

Appendix K

Los Angeles Fire Department Response Letter

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

October 30, 2018

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Kathleen King

From: Fire Department

Subject: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2017-625-EIR
PROJECT NAME: 2159 Bay Street Project
PROJECT APPLICANT: Sacramento Street Property LP
PROJECT LOCATION: 2136-2148 and 2159 E. Bay Street, and 2145-2161 E. Sacramento Street, Los Angeles, CA 90021

PROJECT DESCRIPTION:

The Project includes the development of a three-building creative office campus that would be comprised of an eight-story commercial high-rise building with up to two levels of subterranean parking, and two-story commercial buildings. The Project would specifically include approximately 202,954 square feet of creative office space, 16,000 square feet of retail and restaurant space, and 3,235 square feet of event and meeting space. The Project would provide a total of 711 vehicle parking spaces within up to two levels of subterranean parking levels and one ground floor parking level. To provide for the Project, all existing buildings and uses would be demolished, including the three existing buildings which include 39,328 square feet of office and industrial uses.

The Project would create a pedestrian environment along Bay Street and Sacramento Street, an area that currently lacks pedestrian infrastructure, by constructing new sidewalks, street trees, ground floor commercial space with storefront glazing, and a lobby entrance for the office/creative office tenants along a pedestrian paseo. Vehicular access to the Project would be provided from driveways located on Bay Street and Sacramento Street, and a lay-by for passenger drop-off and pick-up on Bay Street. Levels 2 through 8 of the high-rise building would include outdoor terraces for the building's office tenants, and a pedestrian paseo would be provided on the eastern portion of the Site

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 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.

RESPONSE DISTANCE:

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), 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: **2159 BAY STREET**

DISTANCE	Fire Station No.	SERVICES AND EQUIPMENT	STAFF
0.5	Fire Station No. 17 1601 S. Santa Fe Avenue Los Angeles, CA 90021	Assessment Engine, Paramedic Rescue Ambulance, Foam Tender, Haz-Mat Tender and Arson Investigation Unit	8
1.5	Fire Station No. 9 430 E. 7th Street Los Angeles, CA 90014	2 Assessment Engines, BLS Truck and 2 Paramedic Rescue Ambulances, BLS Rescue Ambulance and Fast Response Unit	22
1.8	Fire Station No. 25 2927 Whittier Boulevard Los Angeles, CA 90023	Assessment Engine and Paramedic Rescue Ambulance	6
2.5	Fire Station No. 2 1962 Cesar Chavez Ave Los Angeles, CA 90033	Light Force, Engine, Paramedic Rescue Ambulance	12
2.6	Fire Station No. 14 3401 S. Central Avenue Los Angeles, CA 90011	Assessment Engine, Paramedic Rescue Ambulance And BS Rescue Ambulance	8

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

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 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.

Adequate public and private fire hydrants shall be required.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

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.

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.

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.

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 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 facilities.

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.

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.

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.

m

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.

Kathleen King
October 30, 2018
ENV-2017-625-EIR
Page 5

For additional information, please contact the Fire Development Services Section,
Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw