

## **Appendix H**

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Los Angeles Fire Department Response Letter

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

August 28, 2017

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Jonathan Chang

**From:** Fire Department

**SUBJECT:** NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING

**CASE NO.:** ENV-2016-3343-EIR (Corrected letter)  
**PROJECT NAME:** Paseo Marina  
**PROJECT APPLICANT:** Sares-Regis Group  
**PROJECT ADDRESS:** 13400-13450 Maxella Avenue, 4305-4363 Glencoe Avenue,  
Los Angeles, CA 90292

**PROJECT DESCRIPTION:**

The Project proposes to replace three existing shopping center-related buildings within the Project Site that together comprise approximately 100,781 square feet and associated surface parking areas with a new mixed-use development consisting of 658 multi-family residential units and an estimated 27,300 square feet of neighborhood-serving commercial uses, including approximately 13,650 square feet of retail space and approximately 13,650 square feet of restaurant space. The proposed multi-family residential and commercial uses would be provided within three seven-story building with a maximum height of approximately 77 feet.

In accordance with the requirements of the Los Angeles Municipal Code (LAMC), the proposed uses would be supported by 1,217 parking spaces, which would be distributed throughout the Project Site in two subterranean parking levels and in two above-grade parking levels located within each of the three buildings. The Project would include residential lobbies and leasing areas, pools, a spa, and outdoor kitchens with lounges and seating. In addition, per the requirements set forth in the LAMC, the Project would provide approximately 70,175 square feet of open space, including paved plazas with seating, landscape paseos, and landscaped open space at the ground level that would be privately maintained and publicly accessible. The proposed plazas located along the northwest portion and in the center of the Project Site would connect to a publicly accessible, privately maintained open space area, including a one-story amenity building and additional seating, located along the southwest portion of the Project Site via outdoor pedestrian paseos. Overall, the Project would remove approximately 100,781 square feet of existing commercial floor area and construct approximately 674,329 square feet of new residential and commercial floor area, resulting in a net increase of 573,548 square feet of net new floor area within the Project Site for a total floor area ratio of approximately 2.6 to 1.

General Plan Amendment to Palms-Mar Vista-Del Rey Community Plan to change the Community Plan land use designation from Limited Manufacturing to General Commercial;

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 9,000G.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:**

<b>DISTANCE</b> 1.4	<b>Fire Station No. 63</b> 1930 Shell Avenue Venice, CA 90291	<b>SERVICES &amp; EQUIPMENT</b> Task Force Truck and Engine Paramedic Rescue Ambulance	<b>STAFF</b> 12
1.7	<b>Fire Station No. 67</b> 5451 Playa Vista Drive Los Angeles, CA 90094	Assessment Engine BLS Rescue Ambulance	12
2.2	<b>Fire Station No. 62</b> 11970 Venice Blvd. Los Angeles, CA 90066	Single Engine Company EMT Rescue Ambulance	6
<b>DISTANCE</b> 3.6	<b>Fire Station No. 5</b> 8900 Emerson Avenue Los Angeles, CA 90045	<b>SERVICES &amp; EQUIPMENT</b> Task Force Truck and Engine Company Paramedic Rescue Ambulance Battalion 4 Headquarters	<b>STAFF</b> 14

3.9	<b>Fire Station No. 43</b> 3690 S. Motor Avenue Los Angeles, CA 90034	Single Engine Company Paramedic Rescue Ambulance	6
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Based on these criteria (response distance from existing fire stations), fire protection would be considered **(inadequate)**.

The Department is concerned that the proposed project could have a cumulative impact on fire protection services; and therefore request/recommends that the Environmental Impact Report (EIR) prepared for this project analyze whether such a cumulative impact on fire protection services will occur.

**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).

The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

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

**Policy Exception:** L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

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 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

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.

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.

Standard cut-corners will be used on all turns.

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 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.

## **SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE**

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.

### **CONCLUSION:**

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**.

RALPH M. TERRAZAS,  
Fire Chief

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

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