

Appendix IS-4

LAFD Correspondence

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

April 23, 2024

To: Eyestone Environmental
Attention: Brad Napientek
2121 Rosecrans Ave Ste 3355
El Segundo CA 90245

From: Los Angeles City Fire Department

Subject: Environmental Impact letter

CASE NO.: 130 w. College
PROJECT NAME: 130 College Project
PROJECT APPLICANT: Eyestone Environmental
PROJECT LOCATION: 130 w. College St. LA CA 90012

PROPOSED PROJECT:

The Project is located at 114 and 130 W. College Street, 119 W. Bruno Street, and 943, 949, 955, and 973 N. Main Street (Project Site) within the City's Central City North Community Plan area.

As summarized in Table 1 on page 3, the Project would comprise a total floor area of approximately 232,802 square feet, consisting of 224,597 square feet of office uses, 4,095 square feet of restaurant uses, and 4,110 square feet of retail uses, with a floor area ratio (FAR) of approximately 2.42:1. The Project would also include approximately 1,799 square feet of outdoor uncovered dining area adjacent to the ground floor restaurant, which is not considered "Floor Area" as defined in the City's Municipal Code (LAMC), but is nevertheless counted toward the Project's restaurant area for purposes of this environmental analysis. As such, for purposes of the environmental analysis, the Project would include 5,894 square feet of restaurant space. The Project would have five stories comprised of a podium with one level of at-grade parking and one level of above-grade parking (both podium levels would be wrapped with active ground floor commercial uses along the Alameda Street, Bruno Street, and Main Street frontages and new street trees along College Street where primary vehicle access would be provided), and four levels of office uses above, and 88 feet measured from grade to the top of the mechanical penthouse. The Project would include approximately total of 52,716 square feet of outdoor areas. Approximately 440 vehicular parking spaces would be provided for the Project's proposed uses. Additionally, utility lines for water, sewer, and electric services will require as many as seven trenches be excavated in the Project Site's adjacent public right-of-way to complete. The Project Site is currently occupied by a surface parking lot, which would be demolished to accommodate the Project. There are no buildings or landscaping within the Project Site but there is a billboard, parking lights, cargo storage container, six electric bus chargers, and fencing.

Vehicular access to the Project Site would only be provided through two driveways which would be located along West College Street and would conform to LADOT standards. The driveway closer to the western section of the Project Site along West College Street would be exclusively for loading access, while the other driveway would be the only entrance that would serve to access the Project's parking garage. A passenger drop-off and pick-up area would also be provided along Bruno Street, which is designed to preserve the Granite Block Paving (HCM #211) along Bruno Street consistent with City Planning policy.

LAFD would provide fire protection services for the Project's proposed uses on the Project Site. Based on employee generation rates published by City Planning and the City's Department of Transportation, the Project is estimated to generate approximately 946 new employees.

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 (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Improvements to the water system in this area may be required to provide 6-9,000 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 6-9,000 G.P.M., the first-due Engine Company should be within 1 mile, the first-due Truck Company within 1^{1/2} mile.

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **130 w College St LA CA 90012**

DISTANCE	Fire Station No. 4 450 E Temple LA CA 90012	SERVICES & EQUIPMENT	STAFF
1.1		Assessment Engine, Battalion Chief, BLS Rescue Ambulance, ALS Rescue Ambulance, EMS Battalion Captain	11
1.4	Fire Station No. 3 108 N Fremont Ave LA CA 90012	Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Emergency Lighting Unit, Command Post Vehicle, Medical Supply Trailer and Back-up US&R Apparatus	16
1.5	Fire Station No. 1 2230 Pasadena Ave LA CA 90031	Light Force, Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance	14
1.7	Fire Station No. 2 1962 e Cesar E Chavez Ave LA CA 90033	Assessment Light Force, BLS Engine, Paramedic Rescue Ambulance	12
2.0	Fire Station No. 9 430 E 7 th St LA CA 90014	2 Assessment Engines, BLS Truck and 2 Paramedic Rescue Ambulances, BLS Rescue Ambulance	19

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).

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.

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.

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

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

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.

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 10 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.

Private roadways for general access use shall have a minimum width of 20 feet.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.

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

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 approve 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.

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 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:

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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

David A. Perez, Fire Marshal
Bureau of Fire Prevention and Public Safety

DP:MRC:mrc