# IV. ENVIRONMENTAL IMPACT ANALYSIS
# K. PUBLIC SERVICES
# 1. FIRE

## ENVIRONMENTAL SETTING

Fire prevention, fire suppression, and life safety services are provided throughout the City of Los Angeles by the Los Angeles Fire Department (LAFD). These activities are governed by the Fire Protection and Fire Prevention Plan (FPPP), an Element of the City's General Plan, as well as the City of Los Angeles Fire Code (Fire Code) of the Los Angeles Municipal Code (LAMC). The FPPP and Fire Code serve as guides to City departments, government offices, developers, and the public for the construction, maintenance, and operation of fire protection facilities located within the City of Los Angeles. Policies and programs addressed in the documents include the following: fire station distribution and location, required fire flow (i.e., water supply), fire hydrant standards and locations, access provisions, and emergency ambulance service.

The LAFD has 3,594 uniformed personnel and 346 non-uniformed support staff. Their services include fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education and community service. A professionally trained staff of 1,101 firefighters (including 226 paramedic-trained personnel) is on duty at all times at 106 neighborhood fire stations located across the LAFD' 471-square-mile jurisdiction.[1]

Fire protection and paramedic services to the project site would be provided by the LAFD from three fire stations: Fire Station No. 82, Fire Station No. 27, and Fire Station No. 52. Fire Station No. 82 is located at 1800 North Bronson Avenue, approximately 0.3 miles from the project site; Fire Station No. 27 is located at 1327 North Cole Avenue, approximately 0.6 miles from the project site; and Fire Station No. 52 is located at 4957 Melrose Avenue, approximately 2.2 miles from the project site (see Figure IV.K-1). The project site is located in Station 82's designated area. Table IV.K-1 lists the existing staff and equipment of the fire stations that are anticipated to serve the project site.

### Fire Flows

The adequacy of fire protection for a given area is based on required fire flow, response time from existing fire stations, and the LAFD's judgment of assessing the needs in a given area. The required fire flow is closely related to the type and size of land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. City established fire flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any instance, a minimum residual

[1] *Los Angeles Fire Department website: http://lafd.org/about.htm, January 24, 2008.*

water pressure of 20 pounds per square inch (psi) is to remain in the water system while the required gpm is flowing.[2]

**Table IV.K-1**
**Project Site Fire Protection Services**

| Station No. | Equipment | Distance to Project Site | Response Time | Staff |
|---|---|---|---|---|
| 82 | Fire Engine<br>Paramedic Rescue Ambulance | 0.3 miles | 3.1 minutes | 6 |
| 27 | Battalion 5 Headquarters<br>Light Force (Truck and Engine)<br>Fire Engine<br>Paramedic Rescue Ambulance<br>Basic Life Support Rescue Ambulance<br>Battalion Command Team | 0.6 miles | 3.9 minutes | 16 |
| 52 | Fire Engine<br>Paramedic Rescue Ambulance<br>Battalion EMS Captain | 2.2 miles | 7.7 minutes | 7 |

*Source: Written correspondence from Captain William Wells, Los Angeles Fire Department, January 23, 2008.*

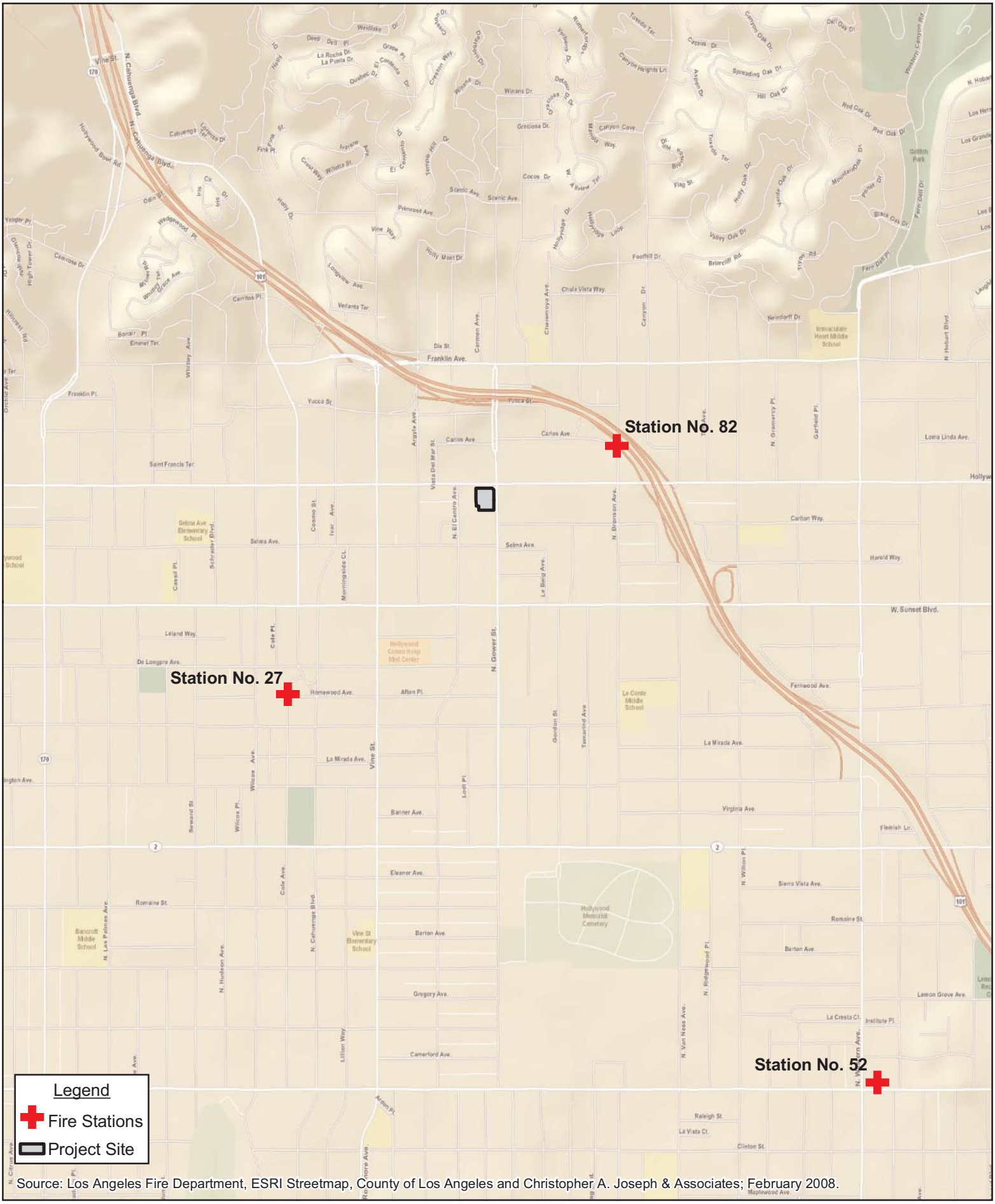
The City of Los Angeles Department of Water and Power (LADWP) currently provides fire flow for the proposed project. Fire flows are supplied by the same water mains as the domestic water system, including the lines located in local streets and major roadways. Refer to section IV.M-2, Water, for a complete discussion of water service infrastructure. Fire hydrants and building fire water service systems connect directly to local water mains. The fire service system for each building or structure, however, has water lines, vaults, etc., for fire water flows that are separate from their respective domestic water systems.

**Response Distance and Access**

Response time relates to the physical linear travel distance (i.e., the number of miles between a fire station and a specific location) and the Fire Department's ability to successfully navigate the given roadway network. Roadway congestion, intersection level of service (LOS), weather conditions, and construction traffic along the response route can affect the response distance in terms of travel time.

The Fire Code specifies maximum response distances allowed between specific locations and Engine/Truck companies, based upon land use and fire flow requirements. The Fire Code states that the maximum response distance from an engine company to a commercial area should be one mile and the maximum response distance from a truck company to a commercial area should be 1.5 miles. The maximum distance from both an engine company and a truck company to a residential area should be 1.5

[2] *Los Angeles Municipal Code, Los Angeles Fire Code, Section 57.09.06.*




Source: Los Angeles Fire Department, ESRI Streetmap, County of Los Angeles and Christopher A. Joseph & Associates; February 2008.

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Figure IV.K-1
Fire Station Location Map

miles.[3] When response distances exceed these requirements, all structures must be equipped with automatic fire sprinkler systems and any other fire protection devices deemed necessary by the Fire Chief (e.g., fire signaling systems, fire extinguishers, smoke removal systems, etc.).

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a significant impact would occur if a project would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives of the fire department.

Furthermore, as set forth in the City of Los Angeles *L.A. CEQA Thresholds Guide*, a project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service.

### Project Impacts

#### *Construction*

The proposed project includes the removal/demolition of the existing asphalt surface parking lot, which is currently not in use, and the development of an approximately 197,503 square foot mixed-used 20-story building. The building would include 7,200 square feet of retail use, parking for 345 cars, and 176 residential units.

Construction of the proposed project would increase the potential for accidental on-site fires from such sources as the operation of mechanical equipment, use of flammable construction materials, and from carelessly discarded cigarettes. In most cases, the implementation of "good housekeeping" procedures by the construction contractors and the work crews would minimize these hazards. Good housekeeping procedures that would be implemented during construction of the proposed project include: the maintenance of mechanical equipment in good operating condition; careful storage of flammable materials in appropriate containers; and the immediate and complete cleanup of spills of flammable materials when they occur.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and by partial lane closures during street improvements and utility installations. These impacts, while potentially adverse, are considered to be less than significant for the following reasons:

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[3] *Los Angeles Municipal Code (LAMC), Los Angeles Fire Code, Section 57.09.07 website: http://lafd.org/prevention/hydrants/division_9_fc.html, January 24, 2008.*

- Construction impacts are temporary in nature and do not cause lasting effects; and

- Partial lane closures would not greatly affect emergency vehicles, the drivers of which normally have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Additionally, if there are partial closures to streets surrounding the project site, flagmen would be used to facilitate the traffic flow until construction is complete.

Project construction would not be expected to tax fire fighting and emergency services to the extent that there would be a need for new or expanded fire facilities, in order to maintain acceptable service ratios, response times, or other performance objectives of the LAFD, the construction of which could cause significant environmental impacts. Therefore, construction-related impacts to fire protection services would be less than significant.

***Operation***

The proposed project would introduce approximately 405 new residents and 16 new employees to the project site (see Section IV.J., Population and Housing). Thus, an increase in the demand for fire protection services is anticipated. However, the LAFD has indicated that staffing and resources are adequate to meet the project area's proposed demand for fire and emergency services.[4] The following discussion analyzes the major criteria for determining the proposed project's impacts to fire protection services, including response distance, emergency access/evacuation, and fire flows.

*Response Distance*

As previously mentioned, the project site is within a 0.3-mile radius of a LAFD fire station housing a Fire Engine Company. In addition, the project site is within a 0.6-mile radius of a LAFD fire station housing another Fire Engine Company, Paramedic Rescue Ambulance Company, a Light Force Truck and Engine, and a Basic Life Support Rescue Ambulance. A third fire station within a 2.2-mile radius would be able to provide additional support to the project site. The response distance from these fire stations meets LAMC recommendations, and therefore, the project site's proximity to three well-equipped fire stations, fire protection response would be considered adequate with respect to response distance and impacts would be less than significant.

*Emergency Access*

As discussed further in Section IV.L, Transportation and Traffic, of this Draft EIR, traffic impacts during operation of the proposed project would not result in a significant impact on any nearby roadways or intersections, which could thereby impede emergency access. The proposed project would not involve any other activities during its operational phase that could impede public access or travel upon public rights-of-way or would interfere with an adopted emergency response or evacuation plan. Thus, project

[4] *Written correspondence from Captain William Wells, Los Angeles Fire Department, January 23, 2008.*

implementation would not require the construction or expansion of fire stations or other fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant.

*Fire Flows*

As determined by the LAFD, the overall fire flow requirement for the proposed project is 4,000 gpm from four fire hydrants flowing simultaneously with a 20 PSI minimum residual pressure.[5] Currently, water pressure and availability in the project are expected to be sufficient to meet the existing LAFD's fire flow requirements. For a complete discussion of the proposed project's provision of water service for fire flows and domestic purposes, refer to Section IV.M.2 (Water Supply).

The Water Operations Division of the DWP would perform a fire flow study at the time of permit review in order to ascertain whether further water system or site-specific improvements would be necessary. Hydrants, water lines, and water tanks would be installed per Fire Code requirements and would be based upon the specific land uses of the proposed project. Therefore, with respect to fire flows, fire protection would be adequate.

*LAFD Review*

Based on the existing staffing levels, equipment, facilities, and most importantly, response distance from existing stations, it is expected that the LAFD could accommodate the proposed project's demand for fire protection service.[6] Therefore, the proposed project would not necessitate the construction or expansion of a fire station to maintain acceptable service ratios, response times, or other performance objectives of the LAFD, the construction of which could cause significant environmental impacts. Thus, with respect to LAFD review, a less-than-significant impact would occur.

## CUMULATIVE IMPACTS

The proposed project, in combination with the construction and operation of the 139 related projects would increase the demand for fire protection services in the project area. Specifically, there would be increased demands for additional LAFD staffing, equipment, and facilities over time. This need would be funded via existing mechanisms (i.e., property taxes, government funding), to which the proposed project and related projects would contribute.

Similar to the proposed project, each of the related projects would be individually subject to LAFD review and would be required to comply with all applicable construction-related and operational fire safety requirements of the LAFD and the City of Los Angeles in order to adequately mitigate fire

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[5] *Los Angeles Municipal Code (LAMC), Los Angeles Fire Code, Section 57.09.07 website: http://lafd.org/prevention/hydrants/division_9_fc.html, January 24, 2008.*

[6] *Written correspondence with Captain William Wells, Los Angeles Fire Department, January 23, 2008.*

protection impacts. For example, all related projects would be required to assure that LAFD access remains clear during all demolition and construction activities. In addition, for any residential related project more than 1.5 miles from the nearest LAFD Engine or Truck Company, or for any commercial related project more than one mile from an LAFD Engine Company or 1.5 miles from an LAFD Truck Company, LAMC Section 57.09.07 would require the installation of automatic fire sprinkler systems, in order to compensate for the additional response distance. Any LAFD or LADWP-required upgrades to the water distribution systems serving the related projects would be addressed for each individual related project in conjunction with their project approvals. Each of the related projects is also individually subject to LAFD review and would be required to comply with all applicable fire safety requirements, including hydrant and access improvements, if necessary, in order to adequately mitigate fire protection impacts. If any of the related projects would create demands on fire protection staffing, equipment, or facilities such that a new station would be required, potential environmental impacts would be addressed in conjunction with the environmental review for that project.

At present there are no need or specific plans to build a new fire station, the construction of which could cause significant environmental impacts. Depending on the facility and staffing decisions made by the City of Los Angeles, new or physically altered fire protection facilities may be authorized at some time in the future to meet future demands. The decision to construct new or altered facilities is part of the City's general planning and budgeting process and is outside the scope of this draft EIR. Therefore, the proposed project would not have a cumulatively considerable incremental effect upon fire protection services and the proposed project and related project's cumulative impact would be less than significant.

## MITIGATION MEASURES

Although the proposed project would not have a significant impact on fire protection services, the following mitigation measures are recommended to further reduce the proposed project's less than significant impact on fire protection services:

K.1-1 Prior to recordation of a final map or the approval of a building permit, the applicant shall submit the plot plan for review and approval by the Fire Department.

K.1-2 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.

K.1-3 No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant

K.1-4 Access for Fire Department apparatus and personnel to and into the structure, including the parking facility, shall be required.

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project's impacts on fire protection services would be less than significant without mitigation. The implementation of the recommended Mitigation Measures K.1-1 through K.1-4 would further reduce the proposed project and cumulative projects' less than significant impacts.

# IV. ENVIRONMENTAL IMPACT ANALYSIS
# K. PUBLIC SERVICES
# 2. POLICE

## ENVIRONMENTAL SETTING

The Los Angeles Police Department (LAPD) is the local law enforcement agency responsible for providing police services to the project site and immediate project vicinity. The LAPD is divided into four Police Station Bureaus: Central Bureau, South Bureau, Valley Bureau, and West Bureau. The project site is located in the West Bureau. Each of the bureaus encompasses several community stations. The West Bureau includes the West Los Angeles Community Police Station, the Hollywood Community Police Station, the Wilshire Community Police Station, and the Pacific Community Police Station. The Hollywood Community Police Station, located at 1358 North Wilcox Boulevard, serves the project site and surrounding area (see Figure IV.K-2). The Hollywood Community Police Station covers an area of approximately 17.51 square miles and is defined by the following boundaries: Mulholland Drive, Hollywood Freeway, and Los Angeles City boundary to the north; Beverly Boulevard to the south; Normandie Avenue, Ferndall Drive, and Griffith Park to the east; and Los Angeles City boundary to the west. The project site is located in Reporting District (RD) 637, within the Hollywood community area. The boundaries of RD 637 are: Franklin Avenue and a portion of the Hollywood Freeway to the north, Vine Street to the west, Hollywood Boulevard to the south, and Hollywood Freeway to the east. [7]

The Hollywood Community Police Station has approximately 335 sworn officers and 26 civilian support staff deployed over three watches in the Hollywood Area. The Hollywood area has a population of approximately 224,405 persons[8] and an officer to citizen ratio of approximately one officer to approximately 672 residents. Throughout the day, the population swells with tourists who visit famous sites depicted in television and movies as well as the Chinese Theater and the Hollywood and Highland shopping center. The number of officers assigned to a geographic division is based on workload, not population of the area. This staff level adequately meets the demand for police services in the project area.

Table IV.K-2 provides the most recent (2006) crime statistics for Reporting District 637, the Hollywood Community Police Station area, and citywide. The most current crime data provided by the Los Angeles Police Department is for the year 2006. In 2006, an estimated 7,746 crimes were reported in the Hollywood Community Police Station service area, with the predominant crime being burglary from

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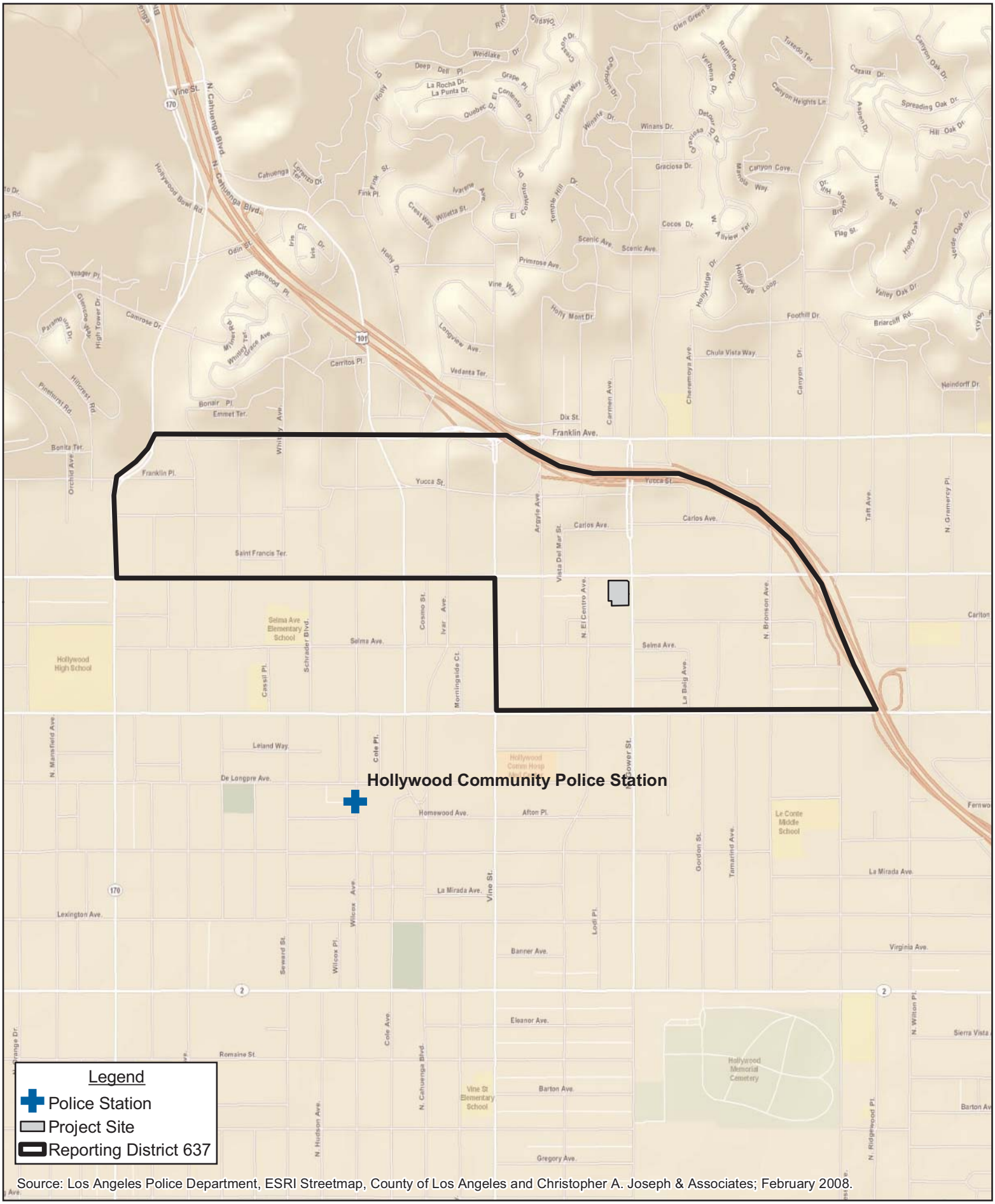
[7] *Written correspondence from Lt. Douglas Miller, Community Relations Section, Los Angeles Police Department, December 17, 2007.*

[8] *Hollywood Community Plan area estimated 2006 Census population from City of Los Angeles General Plan.*




Source: Los Angeles Police Department, ESRI Streetmap, County of Los Angeles and Christopher A. Joseph & Associates; February 2008.

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Figure IV.K-2
Police Station Location Map

vehicle, grand theft, and other thefts. In 2006, an estimated 110 crimes were reported in RD 637, with the predominant crime burglary from vehicle theft, and aggravated assault. The crime rate, which represents the number of crimes reported, affects the "needs" projection for staff and equipment for the LAPD. To some extent, it is logical to anticipate that the crime rate in a given area will increase as the level of activity or population, along with the opportunities for crime, increases. However, because a number of other factors also contribute to the resultant crime rate, such as police presence, crime prevention measures, and ongoing legislation/funding, the potential for increased crime rates is not necessarily directly proportional to increase in land use activity.

**Table IV.K-2**
**2006 Crime Statistics for RD 637, Hollywood Area, and Citywide**

| Type of Crime | No. of Crimes for RD 637 | No. of Crimes for Hollywood Area | No. of Crimes Citywide |
|---|---|---|---|
| Burglary from Business | 2 | 174 | 3,795 |
| Burglary from Residence | 5 | 756 | 13,499 |
| Burglary Other | 2 | 145 | 3,038 |
| Street Robbery | 11 | 607 | 10,072 |
| Other Robbery | 2 | 303 | 4,284 |
| Murder | 0 | 8 | 485 |
| Rape | 1 | 67 | 1,046 |
| Aggravated Assault | 12 | 626 | 14,416 |
| Burglary from Vehicle | 31 | 1,243 | 20,483 |
| Theft from Vehicle | 11 | 642 | 10,079 |
| Grand Theft | 5 | 839 | 11,819 |
| Theft from Person | 1 | 51 | 869 |
| Purse Snatch | 0 | 6 | 374 |
| Other Theft | 11 | 949 | 15,898 |
| Vehicle Theft | 16 | 1,315 | 26,209 |
| Bunco | 0 | 13 | 342 |
| Bike | 0 | 2 | 270 |
| ***Total*** | ***110*** | ***7,746*** | ***136,978*** |
| ***Percentage of Crimes Citywide*** | ***0.08*** | ***5.65*** | ***100%*** |

*Source: Written correspondence with Lt. Douglas Miller, Community Relations Section, Los Angeles Police Department, December 17, 2007.*

Unlike fire protection services, police units are often in a mobile state; hence actual distance between a headquarters facility and the project site is often of little relevance. Instead, the number of officers on the street is more directly related to the realized response time. Response time is defined as the total time from when a call requesting assistance is placed until the time that a police unit responds to the scene. Telephone calls for police assistance are prioritized based on the nature of the call. The LAPD has an existing preferred response time of seven minutes for emergency calls. Response times are not broken down by RD, however, the average response time for emergency calls in the Hollywood area is 6.5 minutes, compared to the citywide average of 5.8 minutes.

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a significant impact would occur if a project would result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives of the police department.

Furthermore, as set forth in the City of Los Angeles *L.A. CEQA Thresholds Guide*, the determination of significance shall be made on a case-by-case basis, considering the following factors:

(a) The population increase resulting from the proposed project, based on the net increase of residential units or square footage of non-residential floor area;

(b) The demand for police services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to LAPD services (i.e., facilities, equipment, and officers) and the project's proportional contribution to the demand; and

(c) Whether the project includes security and/or design features that would reduce the demand for police services.

### Project Impacts

#### *Construction*

Construction sites can be sources of attractive nuisances, providing hazards, and inviting theft and vandalism. Therefore, when not properly secured, construction sites can become a distraction for local law enforcement from more pressing matters that require their attention. Consequently, developers typically take precautions to prevent trespassing through construction sites. As such, temporary fencing will be installed around the construction site to keep out the curious. Deployment of roving security guards is also an effective strategy in preventing problems from developing. When such common sense precautions are taken, there is less need for local law enforcement at the construction site.

Construction of the proposed project is not expected to cause significant congestion at the local study intersections (see Section IV.L, Transportation and Traffic, for further discussion). Although minor traffic delays may occur during construction, particularly during the construction of utilities and street improvements, impacts to police response times would be minimal and temporary. Therefore, the proposed project's construction-related impacts to police protection services would be less than significant.

***Operation***

The proposed project would introduce 405 new residents to the project site. In addition, the commercial component of the proposed project would introduce 16 new employees. Thus, an increase in the demand for police protection services is anticipated. According to the L.A. CEQA Thresholds Guide, police protection population is calculated according to the amount of square footage associated with a certain land use. The proposed project is estimated to generate a total of 442 persons (includes project residents and employees) that would require police protection services (see Section IV.J, Population and Housing).

While there is not a directly proportional relationship between increases in land use activity and increases in demand for police protection services, the number of request for assistance calls for police response to retail burglaries, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons would be anticipated to increase with the increase in onsite activity and increased traffic on adjacent streets and arterials. However, such calls are typical of problems experienced in existing commercial and residential neighborhoods in the project area and do not represent unique law enforcement issues specific to the proposed project.

The crime rate in RD 637 accounts for approximately 0.08 percent of the crime rate citywide and 1.4 percent of the crime rate in Hollywood area as shown in Table IV.K-2. As such, the needs projection for the project area (i.e., RD 637) is considered low compared to other areas of the city. An increase of police service calls from the project site would not be expected to increase the crime rate in the Hollywood area to the extent that a new or expanded police station or other facilities would be required.

The LAPD has stated that the Hollywood Community Police Station is staffed and equipped to provide full service to the Hollywood area, which includes the project site, and that the proposed project would not result in the need for construction or expansion of police stations or other police protection facilities.[9] As such, no new or expanded police stations would be needed, the construction of which could cause significant environmental impacts, as a result of the proposed project. Therefore, there would be no operational impacts to police protection services.

## CUMULATIVE IMPACTS

The geographic context for cumulative analysis pertaining to police protection services entails the Hollywood Community Police Station service area. Of the 139 related projects identified in the related projects list (see Table III-1), 136 are located within the Hollywood Community Police Station service area. Three projects (Nos. 30, 70, and 136) are located in the City of West Hollywood and would be served by the West Hollywood Sheriff's Station.

The proposed project, in combination with the related projects, would increase the demand for police protection services in the project area. As discussed above, the proposed project is located within the Hollywood Community Police Station service area, which has an existing police service population of

[9] *Ibid.*

approximately 224,405 persons.[10] As discussed in Section IV.J, Population and Housing, the proposed project, combined with the 136 related projects located within the Hollywood Community Police Station service area, would result in a 45,254 person cumulative increase (including 26,615 residents and 18,639 employees)[11] in the police service population in the Hollywood Community Police Station Service Area. These cumulative numbers exclude the three related projects that are in West Hollywood. However, the proposed project would only comprise less than one percent[12] of this cumulative increase.

The cumulative increase of police service would require additional officers to maintain the existing ratios of officers to civilians. It is possible that the additional officers generated by the proposed project in combination with the related projects could be accommodated within the Hollywood Community Police Station. It is likely that over time a new or expanded police station would be needed to accommodate the additional officers hired as a result of cumulative growth. However, it is anticipated that any new or expanded police station would be subject to environmental review in accordance with CEQA and any potential environmental impacts would be addressed at that time.

Furthermore, any new or expanded police station would be funded via existing mechanisms (i.e., sales taxes, government funding) to which the proposed project and related projects would contribute. Furthermore, similar to the proposed project, each of the related projects would be individually subject to LAPD review, and would be required to comply with all applicable safety requirements of the LAPD and the City of Los Angeles in order to adequately address police protection service demands. In addition, the Hollywood Redevelopment Plan Amendment EIR concluded that cumulative impacts with respect to police protection services would not be significant. As the proposed project would not incrementally contribute to the cumulative demand for police protection services therefore not cumulatively considerable and impacts would be less than significant.

## MITIGATION MEASURES

### Construction Impacts

Although the proposed project would not have a significant construction-related impact on police protection services, the following mitigation measure is recommended to further reduce the proposed project's less than significant construction-related police protection impacts.

K.2-1 During construction activities, the project developer shall ensure that all onsite areas of active development, material and equipment storage, and vehicle staging, that are adjacent to existing public roadways, be secured to prevent trespass.

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[10] *Hollywood Community Plan area estimated 2006 Census population from City of Los Angeles General Plan.*

[11] *Residents and employees include only those within the Hollywood Community Police Station area and not the three projects (nos. 30, 70, and 136) within the City of West Hollywood.*

[12] *442 / 45,254 x 100% =0.98%*

**Operational Impacts**

While the proposed project would not have a significant impact on police protection services following its buildout, the following mitigation measure is recommended to ensure that the LAPD's recommendations for the proposed project are addressed:

K.2-2 Prior to site plan approval, the building and layout design of the proposed project shall include crime prevention features, such as nighttime security lighting, building security systems, and secure parking facilities.

K.2-3 Prior to recordation of a final map or the approval of a building permit, the project developer shall submit a plot plan for the proposed development to the LAPD's Crime Prevention Section for review and comment. Security features subsequently recommended by the LAPD shall be implemented, to the extent feasible.

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project's impacts on police protection services would be less than significant without mitigation. The implementation of the recommended Mitigation Measures K.2-1 through K.2-3 would further reduce the proposed project and cumulative projects' less than significant impacts.

# IV. ENVIRONMENTAL IMPACT ANALYSIS
# K. PUBLIC SERVICES
# 3. SCHOOLS

## ENVIRONMENTAL SETTING

Public schools in the City of Los Angeles are under the jurisdiction of the Los Angeles Unified School District (LAUSD). The LAUSD is divided into eight local districts. The project area is generally located within Local District 4, which encompasses most of the central Los Angeles and Hollywood areas. The LAUSD schools that currently serve the project site include:

- Grant Elementary School (K-5) located at 1530 North Wilton Place;
- Le Conte Middle School (6-8) located at 1316 North Bronson Avenue; and
- Hollywood High School (9-12) located at 1521 North Highland Avenue.

Figure IV.K-3 shows the locations of these schools. The 2006-2007 enrollment, enrollment design capacities, and number of students under/over capacity for each of these schools are listed in Table IV.K-3, below. The LAUSD response included a disclaimer that 2007-2008 data were not available at this time.

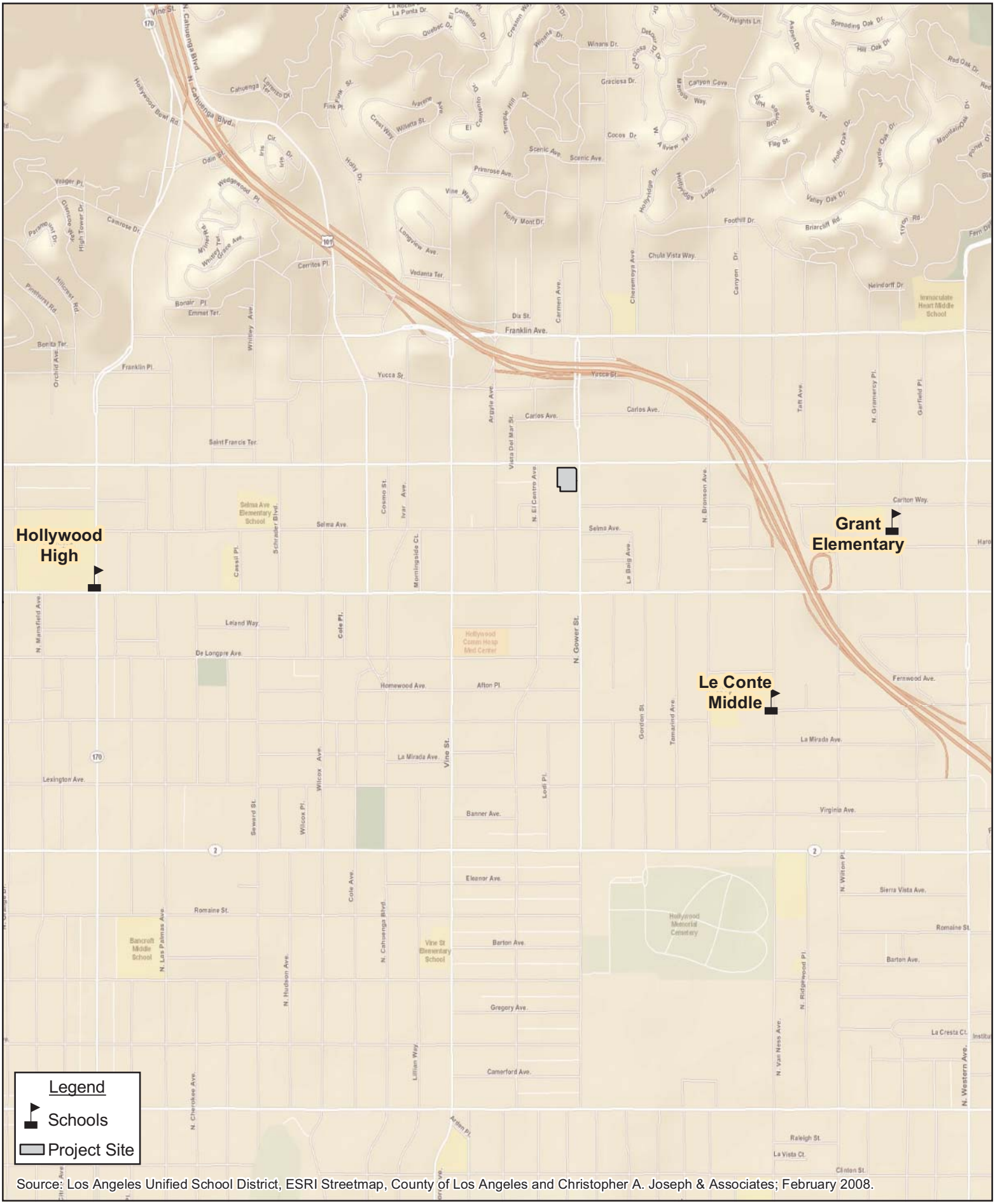
As shown in Table IV.K-3, above, the public elementary and middle schools serving the project site are currently operating under capacity, while the public high school serving the project site is currently operating over design capacity. Furthermore, there are two new LAUSD high schools that opened in fall 2008.[13] The first is the Dorothy V. Johnson Community Day School, located at 5755 Fountain Avenue, which has a capacity of 162 students and 6 classrooms. The second is the Helen Bernstein High School, located at 1309 North Wilton Place with a capacity of 2,106 students and 78 new classrooms.[14]

### Open Enrollment Policy

The open enrollment policy is a State-mandated policy that enables students anywhere in the LAUSD to apply to any regular, grade-appropriate LAUSD school with designated "open enrollment" seats. The number of open enrollment seats is determined annually. Each individual school is assessed based on the principal's knowledge of new housing and other demographic trends in the attendance area. Open enrollment seats are granted through an application process that is completed before the school year

[13] *Written correspondence from Rena Perez, Director, Master Planning and Demographics, Los Angeles Unified School District, December 17, 2007.*

[14] *Los Angeles Unified School District, Project Status website: http://www.laschools.org/project-status/one-project?project_number=22.67002, January 24, 2008.*




Source: Los Angeles Unified School District, ESRI Streetmap, County of Los Angeles and Christopher A. Joseph & Associates; February 2008.

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Figure IV.K-3
School Location Map

begins. Students living in a particular school's attendance area are not displaced by a student requesting an open enrollment transfer to that school.[15]

**Table IV.K-3**
**Capacity and Enrollment of Schools Serving the Project Site**

| School | Enrollment (Design) Capacity | 2006-2007 Enrollment | (-)Under / (+) Over Capacity |
|---|---|---|---|
| Grant Elementary | 1,345 | 1,002 | - 343 |
| Le Conte Middle | 2,546 | 2074 | - 472 |
| Hollywood High | 3,217 | 3,221 | + 4 |

[a] *Source: Written correspondence from Rena Perez, Director, Master Planning and Demographics, Los Angeles Unified School District, December 17, 2007.*

**School Facilities Fees**

California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The LAUSD School Facilities Fee Plan has been prepared to support the school district's levy of the fees authorized by Section 17620 of the California Education Code.[16]

The Leroy F. Greene School Facilities Act of 1998 (SB 50) sets a maximum level of fees a developer may be required to pay to mitigate a project's impacts on school facilities. The maximum fees authorized under SB 50 apply to zone changes, general plan amendments, zoning permits and subdivisions. The provisions of SB 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other State or local laws (Government Code Section 65996).

Pursuant to Section 65995.5-7 of the California Government Code, the LAUSD has imposed Level 2 residential developer fees at a rate of $4.18 per square foot on new residential construction, $0.42 per square foot of commercial/industrial construction, $0.28 per square foot of self-storage space, and $0.09 per square foot of parking structure construction within the boundaries of the LAUSD.[17]

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[15] *News Release, Los Angeles Unified School District, Office of Communications, April 17, 2000.*

[16] *Los Angeles Unified School District, School Facilities Fee Plan, March 2, 2002.*

[17] *Fax correspondence from Los Angeles Unified School District, Developer Fee Program Office, January 24, 2008. These rates are valid from October 23, 2007 to October 22, 2008 and are subject to change thereafter*.

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a project would have a significant effect on the environment if it would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives of the school district.

Furthermore, as set forth in the City of Los Angeles *L.A. CEQA Thresholds Guide*, the determination of significance shall be made on a case-by-case basis, considering the following factors:

(a) The population increase resulting from the proposed project, based on the increase in residential units or square footage of non-residential floor area;

(b) The demand for school services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvement to LAUSD services (i.e., facilities, equipment and personnel) and the project's proportional contribution to the demand;

(c) Whether (and the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions which would create a temporary or permanent impact on the school(s); and

(d) Whether the project includes features that would reduce the demand for school services (e.g., onsite school facilities or direct support to LAUSD).

### Project Impacts

Implementation of the proposed project would involve the development of a mixed-use project consisting of 176 residential units and 7,200 square feet of commercial use. The project site is currently an asphalt surface parking lot that is no longer in use. It is therefore assumed that no student generation occurs from the project site existing use. As indicated in Table IV.K-4, Proposed Project Student Generation, the proposed residential and commercial uses are estimated to generate a total of 36 elementary students, 17 middle school students, and 18 high school students.

While it is likely that some of the students generated by the proposed project would already reside in areas served by LAUSD and would already be enrolled in LAUSD schools, for a conservative analysis, it is assumed that all students generated by the proposed project would be new to LAUSD. As shown in Table IV.K-5, with the exception of Hollywood High School, the public schools serving the project site would have adequate capacity to accommodate the students generated by the proposed project. Therefore impacts would be less than significant with reference to Grant Elementary School and Le Conte Middle School. However, project impacts would be potentially significant with reference to Hollywood High.

However, with the opening of the two additional schools in fall 2008, Dorothy V. Johnson Community Day School and Helen Bernstein High School, the overcrowding at Hollywood would be relieved. The new schools have already opened well before the proposed project (which expected to be completed in 2011, see also Section IV.L Traffic and Transportation), so impacts to schools would be less than significant. Further, the project applicant is required to pay applicable school fees to LAUSD to offset the impact of additional students enrolled in District schools serving the project site.

**Table IV.K-4**
**Proposed Project Student Generation**

| Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total |
|---|---|---|---|---|---|
| Residential | 176 du | 36 | 17 | 18 | **71** |
| Commercial | 7,200 sf | 0 | 0 | 0 | **0** |
| **Proposed Project Total** | | **36** | **17** | **18** | **71** |

*Note: sf = square feet; du = dwelling unit*
*Source: LAUSD, School Facilities Needs Analysis, 2006.*
*Student generation rates are as follows for multi-family residential units: 0.2042 elementary (K-5), 0.0988 middle (6-8), and 0.0995 high (9-12) students per dwelling unit.*
*Student generation rates are as follows for commercial/retail/restaurant uses: 0.0149 elementary (K-5), 0.0069 middle (6-8), and 0.0067 high (9-12) student per 1,000 square feet.*

**Table IV.K-5**
**Proposed Project Impacts on LAUSD Schools**

| School | Enrollment (Design) Capacity | 2006-2007 Enrollment | Project Generated Students | Future Enrollment with Project | (-)Under/ (+) Over Capacity |
|---|---|---|---|---|---|
| Grant Elementary | 1,345 | 1,002 | 36 | 1,038 | - 307 |
| Le Conte Middle | 2,546 | 2,074 | 17 | 2,091 | - 455 |
| Hollywood High | 3,217 | 3,221 | 18 | 3,239 | + 22 |

*Source: Written correspondence from Rena Perez, Director, Master Planning and Demographics, Los Angeles Unified School District, December 17, 2007.*

## CUMULATIVE IMPACTS

Implementation of the proposed project, in combination with the related projects, is expected to result in a cumulative increase in the demand for school services. The related projects evaluated in this cumulative impacts analysis comprise the planned or projected development identified in the related projects list (see Table III-1). As shown in Table IV.K-6, Cumulative Student Generation, the 139 related projects would generate approximately 2,572 elementary school students, 1,228 middle school students, and 1,237 high school students, for a total of 5,027 students. However, cumulative impacts are expected to be less than significant for the reasons discussed below.

**Table IV.K-6**
**Cumulative Student Generation**

| No. | Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total Students |
|---|---|---|---|---|---|---|
| 1 | Gas station and mini market[d] | 8 pumps | 0 | 0 | 0 | 0 |
| 2 | Apartment | 130 du | 27 | 13 | 13 | 53 |
| 3 | Apartment | 126 du | 26 | 12 | 13 | 51 |
| | *Apartment (removed)* | *-20 du* | *-4* | *-2* | *-2* | *-8* |
| 4 | Apartment | 87 du | 18 | 9 | 9 | 36 |
| | Office | 23,000 sf | 1 | 0 | 0 | 1 |
| 5 | Condominium | 54 du | 11 | 5 | 5 | 21 |
| 6 | Apartment | 270 du | 55 | 27 | 27 | 109 |
| | Retail | 8,500 sf | 0 | 0 | 0 | 0 |
| 7 | Condominium | 218 du | 45 | 22 | 22 | 89 |
| 8 | Retail | 29,900 sf | 0 | 0 | 0 | 0 |
| | Office | 16,700 sf | 0 | 0 | 0 | 0 |
| 9 | Restaurant | 13,132 sf | 0 | 0 | 0 | 0 |
| 10 | Specialty Retail | 60,200 sf | 1 | 0 | 0 | 1 |
| 11 | Hotel [h] | 225 rooms | 3 | 1 | 1 | 5 |
| | Quality Restaurant | 8,100 sf | 0 | 0 | 0 | 0 |
| 12 | Jazz Club | 5,390 sf | 0 | 0 | 0 | 0 |
| | Quality Restaurant | 931 sf | 0 | 0 | 0 | 0 |
| 13 | Restaurant | 15,161 sf | 0 | 0 | 0 | 0 |
| 14 | Night Club | 12,255 sf | 0 | 0 | 0 | 0 |
| | Restaurant | 745 sf | 0 | 0 | 0 | 0 |
| 15 | Restaurant | 11,517 sf | 0 | 0 | 0 | 0 |
| | Dance Club | 11, 518 sf | 0 | 0 | 0 | 0 |
| 16 | Condominium | 57 du | 12 | 6 | 6 | 24 |
| | Restaurant | 5,489 sf | 0 | 0 | 0 | 0 |
| 17 | Apartment | 375 du | 77 | 37 | 37 | 151 |
| | Condominium | 150 du | 31 | 15 | 15 | 61 |
| | Hotel [h] | 300 room | 3 | 2 | 2 | 7 |
| | Restaurant | 49,500 sf | 1 | 0 | 0 | 1 |
| | Specialty Retail | 12,000 sf | 0 | 0 | 0 | 0 |
| | *Specialty Retail (removed)* | *-5,699 sf* | *0* | *0* | *0* | *0* |
| | *Office (removed)* | *-2,952 sf* | *0* | *0* | *0* | *0* |
| | *Drinking Place (removed)* | *-3,260 sf* | *0* | *0* | *0* | *0* |
| | *Juice Bar (removed)* | *-288 sf* | *0* | *0* | *0* | *0* |
| | *State Motor Vehicle Dept.* | *-13,680 sf* | *0* | *0* | *0* | *0* |
| 18 | Restaurant | 6,375 sf | 0 | 0 | 0 | 0 |
| | Dance Club | 6,376 sf | 0 | 0 | 0 | 0 |
| 19 | Restaurant | 5,273 sf | 0 | 0 | 0 | 0 |
| | Theater | 5,273 sf | 0 | 0 | 0 | 0 |
| 20 | Apartment | 104 du | 21 | 10 | 10 | 41 |
| 21 | Condominium | 96 du | 20 | 9 | 10 | 39 |
| 22 | Apartment | 952 du | 194 | 94 | 95 | 383 |
| | Retail | 190,770 sf | 3 | 1 | 1 | 5 |
| | *Retail (removed)* | *-900 sf* | *0* | *0* | *0* | *0* |
| | *Automotive (removed)* | *-25,400 sf* | *0* | *0* | *0* | *0* |
| | *Office (removed)* | *-6,820 sf* | *0* | *0* | *0* | *0* |
| | *Night Club (removed)* | *-5,920 sf* | *0* | *0* | *0* | *0* |
| 23 | Hotel [h] | 86 rooms | 1 | 0 | 0 | 1 |

**Table IV.K-6 (Continued)**
**Cumulative Student Generation**

| No. | Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total Students |
|---|---|---|---|---|---|---|
| | Specialty Retail | 5,000 sf | 0 | 0 | 0 | 0 |
| 24 | Dance Hall | 17,208 sf | 0 | 0 | 0 | 0 |
| 25 | Auto Sales (expansion) | 31,000 sf | 0 | 0 | 0 | 0 |
| 26 | Condominium | 42 du | 9 | 4 | 4 | 17 |
| 27 | Fast-food Restaurant | 3,236 sf | 0 | 0 | 0 | 0 |
| | Specialty Retail | 5,275 sf | 0 | 0 | 0 | 0 |
| 28 | Retail | 30,000 sf | 0 | 0 | 0 | 0 |
| | Condominium | 77 du | 16 | 8 | 8 | 32 |
| | Apartment | 76 du | 16 | 8 | 8 | 32 |
| | Hotel (rehabilitation) [h] | 140 rooms | 2 | 1 | 1 | 4 |
| | Office | 19,000 sf | 0 | 0 | 0 | 0 |
| | Retail | 26,000 sf | 0 | 0 | 0 | 0 |
| | Apartment | 220 du | 45 | 22 | 22 | 89 |
| 29 | Apartment | 90 du | 18 | 9 | 9 | 36 |
| | Retail | 6,000 sf | 0 | 0 | 0 | 0 |
| 30 | Condominium | 180 du | 37 | 18 | 18 | 73 |
| | Retail | 13,700 sf | 0 | 0 | 0 | 0 |
| 31 | Pharmacy | 16,000 sf | 0 | 0 | 0 | 0 |
| 32 | Hotel [h] | 50 rooms | 1 | 0 | 0 | 1 |
| 33 | Hotel [h] | 126 rooms | 1 | 1 | 1 | 3 |
| | Restaurant/Night Club | 12,840 sf | 0 | 0 | 0 | 0 |
| 34 | Office | 29,000 sf | 1 | 0 | 0 | 1 |
| 35 | Restaurant | 12,000 sf | 0 | 0 | 0 | 0 |
| 36 | Senior Housing | 106 du | 22 | 10 | 11 | 43 |
| | Community Center | 6,500 sf | 0 | 0 | 0 | 0 |
| | Retail | 10,000 sf | 0 | 0 | 0 | 0 |
| | Doolittle Theater | 5,000 sf | 0 | 0 | 0 | 0 |
| 37 | Night Club | 11,884 sf | 0 | 0 | 0 | 0 |
| 38 | Apartment | 306 du | 62 | 30 | 30 | 122 |
| | Retail | 68,000 sf | 1 | 0 | 0 | 1 |
| 39 | Entertainment/Retail | 30,000 sf | 0 | 0 | 0 | 0 |
| 40 | Restaurant | 12,220 sf | 0 | 0 | 0 | 0 |
| | Night Club | 12,221 sf | 0 | 0 | 0 | 0 |
| 41 | Condominium | 400 du | 82 | 40 | 40 | 162 |
| | Office | 380,000 sf | 9 | 4 | 4 | 17 |
| | Hotel [h] | 125 rooms | 1 | 1 | 1 | 3 |
| | Restaurant | 6,000 sf | 0 | 0 | 0 | 0 |
| | Restaurant | 6,000 sf | 0 | 0 | 0 | 0 |
| | Bar/Lounge | 3,500 sf | 0 | 0 | 0 | 0 |
| | Retail | 12, 000 sf | 0 | 0 | 0 | 0 |
| 42 | Office | 115,000 sf | 3 | 1 | 1 | 5 |
| 43 | Office | 120,000 sf | 3 | 1 | 1 | 5 |
| 44 | Office | 740, 987 sf | 17 | 8 | 8 | 33 |
| | Sound Stage | 82,500 sf | 1 | 1 | 1 | 3 |
| | *Office (removed)* | *-107, 594 sf* | *-3* | *-1* | *-1* | *-5* |
| 45 | Condominium | 311 du | 64 | 31 | 31 | 126 |
| | Office | 40,000 sf | 1 | 0 | 0 | 1 |
| | Retail | 5,000 sf | 0 | 0 | 0 | 0 |

**Table IV.K-6 (Continued)**
**Cumulative Student Generation**

| No. | Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total Students |
|---|---|---|---|---|---|---|
| | Restaurant | 8,500 sf | 0 | 0 | 0 | 0 |
| | Public Park | 21,177 sf | 0 | 0 | 0 | 0 |
| | *Restaurant (removed)* | *-13,500 sf* | *0* | *0* | *0* | *0* |
| 46 | Day Care Center [b] | 75 students | 0 | 0 | 0 | 0 |
| 47 | Central LA New Area HS [b] | 1,875 students | 0 | 0 | 0 | 0 |
| 48 | Commercial | 11,864 sf | 0 | 0 | 0 | 0 |
| 49 | Santa Monica New Primary [b] | 380 students | 0 | 0 | 0 | 0 |
| 50 | Condominium | 374 du | 76 | 37 | 37 | 150 |
| | Retail | 15,000 sf | 0 | 0 | 0 | 0 |
| 51 | Apartment | 787 du | 161 | 78 | 78 | 317 |
| | Retail | 12,700 sf | 0 | 0 | 0 | 0 |
| | Restaurant | 9,500 sf | 0 | 0 | 0 | 0 |
| 52 | Office | 240,000 sf | 6 | 3 | 3 | 12 |
| | Restaurant | 4,000 sf | 0 | 0 | 0 | 0 |
| 53 | Vine Elementary School [b] | 230 students | 0 | 0 | 0 | 0 |
| 54 | Apartment | 54 du | 11 | 5 | 5 | 21 |
| | Retail | 16,000 sf | 0 | 0 | 0 | 0 |
| 55 | Condominium | 96 du | 20 | 9 | 10 | 39 |
| | Retail | 3,350 sf | 0 | 0 | 0 | 0 |
| 56 | Apartment | 27 du | 6 | 3 | 3 | 12 |
| | *Apartment (removed)* | *-40 du* | *-8* | *-4* | *-4* | *-16* |
| 57 | Middle School [b] | 891 students | 0 | 0 | 0 | 0 |
| 58 | Elementary School [b] | 599 students | 0 | 0 | 0 | 0 |
| 59 | Apartment | 110 du | 22 | 11 | 11 | 44 |
| 60 | Hospital (expansion) | 1,000,000 sf | 18 | 8 | 8 | 34 |
| 61 | Apartment | 42 du | 9 | 4 | 4 | 17 |
| | Retail | 6,778 sf | 0 | 0 | 0 | 0 |
| 62 | Apartment | 63 du | 13 | 6 | 6 | 25 |
| | Retail | 13,500 sf | 0 | 0 | 0 | 0 |
| 63 | Apartment | 108 du | 22 | 11 | 11 | 44 |
| | Retail | 9,937 sf | 0 | 0 | 0 | 0 |
| 64 | Gas Station [d] | 10 pumps | 0 | 0 | 0 | 0 |
| 65 | Apartment | 437 du | 89 | 43 | 43 | 175 |
| | Retail | 377,990 sf | 6 | 3 | 3 | 12 |
| | *Retail (removed)* | *-161,550 sf* | *-2* | *-1* | *-1* | *-4* |
| 66 | Condominium | 216 du | 44 | 21 | 21 | 86 |
| | Retail | 18,353 sf | 0 | 0 | 0 | 0 |
| 67 | Apartment (assisted living) | 68 du | 14 | 7 | 7 | 28 |
| | Retail | 51,674 sf | 1 | 0 | 0 | 1 |
| 68 | Condominium | 266 du | 54 | 26 | 26 | 106 |
| | Hotel [h] | 348 rooms | 4 | 2 | 2 | 8 |
| | Retail | 47,605 sf | 1 | 0 | 0 | 1 |
| | Office | 350,000 sf | 8 | 4 | 4 | 16 |
| | *Office (removed)* | *-55,549 sf* | *-1* | *0* | *0* | *-1* |
| | *Restaurant (removed)* | *-1,650 sf* | *0* | *0* | *0* | *0* |
| | *Apartment (removed)* | *-20 du* | *-4* | *-2* | *-2* | *-8* |
| 69 | Theater [g] | 800 seats | 1 | 1 | 1 | 3 |
| 70 | Apartment | 5 du | 1 | 0 | 0 | 1 |

**Table IV.K-6 (Continued)**
**Cumulative Student Generation**

| No. | Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total Students |
|---|---|---|---|---|---|---|
| 71 | Apartment | 42 du | 9 | 4 | 4 | 17 |
| 72 | Screening/Dining Facility | 270 seats | 0 | 0 | 0 | 0 |
| 73 | Drinking Place | 7,500 sf | 0 | 0 | 0 | 0 |
| 74 | Apartment | 60 du | 12 | 6 | 6 | 24 |
| | Office Condos | 5 du | 1 | 0 | 0 | 1 |
| 75 | Office | 121,450 sf | 3 | 1 | 1 | 5 |
| | Restaurant | 3,850 sf | 0 | 0 | 0 | 0 |
| | Restaurant | 2,300 sf | 0 | 0 | 0 | 0 |
| | Bar | 2,300 sf | 0 | 0 | 0 | 0 |
| | *Retail (removed)* | *-800 sf* | *0* | *0* | *0* | *0* |
| 76 | Apartment | 63 du | 13 | 6 | 6 | 25 |
| | Retail | 8,500 sf | 0 | 0 | 0 | 0 |
| 77 | Apartment | 45 du | 9 | 4 | 4 | 17 |
| 78 | Apartment | 24 du | 5 | 2 | 2 | 9 |
| | *Gas Station (removed)* [d] | *-8 pumps* | *0* | *0* | *0* | *0* |
| 79 | Condominium | 93 du | 19 | 9 | 9 | 37 |
| 80 | Condominium | 21 du | 4 | 2 | 2 | 8 |
| 81 | Condominium | 20 du | 4 | 2 | 2 | 8 |
| | Apartment | 54 du | 11 | 5 | 5 | 21 |
| | Office | 2,000 sf | 0 | 0 | 0 | 0 |
| 82 | Condominium | 81 du | 17 | 8 | 8 | 33 |
| 83 | Condominium | 32 du | 7 | 3 | 3 | 13 |
| | Retail | 7,000 sf | 0 | 0 | 0 | 0 |
| 84 | Condominium | 48 du | 10 | 5 | 5 | 20 |
| 85 | Condominium | 23 du | 5 | 2 | 2 | 9 |
| 86 | Condominium | 14 du | 3 | 1 | 1 | 5 |
| 87 | Condominium | 186 du | 38 | 18 | 19 | 75 |
| 88 | Condominium | 218 du | 45 | 22 | 22 | 89 |
| 89 | Condominium | 16 du | 3 | 2 | 2 | 7 |
| 90 | Condominium | 15 du | 3 | 1 | 1 | 5 |
| 91 | Condominium | 18 du | 4 | 2 | 2 | 8 |
| 92 | Condominium | 16 du | 3 | 1 | 1 | 5 |
| 93 | Madame Tussauds | 44,274 sf | 1 | 0 | 0 | 1 |
| 94 | Condominium | 50 du | 10 | 5 | 5 | 20 |
| 95 | Condominium | 90 du | 18 | 9 | 9 | 36 |
| | Retail | 15,000 sf | 0 | 0 | 0 | 0 |
| 96 | LAUSD High School [b] | 1,000 students | 0 | 0 | 0 | 0 |
| 97 | Condominium | 60 du | 12 | 6 | 6 | 24 |
| 98 | Restaurant | 8,000 sf | 0 | 0 | 0 | 0 |
| 99 | Health Club | 53,000 sf | 1 | 0 | 0 | 1 |
| | Drug Store | 11,000 sf | 0 | 0 | 0 | 0 |
| 100 | Apartment | 56 du | 11 | 6 | 6 | 23 |
| | Retail | 7,000 sf | 0 | 0 | 0 | 0 |
| 101 | Apartment | 50 du | 10 | 5 | 5 | 20 |
| 102 | Restaurant | 14,000 sf | 0 | 0 | 0 | 0 |
| 103 | Retail | 10,000 sf | 0 | 0 | 0 | 0 |
| 104 | Condominium | 40 du | 8 | 4 | 4 | 16 |

**Table IV.K-6 (Continued)**
**Cumulative Student Generation**

| No. | Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total Students |
|---|---|---|---|---|---|---|
| 105 | Town Homes | 75 du | 15 | 7 | 7 | 29 |
| | Single Family Housing | 6 du | 1 | 1 | 1 | 3 |
| 106 | Condominium | 130 du | 27 | 13 | 13 | 53 |
| | Theater [g] | 99 seats | 0 | 0 | 0 | 0 |
| 107 | Condominium | 63 du | 13 | 6 | 6 | 25 |
| | Retail | 11,000 sf | 0 | 0 | 0 | 0 |
| 108 | Condominium | 32 du | 7 | 3 | 3 | 13 |
| 109 | Museum and Theater | 75,000 sf | 1 | 1 | 1 | 3 |
| 110 | Retail | 175,000 sf | 3 | 1 | 1 | 5 |
| | Apartment | 1,042 du | 213 | 103 | 104 | 420 |
| 111 | Retail (wine store/bar) | 1,657 sf | 0 | 0 | 0 | 0 |
| | Restaurant | 1,587 sf | 0 | 0 | 0 | 0 |
| 112 | Office | 226,000 sf | 5 | 2 | 2 | 9 |
| | Condominium | 330 du | 67 | 33 | 33 | 133 |
| | Hotel [h] | 350 rooms | 4 | 2 | 2 | 8 |
| 113 | Target and Retail Center [i] | -- | 0 | 0 | 0 | 0 |
| 114 | Market | 69,000 sf | 1 | 0 | 0 | 1 |
| | Apartment | 306 du | 62 | 30 | 30 | 122 |
| 115 | Hotel [h] | 100 rooms | 1 | 1 | 1 | 3 |
| 116 | Office | 40,000 sf | 1 | 0 | 0 | 1 |
| 117 | Office | 40,000 sf | 1 | 0 | 0 | 1 |
| | Condominium | 300 du | 61 | 30 | 30 | 121 |
| | Retail | 12,000 sf | 0 | 0 | 0 | 0 |
| 118 | Office (renovation) | 84,000 sf | 2 | 1 | 1 | 4 |
| 119 | Restaurant and Bar | 3,755 sf | 0 | 0 | 0 | 0 |
| 120 | Restaurant and Lounge | 12,000 sf | 0 | 0 | 0 | 0 |
| 121 | Restaurant | 3,376 sf | 0 | 0 | 0 | 0 |
| 122 | Nightclub and Lounge [i] | -- | 0 | 0 | 0 | 0 |
| 123 | Restaurant | 4,769 sf | 0 | 0 | 0 | 0 |
| 124 | Restaurant [i] | -- | 0 | 0 | 0 | 0 |
| 125 | Dinner Theater | 17,852 sf | 0 | 0 | 0 | 0 |
| 126 | Apartment | 240 du | 49 | 24 | 24 | 97 |
| | Retail | 5,000 sf | 0 | 0 | 0 | 0 |
| 127 | Townhomes | 33 du | 7 | 3 | 3 | 13 |
| 128 | Apartment | 16 du | 3 | 2 | 2 | 7 |
| | Condominium | 226 du | 46 | 22 | 22 | 90 |
| | Retail | 15,000 sf | 0 | 0 | 0 | 0 |
| 129 | Condominium | 146 du | 30 | 14 | 15 | 59 |
| 130 | Condominium | 9 du | 2 | 1 | 1 | 4 |
| 131 | Condominium | 85 du | 17 | 8 | 8 | 33 |
| | Live/Work | 10 du | 2 | 1 | 1 | 4 |
| | Office | 14,000 sf | 0 | 0 | 0 | 0 |
| 132 | Condominium | 150 du | 31 | 15 | 15 | 61 |
| | Mixed-use (retail/office) [i] | -- | 0 | 0 | 0 | 0 |
| 133 | Mixed-use [i] | -- | 0 | 0 | 0 | 0 |
| 134 | Apartment | 27 du | 6 | 3 | 3 | 12 |
| | *Apartment (removed)* | *-48 du* | *-10* | *-5* | *-5* | *-20* |

**Table IV.K-6 (Continued)**
**Cumulative Student Generation**

| No. | Land Use | Size | Elementary School Students | Middle School Students | High School Students | Total Students |
|---|---|---|---|---|---|---|
| 135 | Condominium | 40 du | 8 | 4 | 4 | 16 |
| 136 | Shopping Center | 246,000 sf | 4 | 2 | 2 | 8 |
| 137 | Office | 200,000 sf | 5 | 2 | 2 | 9 |
| 138 | Condominium | 43 du | 9 | 4 | 4 | 17 |
| | *Single Family (removed)* | *-1 du* | *0* | *0* | *0* | *0* |
| | *Apartment (removed)* | *-8 du* | *-2* | *-1* | *-1* | *-4* |
| 139 | Affordable Housing | 27 du | 6 | 3 | 3 | 12 |
| | Live/Work | 8 du | 2 | 1 | 1 | 4 |
| **Related Projects Total** | | | **2,536** | **1,211** | **1,219** | **4,956** |
| **Proposed Project Total** | | | **36** | **17** | **18** | **71** |
| ***Cumulative Total*** | | | ***2,572*** | ***1,228*** | ***1,237*** | ***5,027*** |

*Note: sf. = square feet; du = dwelling unit*
[a] *Source: LAUSD, School Facilities Needs Analysis, 2006.*
*Student generation rates are as follows for multi-family residential units: 0.2042 elementary (K-5), 0.0988 middle (6-8), and 0.0995 high (9-12) students per dwelling unit.*
*Student generation rates are as follows for single-family residential units: 0.2024 elementary (K-5), 0.0979 middle (6-8), and 0.1119 high (9-12) students per dwelling unit.*
*Student generation rates are as follows for office uses: 0.0233 elementary (K-5), 0.0108 middle (6-8), and 0.0104 high (9-12) student per 1,000 square feet.*
*Student generation rates are as follows for commercial/retail/restaurant uses: 0.0149 elementary (K-5), 0.0069 middle (6-8), and 0.0067 high (9-12) students per 1,000 square feet.*
*Student generation rates are as follows for hotel uses: 0.0076 elementary (K-5), 0.0035 middle (6-8), and 0.0034 high (9-12) students per 1,000 square feet.*
*Student generation rates are as follows for industrial uses: 0.0180 elementary (K-5), 0.0083 middle (6-8), and 0.0080 high (9-12) students per 1,000 square feet.*
[b] *Related project nos. 47, 48, 50, 54, 58, 59, and 98 involve the addition of school space. As such, these projects will not involve the generation of students, but will instead increase available school space.*
[c] *Calculated assuming 30 students per classroom.*
[d] *No generation rates are available for these uses; however, the number of students generated, if any, is expected to be minimal.*
[e] *Calculated assuming 1 seat per 120 square feet of restaurant uses.*
[f] *Square footage represents net new square footage.*
[g] *Calculated assuming 1 seat per 120 square feet of theater uses.*
[h] *Calculated assuming 1 hotel room per 1,500 square feet.*
[i] *No project application filed, or description currently available. Project included for informational purposes.*

Similar to the proposed project, it is likely that some of the students generated by the related projects would already reside in areas served by the LAUSD and would already be enrolled in LAUSD schools. However, for a conservative analysis, it is assumed that all the students generated by the related projects would be new to the LAUSD.

None of the public schools that would serve the proposed project and the related projects would have adequate capacity to accommodate the cumulative student generation. Therefore, new or expanded schools may be needed, which would result in a potentially significant cumulative impact. However,

related project nos. 46, 47, 49, 53, 57, 58, and 96 involve the addition of school space. As such, these projects will not involve the generation of students, but will instead increase available school space. Additionally, as for the proposed project, the applicants of the related commercial and residential projects would be expected to pay required developer school fees to the LAUSD (pursuant to SB 50) to help reduce any impacts they may have on school services. The provisions of SB 50, discussed above, are deemed to provide full and complete mitigation of school facilities impacts. The payment of these fees by the related projects would be mandatory and would ensure that cumulative impacts upon school services remain less than significant. Further, the Hollywood Redevelopment Plan Amendment EIR concluded that cumulative impacts with respect to schools would be less than significant. Therefore, the proposed project's impact on schools would not be cumulatively considerable and cumulative impacts would be less than significant.

## MITIGATION MEASURES

The following mitigation measure is recommended to address any potential impacts to schools (Hollywood High School in particular) that may be associated with the proposed project:

K.3-1 The applicant will pay all applicable mandatory school impact fees to LAUSD to offset the impact of additional student enrollment at schools serving the project area.

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of Mitigation Measure K.3-1, identified above, requiring the mandatory payment of school fees in conformance with SB 50, would address the proposed project's impacts on schools. Furthermore, in accordance with SB 50, payment of school fees is deemed to provide full and complete mitigation to impacts to schools, pursuant to CEQA. Finally, two new high schools will be opening in fall 2008 which will alleviate current overcrowding at Hollywood High School. The project would be in operation will after the opening of these new schools. Therefore, with implementation of Mitigation Measure K.3-1, the proposed project and cumulative projects' impacts on schools (specifically for Hollywood High School) would be less than significant.

# IV. ENVIRONMENTAL IMPACT ANALYSIS
# K. PUBLIC SERVICES
# 4. PARKS

## ENVIRONMENTAL SETTING

The City of Los Angeles Department of Recreation and Parks (LADRP) manages all municipally owned and operated recreation and park facilities within the City. The LADRP operates and maintains 15,710 acres of parkland with 390 parks, nine lakes, 176 recreation centers, 372 children's play areas, 13 golf courses, 287 tennis courts, 9 dog parks, 59 swimming pools, and 7 skate parks, including those in the project vicinity.[18] However, nearly 13,000 acres of parkland are located in Regional Parks, which are not distributed evenly across all areas of the City.

The Public Recreation Plan, a portion of the Public Facilities and Service Systems Element of the City's General Plan, categorizes parks into three groups: neighborhood, community, and regional. Ideally, neighborhood parks are five to 10 acres in size, have a service radius of approximately one-half mile, and are pedestrian-accessible without crossing a major arterial street or highway/freeway. Community parks are ideally 15 to 20 acres, have a service radius of two miles, and are easily accessible to the area served. Regional parks in the City are ideally greater than 50 acres, provide specialized recreational facilities and/or attractions, and have a service radius encompassing the entire Los Angeles region.

The Public Recreation Plan provides standards for the provision of recreational facilities throughout the City and includes Local Recreation Standards. The desired long-range (minimum) standard for local parks is based on two (2) acres per 1,000 persons for neighborhood parks and two (2) acres per 1,000 persons for community parks or four (4) acres per 1,000 persons of combined neighborhood and community parks. However, the Public Recreation Plan also notes that these long range standards may not be reached during the life of the plan, and, therefore, includes more attainable short and intermediate-range standards of one (1) acre per 1,000 persons for neighborhood parks and one (1) acre per 1,000 persons for community parks. These ratios exclude regional parks. With a citywide neighborhood and community parkland inventory of about 2,710 acres[19], the citywide parkland ratio of neighborhood and community parks to population is 0.76 acres per 1,000 persons. This ratio falls far below the standards established in the Public Recreation Plan.

The Hollywood Community Plan area had a population of approximately 224,405 residents in 2006,[20] and a neighborhood and community parkland ration of 0.41 acres per 1,000 people for an inventory of 92

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[18] *Los Angeles Department of Recreation and Parks: http://www.laparks.org/dept.htm, January 25, 2008.*

[19] *15,710 acres parkland-13,000 regional parks = 2,710 acres*

[20] *Hollywood Community Plan area estimated 2006 Census population from City of Los Angeles General Plan.*

acres.[21] Therefore, the Hollywood Community Plan area provides less than the 898 acres of neighborhood and community parkland required utilizing the City's long-range standard of 4 acres of neighborhood and community parkland per 1,000 residents (224,405 x 4/1,000). However, there is also 4,218 acres of regional parks (Griffith Park) within the Hollywood Community Plan that can serve the residents.

Table IV.K-7, below, includes parks and recreational facilities and parks that are located within an approximate two-mile radius of the project site (see also Figure IV.K-4 for park locations).

**Table IV.K-7**
**Parks and Recreational Facilities Serving the Project Site**

| Facility | Location | Size (acres) | Type |
|---|---|---|---|
| Barnsdall Park and Recreation Center | 4800 Hollywood Boulevard | 14.90 | Community |
| Burns (Robert L.) Park | 4900 Beverly Boulevard | 1.68 | Neighborhood |
| De Longpre Park | 1350 North Cherokee Avenue | 1.38 | Neighborhood |
| Dorothy and Benjamin Smith Park | 7020 Franklin Avenue | 0.5 | Small |
| Griffith Park | 4730 Crystal Springs Drive | 4,217.87 | Regional |
| Hollywood Recreation Center | 1122 Cole Avenue | 2.95 | Neighborhood |
| Las Palmas Senior Citizen Center | 1820 North Las Palmas Drive | 1.13 | Neighborhood |
| Lemon Grove Recreation Center | 4959 Lemon Grove Avenue | 3.84 | Neighborhood |
| Poinsettia Recreation Center | 7341 Willoughby Avenue | 6.21 | Community |
| Runyon Canyon Park | 2000 North Fuller Avenue | 134 | Community |
| Wattles Garden Park | 1824 North Curson Avenue | 48.16 | Community |

*Source: Written correspondence from Michael Shull, Superintendent, Planning and Development, Los Angeles Department of Recreation and Parks, February 15, 2008.*

The project site is located within a highly urbanized and dense area of the city that falls below the standard for neighborhood and community park acreage. The Hollywood Community Plan has a ratio of 0.41 park acres per 1,000 people and the City of Los Angeles has a ratio of 0.76 acres per 1,000 people. The facilities in this area with active recreational features are heavily used and an increase in population could place additional demand on those facilities.[22]

Pursuant to Section 10.21.3 of the Los Angeles Municipal Code (LAMC), the City of Los Angeles imposes a mandatory dwelling unit construction tax to reduce impacts upon park and recreational facilities. The tax collected pursuant to this ordinance is required to be placed in a "Park and Recreational Sites and Facilities Fund," to be exclusively for the acquisition and development of park and recreational

[21] *Written correspondence from Michael Shull, Superintendent, Planning and Development, Los Angeles Department of Recreation and Parks, February 15, 2008.*

[22] *Written correspondence from Michael Shull, Superintendent, Planning and Development, Los Angeles Department of Recreation and Parks, February 15, 2008.*

sites and facilities. Any future residential development on the project site, including the proposed project, would be subject to this tax.

Furthermore, since the proposed project approvals include a tentative tract maps for condominium purposes, the applicable provisions of Section 17.12 of the LAMC would also apply, requiring the project applicant to pay all applicable Quimby fees to the City of Los Angeles prior to recordation of the final map. To alleviate the demand on City parks and recreational facilities, the City requires developers of subdivisions to pay a public open space fee, as permitted under the Quimby Act. The Quimby Act allows California municipalities to require developersof new residential subdivisions to dedicate parkland or pay fees in lieu of parkland dedication. In subdivisions containing more than 50 dwelling units, the City allows developers to dedicate parkland in lieu of paying fees (LAMC Section 17.12). The Quimby fees are used to acquire necessary land and/or develop new neighborhood and community parks or recreational facilities, which are intended to reasonably serve each residential project.

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a significant impact would occur if a project would:

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives of the parks department;

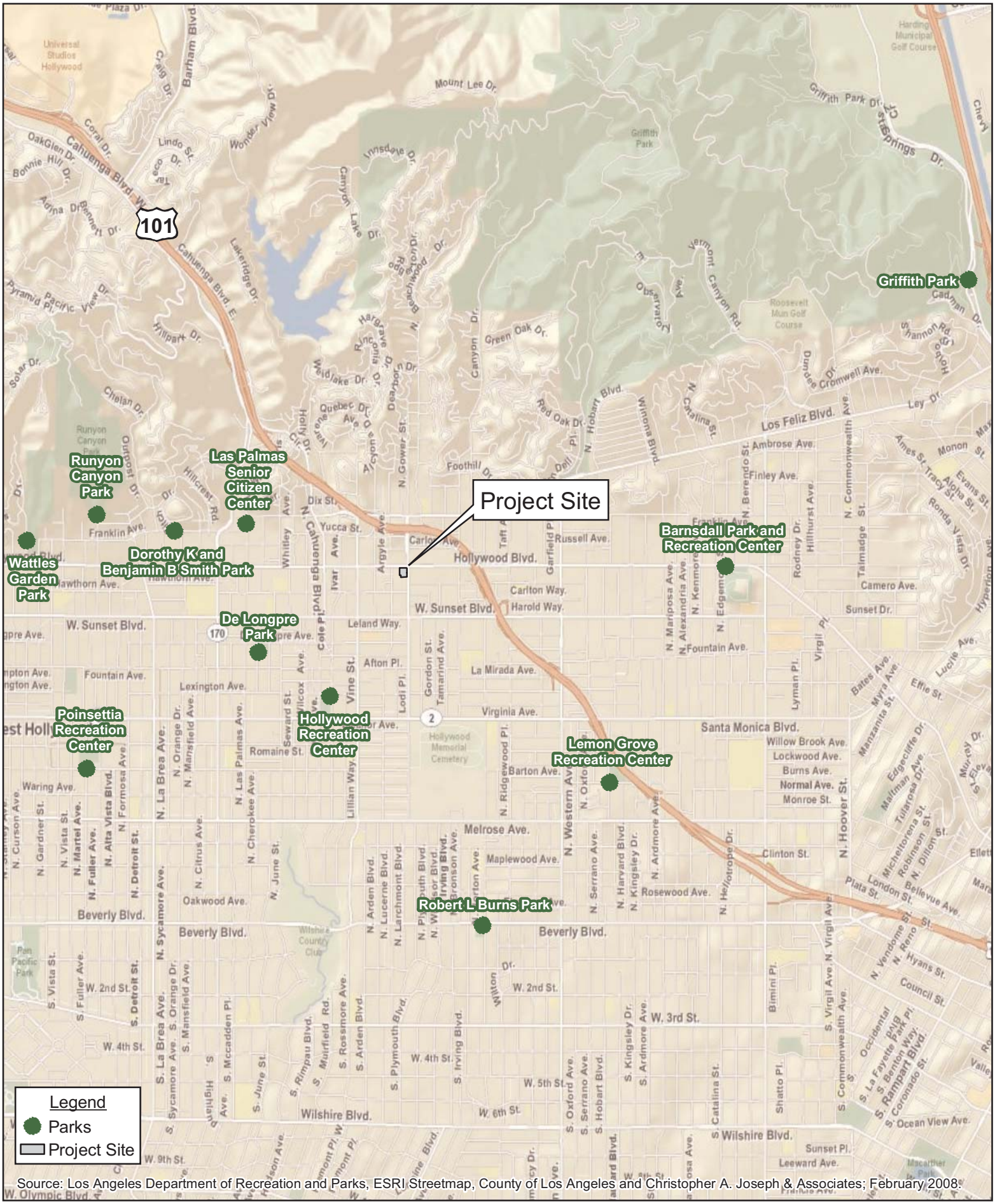
(b) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

(c) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Furthermore, as set forth in the City of Los Angeles *L.A. CEQA Thresholds Guide*, the determination of significance shall be made on a case-by-case basis, considering the following factors:

(a) The net population increase resulting from the proposed project;

(b) The demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (i.e., renovation, expansion, or addition) and the project's proportional contribution to the demand; and




Source: Los Angeles Department of Recreation and Parks, ESRI Streetmap, County of Los Angeles and Christopher A. Joseph & Associates; February 2008.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

NORTH

0 1,000 2,000 3,000 4,000
Feet

Figure IV. K-4
Park Location Map

(c) Whether the project includes features that would reduce the demand for recreation and park services (e.g., onsite recreation facilities, land dedication or direct financial support to the Department of Recreation and Parks).

**Project Impacts**

The proposed project would provide approximately 19,275 square feet of open space, which meets the Los Angeles Municipal Code (LAMC) requirements. This open space includes private balconies, the sky lounge, pool and spa, a BBQ area, and indoor residential amenities would include a fitness center, a club room complete with bar and kitchen, and a screening room. Table IV.K-8 provides a breakdown of the proposed and required open space (in C4-2-SN Zone) for the proposed project.

**Table IV.K-8**
**Required and Proposed Open Space for the Project Site**

| | Required (Square Feet) | Provided (Square Feet) | % of Total Provided |
|---|---|---|---|
| Common Open Space | 19,275 | 12,575 | 65 |
| Private Open Space | | 6,700 | 35 |
| **Total Open Space** | **19,275** | **19,275** | **100** |

Typically, residential developments have the greatest potential to result in impacts to parks and recreation facilities. This is a result of residential developments generating a permanent increase in the population. In general, employees are not likely to have the time to use parks and recreational facilities during working hours, and are more likely to use parks and recreational facilities near their homes during non-work hours. The proposed project would introduce approximately 405 permanent residents to the project site, as is discussed in Section IV.J, Population and Housing. Though the proposed project would provide approximately 19,275 square feet of open space, the project population increase would generate additional demand for recreation and park services when the project is complete. Applying the long range planning goal in the Public Recreation Plan of four acres of parkland per 1,000 residents, the 405 additional residents created by the project would demand an equivalent of 1.62 acres[23] of recreational space and uses.

As identified above, the net increase in population for the project site would result in a demand equivalent to approximately 1.62 acres of recreational facilities, and the proposed project would fall short of the recommended acreage of parkland. The City requires developers of subdivisions to dedicate parkland or to pay fees in lieu of parkland dedication. If and to the extent the proposed onsite recreational and outdoor facilities do not fully satisfy the requirements of the Quimby Act, the project developer would be required to pay Quimby fees to the City, to satisfy the balance of its obligations under the Quimby Act. The incorporation of onsite recreational amenities and fulfillment of Quimby Act obligations would offset

[23] *405 x 4/1,000 = 1.62*

the increased demand for park and recreational services generated by the proposed project. For these reasons, the project's impact on park and recreational facilities would be less than significant.

## CUMULATIVE IMPACTS

The proposed project, in combination with the related projects, would be expected to increase the cumulative demand for parks and recreational facilities in the project area. Of the 139 related projects, only those that would generate permanent residents were analyzed with respect to parkland demand. In general, the other related projects would generate employees and/or students, who would not be expected to use local park or recreational facilities to a great extent, as they typically would not have long periods of time during their work or school days to visit parks and recreational facilities, and would be more likely to patronize park and recreational facilities near their homes during non-work or non-school hours.

As discussed in Section IV.J, Population and Housing, the proposed project and the residential related projects would generate a cumulative population increase of 27,446 residents. This would result in a demand for approximately 109 acres[24] of parkland and recreational facilities.

The increase in the residential population by cumulative growth in the Hollywood CPA and proposed project area would, in the absence of mitigation, lower the City's existing parkland to population ratio, which is below their preferred standard. This could potentially result in a cumulative impact on recreational and park services. However, the inclusion of onsite recreational facilities and satisfaction of Quimby Act obligations would reduce the project's impacts to less than significant. Therefore, the proposed project would not result in a cumulatively considerable contribution to a potential significant cumulative impact to demand for recreational and park services.

## MITIGATION MEASURES

### Code Requirement

The following mitigation measures are required to address any potential impacts to parks and recreational facilities that may be associated with the proposed project:

K.4-1 The applicant shall pay the required $200 per dwelling unit fee paid to the Department of Building and Safety in accordance to the Dwelling Unit Construction Tax required by the Los Angeles Municipal Code Section 21.10.3(b).

K.4-2 The applicant shall comply with the obligation to pay Quimby/Park Fees as required by the Los Angeles Municipal Code Section 17.12.

[24] *27,446 x 4/1,000 = 109*

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

The provision of the onsite recreational and outdoor facilities and Mitigation Measures K.4-1 and K.4-2 would reduce the proposed project's impact upon parks and recreational facilities to less than significant levels. The project's contribution to potential cumulative impacts would not be considerable.

# IV. ENVIRONMENTAL IMPACT ANALYSIS
# K. PUBLIC SERVICES
# 5. LIBRARIES

## ENVIRONMENTAL SETTING

The City of Los Angeles Public Library (LAPL) provides library services throughout the City of Los Angeles. City library policy is guided by the Public Libraries Plan, which is included within the Public Facilities and Service Systems Element of the City's General Plan. The Public Libraries Plan guides the construction, maintenance, and operation of public libraries and specifies standards in defining geographic service area and facility size.

The LAPL Branch Facilities Plan, adopted by the Board of Library Commissioners in August 1988 (revised in February 1998), contains the required facilities expansion needs of the City Public Library system. According to the current LAPL Branch Facilities Plan, service criteria are based on floor area required to serve varying amounts of residential population. Current LAPL branch building size standards are presented below in Table IV.K-9.

**Table IV.K-9**
**City of Los Angeles Public Library**
**Branch Building Size Standards**

| Population Served | Size of Facility |
|---|---|
| 50,001 – 100,000 | 12,500 sf |
| 35,001 – 50,000 | 10,500 sf |
| 25,001 – 35,000 | 9,000 sf |
| Under 25,000 | Special Size |

*Notes: sf = square feet*
*Source: Los Angeles Public Library Branch Facilities Plan, adopted 1988, revised 1998.*

The State of California also has standards that apply to libraries. The State of California states that 0.5 square feet of library facility per capita should be provided.[25]

Within the City of Los Angeles, the LAPL provides library services at the Central Library, eight regional branch libraries, 71 community branches and two bookmobile units, consisting of a total of five

[25] *City of Los Angeles, Los Angeles Citywide General Plan Framework Draft Environmental Impact Report, pages 2.13-1 & 2.13-2, January 1995.*

individual bookmobiles. Approximately 6.5 million books and other materials comprise the LAPL collection.

According to the Citywide General Plan Framework Draft EIR, libraries in the City of Los Angeles have a service area of two miles.[26] There is currently one library operating within a two-mile radius of the project site. Residents of the project area utilize the following branch library: Frances Howard Goldwyn Hollywood Regional Branch Library, located at 1623 North Ivar Avenue (see Figure IV.K-5 for location). Please refer to Table IV.K-10 below for the facility and collection sizes, staffing, and total local community population served by this library. This branch library serves the residential community and the retail/commercial community seven days and four nights a week for a total of 60 hours.[27]

According to the LAPL's planning department estimate, the population serviced by the Goldwyn Library will reach 91,980 by 2010. The Los Angeles Public Library Branch Facilities Plan – Criteria for New Libraries (adopted February 8, 2007) recommends, "For community with population above 90,000, consider adding a second branch to serve that area." The Library Building Size Standard recommends a 20,000 square foot facility for a Regional Library. While the Goldwyn Hollywood Regional Branch adequately meets the current demand for library service, it does not meet the current Library Building Size Standard for a Regional Branch and serves a growing population impacted by new residential, retail and commercial developments.[28]

In November 1998, voters approved Proposition DD, which provides funds to replace, renovate, or expand 28 branch libraries, as well as build new branch libraries throughout the City. Regular funding for the operation of the LAPL system comes from the General Fund. The amount received by the LAPL fluctuates according to the priorities of the City.[29] The Goldwyn branch library was dedicated in 1986 and recently underwent a major renovation including new shelving, lighting, flooring, and restrooms with updated furniture as well as heating and air conditioning systems. The library reopened January 9, 2006, and is currently meeting the demands for library services in the surrounding community.[30]

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a significant impact would occur if a project would result in substantial adverse physical impacts associated with the provision of new or

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[26] *City of Los Angeles, Los Angeles Citywide General Plan Framework Draft Environmental Impact Report, Figure L-1, page 2.13-8, January 1995.*

[27] *Los Angeles Public Library, Location and Hours website: http://www.lapl.org/branches/Branch.php?bID=11, January 28, 2008.*

[28] *Written correspondence from Rona Berns, Los Angeles Public Library, December 17, 2007.*

[29] *Los Angeles Citywide General Plan Framework Draft Environmental Impact Report, 1996, page 2.12-12.*

[30] *Written correspondence from Rona Berns, Los Angeles Public Library, December 17, 2007.*

**Figure IV.K-5 Library Location Map**

physically altered library facilities, or need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for library services.

**Table IV.K-10**
**Libraries Serving the Proposed Project**

| Library | Size | Collection | Staff Positions | Total Library Service Population (persons) |
|---|---|---|---|---|
| Goldwyn Hollywood Branch | 19,000 sf | 193,000 volumes | 20 | 83,173 |

*Notes: sf = square feet*
*Source: Written correspondence from Rona Berns, Los Angeles Public Library, December 17, 2007.*

Furthermore, as set forth in the City of Los Angeles *L.A. CEQA Thresholds Guide*, the determination of significance shall be made on a case-by-case basis, considering the following factors:

(a) The net population increase resulting from the proposed project;

(b) The demand for library services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to library services (i.e., renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and

(c) Whether the project includes features that would reduce the demand for library services (e.g., onsite library facilities or direct support to the LAPL).

**Project Impacts**

Development of the proposed project would increase the demand for library services in the area, with the addition of 405 new permanent residents. The proposed project would also introduce 16 employees; however, in general, employees of commercial sites are not likely to patronize libraries during working hours, as they are more likely to use libraries near their homes during non-work hours. Therefore, based on the State of California standards[31], the proposed project would generate need for approximately 203 square feet (405 x 0.5) of library space.

The Goldwyn Hollywood Branch currently meets the demands of the surrounding community and is one of the busiest branches in the Los Angeles Public Library system.[32] The addition of 203 square feet is approximately the size of one bedroom. The expansion of the Library by 203 square feet would not result

[31] *City of Los Angeles General Plan Chapter 9, Infrastructure and Public Services website: http://cityplanning.lacity.org/cwd/framwk/chapters/09/09.htm#libraries, February 29, 2008.*

[32] *Written correspondence from Rona Berns, Los Angeles Public Library, December 17, 2007.*

in a substantial adverse physical impact as the construction of which would not cause a significant environmental impact.

## CUMULATIVE IMPACTS

The proposed project, in combination with the related projects, would be expected to increase the cumulative demand for library services in the project area. Of the 139 related projects, only those projects that would generate residents were analyzed with respect to library service demands. In general, the other related projects would generate employees and/or students, who would not be expected to use library facilities to a great extent, as they typically would not have long periods of time during their work or school days to visit libraries, and would be more likely to patronize libraries near their homes during non-work or non-school hours.

As discussed in Section IV.J, Population and Housing, the proposed project and the residential related projects would generate a cumulative population increase of 27,446 residents. This would result in a demand for approximately 13,723 square feet[33] of library space.

The Goldwyn Hollywood Branch Library currently meets the demands of the surrounding community, but this library is not likely to meet the cumulative demand of the proposed project in combination with the related projects. The cumulative demand of the proposed project and the related projects may therefore present a potentially significant impact. The Hollywood Redevelopment Plan Amendment EIR concluded that cumulative impacts with respect to libraries would be less than significant. Therefore, the proposed project's impact on libraries would not be cumulatively considerable and cumulative impacts would be less than significant.

## MITIGATION MEASURES

None required or recommended.

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project and cumulative projects' impacts to library facilities would be less than significant.

[33] *27,446 x 0.5 = 13,723*