27</b> 1327 N. Cole Avenue Los Angeles, CA 90028	Headquarters Battalion 5 Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance	15
1.5	<b>Fire Station No. 35</b> 1601 N. Hillhurst Avenue Los Angeles, CA 90027	Task Force Truck and Engine Company Paramedic Rescue Ambulance	12
2.6	<b>Fire Station No. 41</b> 1439 N. Gardner Street Los Angeles, CA 90046	Single Engine Company	4

Based on these criteria (response distance from existing fire stations), fire protection would be considered **(adequate)**.

The Department is concerned that the proposed project could have a cumulative impact on fire protection services; and therefore request/recommends that the Environmental Impact Report (EIR) prepared for this project analyze whether such a cumulative impact on fire protection services will occur.

**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).

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.

**Policy Exception:** L.A.M.C. 57.09.03.B Exception:

- 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.
- 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.
- 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.
- 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.

## **SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE**

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.

### **CONCLUSION:**

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**.

RALPH M. TERRAZAS,  
Fire Chief

Kristin Crowley, Fire Marshal  
Bureau of Fire Prevention and Public Safety

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