

Appendix IS-5

LAFD Service Response Letter

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

May 20, 2024

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attn: Tamar Gharibian

FROM: Los Angeles Fire Department

SUBJECT: Notice of Completion

CASE NO.: ENV-2023-6757-EIR
PROJECT NAME: 9000 Airport Blvd Project
PROJECT APPLICANT: Eyestone Environmental
PROJECT ADDRESS: 9000 s Airport Blvd (Arbor Vitae, Interceptor)
Los Angeles, CA 90045

PROJECT DESCRIPTION:

As shown in the Project Location Map and Aerial Photograph of the Project Site and Vicinity included as Attachment 1 and Attachment 2, respectively, the Project Site is located at 9000, 9100, 9150, and 9160 South Airport Boulevard; 5801, 5855, and 5881 West Arbor Vitae Street; 5820, 5880, 8940, 8941, and 9000 South Interceptor Street within the Westchester–Playa del Rey Community Plan in the City.

As shown in the Conceptual Site Plan—Option 1 and Conceptual Site Plan— Option 2 included in Attachment 3 and Attachment 4, respectively, and as summarized in Table 1 on page 3, the Project proposes to develop industrial uses on a 789,989-squarefoot (18.1-acre) site. The Project is comprised of two options that would each construct new warehouse and office floor area herein referred to as Option 1 and Option 2. Option 1 would develop one industrial building that would be comprised of 355,390 square feet of warehouse floor area and 80,000 square feet of office floor area for a total floor area of approximately 435,390 square feet, with a floor area ratio (FAR) of approximately 0.6:1 and a building height of 50 feet. Option 2 would develop three industrial buildings that would be comprised of 320,056 square feet of warehouse floor area and 90,000 square feet of office floor area for a total floor area of approximately 410,056 square feet, with a FAR of approximately 0.5:1 and a proposed height of 46 feet per building. The Project would include surface parking, with 288 vehicle spaces and 90 trailer parking spaces under Option 1, and 369 vehicle parking spaces, including 20 tandem spaces, under Option 2. In addition, 96 bicycle spaces would be provided under Option 1, and 91 bicycle parking spaces would be

provided under Option 2. A total of 37,860 square feet of floor area of existing commercial/industrial uses as well as associated surface parking would be demolished to accommodate the Project.

For Option 1, vehicular access to the Project Site would be provided along the southern boundary on Arbor Vitae Street and along the western boundary on Airport Boulevard and Interceptor Street. Two emergency vehicle access (EVA) driveways would be located on the eastern portion of the Project Site on Arbor Vitae Street and on Interceptor Street. For Option 2, vehicular access to the Project Site would be provided via three driveways along the southern boundary on Arbor Vitae Street, and two driveways along the western boundary on Airport Boulevard and Interceptor Street. An EVA access driveway would be located on the eastern portion of the Project Site along Arbor Vitae Street.

The Project Site is currently developed with structures consisting of approximately 37,860 square feet of existing floor area consisting of buildings used for a rental car facility. Therefore, the existing on-site uses do not generate a residential service population. Additionally, the Project does not include the development of any residential units, and would not generate a new residential service population that would require fire protection services. With regard to Project employment, using employee generation factors from the City of Los Angeles Department of Transportation (LADOT), the Project is estimated to generate 637 net new employees to the Project Site under Option 1 and 642 net new employees to the Project Site under Option 2.¹

The Project would comply with applicable regulatory requirements such as safety and health provisions set forth by the Federal Occupational Safety and Health Administration (OSHA) for fire protection and prevention during construction activities

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 **12,000 G.P.M.**

¹ Los Angeles Department of Transportation (LADOT) and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020.

available to any block (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 12,000G.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 12,000 G.P.M., the first-due Engine Company should be within ³/₄ mile, the first-due Truck Company within 1 mile.

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **9000 Airport Blvd**

DISTANCE	Fire Station No. 95	SERVICES & EQUIPMENT	STAFF
1.1	10010 International Rd Los Angeles, CA 90045	Task Force, Paramedic Rescue Ambulance, Hazmat Squad	12
1.5	Fire Station No. 5 8900 Emerson Avenue Los Angeles, CA 90045	Light Force, Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion, US&R Apparatus	14
2.3	Fire Station No. 51 10435 Sepulveda Blvd Los Angeles CA 91345	Assessment Engine, Paramedic Rescue Ambulance	6

4.0	Fire Station No. 67 5451 Playa Vista Drive Los Angeles, CA 90094	Assessment Engine BLS Rescue Ambulance	6
5.5	Fire Station No. 62 11970 Venice Blvd Los Angeles CA 90066	Assessment Engine, Paramedic Rescue Ambulance	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.

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.

Tamar Gharibian
May 20, 2024
ENV-2023-6757-EIR

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.

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.

Tamar Gharibian
May 20, 2024
ENV-2023-6757-EIR

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 **lafdhydrants@lacity.org**

Very truly yours,

David A. Perez, Fire Marshal
Fire Marshal

DP:MRC:mrc