



Gerald Gubatan <gerald.gubatan@lacity.org>

FIRE PERMIT - PRESCHOOL IN AFFORDABLE HOUSING DEVELOPMENT - CD-1

8 messages

Gerald Gubatan <gerald.gubatan@lacity.org>
To: Gary Carpenter <gary.carpenter@lacity.org>

Wed, Apr 27, 2016 at 10:04 AM

Hello Captain Carpenter:

I am Gerald Gubatan, Senior Planning Deputy with CD-1, Office of Council Member Gil Cedillo.

I am contacting you regarding a Fire Permit issue related to an existing affordable housing development which includes a pre-school / child care center. The building is located at Edgeware Road and Angelina Street in CD-1. (See attached map for location). The owner-operator is the nonprofit Little Tokyo Service Center (known as "LTSC").

The housing complex includes a preschool / child care center. Recently when the Fire Inspector came for an annual inspection this year, LAFD asked to see the Fire Permit. Apparently, the Fire Permit which the preschool staff has is not the right one. It is a Permit for another childcare center operated by the same nonprofit organization, but not the Fire Permit for this particular preschool. The owners are unable to find the correct Fire Permit.

So now, they are figuring out how to get a new Fire Permit. Unfortunately they have been getting bounced from desk to desk at Building & Safety, and getting confusing responses. For instance, LADBS printed a Certificate of Occupancy for the entire building, and then told them to go through procedures to apply for a "change of use" since the C of O said it was an apartment building. LADBS may have been thinking that the use was a "stand-alone" preschool.

I am reaching out to you for any suggestions on how to go about figuring out what are the steps to secure a Fire Permit for the Preschool which is included within the affordable housing building? I asked for copies of any documentation and here is what they provided:

- Fire inspection report - the inspection covers the entire building, including the preschool - called "daycare" in the report (but apparently Fire requires a separate Fire Permit for the preschool)
- Certificate of Occupancy which includes the housing units, parking, community space and daycare (note that this was based on original design plans - after the building opened, we used part of the community space for an additional preschool classroom. The occupancy counts were based on the original plans, which is why it is higher for the community space than daycare)
- Floor plan (the space labeled "Community Recreation" remains a community space, but the "Computer Vocational" room is the one that was taken over as an additional preschool classroom)


I am hoping you or someone from LAFD can assist with sorting out these issues and providing guidance to LTSC.

Thank you in advance,

Gerald

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4 attachments**Angelina Apartments CD1.Png**
277K **1336_W. Angelina St Fire Alarm Inspection Report.pdf**
1899K **1999-12-21 ANG Certificate of Occupancy.pdf**
61K **A-1.pdf**
2566K

Gary Carpenter <gary.carpenter@lacity.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Wed, Apr 27, 2016 at 1:39 PM

Good Afternoon,

The Fire Permit is needed for a pre-school. The current C of O is for a daycare. Each type of business needs a C of O for what they are using the location for. A pre-school needs a C of O for that location with the correct classification, an "E" occupancy for a school. Building and Safety is correct that the pre-school needs a "Change of Use" from a daycare to a pre-school. The LA City Fire Department requires a Fire Permit for all schools in the city. The customer won't be able to get a Fire Permit from the Fire Department unless they have the correct C of O. The customer must get a C of O from Building and Safety before they can apply for a Fire Permit. Once the C of O is obtained for a Pre-School, they go to the Office of Finance @ 210 N Figueroa St, 3rd floor, where they apply for the Fire Permit. If they don't have the correct C of O when they go to the Office of Finance, the process will stop until they obtain one. Building and Safety is the only entity that can issue a Change of Use / C of O.

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Gary W. Carpenter, Fire Captain I
Schools, Churches & Institutions Unit
Bureau of Fire Prevention and Public Safety
People, Processes, Progress
Office: (213) 978-3664
Fax: (213) 978-3612

Gerald Gubatan <gerald.gubatan@lacity.org>
To: Erich Nakano <enakano@ltsc.org>

Wed, Apr 27, 2016 at 2:25 PM

Erich,

Please review comments from LAFD Captain Gary Carpenter. I'm stepping into a meeting and haven't had a chance to review in detail.

I'm available to bounce off further.

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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Wed, Apr 27, 2016 at 3:19 PM

Gerald thanks - so one more thing if we can clarify (or if you prefer, I can email the person directly) - that a "daycare" use is considered different than a "preschool" use? We had thought they were the same - the preschool is what was planned for from the beginning. From a childcare standpoint, there is no difference - preschool just means ages 3-5, whereas "daycare" means providing care for children of any age (0-5 or school-age).

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Gerald Gubatan <gerald.gubatan@lacity.org>
To: Gary Carpenter <gary.carpenter@lacity.org>
Cc: Erich Nakano <enakano@ltsc.org>

Wed, Apr 27, 2016 at 3:52 PM

Hello Captain Carpenter,

Thank you for your response and information.

I'd like to introduce you to Erich Nakano who is with the nonprofit Little Tokyo Service Center which owns and operates the building. He asked for clarification: Is a "daycare" use is considered different than a "preschool" use? He was under the impression that they were the same. The "preschool" is what was planned for from the beginning. From a childcare standpoint, there is no difference - "preschool" just means ages 3-5, whereas "daycare" means providing care for children of any age (0-5 or school-age).

Erich, please feel free to add any comments. You may wish to connect with the Captain so you and the appropriate city departments can resolve the matter. I see that the Captain has provided direction on the process.

Gerald

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Gary Carpenter <gary.carpenter@lacity.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>
Cc: Erich Nakano <enakano@ltsc.org>

Wed, Apr 27, 2016 at 4:49 PM

Hello,
According to the Office of Finance 2015 Fire Permit Fees, Day cares are classified as F-519 to F-522 and Schools are classified as F-574 to F-579. Both facilities are classified differently according to the Office of Finance require different C of O's. Please refer to the Fire Permit Fees on the Office of Finance website.

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1/24/2019

City of Los Angeles Mail - FIRE PERMIT - PRESCHOOL IN AFFORDABLE HOUSING DEVELOPMENT - CD-1

Erich Nakano <enakano@ltsc.org>
To: Gary Carpenter <gary.carpenter@lacity.org>
Cc: Gerald Gubatan <gerald.gubatan@lacity.org>

Wed, Apr 27, 2016 at 5:02 PM

Thank you for the clarification, and I appreciate your assistance on this.

Erich Nakano
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Erich Nakano <enakano@ltsc.org>
To: Gerald Gubatan <gerald.gubatan@lacity.org>

Tue, May 17, 2016 at 11:02 AM

Hi Gerald - just wanted to thank you again for your help. One of our real estate project managers had to go down to Building & Safety and Fire to clear up some confusion, but was finally able to get the Fire Permit without a CofO change of use. Thanks again!

Erich
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Erich Nakano | Deputy Director
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