

Appendix I

Public Service Letters

I-1 Los Angeles Fire
 Department
 Correspondence

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

September 24, 2020

To: Paul Caporaso
Department of City Planning
Paul.caporaso@lacity.org

From: Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2017-468-EIR
PROJECT NAME: 656 South San Vicente Medical Office Project
PROJECT APPLICANT: 650 – 676 SSV Property Owner, LLC and 650 SSV
Property Owner, LLC
PROJECT LOCATION: 650 – 676 South San Vicente Boulevard, Los Angeles,
California 90048

PROJECT DESCRIPTION:

The 656 South San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, an 8,225 square-foot commercial building, and associated surface parking, in order to develop a medical office and retail-commercial development that would include 140,305 square-feet of medical office space and 5,000 square feet of ground floor retail-commercial space, for a total of 145,305 square feet of floor area, for a floor area ratio (FAR) of 4.5:1. The proposed building would be 12 stories and approximately 218 feet in height (230 feet to the top of mechanical penthouse). The Project would provide 418 parking spaces with four screened, above ground levels, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for medical office and 25 vehicle parking spaces for retail-commercial uses. The Project would also include 716 bicycle parking spaces.

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.

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 9000, (9000 high rise) 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 9000 G.P.M., the first-due Engine Company should be within 1 mile(s) and the first-due Truck Company within 1.5 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: **650 S. San Vicente Boulevard**

| DISTANCE | STATION ID & ADDRESS | SERVICE & EQUIPMENT | STAFF |
|----------|--|--|-------|
| 1.9 | Fire Station No. 58 1556 S. Robertson Blvd. Los Angeles, CA 90035 | Assessment Engine, 2 Paramedic Rescue Ambulances and BLS Rescue Ambulance | 8 |
| 3.1 | Fire Station No. 68 5023 W. Washington Boulevard Los Angeles, CA 90019 | Engine and Paramedic Rescue Ambulance | 8 |
| 2.0 | Fire Station No. 61 5821 W. 3rd Street Los Angeles, CA 90036 | Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance | 14 |
| 3.9 | Fire Station No. 92 10556 W. Pico Boulevard Los Angeles, CA 90064 | Assessment Light Force, Paramedic Rescue Ambulance and BLS Rescue Ambulance | 10 |
| 3.6 | Fire Station No. 29 4029 W. Wilshire Blvd. Los Angeles, CA 90010 | Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and DECON Tender | 14 |

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

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.

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 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.

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

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.

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.

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.

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.

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

CONCLUSION:

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce 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**.

Very truly yours, **Robert Duff**

RALPH M. TERRAZAS,
Fire Chief

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

KC:RD:rd

I-2 Los Angeles Police
Department
Correspondence

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 #:1.18.2

February 20, 2020

RECEIVED
CITY OF LOS ANGELES

MAR 17 2020

MAJOR PROJECTS
UNIT

Paul N. Caporaso
Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012-4801

Dear Paul N Caporaso: [ENV-# -EAF]

The proposed, "656 South San Vicente Medical Office Project," located at 656 South San Vicente Boulevard, Los Angeles CA. 90048, is located in Reporting District 0722. This "RD" falls within the geographical boundaries of the Los Angeles Police Department's Wilshire Division. A project of this size could have a minor impact on police services within Wilshire Division's Community 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 (CPTED), James Nichols at e-mail address: CPTED@lapd.online

Upon completion of the project, you are encouraged to provide the Commanding Officer of Wilshire Community Police Station with a diagram copy of each portion of the property. The Wilshire Community Police Station's Commanding Officer is Captain Timothy Nordquist. Wilshire Division is located at 4861 West Venice Boulevard Los Angeles, CA. 90019 (RD 0776). Captain Nordquist's phone number is 213-473-0558. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Officer James Nichols at the LAPD Community Outreach and Development Division, (213) 486-6000.

Respectfully,

MICHEL R. MOORE
Chief of Police


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

Enclosure

The following report was prepared for The 656 South San Vicente Medical Office Project:

The 656 South San Vicente Medical Office Project located at 656 South San Vicente Boulevard Los Angeles CA., is approximately 3.1 miles at 12 minutes from the Wilshire Community Police Station. This time and distance is calculated from a departure point starting from the Wilshire Community Police Station. The Reporting District for Wilshire Division is RD 0776. Their Phone number is 213-473-0476. This arrival time is also configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and type of call.

Divisional Geographics / Demographics:

Wilshire Community Police Station's Geographical Patrol Area is approximately 13.97 square miles and consists of 57 Reporting Districts. The service boundaries for Wilshire Area are as follows:

To the West is La Cienega Boulevard, Schumacher Drive, San Vicente Boulevard, Clifton Way, North Robertson Boulevard, Burton Way, South Doheny Drive, Beverly Boulevard, North La Cienega Boulevard, Rosewood Avenue, North Croft Avenue, Clinton Avenue, North Orlando Avenue, Rosewood Avenue, North Sweetzer Avenue, Melrose Avenue and La Cienega Boulevard.

To the North is Santa Monica Boulevard, North Kings Road, Waring Avenue, North Sweetzer Avenue, Willoughby Avenue, Crescent Heights Boulevard, Romaine Street, Hayworth Avenue, Willoughby Avenue, North Vista Street, Romaine Street, North La Brea Avenue, Willoughby Avenue, Seward Street and Melrose Avenue.

To the East is North Gower Street, Beverly Boulevard, North and South Plymouth Boulevard, Wilshire Boulevard, South Bronson Avenue, West 8th Street, Crenshaw Boulevard, Olympic Boulevard, South Bronson Avenue, Country Club Drive and Arlington Avenue.

To the South is The Santa Monica (10) Freeway, Washington Boulevard, South Fairfax Avenue and Washington Boulevard.

The proposed 656 South San Vicente Medical Office Project is located in RD 0722. The boundaries for RD 0722 are San Vicente Boulevard and La Cienega Boulevard to the West. Beverly Boulevard to the North, Sweetzer Avenue to the East and Wilshire Boulevard to the South.

Wilshire Division has approximately 267 sworn personnel and 13 civilian support staff. Wilshire Division is a culturally diverse community with a residential population of over 249, 200 people. The officer to resident ratio is 1 officer to every 933 residents (933:1). This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

Divisional Support and Communication:

There are many specialized support units, divisions and services available to Wilshire Division within the LAPD. These services are available to supplement the division's policing. In using the available resources, the Los Angeles Police Department can meet the demands for police services for the 656 South San Vicente Medical Office Project.

Wilshire Community Police Station's emergency response system is directly linked to the Los Angeles Police Departments' Communication Dispatch Center. Communication Division has the responsibility to staff and answer telephone calls for service on a 24- hour basis. This includes 911 emergency calls (police, fire and medical). Communication Division's main protocol is to handle and dispatch police calls for service in the City of Los Angeles.

Divisional Response Times:

According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in the Wilshire Area (Code 3 calls) was 4.2 minutes with a dispatch median time of 1.4 minutes. The medium high priority response time (Code 2) was 13.6 minutes with a dispatch median time of 4.2 minutes. Low priority, non-emergency response time was 33.6 minutes with a dispatch median time of 14.8 minutes.

These response times were taken from the statistics submitted by Wilshire Division for a 4 week period between January 12th 2020 through February 8th 2020.

During this 4 week period, Wilshire Division answered 317 emergency calls for service, 1,124 medium high priority calls and 1,738 low priority calls. The response times stated are adequate performance times for this police division.

Statistics:

The following are one month crime statistics for RD 0722 and five year crime statistics for Wilshire Division (WIL) for the years 2016- 2020:

| Wilshire Division Crime YTD and 5 year totals | 2020 | 2019 | 2018 | 2017 | 2016 | Crime in RD 0722 01-12-2020 / 02-08-2020 |
|--|-------------|-------------|-------------|-------------|-------------|---|
| Violent Crime | 87 | 997 | 1086 | 1007 | 875 | 2 |
| Property Crime | 480 | 5370 | 5386 | 4924 | 4405 | 23 |
| Homicide | 1 | 2 | 6 | 7 | 5 | 0 |
| Rape | 1 | 57 | 88 | 84 | 82 | 0 |
| Robbery | 31 | 417 | 446 | 412 | 352 | 2 |
| Aggravated Assault | 54 | 521 | 546 | 504 | 436 | 0 |
| Burglary | 78 | 845 | 1084 | 1066 | 891 | 3 |
| Motor Vehicle Theft | 44 | 496 | 526 | 546 | 584 | 0 |
| Burglary Theft From Vehicle | 171 | 1990 | 1561 | 1432 | 1269 | 9 |
| Personal/Other Theft | 187 | 2039 | 2215 | 1880 | 1661 | 11 |
| Child/Spousal Abuse | 50 | 479 | 549 | 486 | 475 | 0 |

| 12 Month Crime 2019 WIL | Violent Crime | Property Crime | Homicide | Rape | Robbery | Aggravated Assault | Burglary | Motor Vehicle Theft | Burglary Theft From Vehicle | Personal / Other Theft |
|--|--------------------------|---------------------------|-----------------|-------------|----------------|-------------------------------|-----------------|------------------------------------|--|-----------------------------------|
| JAN | 75 | 352 | 0 | 3 | 36 | 36 | 53 | 30 | 105 | 164 |
| FEB | 66 | 373 | 0 | 5 | 30 | 31 | 96 | 37 | 101 | 139 |
| MAR | 70 | 315 | 0 | 4 | 34 | 32 | 54 | 33 | 105 | 123 |
| APR | 80 | 417 | 0 | 4 | 34 | 42 | 65 | 43 | 177 | 132 |
| MAY | 70 | 433 | 0 | 2 | 35 | 33 | 64 | 36 | 177 | 156 |
| JUN | 64 | 426 | 0 | 6 | 21 | 37 | 53 | 37 | 181 | 155 |
| JUL | 73 | 431 | 0 | 1 | 28 | 44 | 57 | 39 | 179 | 156 |
| AUG | 93 | 377 | 0 | 6 | 38 | 49 | 65 | 33 | 132 | 147 |
| SEP | 60 | 363 | 0 | 1 | 22 | 37 | 62 | 33 | 148 | 120 |
| OCT | 81 | 330 | 0 | 3 | 40 | 38 | 46 | 38 | 113 | 164 |
| NOV | 54 | 455 | 1 | 3 | 19 | 31 | 57 | 46 | 167 | 167 |
| DEC | 76 | 458 | 1 | 5 | 32 | 38 | 58 | 41 | 199 | 160 |

| 2019 City Wide Crime Statistics | Violent Crimes | Property Crimes | Homicide | Rape | Robbery | Aggravated Assault | Burglary | Motor Vehicle Theft | Burglary Theft From Vehicle | Personal Other Theft | Child / Spousal Abuse |
|--|---------------------------|----------------------------|-----------------|-------------|----------------|-------------------------------|-----------------|------------------------------------|--|-------------------------------------|--------------------------------------|
| JAN | 2001 | 7473 | 18 | 103 | 741 | 1139 | 1142 | 1315 | 2416 | 2600 | 1099 |
| FEB | 1937 | 7159 | 14 | 94 | 730 | 1099 | 1082 | 1210 | 2290 | 2577 | 1096 |
| MAR | 2116 | 6535 | 22 | 78 | 773 | 1243 | 918 | 1185 | 2159 | 2273 | 1149 |
| APR | 2207 | 7103 | 19 | 117 | 728 | 1343 | 1094 | 1137 | 2269 | 2601 | 1221 |
| MAY | 2126 | 7160 | 21 | 92 | 734 | 1279 | 1027 | 1152 | 2353 | 2628 | 1245 |
| JUN | 2231 | 6410 | 22 | 124 | 722 | 1363 | 882 | 1055 | 2181 | 2292 | 1219 |
| JUL | 2365 | 7071 | 23 | 124 | 711 | 1507 | 961 | 1132 | 2305 | 2673 | 1298 |
| AUG | 2214 | 7035 | 22 | 107 | 710 | 1375 | 960 | 1196 | 2309 | 2570 | 1359 |
| SEP | 2110 | 6278 | 21 | 88 | 710 | 1291 | 892 | 1080 | 2116 | 2190 | 1235 |
| OCT | 2183 | 6991 | 22 | 113 | 773 | 1275 | 929 | 1218 | 2370 | 2474 | 1212 |
| NOV | 2010 | 7134 | 13 | 101 | 711 | 1185 | 1032 | 1223 | 2426 | 2453 | 1151 |
| DEC | 2094 | 6952 | 16 | 79 | 758 | 1241 | 986 | 1308 | 2392 | 2266 | 1137 |

| 6 Month Crime 2018 Wilshire | Violent Crime | Property Crime | Homicide | Rape | Robbery | Aggravated Assault |
|--------------------------------|------------------|-------------------|----------|------|---------|--------------------|
| JAN | 81 | 388 | 0 | 8 | 37 | 36 |
| FEB | 63 | 353 | 0 | 4 | 20 | 39 |
| MAR | 78 | 351 | 1 | 3 | 29 | 45 |
| APR | 71 | 414 | 0 | 6 | 30 | 35 |
| MAY | 86 | 377 | 0 | 3 | 39 | 44 |
| JUN | 89 | 415 | 0 | 7 | 33 | 49 |

| 6 Month Crime 2018 Wilshire | Violent Crimes | Property Crimes | Homicide | Rape | Robbery | Aggravated Assault |
|--------------------------------|----------------|--------------------|----------|------|---------|--------------------|
| JUL | 97 | 419 | 0 | 6 | 42 | 49 |
| AUG | 91 | 408 | 0 | 8 | 31 | 52 |
| SEP | 62 | 404 | 0 | 8 | 31 | 23 |
| OCT | 97 | 397 | 1 | 6 | 35 | 55 |
| NOV | 75 | 420 | 0 | 4 | 36 | 35 |
| DEC | 71 | 466 | 1 | 4 | 35 | 31 |

| 6 Month Crime 2018 Wilshire | Burglary | Motor Vehicle Theft | Burglary Theft from Vehicle | Personal / Other Theft | Simple Assault |
|--------------------------------|----------|---------------------------|-----------------------------------|---------------------------|-------------------|
| JAN | 91 | 40 | 111 | 146 | 25 |
| FEB | 76 | 37 | 102 | 138 | 40 |
| MAR | 81 | 33 | 90 | 147 | 36 |
| APR | 80 | 48 | 111 | 175 | 49 |
| MAY | 74 | 30 | 117 | 156 | 36 |
| JUN | 66 | 46 | 139 | 164 | 45 |

| 6 Month Crime 2018 Wilshire | Burglary | Burglary Theft From Vehicle | Motor Vehicle Theft | Personal / Other Theft | Simple Assault |
|--------------------------------|----------|-----------------------------------|---------------------------|---------------------------|-------------------|
| JUL | 99 | 34 | 119 | 167 | 49 |
| AUG | 88 | 37 | 121 | 162 | 53 |
| SEP | 98 | 47 | 118 | 141 | 36 |
| OCT | 72 | 38 | 150 | 170 | 36 |
| NOV | 69 | 38 | 150 | 163 | 46 |
| DEC | 62 | 44 | 201 | 159 | 32 |

There are no Planned improvements to the police protection facility in the service area of the project site.

There are no special police protection requirements due to the specific attributes of the project site.

The 656 South San Vicente project individually or combined with other projects, will not result in the need for new or altered police facilities.

This concludes the 656 South San Vicente Medical Office Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to CPTED@lapd.online for the fastest response time.

Thank You,

Prepared by:

James Nichols
Los Angeles Police Department
Community Outreach and Development Division
Crime Prevention Through Environmental Design Section
E-mail: CPTED@lapd.online
213-486-6000