Appendix P

Los Angeles Fire Department Letter

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

September 23, 2020

To: Mindy Nguyen
Department of City Planning
Mindy.nguyen@lacity.org

From: Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.:	**ENV-2019-1857-EIR**
PROJECT NAME:	**Our Lady of Mt. Lebanon Project**
PROJECT APPLICANT:	**Bishop A. Elias Zaidan**
PROJECT LOCATION:	**331 – 333 S. San Vicente Boulevard and 8531 – 8555 W. Burton Way, Los Angeles, CA 90048**

PROJECT DESCRIPTION:

The Project includes: (1) the development of a 19-story, multi-family residential building with 153 apartment units (including 17 Very Low Income units) and a maximum height of 225 feet; (2) the deconstruction, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of Mt. Lebanon-St. Peter Maronite Catholic Cathedral, with a resulting floor area of approximately 7,790 square feet; and (3) the removal of three existing ancillary church buildings, including the parish rectory, a building with offices and meeting rooms, and a social hall with an aggregate floor area of 12,370 square feet, and their replacement with a new three-story building with approximately 23,649 square feet of ancillary church uses, including offices, meeting rooms, and a multi-purpose room .

The Project also includes 16,800 square feet of open space, including approximately 9,200 square feet of common open space and 7,600 square feet of private open space, in accordance with the requirements of the Los Angeles Municipal Code. The Project includes a total of 397 vehicle parking spaces, including 252 residential parking spaces and 145 church parking spaces, within a five-level subterranean parking structure.

To accommodate excavation and construction activities for the subterranean parking structure, the existing cathedral (other than the front faQade, which would remain on the Project Site) would be deconstructed and temporarily relocated off-site. Upon completion of the subterranean parking structure and the partial construction of the new residential and church buildings, the cathedral would be reassembled and rehabilitated in its approximate original location.

Overall, the Project would result in a net increase of approximately 160,862 square feet of floor area in the Project Site. Upon completion of the Project, the total floor area of the buildings on the Project Site would be approximately 180,080 square feet, with a floor area ratio (FAR) of 4.99:1.

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.

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 6000 - 9000, (9000 high rise) 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 9000 G.P.M., the first-due Engine Company should be within 1 mile(s) and the first-due Truck Company within 1.5 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: **331 S. San Vicente Boulevard**

DISTANCE	STATION ID & ADDRESS	SERVICE & EQUIPMENT	STAFF
1.9	Fire Station No. 58 1556 S. Robertson Blvd. Los Angeles, CA 90035	Assessment Engine, 2 Paramedic Rescue Ambulances and BLS Rescue Ambulance	8
3.3	Fire Station No. 68 5023 W. Washington Boulevard Los Angeles, CA 90019	Engine and Paramedic Rescue Ambulance	8
1.8	Fire Station No. 61 5821 W. 3rd Street Los Angeles, CA 90036	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance	14
3.9	Fire Station No. 92 10556 W. Pico Boulevard Los Angeles, CA 90064	Assessment Light Force, Paramedic Rescue Ambulance and BLS Rescue Ambulance	10

4.8	Fire Station No. 43 3690 S. Motor Avenue Los Angeles, CA 90034	Assessment Light Force, Paramedic Rescue Ambulance and BLS Rescue Ambulance	6

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

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.

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.

(27) 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.

Mitigation Measures.

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.

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.

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

CONCLUSION:

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce 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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