

## IV. ENVIRONMENTAL IMPACT ANALYSIS

### K.1. PUBLIC SERVICES: FIRE PROTECTION

#### 1. INTRODUCTION

This section discusses the physical setting and provides analysis of fire protection services in the area where the proposed Project would be developed. The information contained in this section is derived primarily from the correspondence with the Los Angeles City Fire Department (LAFD).<sup>1</sup>

#### 2. ENVIRONMENTAL CONDITIONS

##### a. Physical Setting

Fire protection and emergency medical services are provided to the Project Site by the Los Angeles Fire Department (LAFD). The LAFD responds to incidents requiring fire protection and emergency medical care with LAFD firefighters, emergency medical technicians, and paramedics. The LAFD has 3,562 uniformed personnel and 388 non-uniformed support staff that protect approximately 4 million citizens within its 470 square-mile jurisdiction.<sup>2</sup> A total of 1,051 uniformed Firefighters (including 218 serving as Firefighter/Paramedics), are always on duty at Fire Department facilities citywide, including 103 Neighborhood Fire Stations.<sup>3</sup>

Fire protection and medical service is typically provided to a project site by the three nearest fire stations, thus providing the shortest response time in the event of an emergency. The three primary fire stations serving the Project Site, their distances from the site, their addresses, and the type of equipment and number of personnel that each station is staffed with are shown in *Table IV.K.1-1: LAFD Fire Stations Serving the Project Site*. *Figure IV.K.1-1: Location of Nearest LAFD Fire Stations* shows the location of the three nearest fire stations compared to the location of the Project Site.

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<sup>1</sup> Inspector Robert Duff, Los Angeles Fire Department, personal meeting, 12 January 2012.

<sup>2</sup> LAFD LA's Hottest Job Website, About the LAFD, <http://www.joinlafd.org/>. Accessed April 26, 2012.

<sup>3</sup> LAFD LA's Hottest Job Website, About the LAFD, <http://www.joinlafd.org/>. Accessed April 26, 2012.

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**TABLE IV.K.1-1**  
**LAFD FIRE STATIONS SERVING THE PROJECT SITE<sup>1</sup>**

FIRE STATION	ADDRESS	DISTANCE FROM PROPERTY	EQUIPMENT/STAFF
Station No. 78	4041 Whitsett Avenue, Studio City, CA 91604	Adjacent to the Property, southeast of the Development Site	1 Ladder Truck/1 Pumper Engine/1 Paramedic/ 9 staff <sup>2</sup>
Station No. 86	4305 Vineland Avenue, Studio City, CA 91602	2.4 miles	1 Engine/1 Rescue/6 staff <sup>3</sup>
Station No. 102	13200 Burbank Boulevard, Van Nuys, CA 91401	2.7 miles	1 Engine/1 Rescue/6 staff <sup>4</sup>

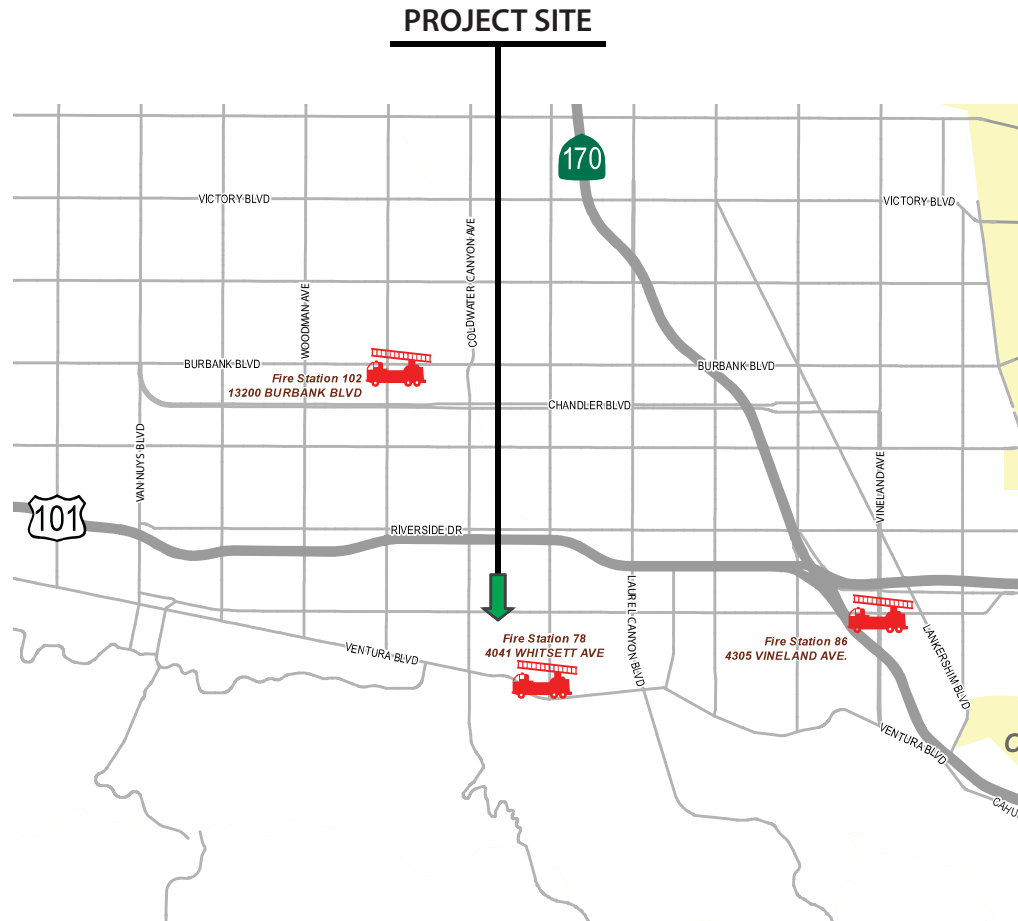
<sup>1</sup> Source: Los Angeles City Fire Department Website, *Fire Station Locator Tool*, <http://lafd.org/find-a-fire-station/275-fire-station-locator>. Accessed April 26, 2012.  
<sup>2</sup> Captain Souter, Los Angeles Fire Department, Station No. 78, personal communication, 6 September 2012.  
<sup>3</sup> Captain Vosberg, Los Angeles Fire Department, Station No. 86, personal communication, 6 September 2012.  
<sup>4</sup> Captain Stanley, Los Angeles Fire Department, Station No. 102, personal communication, 6 September 2012.

Station No. 78, located adjacent to the southeast corner of the Project Site, is the closest jurisdictional LAFD fire station that would serve the Project. Station No. 78 is staffed with a Light Force Task Group, a Paramedic Ambulance, and one full-time EMS Captain. The Light Force Task Group consists of a 100-foot ladder truck, which is accompanied by a Pumper Engine. The ladder truck has a crew of one Captain, one Apparatus Operator, and two Firefighters. The Pumper Engine has a crew of one Engineer/Firefighter and one Firefighter/Paramedic. The Paramedic Ambulance has a crew of two Firefighter Paramedics. Although the LAFD considers Station No. 78 to be the primary service provider to the Project Site, any one of the three stations identified above in *Table IV.K.1-1* could provide initial response under normal conditions. If necessary during a major emergency, additional fire protection and emergency services would be provided by other stations within the LAFD's jurisdiction.




The adequacy of fire protection is based on the required fire-flow (measured in gallons per minute (gpm)), response distance from existing fire stations, and the LAFD's judgment of assessing needs in the area. The City of Los Angeles Municipal Code (Fire Code) sets standards for fire-flow and response distances by type of land development and land use types, respectively. Fire-flow ranges from 2,000 gpm for Low Density Residential land development to 12,000 gpm for High Density Industrial and Commercial land development.<sup>4</sup> Adequate response distances are also based on the type of land use that is found on a property. According to the Fire Code, a response distance within 1.5 miles from an LAFD station which houses an Engine or Truck Company would provide adequate service for residential land uses. Commercial and industrial land uses would require that an LAFD station housing an Engine Company to be located within a range of 0.75 to 1 mile and an LAFD station housing a Truck Company to be located within 1 mile in order to demonstrate adequate response distance provisions.<sup>5</sup> Based on

<sup>4</sup> City of Los Angeles Municipal Code, Article 7 Fire Protection and Prevention (Fire Code), Division 9 Access, Hydrants, and Fire-Flow Requirements, Section 57.09.06 Fire Flow. Accessed April 26, 2012.

<sup>5</sup> City of Los Angeles Municipal Code, Article 7 Fire Protection and Prevention (Fire Code), Division 9 Access, Hydrants, and Fire-Flow Requirements, Section 57.09.07 Response Distances that if Exceeded Require Installation of an Automatic Fire Sprinkler System. Accessed April 26, 2012.



### Legend

-  Nearest Fire Stations
-  Freeways
-  Major Streets

**FIGURE IV.K.1-1**  
**LOCATION OF NEAREST LAFD FIRE STATIONS**

SOURCE: DEPARTMENT OF CITY PLANNING WEBSITE



preliminary discussions with the LAFD, the Project Site is currently considered to be adequately served.<sup>6</sup>

**b. Regulatory and Policy Setting**

**(1) California Department of Forestry and Fire Protection (CAL-FIRE)**

The California Department of Forestry and Fire Protection (CAL-FIRE) is responsible for the stewardship and fire protection of over 31 million acres of California's privately owned wildlands. In addition, CAL-FIRE provides emergency services in 36 of the State's 58 counties via contracts with local governments.

The CAL-FIRE Director's responsibility includes identification of Very High Fire Hazard Severity (VHFHS) Zones, transmitting this information to local agencies, and periodically reviewing the recommendations. CAL-FIRE is currently remapping fire hazard severity zones for lands where the State has fiscal responsibility for wildland fire protection (State Responsibility Areas) and is preparing VHFHS recommendations for Local Responsibility Areas (LRAs). The purpose of the VHFHS zone recommendations is to classify lands in accordance with whether a VHFHS is present so that public officials are able to identify measures that would mitigate the rate of spread, and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property. CAL-FIRE staff has been instructed to assist local agencies in the review of the draft map recommendations. In addition to the VHFHS maps, CAL-FIRE has mapped High and Moderate Fire Hazard Severity areas.

It should be noted that the Project Site is located in an urbanized setting and CAL-FIRE designates the area as LRA Unzoned.

**(2) Los Angeles City General Plan**

The Framework Element of the City of Los Angeles General Plan provides regulations on fire protection services in the City of Los Angeles. Fire prevention, fire protection, and Emergency Medical Service (EMS) for the City of Los Angeles are provided by the LAFD. Fire Department services are based on the community's needs, as determined by ongoing evaluations. When an evaluation indicates increased response time, the acquisition of equipment, personnel, and/or new stations is considered. As development occurs, the Fire Department reviews environmental impact reports and subdivisions applications for needed facilities. Where appropriate, construction of new facilities is required as a condition of development. The following Goals, Objectives, and Policies are provided in the Framework Element of the City of Los Angeles General Plan to ensure adequate fire protection service is being provided to residents.

**Goal 9J:** Every neighborhood has the necessary level of fire protection service, emergency medical service and infrastructure.

**Objective 9.16:** Monitor and forecast demand for existing and projected fire facilities and service.

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<sup>6</sup> Inspector Robert Duff, Los Angeles Fire Department, personal meeting, 12 January 2012.

**Policy 9.16.1:** Collect appropriate fire and population development statistics for the purpose of evaluating fire service needs based on existing and future conditions.

**Objective 9.17:** Assure that all areas of the City have the highest level of fire protection and EMS, at the lowest possible cost, to meet existing and future demand.

**Policy 9.17.2:** Identify areas of the City with deficient fire facilities and/or service and prioritized the order in which these areas should be upgraded based on established fire protection standards.

**Policy 9.17.3:** Develop an acquisition strategy for fire station sites in areas deficient in fire facilities.

**Policy 9.17.4:** Consider the Fire Department's concerns and, where feasible adhere to them, regarding the quality of the area's fire protection and emergency medical services when developing general plan amendments and zone changes, or considering discretionary land use permits.

The Safety Element of the City of Los Angeles General Plan addresses fire prevention.<sup>7</sup> The Fire Protection and Prevention Plan (FPPP) of the City of Los Angeles provides an official guide to City Departments, other government agencies, developers, and interested citizens for the construction, maintenance, and operation of fire facilities. It is intended to promote fire prevention by maximizing fire safety education and minimizing loss of life through fire prevention programs. Pursuant to their plan it may be necessary to expand or relocate existing facilities as land patterns change.

(3) *Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan*

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan (Community Plan) addresses fire protection for the Community Plan Area.<sup>8</sup> Fire protection in the Community Plan Area is provided by five Single Engine Company Stations. The adequacy of fire protection is based on the required fire-flow, (measured in gallons per minute), response distance from existing fire stations and the Fire Department's judgment for needs in the area. The Los Angeles Fire Department currently considers some portions of the Community Plan Area inadequate in terms of existing staffing and response distances from existing facilities. The following goal, objective, and policy are considered for adequate fire protection services in the Community Plan:

**Goal 9:** Protect the community through a comprehensive fire and Life safety program.

**Objective 9-1:** Ensure that fire facilities and protective services are sufficient for the existing and future population and land uses.

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<sup>7</sup> Department of City Planning Los Angeles, California, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996.

<sup>8</sup> City of Los Angeles Planning Department, City of Los Angeles General Plan, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, May 13, 1998.

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**Policy 9-1.1:** Coordinate with the Fire Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.

Implementation of the Community Plan requires that decision makers include a finding as to the impact on fire service demands for all plan amendments. This coordination with the Fire Department is currently in effect for projects which are subject to the subdivision process and for plan amendments which must be reviewed by the General Plan Advisory Board which includes representation from the Fire Department.

**(4) Los Angeles Municipal Code**

The Los Angeles Municipal Code and the Building Code include many regulations that address fire protection including adequate response distances, fire flow requirements, and building construction types. *Table IV.K.1-2: Fire Station Distance and Fire Flow Requirements* provides guidelines of fire flows and distances that fire stations must be located in order to provide adequate fire protection services and adequate response times for residential land uses.

**TABLE IV.K.1-2  
 FIRE STATION DISTANCE AND FIRE FLOW REQUIREMENTS<sup>1</sup>**

LAND USE	REQUIRED FIRE FLOW	MAXIMUM RESPONSE DISTANCE TO LAFD FIRE STATION (HOUSING AND ENGINE OR TRUCK COMPANY)
Low Density Residential	2,000 gallons per minute (gpm) from three adjacent hydrants flowing simultaneously	1.5 miles
High Density Residential and Commercial Neighborhood	4,000 gallons per minute (gpm) from three adjacent hydrants flowing simultaneously	1.5 miles

<sup>1</sup> Source: Los Angeles Municipal Code, Chapter V Public Safety and Protection, Article 7 Fire Protection and Prevention (Fire Code), Division 9 Access, Hydrants, and Fire-Flow Requirements. Accessed April 30, 2012.

A minimum residual water pressure of 20 pounds per square inch is required to remain in the water system with the required gallons per minute of fire flow as indicated above in *Table IV.K.1-2*.

**3. ENVIRONMENTAL IMPACTS**

**a. Methodology**

Analysis of fire protection services is concerned with response distances, water fire flow service, and fire department access to a project site. The LAFD, along with the City of Los Angeles Municipal Code, sets distance standards from LAFD fire stations to ensure that developments are

adequately served for fire protection. Additionally the LAFD and Los Angeles Municipal Code set standards for fire department access onto sites and fire flows.

The LAFD was contacted for their review and input into design features of the proposed Project. Analysis of impacts to fire services was determined through contact with the LAFD, and information provided from the LAFD website, City of Los Angeles Municipal Code (Fire Code), the City of Los Angeles General Plan, and the Community Plan.

### **b. Thresholds of Significance**

In accordance with Appendix G to the State CEQA Guidelines, the Project would have significant impact on fire services if it would cause any of the following conditions to occur:<sup>9</sup>

- a.) Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

Furthermore, as set forth in the City of Los Angeles L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following:

- a.) If the proposed project would require the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service.

### **c. Project Impacts**

The following section provides analysis of fire protection services for the proposed Project. The analysis is based on the significance thresholds of the L.A. CEQA 2006 Threshold Guide and provides a discussion on response distance, fire flow, and CAL-FIRE land designated as Very High Fire Hazard Severity Zones.

#### ***(1) LAFD Response Distances and Site Access***

The Project Site is located at 4141 Whitsett Avenue in the City of Los Angeles' Studio City community. The Project Site is 16.1 acres in size and will be split into two lots: Lot 1 and Lot 2. Lot 1 will continue to be occupied by a 9-hole pitch-and-putt golf course, golf driving range, golf clubhouse, and a surface parking lot with little change in its current layout. Lot 2 is currently occupied by 16 tennis courts, a small tennis house, and a surface parking lot, which will be demolished and replaced by 200 senior housing condominium units within six new buildings on 4.5 acres. Each of these buildings will be developed at a maximum height of 45 feet and will consist of four-stories of living area.

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<sup>9</sup> State of California, *California Environmental Quality Act: Guidelines*, [http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines](http://ceres.ca.gov/topic/env_law/ceqa/guidelines) (May 2008).

The nearest LAFD fire station that would serve the Project is Fire Station No. 78. Fire Station No. 78 is located adjacent to and directly south of Lot 2. Station No. 78 would be the primary responding unit to any fire or medical emergency occurring on the Project Site. Additionally, if required, fire protection services would also be available by two other LAFD fire stations in the vicinity, including Fire Stations Nos. 86 and 102. According to the City of Los Angeles Fire Code, a fire station housing an engine company or truck company would provide adequate fire protection services if it is within 1.5 miles of a low density or high density residential area. Considering Fire Station No. 78 is within 1.5 miles of the proposed Project (and is directly adjacent to and south of the Project Site), adequate fire protection services will be available if a fire or medical emergency occurs. No new LAFD fire stations would be required to be developed nor would an existing station need to be expanded to provide adequate fire and emergency medical protection service to the Project. Therefore, impacts regarding fire protection service response distances would be less-than-significant.

The Project will also incorporate numerous fire lanes and entry points into its design to allow ease of access for firefighting equipment in the event of a fire. Two access gates will be designed for entrance into the Project from Whitsett Avenue. These access driveways will be developed in accordance with the Fire Code requirements for site access widths to allow for firefighting equipment to adequately enter the Project Site. Additionally, the proposed Project will incorporate fire lanes on the northern, southern, and western boundaries of Lot 2 allowing firefighting equipment to reach all portions of Lot 2 and its future condominium buildings. These fire lanes will be designed at a width of between 20 to 28 feet, which is compliant with the Los Angeles Municipal Code requirements. Furthermore, the fire lanes surrounding Lot 2 can be accessed from Valley Heart Drive, just southwest of Fire Station No. 78 and at two points along Whitsett Avenue. With incorporation of these access points and fire lanes in the design of the Project, it is expected that fire department access will be adequately provided onsite. Therefore, impacts would be less-than-significant.

## (2) *Fire Flows*

Required fire flow is an estimate of the amount of water that may be needed in any part of a city to provide adequate fire protection.<sup>10</sup> Fire departments base their fire flow requirements on their need to furnish homes with streams between 250 and 300 gallons per minute to adequately fight structure fires. Requirements for fire flow are typically stated in the zoning law and building code of municipalities where fire departments are located. According to the Los Angeles Fire Code, low-density residential land uses are required to have fire flows of 2,000 gallons per minute (gpm) of water from three adjacent fire hydrants flowing simultaneously. For high-density residential land uses, fire flows of 4,000 gpm of water from four adjacent fire hydrants flowing simultaneously, is required.<sup>11</sup> Additionally, low-density residential land uses that are 150,000 square feet or less in size and high-density residential land uses that are 100,000 square

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<sup>10</sup> Municipal Fire Administration, International City Manager's Association, 1967, pg. 103 to 104.

<sup>11</sup> City of Los Angeles Municipal Code (Fire Code), Chapter V Public Safety and Protection, Article 7 Fire Protection and Prevention, Division 9 Access, Hydrants, and Fire-Flow Regulations.



feet or less in size require the placement of 2.5-inch by 4-inch Double Fire Hydrants every 600-feet and 300 to 450 feet, respectively, on roads and fire lanes serving a site.<sup>12</sup>

The Los Angeles Fire Department reviewed the conceptual plan for the Project and made a preliminary assessment that at least two public fire hydrants would be required on the west side of Whitsett Avenue along the property line of the Project Site, and possibly one public fire hydrant along Valleyheart Drive along the property line. It is doubtful that any public fire hydrants would be required along Valley Spring Lane or Bellaire Avenue adjacent to the Project Site due to the retention of the golf course. Several additional private fire hydrants within the Studio City Senior Living Center complex would also be required to provide adequate fire protection service to the Project.<sup>13</sup> Furthermore, a minimum residual water pressure of 20 pounds per square inch would be required to remain in the systems with the required gpm of fire flow eventually recommended by the LAFD. Fire flow requirements and locations of the additional fire hydrants would be determined with more defined plans during the building permit process for the Project.

The Project Site is located in an area that currently has adequate existing fire flow pressure to provide adequate fire protection service for the existing uses in the neighborhood. The existing water system at the Project Site has a fire flow capacity of approximately 1,500 gpm with a water pressure of 150 psi for the existing golf course and tennis court uses on the Project Site.<sup>14</sup> The existing water pressure meets the LAFD requirements for the existing uses on Lot 1. The fire flow capacity will need to be increased at the Project Site with development of the SCSLC on Lot 2; however, since the area has adequate existing fire flow pressure in general, this can be accomplished with the inclusion of additional fire hydrants for the Project, as anticipated by the LAFD. Additionally, the Project would comply with required Compliance Measures that would ensure adequate fire flow for the Project. Therefore, with implementation of required Compliance Measures, requirements of the LAFD during the final building design phase, and general availability of adequate existing fire flow in the Project area, the Project would result in a less-than-significant impact related to fire flow.

### (3) *CAL-FIRE Very High Fire Hazard Severity Zones*

The California Department of Forestry and Fire Protection (CAL-FIRE) has begun a program to map Very High Hazard Severity Zones in Local Responsibility Areas and State Responsibility Areas. These maps show the locations of susceptibility to wildland fires for State controlled land and for local municipalities. The Project Site is located in an area mapped as LRA Unzoned, indicating that the area is urbanized and not susceptible to wildland conflagrations. Because the Project is located within an LRA Unzoned area, according to CAL-FIRE, no wildland fire protection measures would be required with development of the proposed Project. Therefore, impacts would be less-than-significant.

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<sup>12</sup> City of Los Angeles Municipal Code (Fire Code), Chapter V Public Safety and Protection, Article 7 Fire Protection and Prevention, Division 9 Access, Hydrants, and Fire-Flow Regulations.

<sup>13</sup> Inspector Robert Duff, Los Angeles Fire Department, personal meeting, 12 January 2012.

<sup>14</sup> Captain Souter, Los Angeles Fire Department, Station No. 78, personal communication, 6 September 2012.

**(4) Consistency with Adopted Plans and Policies**

Development of the Project with implementation of required Compliance Measures and requirements of the LAFD would ensure that the Project is consistent with the Plans and policies addressing the service requirements of fire protection services, including the Los Angeles City General Plan, the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, and the LAMC Fire Code. Therefore, the Project would have a less-than-significant impact relating to consistency with adopted Plans and Policies.

**d. Cumulative Impacts**

The Project, in combination with the ten Related Projects, would increase the need for fire protection services from the LAFD in the community. Specifically, there would be a demand to increase staffing ratios, equipment, fire station construction, and fire station expansion to better serve the proposed Project and Related Projects in the future. The demand for such increased service to the LAFD would be met through existing mechanisms such as property taxes and government funding to which the Project and Related Projects would contribute.

Similar to the Project, the Related Projects would each be reviewed by the LAFD and would be required to implement Compliance Measures of the Los Angeles Municipal Code to reduce impacts to fire protection services. All Related Projects would be required to be within 1.5 miles of an LAFD fire station and, if not, would be required to develop an automatic sprinkler system to slow down the spread of fire. Additionally, each Related Project would be required to abide by the fire flow requirements as presented in the Los Angeles Municipal Code along with site access requirements.

As discussed above, the proposed Project is located within 1.5 miles of an existing LAFD fire station, which would provide fire protection service. As shown in *Figure II-6: Proposed Site Plan* in *Section II: Project Description*, the Project includes adequate fire lanes and access points to allow for ingress and egress for the LAFD as well as for maneuverability around and on the Project Site. Finally, the proposed Project would require fire flows that would be available from the current water system serving the site and no new water conveyance infrastructure would be developed. Therefore, the proposed Project would have a less-than-significant impact on LAFD fire service and would not contribute to cumulative impacts.

**4. COMPLIANCE MEASURES, PDFS, AND MITIGATION PROGRAM**

**a. Compliance Measures**

The following Compliance Measures are reasonably anticipated standard conditions that are based on local, State, and federal regulations or laws that serve to offset or prevent specific fire protection impacts. These Compliance Measures are applicable to the proposed Project and shall be incorporated to ensure that the Project has minimal impacts to surrounding uses:

- The Project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as established as an element of the City of Los Angeles General Plan.
- Adequate access to the site for fire protection service vehicles and personnel shall be provided. A diagram of the site shall be sent to the Fire Department for their review, and their recommendations and requirements shall be incorporated into the final design.
- If any portion of the first story exterior walls of any building structure is more than 150 feet from the edge of the roadway of an approved street, an approved fire lane shall be provided so that such portion is within 150 feet of the edge of the fire lane.
- When required access is provided by an improved street, fire lane or combination of both which results in a dead-end in excess of 700 feet in length from the nearest cross street, at least one additional ingress-egress roadway shall be provided in such a manner that an alternative means of ingress-egress is accomplished.
- Fire lanes shall be designated and maintained as follows:
  - Fire lanes shall have a minimum clear roadway width of 20 feet when no parking is allowed on either side.
  - Those portions of a fire lane which must accommodate the operation of Fire Department aerial ladder apparatus shall have a minimum clear roadway width of 28 feet when no parking is allowed on either side.
  - Those portions of a fire lane 30 feet on either side of a private fire hydrant shall have a minimum clear roadway width of 28 feet. No parking shall be permitted within those portions of the roadway which are within 30 feet of and on the same side of the roadway as a private fire hydrant.
  - Where parking is allowed on only one side of a required fire lane, parking shall be on the same side of the roadway as the hydrants.
  - Where parallel parking is allowed on either side of a fire lane, the roadway width shall be increased eight feet for each parking lane.
  - Where access requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
  - Fire lanes shall be paved to the City Engineer's standards for public alleys.

- Any person owning or having control of any facility, structure, group of structures or premises, shall maintain all fire lanes in an unobstructed manner.
- Fire lanes shall be posted with signs not less than 17 inches by 22 inches in size, with lettering not less than one inch in height, stating “*NO PARKING — DESIGNATED FIRE LANE. VIOLATORS WILL BE CITED VEHICLE CODE SECTION 22500.1. VEHICLES PARKED IN VIOLATION WILL BE TOWED AWAY AT OWNER’S EXPENSE.*” Signs shall also contain a telephone number of the Los Angeles Police Department which may be called by the person owning the vehicle to find out where it has been towed. Signs shall be in plain view at all entrances to required fire lanes and the spacing of signs shall be as required by the Chief. The bottom of such signs shall be six feet above the adjacent ground surface.
- The owner of the property shall be responsible for the installation of approved fire lane signs on private roadways.
- All fire hydrants shall have 2 1/2" x 4" outlets or 4" x 4" outlets and conform to the minimum standards of the American Water Works Association for wet barrel hydrants. A minimum of one fire hydrant is to be provided at each intersection. “Built-up” type single 2-1/2" outlet hydrants (6" pipe surmounted by an angle valve) shall be used in areas having a static water pressure of 210 P.S.I. or more.
- Where a response distance is greater than 1.5 miles, all structures shall be constructed with automatic fire sprinkler systems. Additional fire protection shall be provided as required by the Chief.
- When access to or within a structure or premises is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or fire fighting purposes, the Chief has the authority to order the owner or person having control of the structure or premises to install an access box in an approved location accessible to the Fire Department. The access box shall be of a type approved by the Chief and shall contain all keys, access cards, buttons, switches, locks, and actuators determined by the Chief to be necessary for access.

**b. Project Design Features (PDFs)**

There are no PDFs included with respect to fire protection impacts.

**c. Mitigation Measures**

The Project will result in less-than-significant fire protection impacts if compliant with all codes and regulations required by the Compliance Measures and by the Los Angeles Fire Department. However, to ensure that any potentially unforeseen fire protection impacts are reduced, the following Mitigation Measures shall be implemented into the Project:

- MM PSF-1: All buildings developed on Lot 2, including the subterranean parking structure, shall be equipped with automatic sprinkler systems.
- MM PSF-2: All landscaping associated with the Project shall be of indigenous plants and materials and shall be "fire-resistant" (as deemed by a Certified Landscape Architect or by the Metropolitan Water District of Southern California list of Fire-Resistant California Friendly Plants) to the extent possible.
- MM PSF-3: The Project shall be designed so that the Los Angeles Fire Department has adequate access to, and sufficient equipment space for, every building in the complex, which shall include providing fire lanes of required width (as determined by the LAFD) along the perimeter of the Project, and providing a central courtyard, which shall dually function as an open space plaza for residents and a path of travel for fire and emergency vehicles to traverse the site and enter and exit the complex.

## **5. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of all required Compliance Measures will ensure that adequate fire protection service is provided to the proposed Project. Implementation of the Mitigation Measures, specific to the Project, shall also be required to ensure safety at the Project Site. As such, all potential impacts related to fire safety and fire protection resulting from the Project would be less-than-significant.