

Appendix F

Public Service Response Letters

Appendix F.1

LAFD Letter

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

July 25, 2019

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Polonia Majas

From: Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2017-506-EIR
PROJECT NAME: 8th, Grand and Hope
PROJECT APPLICANT: Mitsui Fudosan America
PROJECT LOCATION: 754 S. HOPE STREET AND 609 AND 625 W. 8TH STREET,
LOS ANGELES, CA 90017

PROJECT DESCRIPTION:

The Project proposes to demolish an existing surface parking lot and four-level parking structure in order to develop a 45-story mixed-use building consisting of 547 residential dwelling units, up to 7,499 square feet of ground floor commercial/retail/restaurant space, and a 37,216-square-foot charter school for grades K–5 (hereinafter referred to as the Project). The Project would provide a maximum of 562,696 square feet of floor area with a Floor Area Ratio (FAR) of 9.37:1. In addition, the Project includes an option wherein an additional 33 residential units may be constructed in lieu of the school use, resulting in a total of 580 residential units. Under this scenario, a maximum of 556,459 square feet of floor area would be developed decreasing the total FAR to 9.27:1. The Project would also include three subterranean levels to an approximate depth of 63 feet below ground level. With 45 stories, the building would have a maximum height of 592 feet above ground level. Parking would be provided in three subterranean levels and on four levels above the street-level uses.

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: **754 S. HOPE STREET**

DISTANCE 1.0	Fire Station No. 10 1335 S. Olive Street Los Angeles, CA 90015	SERVICES & EQUIPMENT Paramedic Rescue Ambulance, BLS Rescue Ambulance and Assessment Light Force	STAFF 14
1.1	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	19
1.1	Fire Station No. 3 108 N. Fremont Avenue Los Angeles, 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	18
1.9	Fire Station No. 4 450 E. Temple Street Los Angeles, CA 90012	Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion Captain and BLS Rescue Ambulance	11
1.2	Fire Station No. 11 1819 W. 7th Street Los Angeles, CA 90057	Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Light Force	14

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

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

During demolition, the Fire Department access will remain clear and unobstructed.

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).

505.1 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.

The entrance to a Residential 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.

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.

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

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

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

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.

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.

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.

City of Los Angeles Fire Department Hydrants and Access design requirements for the Outdoor and indoor use of dependent access (attended parking) Mechanical Car Stackers – 2, 3 & 4 by levels high. The provisions of this document shall regulate the use of Mechanical Car Stackers by addressing the arrangement, location and size of areas, height, separations, housekeeping and fire protection.

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 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

KC:RED:yw

Appendix F.2

LAPD Letter

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police



ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-6000
TDD: (877) 275-5273
Ref #:14.7

July 15, 2019

Ms. Polonia Majas
Major Projects
Department of City Planning
221 North Figueroa Street
Los Angeles, California 90012

Dear Ms. Majas:


The proposed 8th Grand and Hope Project falls within the geographical boundaries of the Los Angeles Police Department's Central Area. A project of this size could have a minor impact on police services in the Central Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Outreach and Development Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, at (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Central Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions, please contact Officer Christopher Gibson, Community Outreach and Development Division, at (213) 486-6000.

Very truly yours,

MICHEL R. MOORE
Chief of Police


AARON C. PONCE, Captain
Commanding Officer
Community Outreach and Development Division

Enclosure

The proposed 8th Grand and Hope Project will be under the jurisdiction of Central Community Police Station, located at 251 East 6th Street, Los Angeles, CA 90014. Telephone Number (213) 833-3707.

The project site is approximately 0.9 miles and 5 minutes without traffic from the Police Station in Reporting District (RD) 0162.

Central Geographic Area is approximately 4.5 square miles and consists of 52 Reporting Districts. The service boundaries for Central Area are as follows: Stadium Way, Pasadena Freeway to the North, Washington Boulevard, 7th Street to the South, Los Angeles River to the East, and the Harbor Freeway to the West.

It has approximately 370 sworn personnel and 30 civilian support staff assigned. It is a culturally diverse community with a population of approximately 40,000 people. The officer to resident ratio is; 1 officer to 108 residents in Central Area. Additionally, there are special service teams available within the LAPD to service Central Area.

Central Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in Central Area during 2018 was 2.8 minutes. The average response time for non-emergency calls for service in Central Area during 2018 was 19.6 minutes.

Crime Statistics for all Central Area:

CRIMES	YTD 2018	YTD 2017	YTD 2016
HOMICIDE	14	21	11
RAPE	97	106	90
ROBBERY	694	720	682
AGGRAVATED ASSAULT	1072	1189	909
BURGLARY	349	376	324
MOTOR VEHICLE THEFT	418	395	399
BURGLARY FROM MOTOR VEHICLE	1743	1368	1101
PERSONAL/OTHER THEFT	2995	2741	2634

Prepared by:

Officer Christopher Gibson
Community Outreach and Development Division
213 486-6000

Appendix F.3

LAPL Letter

8th, Grand, and Hope Project
Request for Library Services Information
Los Angeles Public Library Response
August 30, 2019

Please provide the following information regarding LAPL services and facilities:

1. Name and description of the City libraries serving the Project Site, including:
(1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target service population; and (6) actual population served including the assigned census tracts upon which service population is determined;

Answer:

The following Los Angeles Public Library facilities would serve the project area:

Central Library
Chinatown Branch Library
Echo Park Branch Library
Felipe de Neve Branch Library
Little Tokyo Branch Library
Pico Union Branch Library

Please see attached location profiles for answers to the above questions.

2. Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;

Answer:

There are currently no planned improvements or expansions to any locations in the project area.

3. Special facilities available for public use (i.e., children's reading assistance, homework centers, space for community meetings and programs); and

Answer:

Please see attached location profiles.

8th, Grand, and Hope Project
Request for Library Services Information
Los Angeles Public Library Response
August 30, 2019

4. City library service standards and/or goals that would assist in analyzing the Project's potential impacts from development on local library services.

Answer:

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

5. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered library facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility. (Please see related projects list provided with this Request for Information.)

Answer:

Any increase in the residential and/or commuter-adjusted population that is in close proximity to a library has a direct impact on library services with increased demands for library staffing, materials, computers, and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

Location Name

Central Library

Address

630 W. 5th Street
Los Angeles, CA 90071

Hours

Mon: 10-8, Tue: 10-8, Wed: 10-8, Thu: 10-8, Fri: 9:30-5:30
Sat: 9:30-5:30, Sun: 1-5

Size of Facility (sq. ft.)

538,000 square feet

Collection Size

2.6 million volumes

Annual Circulation

1.2 million

Staffing Level

390

Volunteers

250

Service Population

3,792,662 per Census 2010 est. City of Los Angeles
9,818,605 per Census 2010 est. County of Los Angeles

The Los Angeles Public Library does not make future population projections.

Special Features

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:

Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This also has:

Adult Literacy Center
Computer Training Center
Meeting Room Rental
The Source
Zoom Text Computer for the Visually Impaired

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Chinatown Branch Library

Address

639 N. Hill Street
Los Angeles, CA 90012

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

14,500

Collection Size

74,709

Annual Circulation

193,627

Staffing Level

13.5

Volunteers

74

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries
11,225

The Los Angeles Public Library does not make future population projections.

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This branch also has:
Friends of Library Group
Meeting Room Rental

Branch Name

Echo Park Branch Library

Address

1410 W. Temple Street Los Angeles, CA 90026

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

17,543

Collection Size

43,689

Annual Circulation

161,885

Staffing Level

9.5

Volunteers

88

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries

52,842

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All branch libraries have:

Free Public Wi-Fi

Wireless & Mobile Printing

Reserve a Computer

This branch also has:

Adult Literacy Center

Early Learning for Families Area

Friends of Library Group

Meeting Room Rental

Zoom Text Computer for the Visually Impaired

Branch Name

Felipe de Neve Branch Library

Address

2820 W. 6th Street
Los Angeles, CA 90057

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

9,273

Collection Size

35,424

Annual Circulation

176,698

Staffing Level

9

Volunteers

22

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries

110,861

The Los Angeles Public Library does not make future population projections.

Special Features

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All branch libraries have:

Free Public Wi-Fi

Wireless & Mobile Printing

Reserve a Computer

This branch also has:

Early Learning for Families Area

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Little Tokyo Branch Library

Address

203 S. Los Angeles Street
Los Angeles, CA 90012

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

12,500

Collection Size

66,634

Annual Circulation

97,402

Staffing Level

10

Volunteers

44

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries
45,796

The Los Angeles Public Library does not make future population projections.

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This branch also has:
Early Learning for Families Area
Friends of Library Group
Meeting Room Rental

Branch Name

Pico Union Branch Library

Address

1030 S. Alvarado Street
Los Angeles, CA 90006

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

12,500

Collection Size

46,562

Annual Circulation

167,493

Staffing Level

10.5

Volunteers

51

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries
41,457

The Los Angeles Public Library does not make future population projections.

Special Features

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All branch libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This branch also has:
Adult Literacy Center
LA PLayer
Meeting Room Rental