

## **Appendix K**

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Los Angeles Fire Department Response Letter

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

August 6, 2021

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Paul Caporaso

**From:** Los Angeles Fire Department

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

**CASE NO.:** ENV-2021-4091-EIR

**PROJECT NAME:** TVC 2050 Project

**PROJECT APPLICANT:** Television City Studios, LLC

**PROJECT LOCATION:** 7716-7860 West Beverly Boulevard, Los Angeles, California 90036

**PROJECT DESCRIPTION:** The Project would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the modernization and expansion of media production facilities within the Television City Studio campus. The proposed Specific Plan would permit a total of up to approximately 1,874,000 square feet of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, the Specific Plan would permit approximately 1,626,180 square feet of new development, the retention of approximately 247,820 square feet of existing uses, and the demolition of up to approximately 495,860 square feet of existing media production facilities, as detailed in the table below. Parking would be provided in a combination of above ground structures, subterranean structures, and/or surface parking based on parking requirements established within the Specific Plan. The Specific Plan also would establish development guidelines and standards to regulate basic planning, design, and development concepts for future development within Television City. The designated Historic-Cultural Monument (CHC-2018-476-HCM) located on-site would be retained, and views of it from Beverly Boulevard would be opened up. Landscaping and open space elements, including streetscape improvements, would be introduced to create a cohesive visual identity for the Project Site and enhance the pedestrian experience, while continuing to provide for the unique security needs of a working production studio. In addition, a Sign District would be established to permit studio-specific on-site signs.

The Specific Plan would provide development flexibility by allowing for exchanges between certain categories of permitted land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, additional sound stage uses and/or production support uses may be developed in exchange for a reduction in floor area of another permitted land use category, so long as the limitations of the Specific Plan are met, namely that the total sitewide floor area may not exceed 1,874,000 square feet and the sitewide Floor Area Ratio (FAR) may not exceed 1.75:1. Buildout under the Specific Plan could take place in one phase with completion in 2026 or could occur in phases over multiple years. The Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2043.

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 **6,000 to 9,000\*** 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.

**\*9,000 due to high rise**

**RESPONSE DISTANCE:**

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1.0 mile(s), 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: **7716 W. Beverly Blvd.**

<b>DISTANCE</b>	<b>Fire Station No. 61</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
1.2	5821 W. 3rd Street Los Angeles, CA 90036	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance	14
3.5	<b>Fire Station No.68</b> 5023 W. Washington Boulevard Los Angeles, CA 90019	Engine and Paramedic Rescue Ambulance	8
3.3	<b>Fire Station No. 58</b> 1556 S. Robertson Blvd. Los Angeles, CA 90035	Assessment Engine, 2 Paramedic Rescue Ambulances and BLS Rescue Ambulance	8
3.0	<b>Fire Station No. 27</b> 1327 N. Cole Avenue Los Angeles, CA 90028	Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance and Urban Search and Rescue	16
1.9	<b>Fire Station No. 41</b> 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	6

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

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.

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.

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 20 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.

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.

Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

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 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.

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 fire gates shall be designed to satisfaction of the Los Angeles Fire Department to allow gates to be opened by a master remote control device which will be provided to the Los Angeles Fire Department by the developer.

Modification of Access Gate Equipment and Facilities. There shall be no modification of any vehicular access gate equipment or facilities installed by Declarant in the Properties, including without limitation modification or changes in hardware and/or method of operation without the written approval of the Los Angeles Fire Department. The provision of this shall be specifically enforceable by the City and Fire Department. Requests for any modifications shall be made to the Hydrants and Access Unit, Los Angeles Fire Department.

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 sight of the main entrance stairwell or to the satisfaction of the 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.

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.

**FPB #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 facility.

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.

**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.

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 email [lafhydrants@lacity.org](mailto:lafdhydrants@lacity.org).

Very truly yours,

Kristin Crowley  
Fire Marshal  
KC:RED:jb