

## **Appendix G**

---

### Public Service Provider Response Letters

## **Appendix G.1**

---

Los Angeles Fire Department Letter

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

July 12, 2019

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Adam Villani

**From:** Fire Department

**Subject: Notice of Preparation of an Environmental Impact**

**CASE NO.:** ENV-2018-7182-EIR  
**PROJECT NAME:** SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD  
**PROJECT APPLICANT:** SBLP CENTURY CITY. LLC  
**PROJECT LOCATION:** 10328-10384 AND 10341-10381 BELLWOOD AVENUE,  
LOS ANGELES, CA 90064

**PROJECT DESCRIPTION:**

The Project proposes the development of a new eldercare facility for persons 62 years of age and older on a 2.22-acre (96,792 square feet) site located at 10328-10384 and 10341-10381 Bellwood Avenue (Project Site) in the West Los Angeles Community Plan area of the City of Los Angeles (City). The Project Site includes the portion of Bellwood Avenue that bifurcates the Project Site. The Project would include 192 senior housing residential units, comprised of 71 senior-independent dwelling units, 75 assisted living guest rooms, and 46 memory care guest rooms; 50,463 square feet of indoor common areas that include space for supporting services, common dining areas, a gym, indoor pool and spa, wellness center, activity rooms, family/living rooms, and building lobby and reception area; and 14,630 square feet of outdoor common areas, including several courtyards and terraces that would be distributed throughout the Project Site. The proposed uses would be located within a single building ranging in height from 38 feet to 70 feet, or three to six stories. A total of 140 vehicle parking spaces would be provided within two subterranean levels beneath the proposed building. Three existing multi-family residential developments with a total of 112 residential units would be removed to accommodate the Project. Additionally, the Project includes the vacation and realignment of the portion of Bellwood Avenue that currently bifurcates the Project Site. The Project would comprise 241,754 square feet of floor area with a floor area ratio (FAR) of 2.66:1.; and would require the export of approximately 74,800 cubic yards of soil.

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: **10328-10384 AND 10341-10381**

**BELLWOOD AVENUE**

<b>DISTANCE</b>	<b>Fire Station No.</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
<b>0.8</b>	<b>Fire Station No. 92</b> 10556 W. Pico Boulevard Los Angeles, CA 90064	Task Force, Paramedic Rescue Ambulance and BLS Rescue Ambulance	<b>12</b>
<b>1.9</b>	<b>Fire Station No. 59</b> 11505 W. Olympic Blvd. Los Angeles, CA 90064	Assessment Engine, Paramedic Rescue Ambulance. EMS Battalion Captain and Rehab Air Tender	<b>6</b>
<b>2.6</b>	<b>Fire Station No. 43</b> 3690 S. Motor Avenue Los Angeles, CA 90034	Engine and Paramedic Rescue Ambulance	<b>6</b>
<b>2.7</b>	<b>Fire Station No. 58</b> 1556 S. Robertson Blvd. Los Angeles, CA 90035	Assessment Engine, Paramedic Rescue Ambulance and BLS Rescue Ambulance	<b>8</b>
<b>2.8</b>	<b>Fire Station No. 37</b> 1090 Veteran Avenue Los Angeles, CA 90024	Task Force and Paramedic Rescue Ambulance	<b>14</b>

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

## **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 Residential 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 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles 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.

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.

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.

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.

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.

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.

City of Los Angeles Fire Department Hydrants and Access design requirements for the Outdoor and indoor use of dependent access (attended parking) Mechanical Car Stackers – 2, 3 & 4 by levels high. The provisions of this document shall regulate the use of Mechanical Car Stackers by addressing the arrangement, location and size of areas, height, separations, housekeeping and fire protection.

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.

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

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.

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

KC:JDC:yw



## **Appendix G.2**

---

Los Angeles Police Department Letter

# LOS ANGELES POLICE DEPARTMENT



**MICHEL R. MOORE**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-6000  
TDD: (877) 275-5273  
Ref #:14.7

July 29, 2019

**RECEIVED**  
CITY OF LOS ANGELES

**AUG 28 2019**

MAJOR PROJECTS  
UNIT

Mr. Adam Villani  
City Planner  
Department of City Planning  
221 North Figueroa Street  
Los Angeles, California 90012

Dear Mr. Villani:

The proposed Senior Residential Community at the Bellwood Project falls within the geographical boundaries of the Los Angeles Police Department's West Los Angeles Area. A project of this size could have a minor impact on police services in the West Los Angeles Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Outreach and Development Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, at (213) 486-6000.

Upon completion of the project, you are encouraged to provide the West Los Angeles Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions, please contact Officer Christopher Gibson, Community Outreach and Development Division, at (213) 486-6000.

Respectfully,

**MICHEL R. MOORE**  
Chief of Police

  
AARON C. PONCE, Captain  
Commanding Officer  
Community Outreach and Development Division

Enclosure

The proposed Senior Residential Community at the Bellwood Project will be under the jurisdiction of West Los Angeles Community Police Station, located at 1663 Butler Avenue, Los Angeles, CA 90025. Telephone Number (310) 444-0701.

The project site is approximately 2.6 miles and 8 minutes without traffic from the Police Station in Reporting District (RD) 0847.

West Los Angeles Geographic Area is approximately 65.14 square miles and consists of 67 Reporting Districts. The service boundaries for West Los Angeles Area are as follows: Mulholland Drive to the North, Santa Monica Freeway, Washington Boulevard to the South, San Diego Freeway, La Cienega Boulevard, City of Los Angeles Boundary to the East, and the Pacific Ocean to the West.

It has approximately 260 sworn personnel and 28 civilian support staff assigned. It is a culturally diverse community with a population of approximately 228,000 people. The officer to resident ratio is; 1 officer to 876 residents in West Los Angeles Area. Additionally, there are special service teams available within the LAPD to service West Los Angeles Area.

West Los Angeles Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in West Los Angeles Area during 2018 was 6.2 minutes. The average response time for non-emergency calls for service in West Los Angeles Area during 2018 was 41.4 minutes.

Crime Statistics for all West Los Angeles Area:

<b>CRIMES</b>	<b>YTD 2018</b>	<b>YTD 2017</b>	<b>YTD 2016</b>
HOMICIDE	2	2	1
RAPE	32	57	43
ROBBERY	284	221	206
AGGRAVATED ASSAULT	296	220	254
BURGLARY	1414	1172	998
MOTOR VEHICLE THEFT	476	494	478
BURGLARY FROM MOTOR VEHICLE	1712	1598	1631
PERSONAL/OTHER THEFT	1767	1638	1804

Prepared by:

Officer Christopher Gibson  
Community Outreach and Development Division  
213 486-6000