



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60678

MAP DATE: April 16, 2014

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. The Roundabout Detail for the proposed roundabout at the intersection of "BB" Street and "MM" Street shall provide an minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Revised the detail on the Tentative Map to comply with the Fire Department requirements and resubmit for review. All proposed roundabouts shall comply with this requirement.
2. Dimension and label the proposed access easement within LCN-1A to the full proposed width, in this case 48 feet, as shown on the cross section. Indicate compliance on the Tentative Map and resubmit for review.

CONDITIONS OF APPROVAL – ACCESS

1. All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. Road improvement plans must be submitted to the Fire Department for review and approval prior to final approval by the Department of Public Works.
2. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveway shall provide a reciprocal access agreement. The driveway shall be labeled as Private Driveway and Fire Lane on the Final Map. Verification of compliance is required prior to Final Map clearance.



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3. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 4. The Fire Department has accepted the Phasing Map as shown on the Tentative Map. The Final Maps and improvement plans shall be submitted and reviewed accordingly with the proposed phasing.
 5. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
 6. Exhibit "A" – The Fire Department has conceptually accepted the vehicular access, fire lanes, roundabouts and gates as shown within the Exhibit Maps. Final approval will be issued at the time which the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
 7. Exhibit "A" - All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility.
 8. Exhibit "A" – Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.
 9. Exhibit "A" – Commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction not to exceed 35 feet. Any building with a height of 35 feet or greater shall provide a minimum paved fire lane width of 28 feet for fire apparatus access. Such fire lane shall be parallel to the longest side of the building and not exceed 30 feet measured from the centerline of the fire lane to the building wall.



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10. Exhibit "A" – Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
 11. Exhibit "A" - The proposed School and Park sites shall provide a minimum paved fire lane width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
 12. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
 13. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
 14. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 15. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.



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2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 3. The required fire flow for the public fire hydrants adjacent to residential development, single family dwellings and detached condominiums, at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 4. All other fire hydrants are required to provide a fire flow of **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 fire hydrants flowing simultaneously may be used to achieve the required fire flow. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
 5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
 7. Fire hydrant locations and other water system requirements for proposed development within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
 8. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.