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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DEPUTY DIRECTOR

October 21, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

APPEAL RESPONSE FOR CASE NO. CPC-2024-5534-DB-PR-VHCA-1A FOR THE PROPERTY LOCATED AT 2413-2499 N. SILVER LAKE BOULEVARD, COUNCIL FILE 26-1207

On July 28, 2026, the City Planning Commission approved Case No. CPC-2024-5534-DB-PR-VHCA, a project located at 2413-2499 North Silver Lake Boulevard and adopt Statutory Exemption No. ENV-2024-5535-SE, which determined that, based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66 (AB 130). The project includes the demolition of five (5) carports and accessory structures in an existing residential development with seven (7) residential buildings containing 48 existing units on a site spanning 11 lots with 88,773 square feet of lot area, and the construction, use, and maintenance of three (3) new residential buildings, including one (1) four (4) story building and two five (5) story buildings, and adding a total of 76 new dwelling units, of which six (6) are reserved for Very Low Income households. The project will add 71,269 square feet of new floor area for a total floor area ratio (FAR) of 1.44:1 and 124 dwelling units. The project will provide 119 parking spaces across three (3), two (2) level subterranean parking lots in addition to 59 long-term bicycle parking spaces and six (6) short-term bicycle parking spaces. The project is removing four (4) non-protected on-site trees and will provide 144 trees and proposes the export of approximately 35,600 cubic yards of soil.

On August 6, 2026, Pat Hadnagy, current resident within the existing project site, filed one (1) appeal of the Project Review entitlement that was approved by the City Planning Commission on July 28, 2026.

Pursuant to LAMC Section 12.22 A.37(d)(3) of Chapter 1, the decision of the City Planning Commission is final regarding the Off-Menu Incentive and Waivers of Development Standard. Pursuant to Public Resources Code (PRC) 21080.66, the project is statutorily exempt from the

California Environmental Quality Act (CEQA). Therefore, only the Project Review entitlement is eligible for appeal.

In the Appeal Justification, the Appellant claims that the Project did not provide sufficient evidence to make any of the three (3) Project Review Findings and provides several recommendations for Conditions of Approval and project redesign. The Appeal Justification did not provide any substantial evidence to support this stance.

A summary of the appeal points, and staff's responses are provided as follows:

Appeal Point 1: *The appellant contends that the project does not provide sufficient evidence to make the Project Review Finding 3(c):*

> *Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

The appellant cites concerns regarding tenant habitability during construction, the lack of a construction plan during this phase of project development, disruption of amenities (e.g. parking, laundry, storage, etc.) during construction and construction impacts to existing residents during construction (e.g. noise, dust, potential voluntary displacement) and allegations of illegal rent increases.

Staff Response: The intent of the Project Review Finding 3(c) is to provide amenities for larger housing projects that are 50 units or more to ensure that there are convenient enrichment opportunities for its residents within the site itself. Within the context of Project Review Finding 3(c), amenities and habitability traditionally include common outdoor open space, patios or balconies, recreation areas, meeting rooms, dog runs, etc. The appellant has conflated this Finding with tenant habitability for existing residents during construction and transition.

Tenant habitability and construction plans are separate processes and are managed by the Los Angeles Housing Department (LAHD) and the Los Angeles Department of Building and Safety (LADBS), respectively. These processes are initiated after the entitlement process during the permitting process.

The applicant prepared a draft Tenant Habitability Plan (Attachment A) and distributed it to existing tenants. Final THPs are developed in conjunction with and approved by the LAHD before permits are issued.

In the draft THP, the applicant addressed amenities disruption in addition to noise, dust, and safety during construction; parking laundry facilities; trash bins/ enclosures; back entrance closure to some buildings; driveways; relocation of gas meters; communal areas relocation as well as upgrades and renovations to electric pain panels and subpanels, windows, roof, and paint. The THP provides alternative provisions for amenities such as parking, laundry and communal areas.

Regarding construction concerns, construction will occur in accordance with Regulatory Compliance Measures (RCMs) and will be enforced by

LADBS. RCMs in the City of Los Angeles regulate grading and construction impacts such as noise, dust, exhaust emissions, vibration, storage of equipment, safety concerns for remaining tenants during construction, and indirect impacts from proximity to construction-related activity. The RCMs will reduce any potential impact to less than significant. Any required Construction Plans will be developed and approved by the LADBS.

As detailed in the Staff Report, this project provides recreation and service amenities to improve habitability for its residents and minimize the impacts on neighboring properties. The project provides approximately 7,601 square feet of open space, consisting of a 3,800 square feet of private open space provided as balconies, and 3,800 square feet of common open space provided as a 1,292 square feet recreation center in Building B, 1,038 square feet of outdoor common open space between Buildings B and C, a 605 square-foot roof-top deck in Building B, and an 866 square-foot roof-top deck in Building C. As shown in Exhibit A, the applicant submitted a landscape plan showing that the common open space areas will be attractively landscaped with trees, shrubs, and groundcover.

The allegation regarding illegal rent increases is not related to the approval of requested Department of City Planning entitlements. This issue falls within the jurisdiction of the LAHD. Of note, no evidence of illegal rent increases was submitted to the file.

Additionally, the project is subject to the Housing Accountability Act, which requires that projects be held to local objective zoning standards only. The project has demonstrated that all objective zoning standards will be met.

Therefore, the Commission's approval was appropriate.

Appeal Point 2: *The appellant contends that the project does not provide sufficient evidence to make the Project Review Finding 3(a):*

> *The project substantially conforms with the purposes, intent, and provisions of the General Plan, applicable community plan, and any application specific plan.*

The appellant cites concerns regarding the condition of the existing units, the scale of the new units, the number of driveways not being conducive to a walkable neighborhood, construction impacts negating the Health Element, and that contrary evidence was not provided to inform this Finding.

Staff's Response: The condition of the existing units was addressed when an LAHD representative attended the City Planning Commission hearing on June 11, 2026. Principal Inspector James Heiberg from the Los Angeles Housing Department answered outstanding questions regarding the condition of the existing units, THP, and the complaint resolution process. Principal Inspector James Heiberg confirmed that there are no outstanding violations of the property, and noted that any violations are processed according to procedure and within the required timeline. Moreover, assessment of the existing units is not a component required to be completed prior to the approval of the entitlements requested for this project. units. The LAHD will

review and approve the THP, which will address health concerns as it relates to construction impacts. Additionally, as discussed above, construction will occur in accordance with RCMs and will be enforced by LADBS to regulate grading and construction impacts such as noise, dust, exhaust emissions, vibration, storage of equipment, safety concerns for remaining tenants during construction, and indirect impacts from proximity to construction-related activity. The RCMs will reduce any potential impact to less than significant. Any required Construction Plans will be developed and approved by the LADBS.

The Los Angeles Department of Transportation (DOT) will review and approve any additional driveways that are proposed. Moreover, the site does provide convenient, walkable access to abutting commercial uses by maintaining pedestrian path circulation through the property to access the sidewalk and reach nearby commercial uses. Further, increasing density on this site increases the number of residents able to walk to neighborhood amenities, such as restaurants, a library, a bank, and a grocery store.

Overall, as detailed in the Staff Report, the project substantially conforms with the purposes, intent, and provisions of the General Plan, applicable community plan, and any application specific plan.

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of code requirements of the LAMC. Except for the entitlements, incentive, and waivers described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The proposed project is consistent with General Plan and the Silver Lake – Echo Park – Elysian Valley Community Plan on numerous accounts, including the promotion of infill development, housing production, and efficient land use in an urbanized area. The project preserves existing housing, while adding new housing, including affordable units which cater to the needs of a variety of residents. The project is located in a walkable area with established commercial uses nearby. As such, the project is in line with the following goals, objectives, and policies of the General Plan and Silver Lake – Echo Park – Elysian Valley Community Plan, as identified in the City Planning Commission's Determination Letter.

Additionally, the project is subject to the Housing Accountability Act, which requires that projects be held to local objective zoning standards only. The project has demonstrated that all objective zoning standards will be met.

Therefore, the finding that the project substantially conforms with the purposes, intent, and provisions of the General Plan, applicable community plan, and any application specific plan can be made, and the City Planning Commission did not err in their determination.

Appeal Point 3: *The appellant contends that the project does not provide sufficient evidence to make the Project Review Finding 3(b):*

The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The appellant cites concerns regarding Floor Area Ratio (FAR), reduced building passageways, driveways, grading, tree maintenance and survival, and trash collection.

Staff Response: The subject site is zoned R3-1VL and allows a FAR of 3:1 and a height of up to 45 feet. The project was designed and approved with both base and additional incentives and Waivers of Development Standard, as approved by the City Planning Commission. The Project was designed to prioritize the retention of the existing historically eligible buildings. This necessitated waivers for the building passageways to maximize the programming and density of the site. In fact, the 1.44:1 FAR for this site is far below the maximum allowed of 3:1. Lastly, project elements such as driveways and trees are managed by the Department of Transportation and Urban Forestry Department, respectively, who will provide final approval.

As detailed in the Staff Report, the project will be compatible with the existing and future development on adjacent properties and neighboring properties as it relates to height, bulk, setbacks, off-street parking, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements as follows:

Height

The project site is zoned R3-1VL and is therefore within Height District 1VL, which limits developments that are not purely residential to a height of 45 feet and unlimited stories. The project is requesting a Waiver of Development Standard through the Density Bonus Program to allow a height increase of 11 feet to allow a maximum height of 56 feet. Therefore, the project is within the allowable maximum height for the subject zone.

Bulk/Massing

The project site is zoned R3-1VL, which allows for a maximum floor area ratio (FAR) of 3:1. The project will maintain the existing 41,315 square feet of floor area and add 71,267 square feet of floor area for a combined total floor area of 112,584 square feet and a FAR of 1.44:1.

The project will maintain the seven existing residential buildings on the site and construct two new five-story buildings behind the existing buildings and a new four-story building at the north end of the site, but with the fourth-floor setback from the Silver Lake Blvd. frontage. As a result, the mass will be substantially set back from the street and from the residential area to the east.

Therefore, the bulk and massing of the proposed project is compatible with existing and future development on adjacent properties and neighboring properties.

Setbacks

The project is zoned R3-1VL, which requires the following setbacks for a project where the tallest buildings are four (4) and five (5) stories:

Setback	**Required (feet)**	**Provided (feet)**
Front	15	15
Rear	15	10
Westerly	8	8
Easterly	8	8

As shown in the chart above, the proposed setbacks conform with the required setback requirements, except for the rear yard. The project is requesting a Waiver of Development Standard through the Density Bonus Program to allow for a 10-foot rear yard setback in-lieu of the 15-foot setback otherwise required. Therefore, the project complies with the required setbacks.

Parking/Loading

The applicant is requesting a Waiver of Development Standard to provide 119 parking spaces in lieu of the 123 parking spaces. Vehicular access to the project site will be provided via four (4) driveways located along the easterly lot line fronting Silver Lake Boulevard. Building A features one (1) driveway, which will provide access to the two (2) levels of subterranean parking in Building A and will also lead to a ramp connecting to parking level (1) in Building B. Building B features one (1) driveway, which will provide access to parking level two (2). Building C features two (2) driveways, one (1) of which will provide access to parking level one (1) and the other will provide access to parking level two (2).

Therefore, in conjunction with the Waiver of Development Standard, the project complies with parking and loading requirements.

Lighting

The project is conditioned so that all pedestrian walkways and vehicle access points will be well-lit with lighting fixtures that are harmonious with the building design. As conditioned, all outdoor lighting provided on-site will be shielded to prevent excessive illumination and spillage onto adjacent public rights-of-way, adjacent properties, and the night sky.

Landscaping

The project will provide ample landscaping throughout the project, including 144 trees, as shown in the Landscape Plans in Exhibit "A". The project is conditioned to landscape all open areas not used for buildings, driveways, parking areas, recreational facilities or pedestrian pathways, shall include an automatic irrigation system, and maintain in accordance with a landscape plan prepared by a licensed landscape architect or architect and submitted for approval to the Department of City Planning, Development Services Center.

Trash Collection

Trash storage and collection are provided through two (2) locations on-site, both located along the functional "rear" of the site. One trash and recycling enclosure will be located near the northwest of the site and will not be visible to the public. The trash and recycling enclosure near the southwest of the site will be screened from public view with vertical screening trees.

Building Materials

The building façade is proposed to be compatible with the existing residential buildings and will consist of sand finish plaster, bone black wood siding, geddy gray wood siding, white trim paint, oyster shell roof shingles, white fiberglass windows, and white fiberglass doors, as shown in the stamped "Exhibit A."

Solar Panels

The project is conditioned to comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety. Additionally, the project is conditioned to power generators used during the construction process through electric or solar. Solar generator and electric generator equipment must be located as far away from sensitive uses as feasible.

Electric Vehicle Charging Stations

The project is conditioned to provide electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) per the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety. Therefore, the Commission's approval was appropriate.

Appeal Point 4: *The appellant requests that the City Council grant the Project Review Appeal and apply additional conditions addressing construction management and tenant habitability.*

Staff Response: As detailed in the Staff Report and herein, the project meets all the Findings required for a Project Review. The project will develop and execute a Tenant Habitability Plan with the LAHD to address concerns regarding noise, dust, and safety during construction; parking laundry facilities; trash bins/ enclosures; back entrance closure to some buildings; driveways; relocation of gas meters; communal areas relocation as well as upgrades and renovations to electric pain panels and subpanels, windows, roof, and

paint. Construction for this project will occur in accordance with Regulatory Compliance Measures (RCMs) and will be enforced by LADBS. RCMs in the City of Los Angeles regulate the grading and construction impacts such as noise, dust, exhaust emissions, vibration, storage of equipment, safety concerns for remaining tenants during construction, and indirect impacts from proximity to construction-related activity. The RCMs will reduce any potential impact to less than significant. Additionally, the project will comply with all fire safety requirements, as detailed in the Fire Mitigation Memo (Attachment B) prepared by the applicant, and the comment letter submitted by the Los Angeles Department of Fire (Attachment C). Therefore, the Commission's approval was appropriate.

Conclusion

Planning Staff recommends that the PLUM Committee and City Council deny the Project Review appeal and sustain the Determination of the City Planning Commission action in approving Case No. CPC-2024-5534-DB-PR-VHCA, adopt the Conditions of Approval, and adopt the Findings.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Marie Pichay
City Planning Associate

JC:DK:JA:MP

ATTACHMENT A
TENANT HABITABILITY PLAN

To: City of Los Angeles Planning Department

From: Fang Morgan, Owner of Silverlake Garden Apartments

Re: Tenant Habitability as a Result of 76 Unit Expansion (APN 544-0002-001)

Date: August 19, 2024

This memo summarizes, on a preliminary basis, the steps we intend to take to mitigate potential impact to our tenants and their personal property during construction of the project. Subsequent to the issuance of project entitlements, a formal Tenant Habitability Plan will be processed with the Los Angeles Housing Department, if needed.

The project ("Project") consists of the demolition and relocation of the existing carports and laundry buildings at the property, the construction of 76 additional new multi-family apartment units over subterranean parking structures in three buildings (Buildings A, B and C), as well as the rehabilitation of the existing multi-family buildings and common areas within the subject property. The parking structures of Buildings A and B will be inter-connected.

NEW BUILDING CONSTRUCTION

1. **Noise, Dust and Safety During Construction**. We will follow the Construction Noise and Vibration guidelines as well as guidelines for permitted days and hours recommended and approved by the City of Los Angeles Housing Department. We will collaborate with our contractors to develop specific practices and take measures that will be incorporated into our formal Tenant Habitability Plan to minimize the negative impact on our tenants.

2. **Parking**. Parking spaces currently serve the property, located in carports, canopied areas, and surface parking spaces. Each tenant with parking rights pursuant to their leases will be provided with an assigned surface parking space in the Temporary Parking Area designated on the accompanying map prior to the demolition of their current parking space. As construction of Buildings B and C is completed, each tenant with parking rights will be assigned a parking space in the new subterranean parking structure adjoining the rear of their apartment building.

3. **Laundry Facilities**. The 48 existing units are served by two laundry rooms, each containing 3 sets of gas washers and dryers for a total of 6 sets. As the laundry rooms are demolished, replacement washers and dryers will be provided inside of the apartment buildings such that the total number of washer/dryer sets serving the

existing 48 units will be increased from 6 to 12. The replacement washer/dryers are all electric.

4. **Trash Bins/ Enclosures.** Prior to the demolition of existing trash enclosures, replacement enclosures will be provided adjacent to the existing buildings along Silver Lake Boulevard.

5. **Back Entrance Closure to Some Buildings.** All apartment buildings currently have both front and back entrances, serving groupings of 4 units in each case. There is no code requirement to have both front and rear access. Tenants currently use the back entrances to access parking, laundry room, patio and trash area. In order to accommodate the new Parking Level Ramps for Buildings B and C, the adjacent front groupings of 4 units at the existing buildings 1, 3 and 6 will need to be closed off permanently. This will occur before construction begins on the new buildings and a total of 12 units will be affected by this permanent closure. With the removal of carports, relocation of the laundry and trash areas, tenants in these 12 apartments will rely significantly less on the back entrance of the building. The rear of the existing first floor common corridors will be used for new laundry facilities. There will be no impact to the proposed tenant parking access route.

6. **Driveway.** Existing driveways will be redeveloped to connect with the subterranean parking structures on a phased basis. As part of the undertaking, most of the utilities will be relocated underground. During the redevelopment and utility relocation, access to the existing units will be temporarily restricted to the front entry only.

7. **Relocation of Gas Meters**. As existing driveways are redeveloped, we will need to relocate the existing gas meters as approved by the Gas Company. There will be no interruption of gas service to existing units.

8. **Communal Areas Relocation**. Tenants currently have access to landscaped communal areas adjacent to the laundry rooms. These areas will be demolished prior to the beginning of construction of the new buildings. They will be replaced by new communal areas with BBQ facilities, some will be temporarily located in the existing courtyard area while construction is underway, and others throughout the site, that will be activated when building construction and site work is nearing completion. In addition, open decks at the top floor of each of the three new

buildings, along with enclosed recreation areas at the ground floor of Building B, will be available to all tenants.

EXISTING BUILDING RENOVATION AND UPGRADE

1. **Electrical Upgrades**. As part of the renovation of the existing buildings, electrical upgrades to main panels and subpanels will be implemented. Continuous electrical service will be maintained except at the time of switchover, which time will be coordinated with the existing tenants so that service disruptions are anticipated and minimized.

2. **Window Refurbishment or Replacement**. Windows are primarily hung, multi-pane wood windows with horizontal mullion separating panes. There are a few instances of metal windows that are not original. All windows for the existing apartments will be evaluated over the course of the construction for refurbishment or replacement for the purpose of historic preservation and proper operation. This could be done on a turn-over basis with vacant units. If we choose to refurbish or replace the windows with occupied units, tenants will be given ample notice of this change. Temporary windows will be provided if the window is to be removed overnight for refurbishment. Window replacement should be done within a day or two.

3. **Roof Replacement.** Existing roofing will be replaced with new high SRI energy efficient roofing to match new buildings. Roof work will occur at the existing buildings concurrent with the installation of roofing on new buildings, which will occur once the new buildings are completely framed, have windows installed, and are nearing readiness for the weather tight final phase of construction.

4. **Repainting**. All buildings will be repainted (exterior and interior shared areas)

5. **Landscaping**. The Project will provide more outdoor amenities: BBQ, picnic tables, seating, etc. for the existing tenants throughout the development. The irrigation system will be upgraded, and new planting and fountain will make the landscaping more attractive and encourage existing tenants to use the outdoor spaces more frequently. The inconvenience for existing tenants during the landscape installation should be very minimum. Temporary fences will be set up to block the construction activities from tenants' view. Alternative path of travel will be provided if needed while making changes in landscaping.

With implementation of the foregoing steps, disruption to existing tenants will be minimized. Temporary inconveniences will be minimized but cannot be entirely avoided. Existing buildings will be renovated to extend their useful life and upgraded, and tenant amenities will be increased.

As the Project progresses through design and engineering, this document will be updated to become more specific in terms of scope and timelines. We will always keep our tenants informed of the changes, related progress and timing to help manage their expectations before and during the construction. It is our goal to make sure their needs are taken into consideration at all phases of the project. Again, we welcome your feedback and suggestions. If you have any questions, please feel free to reach out.

Thank you,

Fang Morgan

714-306-6042

sgaexpansion@gmail.com

ATTACHMENT B
FIRE MITIGATION MEMO

dfh architects
architecture interiors entitlements

1544 20th Street
Santa Monica, CA 90404
tel: 310.394.4045
fax: 310.998.8656

October 20, 2026

Los Angeles City Planning
Attn: Jane Choi & Marie Pichay, Los Angeles City Planning Department
e: jane.choi@lacity.org; marie.pichay@lacity.org

Re: **Fire Mitigation Memo for 2413-2499 Silver Lake Blvd Apartments**
Los Angeles, CA 90039
CPC-2024-5534-DB-PR-VHCA

This memorandum highlights fire hazard mitigation elements that are or will be implemented for the proposed housing project at 2413-2499 Silver Lake Blvd. (CPC-2024-5534-DB-PR-VHCA) (the "Project").

The proposed Project is an urban infill residential project in the Silver Lake neighborhood of Los Angeles that adds three new four and five-story apartment buildings, of Type III-A construction over Type I construction, totaling 76 new residential units on a site with seven existing two-story apartment buildings, of Type V construction, totaling 48 existing residential units for a total of 124 residential units dispersed in 10 total buildings.

The Project is currently in the schematic design and entitlement phase and has addressed a number of fire prevention and mitigation issues in connection with the entitlement process. The Project design and plans will be developed in further detail in the construction documentation and permitting phases and during this process will demonstrate compliance with all applicable fire hazard mitigation measures and fire prevention and mitigation requirements. For example, the Project will comply with all applicable conditions, including Condition of Approval 23, as approved by the City Planning Commission on June 11, 2026, which requires that, prior to issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code. As construction documents are prepared, they will include all applicable fire hazard mitigation measures and comply with all applicable fire prevention requirements, including among other things, Condition of Approval 23.

To illustrate the Project's inclusion of applicable fire prevention and mitigation measures, the following is a list highlighting some of the fire prevention elements in the Project:

- All new and existing buildings on the site will be accessible by the Fire Department and the current Schematic Design plans for the Project have been reviewed by the Fire Department who confirmed access is acceptable.
- The property has two existing fire hydrants along Silver Lake Boulevard which will remain.
- Each new building will be fully fire sprinklered and include fire department connections and standpipes as required by the Fire Department and will include a fire control room near the main entrance.
- Each building will be equipped with multiple fire extinguishers as required by code.

- The Project proposes a Fire Department access cul-de-sac in the center courtyard of the property for enhanced fire truck access and maneuvering. This cul-de-sac will be built out of permeable pavers rated to withstand the weight of a fire truck, but planted with grass and hardscape to maintain the property's courtyards.
- All buildings on the property will have means of egress as required by applicable code including windows, stairs, corridors, doors and signage to help residents safely exit the buildings and site during an emergency.
- The new buildings will be equipped with a Fire Department approved distributed antenna system to ensure the fire fighters' will have the appropriate radio coverage on all floors of the building.
- Roofs will have Class A finishes which is the highest possible fire resistance rating.
- The exterior building envelope will be constructed of ignition-resistant exterior walls, protected eaves and soffits, ember-resistant ventilation openings, tempered glazing, fire resistant doors, ignition-resistant decking, roof-to-wall fire stopping and trellis restrictions.
- The buildings are separated by appropriate distances per code.
- All buildings will have appropriately located building numbers and signage as required by code.
- The landscaping is designed to comply with the requirements of defensible space zones, fire-smart planting selection, landscape irrigation and water usage, and proper maintenance.

As discussed above, final construction documents will demonstrate compliance with all applicable requirements of fire hazard mitigation measures in further detail.

In summary, the Project will comply with all applicable fire hazard mitigation measures, including all applicable requirements of the Los Angeles Department of Building and Safety and Fire Department codes for the Project, Condition of Approval 23 and other applicable conditions and requirements.

Thank You,
DFH Architects, LLP

Kara Block, AIA, NCARB
Partner
T: 310.394.4045

ATTACHMENT C
COMMENT LETTER, LOS ANGELES FIRE DEPARTMENT

+FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

September 19, 2024

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: planning.central@lacity.org

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2024-5534-DB-PR-WDI-VHCA (2413-2499 N. Silver Lake Blvd.)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

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.

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 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.

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.

Fire Lane Requirements:

1) 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.
2) 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.
3) 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.
4) Submit plot plans indicating access road and turning area for Fire Department approval.
5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) 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.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

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 following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

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.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

FPB #105
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.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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.

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

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.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

Kristin M. Crowley
Fire Chief

David A. Perez, Fire Marshal
Bureau of Fire Prevention and Public Safety

DP:KC:kc

CPC-2024-5534-DB-PR-WDI-VHCA (2413-2499 N. Silver Lake Blvd.)