

## **Appendix G**

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Los Angeles Fire Department Response Letter

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

March 12, 2021

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention:Bradley Furuya

**From:** Los Angeles Fire Department

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

**CASE NO.:** ENV-2020-1930-EIR

**PROJECT NAME:** Sunset + Wilcox Project

**PROJECT APPLICANT:** 6450 Sunset Owner, LLC

**PROJECT LOCATION:** 1440, 1420, 1424, 1426, 1428, 1432, 1432/2, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue, Los Angeles, California 90028

**PROJECT DESCRIPTION:** The Project includes the development of a 15-story commercial building with a total floor area of 445,218 square feet consisting of 431,032 square feet of office space and 14,186 square feet of ground floor retail/restaurant space. The Project also includes the construction of an 18-foot-tall, 3,550-square foot building to house Los Angeles Department of Water and Power (LADWP) equipment and an underground generator. The area proposed for this use would not constitute floor area as defined by the Los Angeles Municipal Code (LAMC). As part of the Project, the existing office and retail uses and associated surface parking would be demolished. Upon completion, the Project would result in a net floor area of 418,957 square feet on the Project Site and a floor area ratio (FAR) of 6:1. Additionally, the Project includes general street level tenant/site identification and visitor directional signage as permitted by the LAMC.

The Project would provide a total of 1,291 vehicular parking spaces, including 1,286 vehicular parking spaces for the proposed office and retail/restaurant uses and five vehicular parking spaces adjacent to the LADWP equipment building. Parking for the office and retail/restaurant uses would be provided within three subterranean levels, at-grade parking, a small parking mezzanine, and two full floor fully-enclosed, mechanically ventilated above-grade levels. The five additional vehicular parking spaces would be provided in a small surface parking area adjacent to the LADWP equipment building. Although not required to provide open space per the LAMC, the Project would provide a variety of private open space areas totaling 61,449 square feet, of which 32,077 square feet which would comply with the LAMC open space requirements. The total covered outdoor spaces not counted towards the floor area, as defined in LAMC Section 12.03, would be approximately 1,800 square feet on the ground level. As such, to provide a conservative analysis of the Project's environmental impacts, the excluded

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areas would count towards the Project's total floor area when analyzing environmental impacts, or a total floor area of 445,218 square feet consisting of 431,032 square feet of office space and 14,186 square feet of retail/restaurant space.

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.**

### **\*9,000 G.P.M. for high rise buildings**

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).

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**FIRE STATIONS:**

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **6450 Sunset Blvd**

<b>DISTANCE</b>	<b>Fire Station No. 27</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
.02	1327 N. Cole Avenue Los Angeles, CA 90028	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	16
1.1	<b>Fire Station No. 82</b> 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	6
1.3	<b>Fire Station No. 41</b> 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6
2.3	<b>Fire Station No. 52</b> 4957 Melrose Avenue Los Angeles, CA 90029	Assessment Engine and Paramedic Rescue Ambulance	6
2.5	<b>Fire Station No. 76</b> 3111 N. Cahuenga Blvd. Los Angeles, CA 90068	Assessment Engine and Paramedic Rescue Ambulance	6

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.

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## **FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

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

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 the 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.

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.

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 vehicular access where buildings exceed 28 feet in height.

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

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 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.

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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.

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** or **lafdhydrants@lacity.org**.

Very truly yours,

Kristin Crowley  
Fire Marshal

KC:RED:jb