

Appendix I  
**Public Services:  
LAFD Correspondence**

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

November 17, 2022

**To:** Jessie Barkley  
Kimley-Horn  
600 S Figueroa  
Los Angeles, CA 90017

**From:** Los Angeles City Fire Department

**Subject: Request for Fire Services Report**

**CASE NO.:** N/A  
**PROJECT NAME:** 1151 N Las Palma  
**PROJECT APPLICANT:** Kimley Horn  
**PROJECT LOCATION:** 1139-1149/1128-1146 N Las Palmas/1138-1150 McCadden

**PROPOSED PROJECT:**

The Project would demolish the existing 45,000-square-foot parking lot and construct a three-story, approximately 45-foot tall (50-foot tall to the top of the parapet), 80,987 square-foot, creative office building with a three-level subterranean garage at 1139-1149 N. Las Palmas Avenue. The Project would also renovate the existing building at 1155 N. Las Palmas Avenue, change its existing use to office, and construct an approximately 695 square-foot retail and office addition on the ground floor. The Project would also retain the four existing buildings located at 1128 to 1146 N. Las Palmas Avenue and minor interior renovations are currently anticipated. No exterior renovations, change in use, or expansion of these buildings are proposed at this time. The Project would provide 213 vehicular parking spaces and 26 bicycle spaces. The Project would provide 81,682 square feet of new development with 41,728 square feet of existing development to remain, for a total of 123,410 square feet of floor area, resulting in a Floor Area Ratio (FAR) of approximately 1.38 to 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.

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.**

Improvements to the water system in this area may be required to provide 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, 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: **1151 N Las Palmas**

<b>DISTANCE</b> <b>0.6 mile</b>	<b>Fire Station No. 27</b> 1327 North Cole Av Los Angeles, CA 90028	BLS Engine, BLS Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Battalion Chief	<b>Staff</b> 16
<b>1.3 miles</b>	<b>Fire Station No. 41</b> 1439 North Gardner St Los Angeles, CA 90046	BLS Engines, Paramedic Rescue Ambulance	6
<b>1.9 miles</b>	<b>Fire Station No. 82</b> 5769 Hollywood Bl Los Angeles, CA 90028	BLS Engines, Paramedic Rescue Ambulance	6
<b>2.2 miles</b>	<b>Fire Station No. 52</b> 4957 Melrose Avenue Los Angeles, CA 90029	Assessment Engine and Paramedic Rescue Ambulance	6
<b>2.2 miles</b>	<b>Fire Station No. 61</b> 5821 West 3rd Street Los Angeles, CA 90036	Light Force, Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Battalion EMS Supervisor	15

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

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At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed 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**.

Kristin M. Crowley  
Fire Chief

Orin Saunders, Fire Marshal  
Bureau of Fire Prevention and Public Safety

OS:MC:mc

1151 Las Palmas Project