

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

December 4, 2015

TO: Michael J. LoGrande, Director of Planning
 Department of City Planning
 Attention: Joey Vasquez

Date: 12/08/2015Submitted in PLUM CommitteeCouncil File No. 15-1313Item No. 4

FROM: Fire Department

SUBJECT: **TRACT MAP NO. 73148 (1936 N. Preston Avenue)**
REVISED

~~City~~ Comm from Public

Subject property has been investigated by members of the Fire Department.

Submit plot plans for Fire Department approval and review prior to recordation of Tract Action.

RECOMMENDATIONS:

This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.

Mitigating measures shall be considered. These measures shall include, but not be limited to the following:

- a. Boxed-in eaves.
- b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
- c. Non-wood siding.
- d. Exposed wooden members shall be two inches nominal thickness.
- e. Noncombustible finishes.

Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be considered as a buffer between the brush and the proposed project.

All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.

All homes shall have noncombustible roofs. (Non-wood)

The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

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Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off and building plans or building permit application.

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

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 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 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.

Submit plot plans indicating access road and turning area for Fire Department approval.

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

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.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

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

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.

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

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

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.

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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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

John N. Vidovich, Fire Marshal
Bureau of Fire Prevention and Public Safety

JNV:RED:vlj
TR-73148-REV
Map No: 144-210

#4

WE, the undersigned neighbors directly impacted by the small lot project at 1936 Preston Ave, are not in agreement with the development proposed for this site. It is inconsistent with neighborhood setbacks, ignores street dedication and setbacks, adds additional stress to a failing utility infrastructure, has enormously dangerous egress, and does not blend with the neighborhood character or massing.

We are not against development in general, but we are against THIS development as currently proposed, and we ask that these new homes be re-designed to blend with the existing housing stock. The current hi-tech, modern design has no context and would be a dis-harmonious addition to the neighborhood.

Specifically we ask that the project conform to the following:

- No more than four homes 1600 sf. or less
- Incorporate materials consistent with adjacent homes, such as wood siding
- Pitched roofs and a proper single-family oriented façade and porch
- Landscaped setback extending 15 feet beyond dedication
- Redesigned driveway to accommodate safe egress and communal trash dumpster

Signed in support of Petition:

signature <i>Victoria Solares</i>	print name <i>Victoria Solares</i>
address <i>1910 Preston av</i>	
signature <i>[Signature]</i>	print name <i>Jinping Lu</i>
address <i>1932 1/2 Preston Avenue</i>	
signature <i>[Signature]</i>	print name <i>Tommy Turner</i>
address <i>1935 Preston Av</i>	
signature	print name
address	

Date: 12/08/2015
 Submitted in PLUM Committee
 Council File No: 15-1373
 Item No. 4
 Deputy: Comm from Public

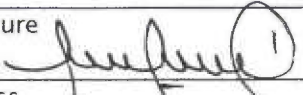

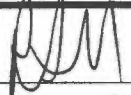
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Signed in support of Petition:

signature 	print name ANNISSA BANUTA
address 1914 PRESTON AVE. LOS ANGELES CA 90026	
signature 	print name Yvette Pinon
address 1917 Preston Ave	
signature 	print name Russell Houghton
address 1961 Preston Ave	
signature	print name
address	

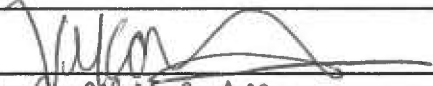
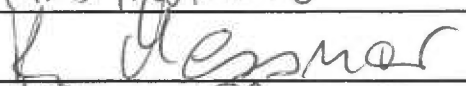
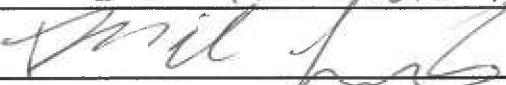
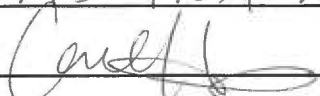
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Signed in support of Petition:

signature		print name	VIKTORIA STUBBLEINI
address	1925 PRESTON AVE		
signature		print name	KLAS MESSNER
address	1950 PRESTON AVE, LA, 90026		
signature		print name	RAVID LEVY
address	1945 Preston Ave		
signature		print name	Carleigh Fleckers
address	1959 Preston Ave		

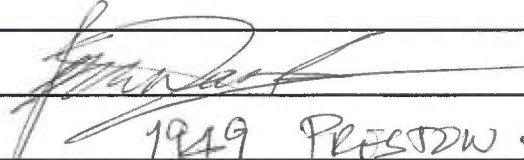
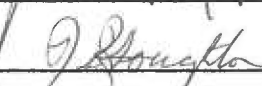
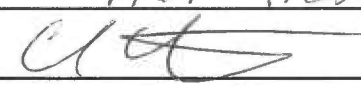
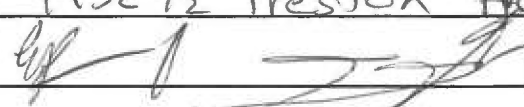
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Signed in support of Petition:

signature		print name	Rocio FERNANDEZ
address	1949 PRESTON AVE LA CA 90026		
signature		print name	Russell Houghton
address	1961 Preston Ave LA CA 90024		
signature		print name	Chris Stiver
address	1932 1/2 Preston Ave		
signature		print name	Erin Pscarmora / Garey Raymond
address	1941 Preston Ave. LA CA 90026		


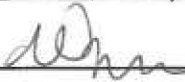
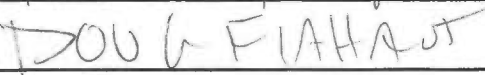
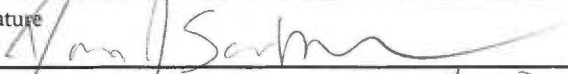
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Signed in support of Petition:

signature		print name	
address	1920 Preston Ave, Los Angeles, CA 90026		
signature		print name	Wendy Martinez
address	1907 Echo Park Ave		
signature		print name	M.T. [unclear]
address	1542 DUANE 90026		
signature		print name	Dana Scarborough
address	1542 1/2 Duane 90026		

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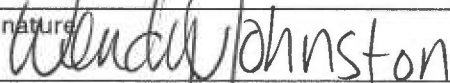
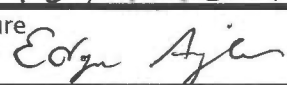
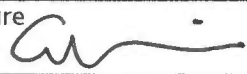

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Signed in support of Petition:

signature 	print name Wendy Johnston
address 1934 Preston Ave Los Angeles, CA 90026	
signature 	print name Edgar Aguilera
address 1930 Preston Ave Los Angeles, CA 90026	
signature 	print name GRACE KIM
address 1922 Preston Ave LA CA 90026	
signature 	print name Will Vans
address 1920 1/2 Preston Ave 2A, CA 90026	

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Signed in support of Petition:

✓	Signature: Matilda Rubio	Signature: Matilda Rubio
✓	Signature: Kelly Devine	Signature: Kelly Devine
	Address: 1945 Preston Ave. LA 90026	
✓	Signature: Luis Pacheco	Signature: Luis Pacheco
	Address: 1945 Preston Ave, Los Angeles 90026	
✓	Signature: Jean Devine	Signature: Jean Devine
	Address: 1945 Preston Ave LA Ca 90026	