

# Appendix H

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Correspondence from the Los Angeles Fire Department, Los Angeles Police Department,  
and Los Angeles Public Library

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

August 9, 2022

**TO:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attn: Heather Bleemers

**FROM:** Los Angeles Fire Department

**SUBJECT: Notice of Completion**

**CASE NO.:** ENV-2021-10633-EIR  
**PROJECT NAME:** One San Pedro Specific Plan  
**PROJECT APPLICANT:** HACLA

**PROJECT ADDRESS:** 275 w 1<sup>st</sup> Street San Pedro  
9 Block area between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

**PROJECT DESCRIPTION:**

The project involves the adoption of a specific plan to guide redevelopment of the Rancho San Pedro public housing complex. In 2018, HACLA selected the One San Pedro Collaborative (Development Team) to serve as a master developer for the revitalization of Rancho San Pedro. HACLA and the Development Team are working together to complete the One San Pedro Specific Plan, which would be part of a collection of planning documents that would guide the development, services, housing, amenities, and programming for the project site.

The proposed redevelopment of the project site would involve the demolition of existing structures on the project site and the construction of up to 1,600 multi-family residential units, 85,000 square feet (sf) of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units, additional family affordable housing units, senior affordable housing units, market rate rental units, affordable homeownership units, and market rate homeownership units. Project construction would occur in three phases spanning approximately 16 to 20 years, with construction activities possibly commencing as soon as 2024. Figure 3 shows the conceptual site plan of the proposed project.

Heather Bleemers  
August 9, 2022  
ENV-2021-10633-EIR

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 **4,000 G.P.M.**

**from four adjacent fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 4,000G.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 4,000 G.P.M., the first-due Engine Company should be within 1½ mile(s), the first-due Truck Company within 2 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: **275 w 1st Street San Pedro**

<b>DISTANCE</b>	<b>Fire Station No. 112</b> 444 South Harbor Boulevard, Berth 86 Los Angeles, CA 90731 CA	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
0.5		Engine, Paramedic Rescue, Large Boat, EMS Supervisor	14
1.2	<b>Fire Station No. 36</b> 1005 North Gaffey Street Los Angeles, CA 90731 CA	Assessment Engine, Paramedic Rescue	6
1.4	<b>Fire Station No. 48</b> 1601 South Grand Avenue Los Angeles, CA 90731 CA	Task Force (ALS Engine and BLS Truck), EMT Rescue, HAZMAT Squad	12
2.8	<b>Fire Station No. 40</b> 330 Ferry Street Los Angeles, CA 90731 CA	Assessment Engine	4
3.4	<b>Fire Station No. 101</b> 1414 25th Street Los Angeles, CA 90732 CA	Engine, Paramedic Rescue	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.

**FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Heather Bleemers  
August 9, 2022  
ENV-2021-10633-EIR

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.

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 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.

Fire Lane Requirements:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) Submit plot plans indicating access road and turning area for Fire Department approval.
- 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- 6) 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.
- 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 8) 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.
- 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

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

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Heather Bleemers  
August 9, 2022  
ENV-2021-10633-EIR

Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns

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 following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

#### 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.

FPB #105

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

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August 9, 2022  
ENV-2021-10633-EIR

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.

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 be approved as 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.

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

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

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.

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August 9, 2022  
ENV-2021-10633-EIR

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.

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.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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**.

Very truly yours,

Orin Saunders  
Fire Marshal

OS:MRC:mrc

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

December 7, 2022

**TO:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attn: Heather Bleemers

**FROM:** Los Angeles Fire Department

**SUBJECT: Notice of Completion**

**CASE NO.:** ENV-2021-10633-EIR (updated 12/7/22)

**PROJECT NAME:** One San Pedro Specific Plan

**PROJECT APPLICANT:** HACLA

**PROJECT ADDRESS:** 275 w 1<sup>st</sup> Street San Pedro (Add 327 Harbor)  
9 Block area between West Santa Cruz Street, North Palos  
Verdes Street, North Beacon Street, North Harbor  
Boulevard, West First Street, West Second Street, West  
Third Street, North Mesa Street, and North Centre Street.

**PROJECT DESCRIPTION:**

The project involves the adoption of a specific plan to guide redevelopment of the Rancho San Pedro public housing complex. In 2018, HACLA selected the One San Pedro Collaborative (Development Team) to serve as a master developer for the revitalization of Rancho San Pedro. HACLA and the Development Team are working together to complete the One San Pedro Specific Plan, which would be part of a collection of planning documents that would guide the development, services, housing, amenities, and programming for the project site.

The proposed redevelopment of the project site would involve the demolition of existing structures on the project site and the construction of up to 1,600 multi-family residential units, 85,000 square feet (sf) of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units, additional family affordable housing units, senior affordable housing units, market rate rental units, affordable homeownership units, and market rate homeownership units. On the 327 Harbor Site, 47 affordable housing units would be developed to provide replacement housing for current residents of Rancho San Pedro. Project construction would occur in three phases spanning approximately 16 to 20 years, with

construction activities possibly commencing as soon as 2024. Figure 3 shows the conceptual site plan of the proposed project.

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 **4,000 G.P.M. from four adjacent fire hydrants flowing simultaneously** to any single block zoned as low density residential with regards to land use. (This specifically applies to all current addresses provided other than 327 Harbor)

The required fire-flow for this project has been set at **6,000-9,000 G.P.M. from four to six adjacent fire hydrants flowing simultaneously** to any single block zoned as commercial with regards to land use. (This specifically applies to 327 Harbor)

Improvements to the water system in this area may be required to provide 6,000-9,000 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 6,000-9,000 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: **275 w 1st Street San Pedro**

<b>DISTANCE</b>	<b>Fire Station No. 112</b> 444 South Harbor Boulevard, Berth 86 Los Angeles, CA 90731 CA	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
0.5		Engine, Paramedic Rescue, Large Boat, EMS Supervisor	14
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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.

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.

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 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.

Fire Lane Requirements:

- 1) 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.
- 2) 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.
- 3) 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.
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- 6) 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.
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- 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

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

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

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On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns

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The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

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- 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.

FPB #105

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.

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 be approved as 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.

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

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

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.

Heather Bleemers  
December 7, 2022  
ENV-2021-10633-EIR (Updated)

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.

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.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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**.

Very truly yours,

Orin Saunders  
Fire Marshal

OS:MRC:mrc

# LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE  
Chief of Police



ERIC GARCETTI  
Mayor

P.O. Box 30158  
Los Angeles, CA 90030  
Telephone: (310) 726-7800  
TDD: (310) 726-7706  
Ref # 5.1

December 14, 2021

Ms. Jenny Scanlin  
2600 Wilshire Blvd.  
Los Angeles, CA 90057

Ms. Scanlin:

This correspondence is in response to your letter sent to Chief Scott regarding the redevelopment of the San Pedro Housing Project located at 275 West First Street, San Pedro.

The LAPD's response time goal to all emergency calls for service is seven minutes or less from the time the person reporting speaks with a 9-11 operator.

The Harbor Area Police Station would be responsible for responding to calls for service at this project site.

We do not anticipate that this project will require construction of a new police station. There will be a request for additional personnel resources and equipment to address the increase in population. We would also request the installation of cameras at the new project site and allow LAPD access to the video system to assist with any criminal investigations.

If you have any further questions, please contact me at (310) 726-7800.

Respectfully,

MICHEL R. MOORE  
Chief of Police

A handwritten signature in black ink, appearing to read "J. Mastick".

JAY MASTICK, Captain  
Commanding Officer  
Harbor Patrol Division

LOS ANGELES POLICE DEPARTMENT  
P O Box 30158  
LOS ANGELES CA 90030  
5.1

ATTENTION: Jenny Scanlin  
HA CLA  
2600 Wilshire Blvd, 3<sup>rd</sup> Floor / Exec office 100  
Los Angeles, CA  
90057



LAUSD-Local District South



January 10, 2022

Ms. Jenny Scanlin

Chief Development Officer

Housing Authority of the City of Los Angeles

2600 Wilshire Blvd.

Los Angeles, CA 90057

**Subject: One San Pedro Specific Plan Joint EIR-EIS, Request for Information**

**275 West First Street, Los Angeles, CA 90731**

Dear Ms. Scanlin,

The Los Angeles Unified School District appreciates being included in the preparation of the Environmental Impact Report and Environmental Impact Statement for the One San Pedro Specific Plan in accordance with CEQA. We have reviewed the given proposed project information and responded with the most updated data. This project is located near several of our schools and will most definitely impact them in a variety of ways. Please see our responses to your proposed questions.

**Which schools would serve the proposed project?**

**Elementary Schools:**

Primary Impact to Barton Hill Elementary School

**Barton Hill Elementary School & Maritime Steam Magnet**

423 N. Pacific Ave., San Pedro, CA 90731 (310) 547-2471

Principal Christiana Park

Traditional Track

420 enrollment

600 capacity

No planned expansion projects at this time

**Barton Hill CAL State Preschool**

423 N. Pacific Ave., San Pedro, CA 90731 (310) 547-2471

Principal Christiana Park

Traditional Track

17 Enrollment

48 capacity due to half day enrollment

**Middle Schools:**

Primary Impact to Dana Middle School (Secondary Impact to Dodson MS)

**Dana Middle School & Steam Magnet**

1501 S. Cabrillo Ave, San Pedro, CA 90731 (310) 241-1100

Principal Colin Donohoe

Traditional Track

1460 enrollment (1038 and 422 magnet) enrollment

1551 capacity

No planned expansion projects at this time

Magnet is at capacity with multiple pages of wait lists for each grade level.

**Dodson Middle School/Math & Science Magnet/Performing Arts Magnet**

28014 South Monterey Rancho Palos Verdes, CA 90275 (310) 241-1900

Principal E. Macias

Traditional Track

1390 enrollment (308 and 1082 in magnet programs)

1620 capacity

No planned expansion projects at this time

Magnet is at capacity with multiple pages of wait lists for each grade level.

### High Schools:

Primary Impact to San Pedro High School

San Pedro High School

1001 W. 15<sup>th</sup> Street San Pedro, CA 90731 (310) 241-5800

Principal Steve Gebhart

Traditional Track

2856 enrollment

2856 capacity

Currently undergoing a modernization project only, slight loss of class space.

### **Please provide student generation rates per household for residential development.**

In determining the impact of new development, the District is required to show how many students will be generated from the new developments. In order to ensure that new development is paying only for the impact of those students that are being generated by new homes and businesses, the student generation factor is applied to the number of new housing units to determine development-related impacts. The student generation factor identifies the number of students per housing unit and provides a link between residential construction projects and projections of enrollment. The State-wide factor used by the Office of Public School Construction is 0.70 for grades K-12. For the purposes of this report we will use the local factors to determine the students generated from new housing developments. This was done by comparing the number of housing units in the school district to the number of students in the school district as of the 2010

Census. Table 3 shows the student generation factors for the various grade groupings.

LAUSD STUDENT GENERATION FACTORS: Grades Students per Household

TK-6 0.2269

7-8 0.0611

9-12 0.1296

SDC 0.0194

Total 0.4370

When using the Census data to determine the average district student yield rate, it is not possible to determine which students were living in multi-family units versus single family units. Therefore only the total average yield rate is shown. The Census data does indicate that 46.9% of the total housing units within the district boundaries are single family units. It is reasonable to assume that the construction of new housing units would be similar to the current housing stock, as confirmed by the various planning departments within the school district boundaries, and therefore we can use the overall student generation rate to determine student projections.

**If any school is located within approximately 200 feet of the project site, please provide the contact information for appropriate personnel who may be consulted with respect to addressing short-term construction impacts, including air, noise, and transportation impacts (i.e., haul-route coordination).**

N/A

**Do you believe the project would require the construction of new school facilities or expansion of existing facilities?**

Yes, the project could potentially require the construction of new school facilities or expansion of existing facilities.

**Could you provide some insight as to why new or expanded facilities would or would not need to be constructed? For example, existing schools serving the project area have sufficient capacity to accommodate new students generated by the project or classrooms can be provided in provisional structures on existing campuses. Alternatively, the project growth exceeds the District's planned growth and new facilities would be needed.**

The project growth exceeds the District's planned growth, possibly requiring new facilities. Dana Middle School is nearing capacity and San Pedro High School is at capacity. Barton Hill ES does have available space and enrollment capability, but overflow to the next nearest school (Cabrillo Ave ES) may not be possible as it is also nearing capacity and has been housing students in portable classrooms. The projects proposed addition of 871 housing units (currently 729 units and can grow up to 1600 units) could create a situation where the local schools will not be able to accommodate additional incoming students. In addition, the introduction of 130,000 square feet of newly constructed commercial, retail, and services space would further impact LAUSD schools, as the District does allow for parents to request a permit for their children to attend the LAUSD school closest to their employment. The addition of employee's children into the community would potentially impact the schools in such a way that new facilities would be needed.

**What is the current school developer fee per square foot of residential land use?**

The fee amounts are \$4.08 per square foot for residential construction and \$0.66\* per square foot for commercial/industrial construction. The developer fee demonstrates that the Los Angeles Unified School District requires the full statutory impact fee to accommodate student impacts from development activity.

**Is the LAUSD using any busing programs and/or portable classrooms to accommodate overcrowded schools?**

Barton Hill Elementary School, Dana Middle School, and San Pedro High School all currently require portable classrooms to accommodate students on their campuses.

Sincerely,

Lora Caudill

Equity Director

Local District South

LAUSD

## Emily Marino

---

**From:** Zoe Kranemann <Zoe.Kranemann@hacla.org>  
**Sent:** Wednesday, November 30, 2022 9:15 AM  
**To:** Emily Marino; Melissa Whittemore  
**Cc:** Alisha Winterswyk  
**Subject:** [EXT] FW: Rancho San Pedro Planning efforts  
**Attachments:** HACLA Questions.docx; San Pedro Demographics 7-17-2022.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Zoe Kranemann | Development Officer  
e: [zoe.kranemann@hacla.org](mailto:zoe.kranemann@hacla.org)

**From:** Alicia Rodriguez <arodriguez@lapl.org>  
**Sent:** Monday, November 21, 2022 9:02 PM  
**To:** Zoe Kranemann <Zoe.Kranemann@hacla.org>  
**Subject:** Fwd: Rancho San Pedro Planning efforts

Hello Zoe,  
Here is more information regarding demographics.

Alicia

----- Forwarded message -----

**From:** David Ellis <[dellis@lapl.org](mailto:dellis@lapl.org)>  
**Date:** Mon, Nov 21, 2022 at 4:48 PM  
**Subject:** Fwd: Rancho San Pedro Planning efforts  
**To:** Alicia Rodriguez <[arodriguez@lapl.org](mailto:arodriguez@lapl.org)>

Hi Alicia,

Attached is the supporting demographic information.

Best, David

----- Forwarded message -----

**From:** David Ellis <[dellis@lapl.org](mailto:dellis@lapl.org)>  
**Date:** Mon, Nov 21, 2022 at 2:44 PM  
**Subject:** Re: Rancho San Pedro Planning efforts  
**To:** Alicia Rodriguez <[arodriguez@lapl.org](mailto:arodriguez@lapl.org)>

Hi Alicia,

I have tried to answer the questions.

Some of these questions might be better answered by library administration.

Attached are the questions that I could answer. I'm not sure how far up the administrative chain one might have to go to answer the questions that I could not answer.

I am available if you want to talk about this.

Please let me know if you have any questions.

Best, David

On Thu, Oct 6, 2022 at 11:01 AM Alicia Rodriguez <[arodriguez@lapl.org](mailto:arodriguez@lapl.org)> wrote:

Hello,  
I was sent this email and hope you can assist.  
Our department principal librarian Madeline Peña suggested I send this information your way.

Thank you,  
Alicia

----- Forwarded message -----

From: **Zoe Kranemann** <[Zoe.Kranemann@hacla.org](mailto:Zoe.Kranemann@hacla.org)>  
Date: Tue, Oct 4, 2022 at 2:36 PM  
Subject: Rancho San Pedro Planning efforts  
To: [arodriguez@lapl.org](mailto:arodriguez@lapl.org) <[arodriguez@lapl.org](mailto:arodriguez@lapl.org)>

Hi Alicia,

As you know, HACLA is in the process of completing an Environmental Impact Report which also assesses the services available to the residents, including access to a public library. We put the attached letter together to solicit input, would you please let me know if this is something you could help us with or to whom I should address it to?

I appreciate your help with this.

Best,

Zoe



**Zoe Kranemann** | Development Officer

e: [zoe.kranemann@hacla.org](mailto:zoe.kranemann@hacla.org)

c: 213.760.9040

**Housing Authority of the City of Los Angeles**

**Development Services**

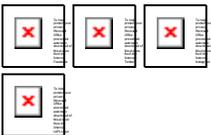
[2600 Wilshire Blvd](#), 3<sup>rd</sup> Floor

Los Angeles, CA 90057

w: [hacla.org](http://hacla.org)

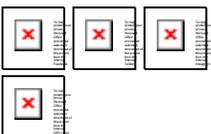
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**David Ellis**, Senior Librarian  
San Pedro Regional Branch  
Los Angeles Public Library  
[931 S. Gaffey Street, San Pedro, CA 90731](#)  
[310-548-7779](tel:310-548-7779)  
[dellis@lapl.org](mailto:dellis@lapl.org)



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Please provide the following information regarding LAPL services and facilities:

- Name and description of the City libraries serving the project site, including:

- (1) location and hours of operation

- San Pedro Regional Branch
    - Los Angeles Public Library
    - 931 South Gaffey Street
    - San Pedro, CA 90731

- Hours:

- Monday – Thursday 10:00 a.m. – 8:00p.m.

- Friday & Saturday 9:30 a.m. – 5:30 p.m.

- Sunday 1:00p.m. – 5:00p.m.

- (2) size of library building(s) (square footage)

- The library is approximately 20,000 square feet

- (3) number of personnel

- The library employs 12 full time equivalent staff

- (4) collection size and amenities

- The collection has approximately 70,000 items.

- The branch has a meeting room with a 100 person capacity. The branch also offers internet access and free Wi-Fi to patrons.

- (5) programmed or target service population

- The library offers programs to people of all ages. These programs include:

- storytime – for young children
      - STAR reading – Volunteers reading with children
      - BARK! Children reading to live dogs
      - Weekly children’s programs
      - Weekly Teen programs
      - A Teen Council
      - Adult movie night
      - Adult computer class
      - Adult programing – Health, financial literacy, and citizenship programs quarterly

- (6) actual population served including the assigned census tracts upon which service population is determined

- San Pedro Population – 82,604 – Please see attached for detailed demographic information.

- Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the project.
- Special facilities available for public use (i.e., children’s reading assistance, homework centers, space for community meetings and programs)

The library offers:

- English as a second language to adult patrons
  - An after school homework help center with a trained tutor for students of all ages.
  - The Community Room is available to patrons for programs or meetings.
- City library service standards and/or goals that would assist in analyzing the project’s potential impacts from development on local library services. To aid us in assessing potential adverse physical effects to library services, please answer the following question regarding LAPL services and facilities:
- Would the project, either individually or combined with other past, present, or anticipated future projects, result in the need for new or altered library facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility. (Please see related projects list provided with this Request for Information.)

# Executive Summary Report with Charts

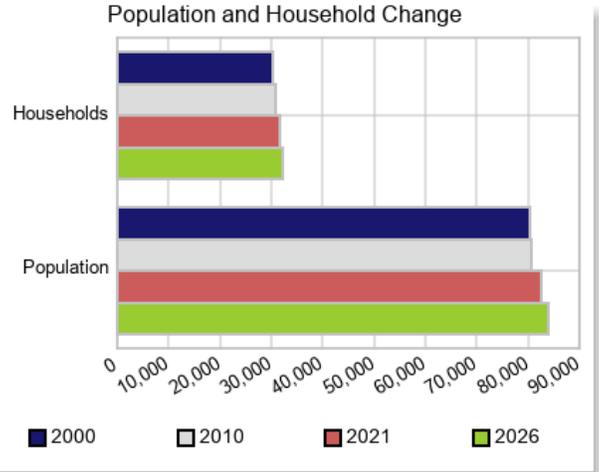
Geography: SPEDRO

Date: July 17, 2022

## Population Demographics:

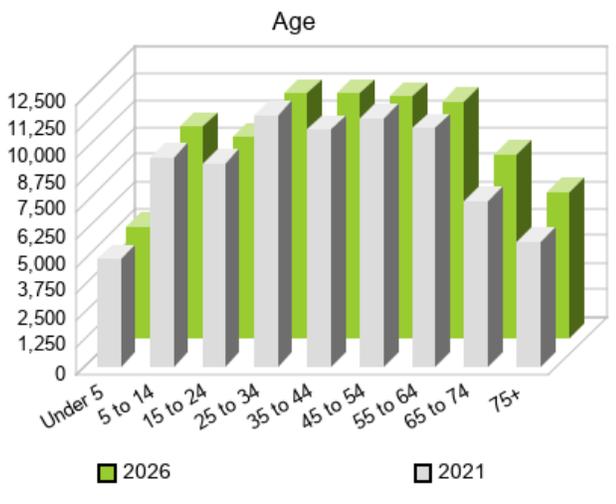
The number of households in the study area in 2000 was **30,385** and changed to **30,708** in 2010, representing a change of **1.1%**. The household count in 2021 was **31,704** and the household projection for 2026 is **32,275**, a change of **1.8%**.

The population in the study area in 2000 was **80,443** and in 2010 it was **80,716**, roughly a **0.3%** change. The population in 2021 was **82,604** and the projection for 2026 is **83,832** representing a change of **1.5%**.



	2000 Census	2010 Census	2021 Estimate	2026 Projection	Percent Change 2000 to 2021 to 2026	
Total Population	80,443	80,716	82,604	83,832	0.3%	1.5%
Total Households	30,385	30,708	31,704	32,275	1.1%	1.8%

## Population by Age

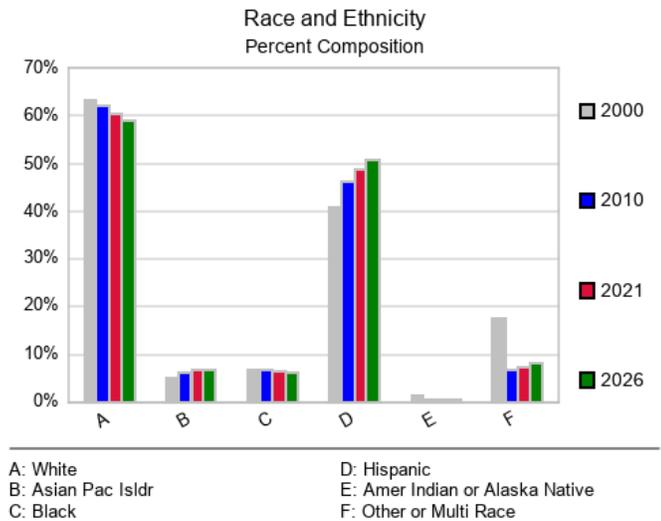


In 2000, the median age of the total population in the study area was **34.9**, and in 2010, it was **38.0**. The median age in 2021 is **40.0** and it is predicted to change in five years to **40.8** years. In 2021, females represented **50.8%** of the population with a median age of **41.3** and males represented **49.2%** of the population with a median age of **38.8** years. In 2021, the most prominent age group in this geography is **Age 25 to 34** years. The age group least represented in this geography is **Age 15 to 19** years.

## Age Groups

	2000		2010		2021		2026		Percent Change	
	Census	%	Census	%	Estimate	%	Projection	%	2000 to 2010	2021 to 2026
0 to 4	5,710	7.1%	5,384	6.7%	4,956	6.0%	5,092	6.1%	-5.7%	2.7%
5 to 14	12,303	15.3%	10,170	12.6%	9,695	11.7%	9,727	11.6%	-17.3%	0.3%
15 to 19	4,929	6.1%	5,433	6.7%	4,645	5.6%	4,474	5.3%	10.2%	-3.7%
20 to 24	4,752	5.9%	5,037	6.2%	4,755	5.8%	4,731	5.6%	6.0%	-0.5%
25 to 34	12,734	15.8%	10,946	13.6%	11,628	14.1%	11,300	13.5%	-14.0%	-2.8%
35 to 44	13,662	17.0%	11,614	14.4%	10,960	13.3%	11,288	13.5%	-15.0%	3.0%
45 to 54	10,566	13.1%	12,068	15.0%	11,500	13.9%	11,131	13.3%	14.2%	-3.2%
55 to 64	6,695	8.3%	9,550	11.8%	11,036	13.4%	10,901	13.0%	42.7%	-1.2%
65 to 74	4,753	5.9%	5,499	6.8%	7,662	9.3%	8,498	10.1%	15.7%	10.9%
75 +	4,341	5.4%	5,014	6.2%	5,767	7.0%	6,689	8.0%	15.5%	16.0%

## Population by Race/Ethnicity



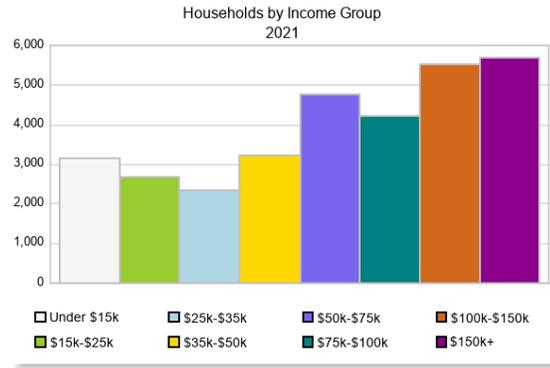
In 2021, the predominant race/ethnicity category in this study area is **White**. The race & ethnicity category least represented in this geography is **American Indian, Alaska Native**.

## Race & Ethnicity

	2000		2010		2021		2026		Percent Change	
	Census	%	Census	%	Estimate	%	Projection	%	2000 to 2010	2021 to 2026
White	50,897	63.3%	50,198	62.2%	49,908	60.4%	49,338	58.9%	-1.4%	-1.1%
Black	5,242	6.5%	5,272	6.5%	5,198	6.3%	5,181	6.2%	0.6%	-0.3%
American Indian or Alaska Native	1,060	1.3%	868	1.1%	877	1.1%	879	1.1%	-18.1%	0.3%
Asian/Hawaiian/PI	3,914	4.9%	4,824	6.0%	5,384	6.5%	5,710	6.8%	23.3%	6.1%
Some Other Race	14,095	17.5%	14,353	17.8%	15,383	18.6%	16,218	19.3%	1.8%	5.4%
Two or More Races	5,235	6.5%	5,200	6.4%	5,854	7.1%	6,506	7.8%	-0.7%	11.1%
Hispanic Ethnicity	32,704	40.7%	37,377	46.3%	40,303	48.8%	42,396	50.6%	14.3%	5.2%
Not Hispanic or Latino	47,739	59.3%	43,339	53.7%	42,301	51.2%	41,436	49.4%	-9.2%	-2.0%

## Households by Income

In 2021 the predominant household Current Year income category in this study area is **\$150K +**, and the income group that is least represented in this geography is **\$25K - \$35K**.



### HH Income Categories

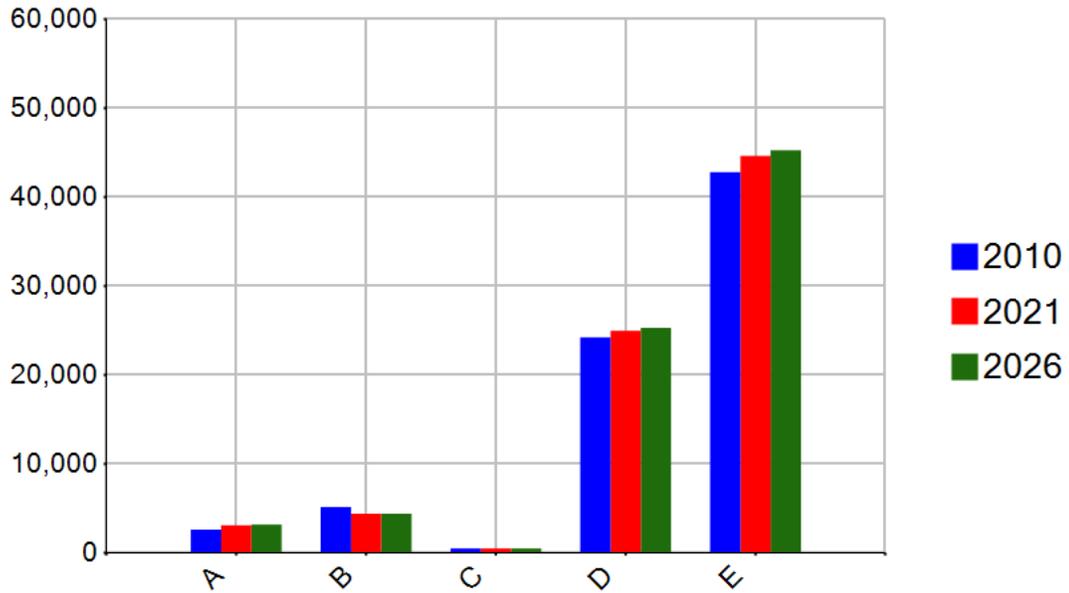
	2000		2010		2021		2026		Percent Change	
	Census	%	Census	%	Estimate	%	Projection	%	2000 to 2010	2021 to 2026
\$0 - \$15,000	5,153	17.0%	3,873	12.6%	3,164	10.0%	3,008	9.3%	-24.8%	-5.0%
\$15,000 - \$24,999	4,242	14.0%	3,465	11.3%	2,683	8.5%	2,643	8.2%	-18.3%	-1.5%
\$25,000 - \$34,999	3,374	11.1%	2,942	9.6%	2,354	7.4%	2,320	7.2%	-12.8%	-1.4%
\$35,000 - \$49,999	4,505	14.8%	3,523	11.5%	3,236	10.2%	3,188	9.9%	-21.8%	-1.5%
\$50,000 - \$74,999	5,504	18.1%	5,594	18.2%	4,787	15.1%	4,551	14.1%	1.6%	-4.9%
\$75,000 - \$99,999	3,280	10.8%	3,785	12.3%	4,231	13.3%	4,340	13.5%	15.4%	2.6%
\$100,000 - \$149,999	2,949	9.7%	4,684	15.3%	5,544	17.5%	5,990	18.6%	58.8%	8.0%
\$150,000 +	1,424	4.7%	2,842	9.3%	5,704	18.0%	6,235	19.3%	99.5%	9.3%
Average Hhld Income	\$55,701		\$78,841		\$103,110		\$108,601		41.5%	5.3%
Median Hhld Income	\$42,645		\$55,889		\$72,851		\$77,426		31.1%	6.3%
Per Capita Income	\$21,040		\$30,541		\$40,135		\$42,368		45.2%	5.6%

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### Language Spoken at Home



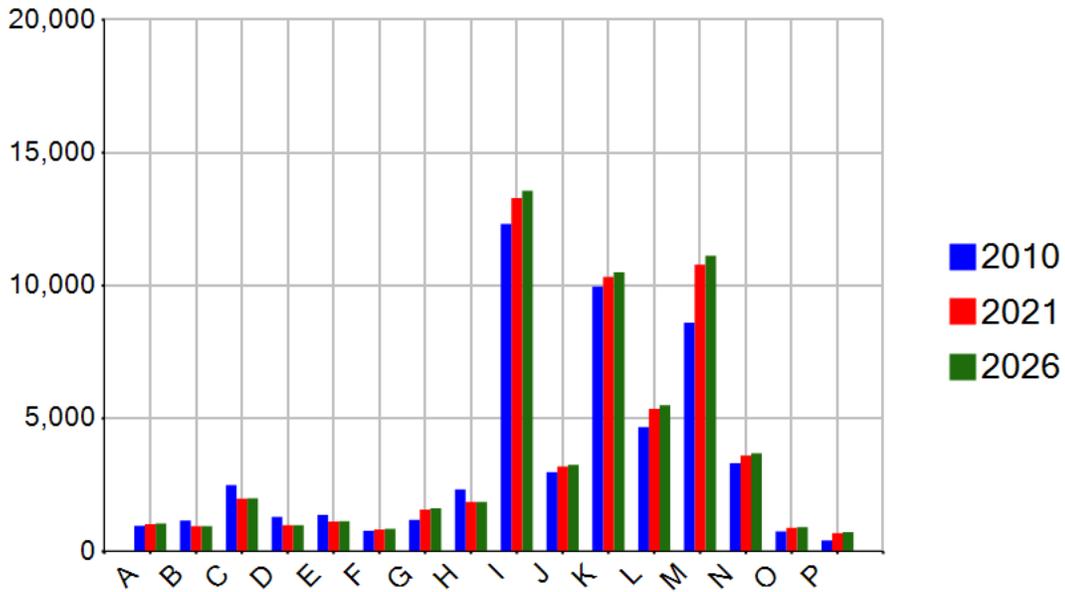
A: Asian/Pacific Island Language  
 B: Other Indo-European Language  
 C: Other Language

D: Spanish or Spanish Creole  
 E: English Only

Description	2010 Census	2010 Census %	2021 Estimate	2021 Estimate %	2026 Projection	2026 Projection %	Percent Change 2021 to 2026
Asian/Pacific Island Language	2,622	3	3,107	4	3,195	4	3
Other Indo-European Language	5,173	7	4,415	6	4,431	6	0
Other Language	495	1	507	1	519	1	2
Spanish or Spanish Creole	24,239	32	24,971	32	25,304	32	1
English Only	42,802	57	44,648	58	45,290	58	1

**Education Level Attained  
Adult Population Over 25**

Education Level Attained



- A: No schooling completed
- B: Nursery to 4th grade
- C: 5th and 6th grade
- D: 7th and 8th grade
- E: 9th grade
- F: 10th grade
- G: 11th grade
- H: 12th grade, no diploma

- I: High school graduate, GED, or alternative
- J: Some college, less than 1 year
- K: Some college, 1 or more years, no degree
- L: Associate's degree
- M: Bachelor's degree
- N: Master's degree
- O: Professional school degree
- P: Doctorate degree

Description	2010 Census	2021 Estimate	2026 Projection	Percent Change 2021 to 2026
No schooling completed	968	1,034	1,054	2%
Nursery to 4th grade	1,166	949	957	1%
5th and 6th grade	2,498	1,994	2,005	1%
7th and 8th grade	1,305	994	990	0%
9th grade	1,374	1,130	1,138	1%
10th grade	785	834	854	2%
11th grade	1,191	1,574	1,623	3%
12th grade, no diploma	2,334	1,865	1,870	0%
High school graduate, GED, or alternative	12,324	13,292	13,572	2%
Some college, less than 1 year	2,985	3,200	3,260	2%
Some college, 1 or more years, no degree	9,965	10,326	10,504	2%
Associate's degree	4,681	5,363	5,507	3%
Bachelor's degree	8,613	10,796	11,134	3%
Master's degree	3,327	3,615	3,701	2%
Professional school degree	758	895	914	2%
Doctorate degree	416	691	726	5%
Total	54,691	58,553	59,808	2%