

## **Appendix IS-5**

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LAFD Response Letter

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

February 26, 2021

**To:** Kimberly Henry  
City of Los Angeles Department of City Planning  
221 N. Figueroa Street, Room 1350 Los Angeles, CA 90012  
kimberly.henry@lacity.org

**From:** Los Angeles City Fire Department

**Subject:** 1235 Vine Street Project--Request for Fire Protection Services Information

**Project Location:** The Project Site is located 1223, 1225, 1227, 1229, 1231, 1233, 1235 Vine Street and 6311, 6315, 6319, 6323, 6327, 6333 La Mirada Avenue, within the Hollywood Community Plan area of the City.

**Project Description:** The Project would develop new office, restaurant, and/or retail uses totaling 117,150 square feet. The Project would demolish three commercial buildings and five residential bungalows, totaling 26,484 square feet and develop 109,190 square feet of office uses and 7,960 square feet of restaurant and/or retail space. The proposed uses would be located within a single eight-story building (with an additional rooftop level for mechanical equipment) with a maximum height of 101 feet to the top of the highest occupiable level and a maximum height of 119 feet to the top of the mechanical equipment level. In accordance with the LAMC, the Project would provide 235 vehicular parking spaces and 41 bicycle parking spaces (26 long-term and 15-short term) within four subterranean levels and two fully-enclosed and mechanically ventilated above-grade parking levels. The Project would result in 117,150 square feet of floor area within the Project Site with a FAR of 3:1.

Vehicular access to the Project Site would be along La Mirada Avenue, which would provide ingress and egress, with one ramp within the parking garage leading into the subterranean parking garage and another ramp leading to the upper levels of the parking garage. Primary pedestrian access into the Property would include direct access from the street along Vine Street and at the corner of the Vine Street and La Mirada Avenue intersection.

Based on LAMC requirements for the proposed land uses, the Project would provide 235 vehicle parking spaces. Parking would be provided within four subterranean levels, which would extend to a maximum depth of 45 feet, and in two fully-enclosed and mechanically ventilated above grade parking levels. The project would also comply with City requirements for providing electric vehicle charging capabilities and electric vehicle charging stations within the proposed parking area. Also, the Project would provide 41 bicycle parking spaces (15 short-term and 26 long-term) as required by the LAMC. These parking spaces would be located within the ground floor parking area.

The Project would increase the service population on the Project Site that would require fire protection services.

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 GPM due to high-rise building**

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.

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1.5 mile(s).

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **1235 Vine Street**

<b>DISTANCE</b>	<b>Fire Station No. 27</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
0.3	1327 N. Cole Avenue Los Angeles, CA 90028	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	16
1.8	<b>Fire Station No. 41</b> 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6
1.8	<b>Fire Station No. 52</b> 4957 Melrose Avenue Los Angeles, CA 90029	Assessment Engine and Paramedic Rescue Ambulance	6
1.2	<b>Fire Station No. 82</b> 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Engine and Paramedic Rescue Ambulance	6
2.8	<b>Fire Station No. 35</b> 1601 N. Hillhurst Avenue Los Angeles, CA 90027	Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and Brush Patrol	14

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

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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 **lafdhidrants@lacity.org**.

Very truly yours,

Kristin Crowley  
Fire Marshal

KC:RED:jb