



**MILKEN EAST CAMPUS  
(15600 MULHOLLAND DRIVE, LOS ANGELES, CA 90077)**

**FIRE PROTECTION REPORT  
NOVEMBER 13, 2025**

**PREPARED BY:**

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## **1. INTRODUCTION**

### **1.1. PROJECT LOCATION AND EXISTING ON-SITE USES:**

The Site is located at 15600 Mulholland Drive in Los Angeles, California. The Site is a reported 21.7 acres in size and is further identified by County of Los Angeles Assessor's Parcel Numbers 4378-001-041.

The Site is currently occupied by the former campus of the American Jewish University ("AJU") and is developed with multiple buildings. The Main Building currently consists of classrooms, a library, a performing arts center and auditorium, a kitchen and cafeteria, religious use areas, and administrative offices. The Student Union Building consists of recreational facilities and administrative offices. The Site is also occupied by four Student Residence Buildings, athletics fields, parking spaces, and campus security fencing, gates, and associated kiosk.

Existing buildings on the Project Site include the three-story, approximately 125,000-square-foot Main Building; a two-story, approximately 13,600-square-foot Student Union Building; and four three-story, total of approximately 56,000-square-foot Student Residence Buildings.

Existing parking lots have approximately 396 parking spaces. Vehicular access to the Project Site is provided via five driveways along Casiano Road. Pedestrian access to the Project Site is located along Casiano Road.

The Project Site is generally sloping to the west along the west of the Site and slopes north along the east of the site. Existing landscaping within the Project Site includes lawns, shrubs, and trees.

Electricity, potable water and sanitary sewer service is provided to the area by the City of Los Angeles. Natural gas is supplied to the area by the Southern California Gas Company.

The AJU campus' Conditional Use permit allowed for up to 1,400 students, broken down as follows: 500 university students, 400 religious high school students, and 500 adult students for night instruction.

### **1.2. PROJECT DESCRIPTION**

The Milken East Campus is proposed to be converted into a religious high school with up to 900 students. The Project does not include construction or grading and proposes no soil import or export. The Project does not propose the removal of any protected or non-protected trees. No additional floor area will be constructed.

The proposed uses of the Main Building would be classrooms, science laboratories, an auditorium and performing arts rooms, kitchen and dining areas, a student lounge, religious use areas, and faculty and administrative offices. The Student Union will contain fitness rooms, multipurpose rooms, and offices. After completion of the Project, a total of up to 900 high school students will be permitted to be enrolled at the Project Site.

### **1.3. SCOPE OF WORK**

This report provides a description of the existing site conditions and analyzes the Project Site's Fire Protection capacity.

## 2. FIRE FLOW

### 2.1. FIRE FLOW REQUIREMENTS

#### 2.1.1. FIRE FLOW

*Los Angeles Municipal Code (LAMC) SEC. 57.507.3.1 Fire-Flow Requirements*

Fire-flows shall comply with [Table 57.507.3.1](#) for any structures, group of structures or facilities by the type of land development, or as otherwise determined by the Chief.

1. Where street alignments mandate the installation of dead-end mains, the fire-flow in gallons per minute may be adjusted downward, depending on the type of land development.
2. A minimum residual water pressure of 20 pounds per square inch (psi) is to remain in the system with the required gallons per minute flowing.

**TABLE 57.507.3.1**  
**FIRE-FLOW BY TYPE OF LAND DEVELOPMENT**

Type of Land Development	Fire-Flow in Gallons Per Minute
Low Density Residential	2,000 G.P.M. from three adjacent fire hydrants flowing simultaneously
High Density Residential and Neighborhood Commercial	4,000 G.P.M. from four adjacent fire hydrants flowing simultaneously
Industrial and Commercial	6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously
High Density Industrial and Commercial (Principal Business Districts or Centers)	12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).

It is our understanding that the Project falls in the High Density Residential and Neighborhood Commercial type of land development, with a corresponding fire flow requirement of 4,000 gallons per minute (gpm) from four adjacent fire hydrants flowing simultaneously. This translates to a required flow of 1,000 gpm for each hydrant.

## 2.1.2. NEARBY HYDRANTS

Based on the Los Angeles Department of Water and Power (LADWP) Water Service Map 158-144 (see Appendix), there are at least six fire hydrants on the public streets adjacent to the Project Site. Four hydrants, all on Casiano Road, were chosen by KPFF to be analyzed by LADWP for fire flow availability.

## 2.1.3. FIRE FLOW AVAILABILITY

An Information of Fire Flow Availability Request (IFFAR) was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance with LAMC 57.507.3.1. The completed IFFAR (see Appendix) shows the four nearby hydrants flowing simultaneously for a combined 4,000 gpm with residual pressures greater than 20 psi. Thus, as shown by the IFFAR, the Project Site has adequate fire flow available to demonstrate compliance with LAMC Section 57.507.3.1.

## 2.2. RESPONSE DISTANCES FOR AUTOMATIC FIRE SPRINKLER SYSTEM

### 2.2.1. LAND USE

#### *Los Angeles Municipal Code (LAMC) SEC. 57.507.3.3 Land Use*

Buildings shall be equipped with an automatic fire sprinkler system if response distances in Table 57.507.3.3 are exceeded.

**TABLE 57.507.3.3**

Land Use *	Required Fire-Flow	Maximum Response Distance **	
		Engine Co.	Truck Co.
Low Density Residential	2,000 g.p.m. from three adjacent hydrants flowing simultaneously	1-1/2 miles	2 miles
High Density Residential and Commercial Neighborhood	4,000 g.p.m. from four adjacent hydrants flowing simultaneously	1-1/2 miles	2 miles
Industrial and Commercial	6,000 to 9,000 g.p.m. from four hydrants flowing simultaneously	1 mile	1-1/2 miles
High Density Industrial and Commercial or Industrial (Principal Business Districts or Centers)	12,000 g.p.m. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, an additional 2,000 to 8,000 g.p.m. will be required)	3/4 mile	1 mile

\*Land use designations are contained in the community plan elements of the General Plan for the City of Los Angeles.

\*\*The maximum response distances for both L.A.F.D. fire suppression companies (engine and truck) must be satisfied.

Based on a required fire-flow of 4,000 gpm, the first-due Engine Company should be within 1-1/2 miles of the Project Site, and the first-due Truck Company should be within 2 miles of the Project Site.

## 2.2.2. FIRE STATIONS

The Fire Department has existing fire stations at the following locations for initial response into the area of the Project Site: **15600 Mulholland Drive**

Distance	Fire Station No.	Services & Equipment
1.5 miles	Fire Station No. 109 16500 Mulholland Drive	Eng 109
2.2 miles	Fire Station No. 99 1445 Mulholland Drive	Eng 99, Amb Rescue 99
4.6 miles	Fire Station No. 108 12520 Mulholland Drive	Eng 108
5.9 miles	Fire Station No. 71 107 S Beverly Glen Blvd	Eng 71, Amb Rescue 71

Based on the response distance from existing fire stations, fire protection may be considered adequate.

The main campus building on the Project Site appears to be equipped with an automatic fire sprinkler system.

Based on our research of existing fire systems at this address, we found records of the following permits, which indicate the buildings are equipped with fire sprinkler systems:

- PCIS 03041-10000-10567 - Electrical - PROVIDE NEW FIRE ALARM SYSTEM AT UNIVERSITY OF JUDISM. INSTALL SMOKE, HEATS, DUCTS & STROBES. - Permit Finaled on 2/4/2004
- PCIS 08041-10000-15314 - Electrical - NEW FIRE WARNING SYSTEM AT THE AMERICAN JEWISH UNIVERSITY - Permit Finaled on 12/12/2012
- PCIS 01043-30000-03099 - Fire Sprinkler - INSTALL 6" DIA. UNDERGROUND PIPING FOR FIRE PROTECTION. RELOCATE ONE PRIVATE FIRE HYDRANT. - Permit Finaled on 2/25/2003
- PCIS 03043-10000-00154 - Fire Sprinkler- SPRINKLER SYSTEM FOR A NEW BUILDING. 6 INCH FIRE PROTECTION SERVICE LINE. 6 INCH DOUBLE CHECK VALVE AND 6 INCH WATER METER. ORIGINAL CIVIL SITE PLANS APPROVED UNDER APPLICATION NUMBER 01043-30000-03099, WLACC. - Permit Closed on 12/12/2011

- PCIS 08043-10000-00837 - Fire Sprinkler - T. I. Existing building retro fit. 3 stories commercial building. 972 new fire sprinkler heads. 4 calculated areas. - Permit Closed on 12/12/2011
- PCIS 08043-10004-00837 - Fire Sprinkler - Plan check only for revisions made to routing of pipe throughout building and added sprinklers in new rooms and areas where walls were repartitioned. Revised head legend - Permit Closed on 12/12/2011
- PCIS 12043-10000-01290 - MODIFY APPROVED PLANS. CHANGE 139 HEADS IN OFFICE SPACE AND LIBRARY. SEE COMMENTS. - Permit Finalized on 12/10/2012

## **2.3. EXISTING INFRASTRUCTURE**

### **2.3.1. FIRE WATER SERVICE METER**

The project site is within LADWP's Western District. According to LADWP's records, the Project Site is currently served by a 6-inch Fire Service (FS) meter installed on the West side of Casiano Road, approximately 467-feet South of South Mulholland Drive.

### **2.3.2. FIRE WATER APPURTENANCES**

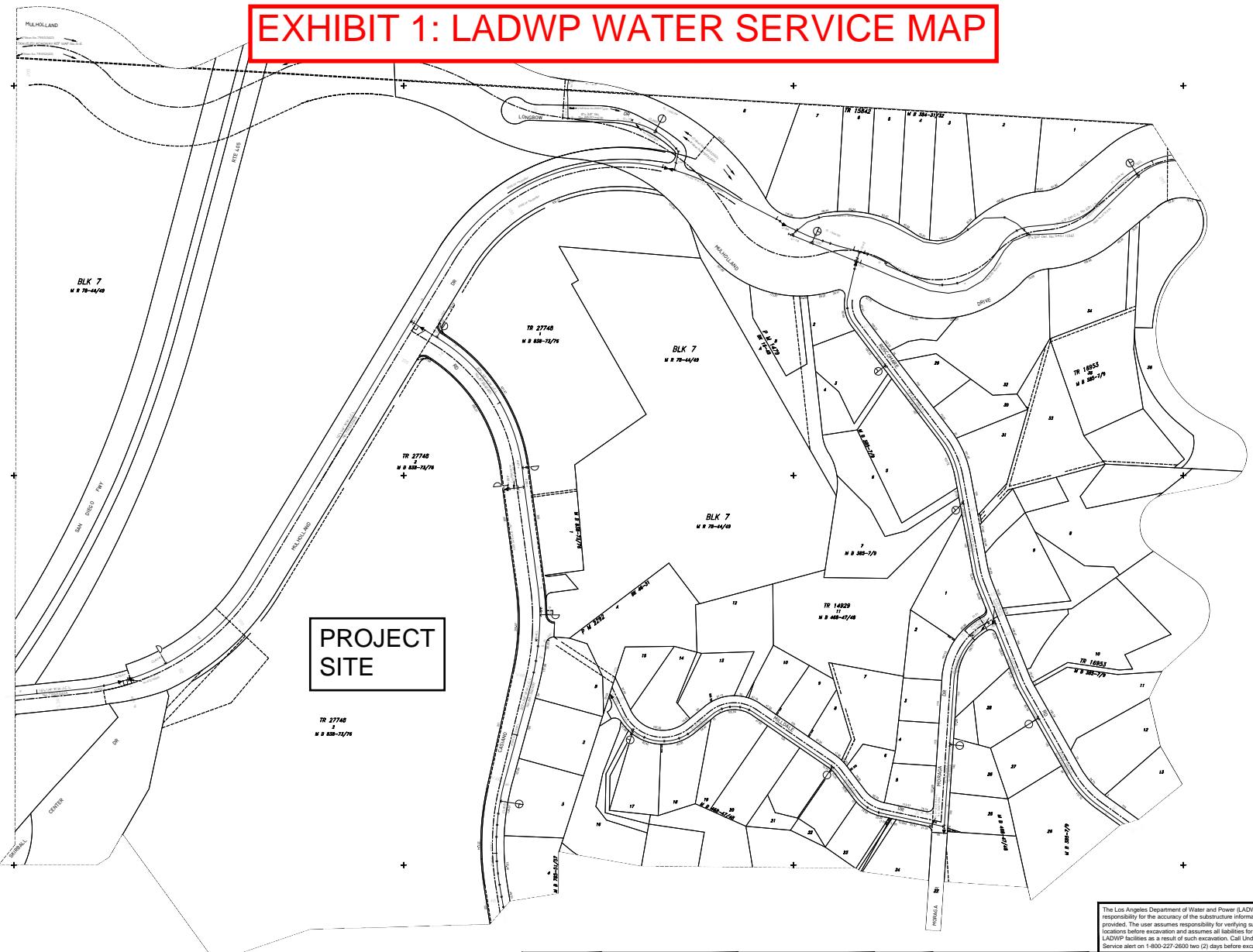
Based on a limited site inspection, a Post Indicator Valve (PIV) and Fire Department Connection (FDC) are located on the North East side of the main campus building, with access from the sidewalk along Casiano Road, approximately 250-feet South of South Mulholland Drive.

## **APPENDIX**

## FIGURE 1

160-144

## EXHIBIT 1: LADWP WATER SERVICE MAP



The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

LEGEND MAP SCALE 1" = 150'	SYMBOLS AND NOTATIONS	SCALE 1" = 100'	PLOTTED DATE	REMOVED DATE	TYPE	HYDRAULIC HEAD	REFERENCE
AS BUILT	MAP	MAP	10-10-1988		1" SING.	100' HEAD	100' HEAD
CONTRACTOR'S PENS	MAP	MAP	10-10-1988		2" U' SING.	100' HEAD	100' HEAD
CONTRACTOR'S PENS	MAP	MAP	10-10-1988		2" U' S. BUILT UP	100' HEAD	100' HEAD
CONTRACTOR'S PENS	MAP	MAP	10-10-1988		4" S. SING.	100' HEAD	100' HEAD
CONTRACTOR'S PENS	MAP	MAP	10-10-1988		4" S. BUILT UP	100' HEAD	100' HEAD
CONTRACTOR'S PENS	MAP	MAP	10-10-1988		2" U' 4" DOUBLE	100' HEAD	100' HEAD
APPROVED							

WaterGIS

Questions or Comments, contact: WaterGIS Group, Rm. 1439, JFB

156-144

158-144

**EXHIBIT 2: IFFAR**

**City of Los Angeles**  
Los Angeles Department of Water and Power - Water System

**INFORMATION OF FIRE FLOW AVAILABILITY**Water Service Map No.: W158-144LAFD Fire Flow Requirement: 4,000 GPM FROM 4 HYDRANTS

LAFD Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Applicant: SCOTT RALSTONCompany Name: KPFF CONSULTING ENGINEERSAddress: 700 SOUTH FLOWER SUITE 2100Telephone: 213-418-0201Email Address: scott.ralston@kpff.com

	F- 41217	F- 42275	F- 41218
Location:	E/S CASIANO RD, S/S MULHOLLAND DR	W/S CASIANO RD, S/O MULHOLLAND DR	N/S STEPHEN WISE DR, E/S CASIANO RD
Distance from Nearest Pipe Location (feet):	<b>35'</b>	<b>36'</b>	<b>40'</b>
Hydrant Size:	2 1/2 S BU	2 1/2 S BU	2 1/2 S BU
Water Main Size (in):	20"	20"	20"
Static Pressure (psi):	<b>200/139psi</b>	<b>186/125psi</b>	<b>174/113psi</b>
Residual Pressure (psi):	<b>104psi</b>	<b>93psi</b>	<b>83psi</b>
Flow at 20 psi (gpm):	<b>1000gpm</b>	<b>1000gpm</b>	<b>1000gpm</b>

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No.

w20250917021

Site address: 15600 Mulholland Drive, LA, CA 90077

Request is related to modifications to a CUP, not new construction. See additional page for 4th  
hydrant info. Please also see attached map which shows 3 additional hydrants in the area. Please use  
those if needed to achieve required flow.Water Purveyor: Los Angeles Department of Water & Power

Date:

Signature:

*Janna Chahbaz*Title: Water Distribution-Western District CEA II*\$282.00*

Requests must be made by submitting this completed application, along with a \$245.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

111 North Hope Street - Room 1425

Los Angeles, CA 90012

**RECEIVED/WDE****SEP 15 2025**

FIGURE 2



# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

### INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W158-144LAFD Fire Flow Requirement: 4,000 GPM FROM 4 HYDRANTS

LAFD Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Applicant: SCOTT RALSTONCompany Name: KPFF CONSULTING ENGINEERSAddress: 700 SOUTH FLOWER SUITE 2100Telephone: 213-418-0201Email Address: scott.ralston@kpff.com

	<u>F- 41361</u>	<u>F-</u>	<u>F-</u>
Location:	E/S CASIANO RD, N/O CASIANO CT		
Distance from Nearest Pipe Location (feet):	<u>49'</u>		
Hydrant Size:	<u>2 1/2 X 4D</u>		
Water Main Size (in):	<u>20"</u>		
Static Pressure (psi):	<u>161/101psi</u>		
Residual Pressure (psi):	<u>63psi</u>		
Flow at 20 psi (gpm):	<u>1000gpm</u>		

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. w20250917021

Sheet 2 of 2

Water Purveyor: Los Angeles Department of Water & Power

Date: \_\_\_\_\_

Signature: Janna C HabbazTitle: Water Distribution-Western District CEA II\$282.00Requests must be made by submitting this completed application, along with a \$245.00 check payable to:

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FIGURE 2

