IV. Environmental Impact Analysis

H.3 Public Services—Schools

1. Introduction

This section of the Draft EIR provides an analysis of the Project's potential impacts on public schools that would serve the Project Site. This section evaluates whether public school facilities serving the Project Site have sufficient capacity to accommodate the students projected to be generated by the Project or if new or physically altered government facilities (i.e., schools) would be required. The analysis is based in part of information provided by Los Angeles Unified School District (LAUSD) included in Appendix L of this Draft EIR.

2. Environmental Setting

a. Regulatory Framework

(1) Federal Level

While public education is generally regulated at the state and local levels, the federal government is involved in providing funding for specialized programs (i.e., school meals, Title 1, Special Education, School to Work, and Goals 2000). However, these monies are not used for general educational purposes and are not applicable to the discussion herein.

(2) State Level

(a) California Education Code

The facilities and services of LAUSD are subject to the rules and regulations of the California Education Code and governance of the State Board of Education. Traditionally, the State has passed legislation for the funding of local and public schools and provided the majority of monies to fund education in the State. To assist in providing facilities to serve students generated from new development projects, the State passed Assembly Bill (AB) 2926 in 1986, allowing school districts to collect impact fees from developers of new residential, commercial, and industrial developments. Development impact fees are also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of the costs for the construction, modernization, or

reconstruction of school facilities. Subsequent legislation modified the fees structure and general guidelines.

(b) SB 50 and Proposition 1A

Senate Bill (SB) 50, the Leroy F. Greene School Facilities Act of 1998, was signed into law on August 27, 1998. It placed a $9.2 billion state bond measure (Proposition 1A), which included grants for modernization of existing schools and construction of new schools, on the ballot for the November 3, 1998, election. Proposition 1A was approved by voters, thereby enabling SB 50 to become fully operative. Under SB 50, a program for funding school facilities largely based on matching funds was created. Its construction grant provides funding on a 50/50 state and local match basis, while its modernization grant provides funding on a 60/40 basis. Districts unable to provide some, or all, of the local match requirement may meet financial hardship provisions and are potentially eligible for additional state funding.[1]

In addition, SB 50 allows governing boards of school districts to establish fees to offset costs associated with school facilities made necessary by new construction. Pursuant to SB 50, LAUSD collects development fees for new construction within its district boundaries. Currently, LAUSD collects the maximum new school construction facility fee at a rate of $3.48 per square foot of new residential construction, $0.56 per square foot of commercial construction, $0.27 per square foot of self-storage structure, and $0.37 per square foot of parking structure.[2] Payment of LAUSD new school construction facility fee is required prior to issuance of building permits. Pursuant to California Government Code Section 65995(h), the payment of these fees by a developer serves to fully mitigate all potential project impacts on school facilities to less than significant levels.

(c) Property Tax

Operation of California's public school districts, including LAUSD, is largely funded by local property tax. While property tax is assessed at a local level, it is the State which allocates the tax revenue to each district according to average daily attendance rates.

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[1] *State of California, Office of Public School Construction, School Facility Program Handbook, January 2019.*

[2] *Los Angeles Department of Building and Safety, Permit Fee Estimate, http://netinfo.ladbs.org/feecalc.nsf/3950786566dd7fcc88258152007def26?OpenForm, accessed January 10, 2020.*

(3) Regional Level

(a) Los Angeles Unified School District

As discussed above, the majority of school funding is appropriated by the state. On a regional level, public schools are generally governed by an elected body. LAUSD operates under the policy direction of an elected governing district school board (elected from the local area), as well as by local propositions which directly impact the funding of facility construction and maintenance. Pursuant to SB 50, LAUSD collects developer fees for new construction within its district boundaries.

(4) Local Level

As stated above, the state is primarily responsible for the funding and structure of the local school districts, and in this case, LAUSD. As LAUSD provides education to students in many cities and county areas, in addition to the City of Los Angeles, its oversight is largely a district-level issue. Public schools operate under the policy direction of elected governing district school boards (elected from the local area), as well as by local propositions which directly impact the funding of facility construction and maintenance. In addition, while the Hollywood Community Plan includes policies related to schools, such policies are directed towards the City and not to private development projects.

b. Existing Conditions

(1) Los Angeles Unified School District

LAUSD serves an area of approximately 710 square miles that includes the City of Los Angeles, all or portions of 26 additional cities, and several unincorporated areas of Los Angeles County.[3] During the current 2017–2018 school year, LAUSD is providing kindergarten through high school (Grades K–12) education to approximately 673,849 students enrolled throughout 1,386 schools and centers. These include 19 primary school centers, 441 elementary schools, 79 middle schools, 92 high schools, 54 option schools, 53 magnet schools, 25 multi-level schools, 13 special education schools, two home/ hospital centers, 239 magnet centers on regular campuses (Grades K–12), 228 charter schools, and 142 other schools and centers.[4] LAUSD is divided into six local districts, and the Project Site is located in the West Local District.[5]

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[3] *LAUSD, Fingertip Facts 2019-2020.*

[4] *LAUSD, Fingertip Facts 2019-2020.*

[5] *LAUSD, Local District Map, http://achieve.lausd.net/domain/34, accessed January 10, 2020.*

As discussed above, SB 50 provides funding for the construction of new school facilities. Other major statewide funding sources for school facilities include Proposition 47 and 55. Proposition 47 is a $13.2 billion bond approved in November 2002 and provides $11.4 billion for K–12 public school facilities. Proposition 55 is a $12.3 billion bond approved in March 2004 and provides $10 billion to address overcrowding and accommodate future growth in K–12 public schools. LAUSD's voter-approved Bond Program is currently valued at $27.5 billion. Using these funding sources, LAUSD has implemented the New School Construction Program, a multi-year capital improvement program. The goals of the New School Construction Program are to: eliminate involuntary busing of students out of their home attendance areas, operate all schools on a traditional two-semester calendar, and implement full-day kindergarten throughout LAUSD. Through the New School Construction Program, LAUSD has delivered over 170,000 new seats, completed over 20,000 repair and modernization projects, and achieved its primary goal of reducing overcrowding by transitioning schools to the traditional two-semester calendar. The next phase of improvements will focus on modernizing older schools by addressing critical repairs, safety issues, resource conservation, and technology upgrades through the School Upgrade Program.[6]

(a) Public Schools

As shown in Figure IV.H.3-1 on page IV.H.3-5, the public schools that serve the Project Site are Selma Avenue Elementary School, Hubert Howe Bancroft Middle School, and Hollywood High School.[7] These schools currently operate under a single-track calendar in which instruction generally begins in early September and continues through late June. Table IV.H.3-1 on page IV.H.3-6 presents the academic year capacity, enrollment, and seating shortages/overages for each of these schools during the 2016–2017 school year as provided by LAUSD. All data presented in the table already take into account the use of portable classrooms on-site, additions being built onto existing schools, student permits and transfers, specific educational programs running at the schools, and any other operational activities or educational programming that affect the capacities and enrollments of the schools.[8] According to LAUSD, the calculation of available capacity (seating overage/shortage) is based on the resident enrollment compared to the respective school's capacity. Resident enrollment is defined as the total number of students living in the school's attendance area who are eligible to attend the school, including magnet students, and actual enrollment is defined as the number of students actually attending the

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[6] *LAUSD Facilities Services Division, Facilities Services Division Strategic Execution Plan 2019.*

[7] *LAUSD, Resident School Identifier, http://rsi.lausd.net/ResidentSchoolIdentifier/, accessed January 10, 2020.*

[8] *Letter from Rena Perez, Director, LAUSD, Master Planning and Demographics, dated July 11, 2017. See Appendix L of this Draft EIR.*

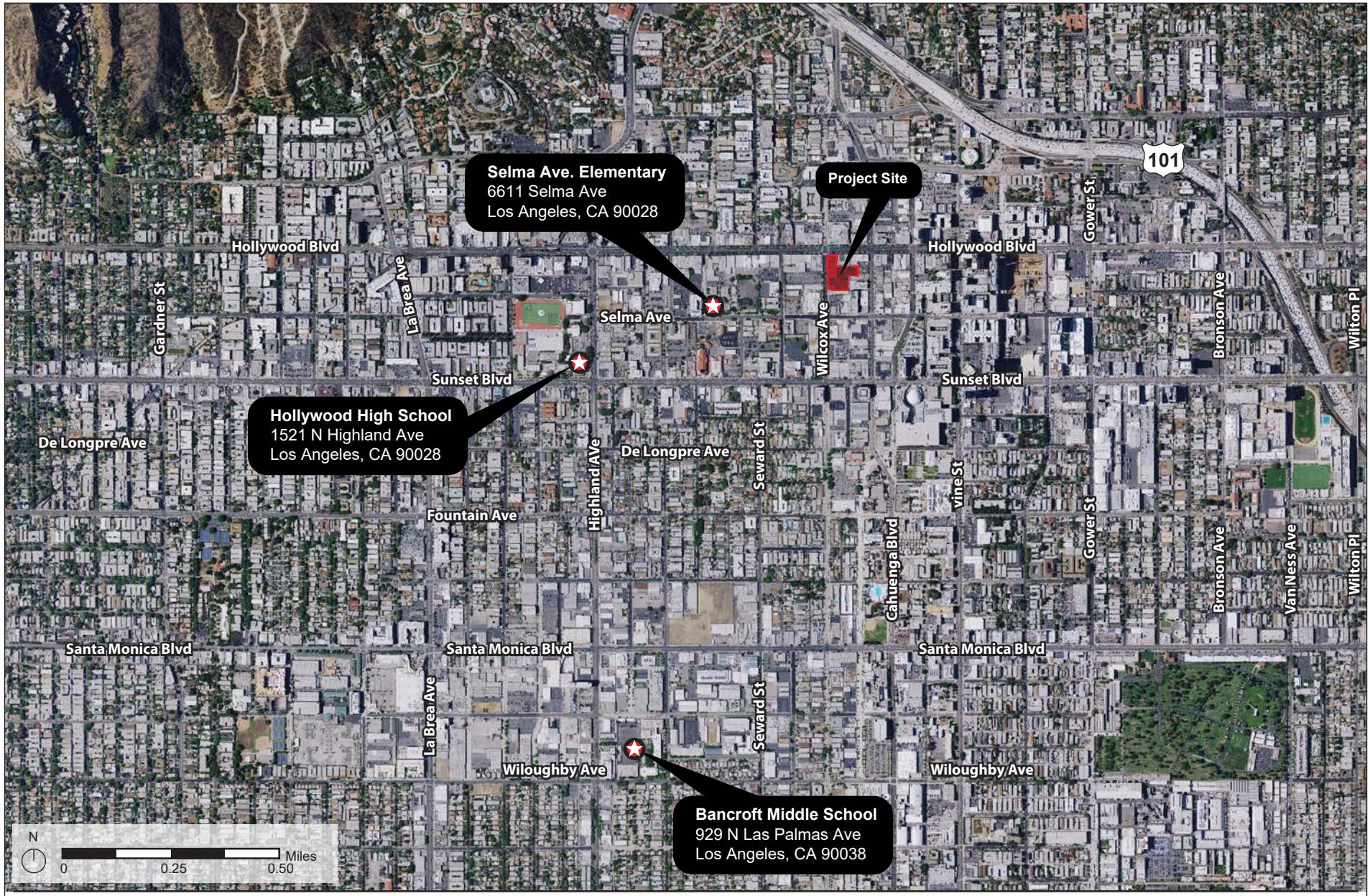

Figure IV.H.3-1
Schools Serving the Project Vicinity

Source: Apple Maps, 2017.

Table IV.H.3-1
Existing (2016–2017) Enrollment and Capacity of LAUSD Schools that Serve the Project Site

School Name	Current Capacity[a]	Resident Enrollment[b]	Actual Enrollment[c]	Current Seating Overage/ (Shortage)[d]	Overcrowded Now[e]
Selma Avenue Elementary	171	152	140	19	**Yes**[e]
Hubert Howe Bancroft Middle School	941	989	823	(48)	**Yes**
Hollywood High School	1,591	1,197	1,516	394	**No**

[a] *School's current operating capacity, or the maximum number of students the school can serve while operating on its current calendar. Excludes capacity used by charter co-locations. Includes capacity for magnet program.*

[b] *Total number of students living in the school's attendance area who are eligible to attend the school. Includes magnet students.*

[c] *Number of students actually attending the school currently, including magnet students.*

[d] *Seating overage or (shortage) based on capacity minus resident enrollment.*

[e] *The school is considered to be overcrowded or without available capacity if the school operates on a multi-track calendar, there is a seating shortage, or there is a seating overage of less than or equal to a "safety margin" of 20 seats.*

Source: Letter from Rena Perez, Director, LAUSD, Facilities Services Division, dated July 11, 2017. See Appendix L of this Draft EIR.

school currently, including magnet students. The goal of the calculation is to determine the number of seats that are available for students residing within the attendance boundary. LAUSD considers a school to be overcrowded if any one of the following occurs: (1) it currently operates on a multi-track calendar; (2) there is currently a capacity shortage; or (3) there is currently a capacity overage of less than or equal to a "safety margin" of 20 seats.

LAUSD also projects the future capacity of its schools for the next five years.[9] Table IV.H.3-2 on page IV.H.3-7 shows LAUSD's projected capacity at each of the schools serving the Project Site vicinity, which are further discussed below.

[9] *As described in Section II, Project Description, of this Draft EIR, Project construction is anticipated to be completed in 2023. However, LAUSD projects future enrollment and capacity in five-year increments based on the most recent school year for which data is available, which is currently for the 2016–2017 school year. Therefore, projected future enrollment and capacity data considered in this analysis is for the 2021–2022 school year.*

Table IV.H.3-2
Projected 2021–2022 Enrollment and Capacity of LAUSD Schools that Serve the Project Site

School Name	Projected Capacity[a]	Projected Resident Enrollment[b]	Projected Seating Overage/ (Shortage)[c]	Overcrowding Projected in Future[d]
Selma Avenue Elementary	154	144	10	**Yes**[d]
Hubert Howe Bancroft Middle School	875	939	(64)	**Yes**
Hollywood High School	1,496	1,069	427	**No**

[a] *Schools planning capacity. Formulated from a baseline calculation of the number of eligible classrooms after implementing LAUSD operational goals. This includes the capacity currently used by charter co-locations and for magnet programs.*

[b] *Projected five-year total number of students living in the school's attendance area and who are eligible to attend the school. Includes magnet students.*

[c] *Per the LAUSD, projected seating overage/(shortage) is projected capacity minus projected resident enrollment.*

[d] *The school is projected to be overcrowded or without available capacity if any of these conditions exist: the school remains on a multi-track calendar, there will be a capacity shortage, or there will be a capacity overage of less than or equal to a "safety margin" of 20 seats.*

Source: Letter from Rena Perez, Director, LAUSD, Master Planning and Demographics, dated July 11, 2017. See Appendix L of this Draft EIR.

(i) Selma Avenue Elementary School

Selma Avenue Elementary School is located at 6611 Selma Avenue, approximately 0.25 mile southwest of the Project Site, and offers instruction for grades K–5 on a single-track calendar. During the 2016–2017 academic year, Selma Avenue Elementary School had a total capacity for 171 students, a residential enrollment of 152 students, and an actual enrollment of 140 students. Therefore, since the seating overage of 19 seats is less than the "safety margin" of 20 seats, Selma Avenue Elementary School is considered overcrowded under existing conditions.

LAUSD's five-year projection for Selma Avenue Elementary School indicates that the school is projected to have a capacity for 154 students and a resident enrollment of 144 students, resulting in a seating overage of 10 seats. Therefore, since the seating overage is less than the "safety margin" of 20 seats, Selma Avenue Elementary School is projected to experience overcrowding in the future.

(ii) Hubert Howe Bancroft Middle School

Hubert Howe Bancroft Middle School is located at 929 N. Las Palmas Avenue, approximately 1 mile southwest of the Project Site, and offers instruction for grades 6–8 on a single-track calendar. During the 2016–2017 academic year, Hubert Howe Bancroft

Middle School had a total capacity for 941 students, a residential enrollment of 989 students, and an actual enrollment of 823 students. Therefore, since the school's available capacity of 941 students is less than the residential enrollment of 989 students, Hubert Howe Bancroft Middle School is considered overcrowded under existing conditions.

LAUSD's five-year projection for Hubert Howe Bancroft Middle School indicates that the school is projected to have a capacity for 875 students and a projected enrollment of 939 students, resulting in a seating shortage of 64 seats. Therefore, Hubert Howe Bancroft Middle School is projected to experience overcrowding in the future.

(iii) Hollywood High School

Hollywood High School is located at 1521 North Highland Avenue, approximately 0.5 mile southwest of the Project Site, and offers instruction for grades 9–12 on a single-track calendar. During the 2016–2017 academic year, Hollywood High School had a total capacity for 1,591 students, a resident enrollment of 1,197 students, and an actual enrollment of 1,516 students. Based on Hollywood High School's capacity of 1,591 students and its resident enrollment of 1,197 students, the school had an excess capacity of 394 seats. Therefore, Hollywood High School is not considered overcrowded under existing conditions.

LAUSD's five-year projection for Hollywood High School indicates that the school is projected to have a capacity for 1,496 students and a projected enrollment of 1,069 students, resulting in an excess capacity of 427 seats. Therefore, Hollywood High School is not projected to experience overcrowding in the future.

(b) Open Enrollment Policy

The open enrollment policy is a state-mandated policy that enables students anywhere in LAUSD to apply to any regular, grade-appropriate LAUSD school with designated open enrollment seats.[10] Open enrollment transfers are issued on a space-available basis only. No student living in a particular school's attendance area will be displaced by a student requesting an open enrollment transfer. Open enrollment seats are granted through an application process that is completed before the school year begins.

[10] *LAUSD, K–12 Open Enrollment http://achieve.lausd.net/K12OpenEnrollment, accessed January 10, 2020.*

(c) Charter Schools

Charter schools originated from the Charter School Act of 1992. Typically, a charter school is granted by the LAUSD Board of Education and approved by the state for a period of up to five years. LAUSD maintains two types of charter schools: conversion charters, which are existing LAUSD schools that later become charters; and start-ups, which are charter schools that are newly created by any member of the public (e.g., educators, parents, foundations, and others). Charter schools are open to any student residing in the State of California who wishes to attend. If the number of students who wish to attend a charter school exceeds the school's capacity, the school determines admission based on a lottery.[11] LAUSD has over 277 independent and affiliated charter schools within its jurisdiction, serving over 138,000 students in grades kindergarten through 12th grade.[12] The charter schools in the vicinity of the Project Site include the Larchmont Charter School, Citizens of the World Charter Hollywood, APEX Academy, and Santa Monica Boulevard Community Charter School.[13] Based on information provided by LAUSD, most charter schools do not have residential attendance boundaries and enrollment data for charter schools are not regularly reported to LAUSD. Thus, enrollment projections or capacity analyses provided by LAUSD are not inclusive of charter schools.[14]

(d) Magnet Schools

The option to attend "magnet" programs is also available to students living within the service boundaries of LAUSD. Magnet programs provide specialized curriculums and instructional approaches to attract a voluntary integration of students from a variety of neighborhoods. Magnet programs typically establish a unique focus such as gifted and talented, math and science, performing arts, or basic skills programs. Some magnet programs occupy entire school sites, while other magnet centers are located on regular school campuses with access to activities and experiences shared with the host school. Currently, there are 312 magnet programs located throughout LAUSD.[15] Magnet programs offered at the following schools within the vicinity of the Project Site include Joseph Le Conte Middle School Health/Engineering/Applied Sciences/Technology and Center for Enriched Studies/Communications/Arts Magnets; Bancroft Middle School Performing Arts

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[11] *LAUSD, Charter Schools Division, About Charter Schools: http://achieve.lausd.net/Page/1816, accessed January 10, 2020.*

[12] *LAUSD, Charter Schools Division, About Charter Schools: http://achieve.lausd.net/Page/1816, accessed January 10, 2020.*

[13] *California Charter Schools Association (CCSA), www.ccsa.org/schools/, accessed January 20, 2020.*

[14] *Email communication with LAUSD, Gwenn Godek, LAUSD OEHS, Contract Professional/CEQA Advisor. January 25, 2017.*

[15] *LAUSD, Unified Enrollment, What Are Magnet Programs?, http://echoices.lausd.net/magnet, accessed January 10, 2020.*

and Gifted/Science/Technology/Engineering/Arts/Math Magnets; Hollywood High School Performing Arts and New Media Magnets; Melrose Elementary School Science/ Technology/Math Magnet; and Fairfax High School Visual Arts and Police Academy Magnets.[16] Since enrollment is application-based for magnet schools, overcrowding is not determined for magnet schools.

(e) Pilot Schools

Pilot schools are a network of public schools that have autonomy over budget, staffing, governance, curriculum and assessment, and the school calendar.[17] Pilot schools were established in February 2007 when a Memorandum of Understanding was ratified by LAUSD and the United Teachers Los Angeles, a union of professionals representing 31,000 public school teachers and health and human services professionals in Los Angeles, to create and implement ten small, autonomous Belmont Pilot Schools within LAUSD Local District 4 with a specific focus on creating new, innovative schools to relieve overcrowding at Belmont High School.[18] Currently, there are 44 pilot schools located within LAUSD.[19]

(f) Proposed New Public Schools

LAUSD Facilities Services Division is managing a $25.6 billion program to build new schools to reduce overcrowding and modernize existing campuses throughout LAUSD's service area.[20] To date, more than 600 new projects providing more than 170,000 new seats have been constructed, and more than 22,000 school modernization projects have completed construction to provide upgraded facilities.[21] According to LAUSD, there are no new proposed public schools planned to be built in the Project vicinity.[22]

(2) Private Schools in the Project Vicinity

In addition to publicly available schools, there are also a number of private schools in the Project Site vicinity that could potentially serve as alternatives to LAUSD schools.

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[16] *LAUSD, Unified Enrollment, List of Magnet Schools, Local District West, http://echoices.lausd.net/ Magnet/AlphabeticalList, accessed January 10, 2020.*

[17] *LAUSD, Pilot Schools, FAQ, https://achieve.lausd.net/Page/2830, accessed January 10, 2020.*

[18] *LAUSD, Pilot Schools, FAQ, https://achieve.lausd.net/Page/2830, accessed January 10, 2020.*

[19] *LAUSD, Pilot Schools, 2019–2020 List of Pilot Schools, accessed January 10, 2020.*

[20] *LAUSD, Facilities Services Division, http://laschools.org/new-site/, accessed January 10, 2020.*

[21] *LAUSD, Facilities Services Division, http://laschools.org/new-site/, accessed January 10, 2020.*

[22] *Letter from Rena Perez, Director of Master Planning and Demographics, LAUSD Facilities Services Division, dated July 11, 2017. See Appendix L of this Draft EIR.*

Specifically there are approximately 11 private schools, ranging from pre-kindergarten through 12th grade, within 1 mile of the Project Site.[23] Private school facilities generally have smaller student populations and higher teacher to student ratios than their public counterparts. This discussion is presented for informational purposes only as it does not directly relate to current and future enrollment capacity levels of schools in LAUSD before or after implementation of the Project. Private schools are not factored into the analysis below.

3. Project Impacts

a. Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project would have a significant impact related to schools if it would:

Threshold (a): Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (i.e., schools), need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

In assessing impacts related to schools in this section, the City will use Appendix G as the thresholds of significance. The factors identified from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G thresholds. Specifically, the *L.A. CEQA Thresholds Guide* states that the determination of the significance of impacts related to schools shall be made on a case-by-case basis, considering the following factors:

- The population increase resulting from the project, based on the increase in residential units or square footage of non-residential floor area;
- The demand for school services anticipated at the time of project buildout compared to the expected level of service available, and to consider as applicable, scheduled improvements to LAUSD services (facilities, equipment and personnel) and the project's proportional contribution to the demand;

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[23] *Private School Review, Private Schools within 1 miles [sic] of 6440 Hollywood Boulevard, www.privateschoolreview.com/schools-by-location/6440%20Hollywood%20Blvd%2C%20Los%20Angeles%2C%20CA%2090028-original-address-6440%20Hollywood%20Boulevard%2C%20Los%20Angeles%2C%20CA/34.1013284/-118.33090279999999/1/None/0/0/None/None/0/0, accessed January 10, 2020.*

- 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

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

b. Methodology

Operation-related impacts on schools were quantitatively analyzed to assess the ability of LAUSD to accommodate the student population that would be generated by the Project. The anticipated number of students that would be generated by the Project was calculated by applying the rates from the 2018 LAUSD Developer Fee Justification Study.[24]

This analysis focuses on public schools that would serve the Project Site. This analysis does not take into account LAUSD options that would allow students generated by the Project to enroll at other LAUSD schools located away from their home attendance area, or students who may enroll in private schools or participate in home schooling. In any case, students who opt to enroll within districts other than their home districts are required to obtain inter-district transfer permits to ensure that existing facilities of the incoming schools would not suffer impacts due to the additional enrollment. Additionally, this analysis is also conservative as it does not account for the fact that there are several public school options, such as charter schools and magnet schools, as well as private school options in the Project Site vicinity that could also serve Project residents, or for the Project's future residents who may already reside in the school attendance boundaries and would move to the Project Site.[25] This analysis also does not account for ongoing facilities planning by LAUSD or other measures to reduce overcrowding such as boundary changes.

c. Project Design Features

No specific project design features are proposed with regard to schools.

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[24] *Los Angeles Unified School District, 2018 Developer Fee Justification Study, March 2018.*

[25] *Charter schools do not have residential attendance boundaries and enrollment data for charter schools are not regularly reported to LAUSD. Thus, enrollment projections or capacity analyses are not inclusive of charter schools.*

d. Analysis of Project Impacts

Threshold (a): Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (i.e., schools), need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

(1) Impact Analysis

(a) Construction

The Project would involve the development of 260 multi-family residential dwelling units and approximately 17,800 square feet of community-serving retail, office, and restaurant uses. The Project would generate part-time and full-time jobs associated with construction of the Project between the start of construction and Project buildout. However, due to the employment patterns of construction workers in Southern California, and the operation of the market for construction labor, construction workers are not likely to relocate their households as a consequence of the construction job opportunities presented by the Project because construction workers move from construction site to construction site throughout the region as specific jobs are temporary/short-term in nature. Therefore, the construction employment generated by the Project would not result in a notable increase in the resident population or a corresponding demand for schools in the vicinity of the Project Site. **Therefore, it is not anticipated that new or physically altered government facilities, the construction of which would cause significant environmental impacts, would be required and impacts would be less than significant.**

(b) Operation

The Project would directly generate students through the construction of 260 new multi-family residential uses. As noted above, the Project would also include development of community-serving retail and restaurant uses. While unlikely given the nature of this employment, the Project's commercial component could generate students as employees of the commercial uses may relocate to the Project Site vicinity. However, some of these jobs would be filled by existing residents who already generate a demand for school facilities in the area. As shown in Table IV.H.3-3 on page IV.H.3-14, using the applicable LAUSD student generation rates for the Project's land uses, the Project would generate approximately 119 new students consisting of 67 elementary school students, 19 middle school students, and 39 high school students.

Table IV.H.3-3
Estimated Number of Students Generated by the Project

Land Use	Number of Units	Students Generated[a]		
		Elementary (K–6)	Middle School (7–8)	High School (9–12)
Multi-Family Residential Units	260 du	59	16	34
Retail/Restaurant	14,220 sf	5	2	3
Office	3,580 sf	3	1	2
Total Students Generated		**67**	**19**	**39**
Existing Commercial to be Removed	*29,200 sf*	***10***	***3***	***6***
Net New Student Generation		**57**	**16**	**33**

du = dwelling units

sf = square feet

gsf = gross square feet

Numbers may not sum due to rounding.

[a] *Based on student generation factors provided in the 2018 LAUSD Developer Fee Justification Study, March 2018. For residential uses, the following student generation rates were used: 0.2269 student per household (Grades K–6), 0.0611 student per household (Grades 7–8), and 0.1296 student per household (Grades 9–12). For Retail/Commercial uses, the student generation rate of 0.000610 student per sf for Neighborhood Shopping Centers. For Office uses, the student generation rate of 0.001077 student per sf was used for Standard Commercial Office. Since the LAUSD Developer Fee Justification Study does not specify which grade levels students fall within for non-residential land uses, the students generated by the non-residential uses are assumed to be divided among the elementary school, middle school, and high school levels at the same distribution ratio observed for the residential generation factors (i.e., approximately 54 percent elementary school, 15 percent middle school, and 31 percent high school).*

Source: Eyestone Environmental, 2020.

As discussed in Section II, Project Description, of this Draft EIR, the Project includes the removal of 29,200 square feet of commercial uses on the Project Site. As shown in Table IV.H.3-3, using the applicable LAUSD student generation rates, the existing commercial uses are expected to result in approximately 19 students, consisting of 10 elementary school students, 3 middle school students, and 6 high school students.

When accounting for the removal of the existing on-site commercial uses, the Project would result in a net increase of 106 students consisting of 57 elementary school students, 16 middle school students, and 33 high school students.

It should be noted that the number of Project-generated students who could attend LAUSD schools serving the Project Site would likely be less than the above estimate because this analysis does not include LAUSD options that would allow students generated by the Project to enroll at other LAUSD schools located away from their home attendance

area, or students who may enroll in private schools or participate in home-schooling. In addition, this analysis does not account for Project residents who may already reside in the school attendance boundaries and would move to the Project Site. Other LAUSD options, some of which are discussed above, that may be available to Project students include the following:

- Open enrollment that enables students anywhere within LAUSD to apply to any regular, grade-appropriate LAUSD school with designated open enrollment seats;

- Magnet schools and magnet centers (such as Joseph Le Conte Middle School Center for Enriched Studies (CES) Communication and Arts Magnet, Joseph Le Conte Middle School Health/Engineering/Applied Sciences/Technology Magnet, Bancroft Middle School and Performing Arts/STE[+A]M Magnets, Hollywood High School Visual Performing Arts Magnet, Melrose Elementary School Science/ Technology/Math Magnet, and Fairfax High School Visual Arts Magnet), which are open to qualified students in LAUSD;

- The Permits With Transportation Program, which allows students to continue to go to the schools within the same feeder pattern of the school they were enrolled in from elementary through high school.[26] LAUSD provides transportation to all students enrolled in the Permits With Transportation Program regardless of where they live within LAUSD;

- Intra-district parent employment-related transfer permits that allow students to enroll in a school that serves the attendance area where the student's parent is regularly employed if there is adequate capacity available at the school;

- Sibling permits that enable students to enroll in a school where a sibling is already enrolled; and

- Child care permits that allow students to enroll in a school that serves the attendance area where a younger sibling is cared for every day after school hours by a known child care agency, private organization, or a verifiable child care provider.

Based on existing enrollment and capacity data from LAUSD, only Hollywood High School would have adequate capacity to accommodate the new students generated by the Project under existing conditions. Selma Avenue Elementary School and Hubert Howe Bancroft Middle School would not have adequate existing capacity to serve the Project under existing conditions. Specifically, as shown in Table IV.H.3-4 on page IV.H.3-16, with

[26] *A feeder pattern is the linkage from elementary school, middle school, and high school.*

Table IV.H.3-4
Existing (2016–2017) Enrollment and Capacity of LAUSD Schools that Serve the Project Site With Project Conditions

School Name	Current Available Capacity[a]	Net Project Generated Students	Projected Seating Overage/ (Shortage)[b]	Overcrowded With Project
Selma Avenue Elementary	19	57	(38)	**Yes**
Hubert Howe Bancroft Middle School	(48)	16	(64)	**Yes**
Hollywood High School	394	33	361	**No**

[a] *School's current operating capacity, or the maximum number of students the school can serve while operating on its current calendar. Excludes capacity used by charter co-locations. Includes capacity for magnet program.*

[b] *Seating overage or (shortage) based on capacity minus resident enrollment.*

Source: Eyestone Environmental 2020 based on Letter from Rena Perez, Director, LAUSD, Facilities Services Division, dated July 11, 2017. See Appendix L of this Draft EIR.

the addition of Project net generated students, Selma Avenue Elementary School would have a seating shortage of 38 students (i.e., existing capacity for 19 students less the Project net student generation of 57 students) and Hubert Howe Bancroft Middle School would have a seating shortage of 64 students (i.e., existing shortage of 48 students in addition to the Project net student generation of 16 students), while Hollywood High School would have a seating overage of 361 students (i.e., existing capacity for 394 students less the Project net student generation of 33 students).

With regard to projected future capacity, as shown in Table IV.H.3-5 on page IV.H.3-17, Selma Avenue Elementary School would have a seating shortage of 47 students (i.e., future capacity for 10 students in addition to the Project net student generation of 57 students), Hubert Howe Bancroft Middle School would have a seating shortage of 80 students (i.e., future shortage of 64 students in addition to the Project net student generation of 16 students), and Hollywood High School would have a seating overage of 394 students (i.e., future capacity for 427 students less the Project net student generation of 33 students).

Pursuant to SB 50 the Applicant would be required to pay development fees for schools to LAUSD prior to the issuance of the Project's building permit. Pursuant to Government Code Section 65995(h), the payment of these fees is considered full and complete mitigation of Project-related school impacts. Using these funding sources, LAUSD would be able to continue to implement the New School Construction Program, a multi-year capital improvement program, which aims to reduce overcrowding throughout

Table IV.H.3-5
Projected 2021–2022 Enrollment and Capacity of LAUSD Schools that Serve the Project Site With Project Conditions

School Name	Projected Available Capacity[a]	Net Project Generated Students	Projected Seating Overage/ (Shortage)[b]	Overcrowding Projected in Future
Selma Avenue Elementary	10	57	(47)	**Yes**
Hubert Howe Bancroft Middle School	(64)	16	(80)	**Yes**
Hollywood High School	427	33	394	**No**

[a] *Schools planning capacity. Formulated from a baseline calculation of the number of eligible classrooms after implementing LAUSD operational goals. This includes the capacity currently used by charter co-locations and for magnet programs.*

[b] *Per the LAUSD, projected seating overage/(shortage) is projected capacity minus projected resident enrollment.*

Source: Eyestone Environmental 2020 based on Letter from Rena Perez, Director, LAUSD, Master Planning and Demographics, dated July 11, 2017. See Appendix L of this Draft EIR.

LAUSD. **Therefore, payment of the applicable development school fees to LAUSD would allow LAUSD to provide adequate school facilities to serve the community, including new or expanded facilities as may be necessary. Accordingly, with adherence to existing regulations, impacts on school facilities would be less than significant and mitigation measures would not be required.**

(2) Mitigation Measures

Project-level impacts with regard to schools would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Project-level impacts related to schools would be less than significant.

e. Cumulative Impacts

(1) Impact Analysis

As identified in Section III, Environmental Setting, of this Draft EIR, there are 107 related projects located in the Project Site vicinity. Of these, 82 were identified as being located within the attendance boundaries of Selma Avenue Elementary School,

Hubert Howe Bancroft Middle School, and Hollywood High School. Therefore, these 82 related projects are considered in this cumulative analysis as these related projects would have the potential to combine with the Project and cumulatively generate new students who would attend Selma Avenue Elementary School, Hubert Howe Bancroft Middle School, and Hollywood High School. The Hollywood Community Plan Update is also identified in the cumulative analysis below. However, as described in Section III, Environmental Setting, of this Draft EIR, the conservatively projected growth reflected by Related Project Nos. 1 through 107 would account for any initial amount of growth that may occur between the adoption of the Hollywood Community Plan Update and Project buildout.

As shown in Table IV.H.3-6 on page IV.H.3-19, the 82 related projects located within the attendance boundaries of the same schools that would serve the Project could potentially generate 1,519 Selma Avenue Elementary School students, 699 Hubert Howe Bancroft Middle School students, and 2,163 Hollywood High School students, based on the rates provided in the 2018 LAUSD Developer Fee Justification Study. As indicated above, the Project would generate approximately 106 new students, consisting of 57 elementary school students, 16 middle school students, and 33 high school students. Therefore, the Project, in combination with the 82 related projects, would have the potential to generate a cumulative total of 1,576 Selma Avenue Elementary School students, 715 Hubert Howe Bancroft Middle School students, and 2,196 Hollywood High School students.

Based on existing enrollment and capacity data from LAUSD, the schools serving the Project and the 82 related projects would not have adequate capacity. Specifically, as shown in Table IV.H.3-7 on page IV.H.3-29, with the addition of students generated by the Project, in combination with the 82 related projects, Selma Avenue Elementary School would have a seating shortage of 1,557 students (i.e., existing capacity for 19 students less the Project plus related projects student generation of 1,576 students), Hubert Howe Bancroft Middle School would have a seating shortage of 763 students (i.e., existing seating shortage of 48 students in addition to the Project plus related projects student generation of 715 students), and Hollywood High School would have a seating shortage of 1,802 students (i.e., existing capacity for 394 students less the Project plus related projects student generation of 2,196 students).

With regard to projected future capacity, as shown in Table IV.H.3-8 on page IV.H.3-30, Selma Avenue Elementary School would have a seating shortage of 1,566 students (i.e., future capacity for 10 students less the Project plus related projects student generation of 1,557 students), Hubert Howe Bancroft Middle School would have a seating shortage of 779 students (i.e., future seating shortage of 64 students in addition to the Project plus related projects student generation of 763 students), and Hollywood High School would have a seating shortage of 1,769 students (i.e., future capacity for 427 students less the Project plus related projects student generation of 2,196 students)

Table IV.H.3-6
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site[a]

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
2.	BLVD 6200 Mixed-Use 6200 W. Hollywood Blvd.	Live/Work	28 du	—	—	4
		Apartments	1,014 du	—	—	132
		Retail	175,000 sf	—	—	34
4.	Yucca Street Condos 6230 W. Yucca St.	Apartments	114 du	—	—	15
		Commercial	2,697 sf	—	—	1
6.	Archstone Hollywood Mixed-Use Project 6901–6911 W. Santa Monica Blvd.	Apartments	231 du	—	15	30
		High-Turnover Restaurant	5,000 sf	—	1	1
		General Retail	10,000 sf	—	1	2
7.	Temple Israel of Hollywood 7300 W. Hollywood Blvd.	Temple Expansion	47,010 sf	—	—	—
9.	Selma Hotel 6417 W. Selma Ave.	Hotel	180 rm	17	5	10
		Restaurant	12,840 sf	5	2	3
10.	Hollywood Production Center 1149 N. Gower St.	Apartments	57 du	—	—	8
11.	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartments	220 du	—	—	29
		Restaurant	3,270 sf	—	—	1
12.	Mixed-Use Office/Retail 936 N. La Brea Ave.	Office	88,750 sf	—	14	—
		Retail	12,000 sf	—	2	—
13.	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf	—	34	71
14.	Selma & Vine Office Project 1601 N. Vine St.	Office	100,386 sf	59	16	34
		Commercial	2,012 sf	1	1	1
15.	Argyle Hotel Project 1800 N. Argyle Ave.	Hotel	225 rm	—	—	12
16.	Seward Street Office Project 956 N. Seward St.	Office	126,980 sf	—	21	—

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
17.	Hotel & Restaurant Project 6381 W. Hollywood Blvd.	Hotel	80 rm	—	—	5
		Restaurant	15,290 sf	—	—	3
19.	Television Center (TVC Expansion) 6300 W. Romaine St.	Office	114,725 sf	—	19	—
		Gym	40,927 sf	—	4	—
		Dance Studio	38,072 sf	—	4	—
20.	Hollywood Center Studios Office 6601 W. Romaine St.	Office	106,125 sf	—	17	—
21.	Selma Community Housing 1603 N. Cherokee Ave.	Apartments	66 du	15	5	9
22.	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf	4	1	2
		Office	4,074 sf	3	1	2
		Storage	890 sf	1	1	1
25.	Residential 712 N. Wilcox Ave.	Apartments	103 du	—	7	—
26.	Mixed-Use 1600–1610 N. Highland Ave.	Apartments	248 du	57	16	33
		Retail	12,785 sf	5	2	3
27.	Millennium Hollywood Mixed-Use Project 1740 N. Vine St.	Apartments	1,005 du	—	—	131
		Restaurant/Retail	30,176 sf	—	—	6
29.	Apartments 1411 N. Highland Ave.	Apartments	76 du	18	5	10
		Commercial	2,500 sf	1	1	1
30.	Apartment Project 1824 N. Highland Ave.	Apartments	118 du	27	8	16
31.	Hotel 1133 N. Vine St.	Hotel	112 rm	—	3	6
		Café	661 sf		1	1
32.	The Lexington Mixed-Use 6677 W. Santa Monica Blvd.	Apartments	695 du	158	43	91
		Commercial	24,900 sf	9	3	5

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
33.	Columbia Square Mixed-Use 6121 W. Sunset Blvd.	Apartments	200 du	—	—	26
		Office	422,610 sf	—	—	142
		Retail/Restaurant	41,300 sf	—	—	8
		Hotel	125 rm	—	—	1
34.	Mixed-Use (High Line West) 5550 W. Hollywood Blvd.	Apartments	280 du	—	—	37
		Retail	12,030 sf	—	—	3
35.	Tutoring Center 927 N. Highland Ave.	School	100 stu	—	—	—
		Tutoring Employees	18 emp	—	—	—
36.	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Residential	224 du	51	14	30
		Retail	985 sf	1	1	1
38.	Sunset & Vine Mixed-Use 1538 N. Vine St.	Apartments	306 du	—	—	40
		Retail	68,000 sf	—	—	13
39.	Condos & Retail 5663 Melrose Ave.	Condominiums	96 du	—	6	—
		Retail	3,350 sf	—	1	
40.	6250 Sunset (Nickelodeon) 6250 W. Sunset Blvd.	Apartments	200 du	—	—	26
		Retail	4,700 sf	—	—	1
41.	Hollywood Central Park Hollywood Freeway (US-101)	Amphitheater	500 seat	—	—	—
		Inn	5 rm	1	1	1
		Community Center	30,000 sf	—	—	—
		Banquet Space	15,000 sf	—	—	—
		Commercial	29,000 sf	10	3	6
		Apartments (Low Income)	15 du	4	1	2
44.	Mixed-Use 7107 Hollywood Blvd.	Apartments	410 du	—	26	54
		Restaurant	5,000 sf	—	1	1
		Retail	5,000 sf	—	1	1

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
45.	John Anson Ford Theater 2580 Cahuenga Blvd. East	Theater	311 seats	—	—	—
		Restaurant	5,400 sf	—	—	2
		Office employees	30 emp	—	—	
46.	1717 Bronson Avenue 1717 N. Bronson Ave.	Apartments	89 du	—	—	12
47.	Sunset + Wilcox 1541 N. Wilcox Ave.	Hotel	200 rm	18	5	11
		Restaurant	9,000 sf	3	1	2
49.	Palladium Residences 6201 W. Sunset Blvd.	Apartments	731 du	—	—	95
		Retail/Restaurant	24,000 sf	—	—	5
50.	5600 West Hollywood Boulevard 5600 W. Hollywood Blvd.	Apartments	33 du	—	—	5
		Commercial	1,289 sf	—	—	1
51.	5750 Hollywood 5750 Hollywood Blvd.	Apartments	161 du	—	—	21
		Commercial	4,747 sf	—	—	1
52.	925 La Brea Avenue 925 La Brea Ave.	Retail	16,360 sf	6	2	4
		Office	45,432 sf	27	8	16
53.	904 La Brea Avenue 904 La Brea Ave.	Apartments	169 du	39	11	22
		Retail	37,057 sf	13	4	8
54.	2014 Residential 707 N. Cole Ave.	Apartments	84 du	—	6	—
55.	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm	6	2	4
		Restaurant/Lounge	700 sf	1	1	1
		Restaurant	3,300 sf	2	1	1
56.	Academy Square 1341 Vine St.	Office	285,719 sf	168	46	96
		Apartments	200 du	46	13	26
		Restaurant	16,135 sf	6	2	4

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
57.	Hotel 6500 Selma Ave.	Hotel	70 rm	7	2	4
		Restaurant	4,320 sf	2	1	1
58.	Hotel 1921 Wilcox Ave.	Hotel	122 rm	11	3	7
		Restaurant	4,225 sf	2	1	1
59.	Sunset Mixed-Use 7500–7510 W. Sunset Blvd.	Apartments	213 du	—	14	—
		Restaurant	10,000 sf	—	1	—
		Retail	20,000 sf	—	2	—
60.	Mixed-Use 901 N. Vine St.	Apartments	70 du	—	5	—
		Commercial	3,000 sf	—	1	—
63.	Mixed-Use 1233 N. Highland Ave.	Apartments	72 du	—	5	10
		Commercial	12,160 sf		2	3
64.	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du	84	23	48
		Office	2,570 sf	2	1	1
65.	TAO Restaurant 6421 W. Selma Ave.	Restaurant	17,607 sf	6	2	4
66.	Crossroads Hollywood 1540–1552 Highland Ave.	Residential	950 du	216	59	124
		Hotel	308 rm	28	8	16
		Commercial/Retail	190,000 sf	63	17	36
67.	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm	12	4	7
		Retail	3,580 sf	2	1	1
68.	Faith Plating 7143 Santa Monica Blvd.	Residential	145 du	—	9	19
		Retail/Restaurant	7,858 sf	—	1	2
69.	7811 Santa Monica Boulevard 7811 Santa Monica Blvd.	Hotel	78 rm	—	2	—
		Residential	88 du	20	6	12
		Commercial	65,888 sf	22	6	13

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
71.	Mixed-Use 6220 W. Yucca St.	Hotel	210 rm	—	—	11
		Apartments	136 du	—	—	18
		Restaurant	6,980 sf	—	—	2
74.	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm	25	7	15
		Retail	1,900 sf	1	1	1
75.	Selma Hotel 6516 W. Selma Ave.	Hotel	212 rm	20	6	11
		Bar/Lounge	3,855 sf	2	1	1
		Rooftop Bar/Event Space	8,500 sf	3	1	2
76.	Melrose Crossing Mixed-Use 7000 Melrose Ave.	Apartments	40 du	10	3	6
		Retail	6,634 sf	3	1	2
77.	Mixed-Use 1657 N. Western Ave.	Apartments	91 du	—	6	—
		Retail	15,300 sf	—	2	—
78.	McCadden Campus (LGBT) 1118 N. McCadden Pl.	Housing[f]	45 du	—	—	—
		Social Service Support Facility	50,325 sf	—	—	—
		Office	17,040 sf	—	3	6
		Commercial/Retail or Restaurant	1,885 sf	—	1	1
		Temporary Housing[e]	100 bed	—	—	—
80.	citizenM Hotel 1718 Vine St.	Hotel	216 rm	—	—	12
		Restaurant	4,354 sf	—	—	1
81.	7900 Hollywood 7900 Hollywood Blvd.	Apartments	50 du	—	4	7
82.	Apartments 1749 Las Palmas Ave.	Apartments	70 du	16	5	10
		Retail	3,117 sf	2	1	1
83.	Mixed-Use 1868 N. Western Ave.	Apartments	96 du	—	—	13
		Retail	5,546 sf			2

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
84.	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	200 du	46	13	26
		Restaurant	7,000 sf	3	1	2
85.	6200 West Sunset Boulevard 6200 W. Sunset Blvd.	Apartments	270 du	—	—	35
		Quality Restaurant	1,750 sf	—	—	1
		Pharmacy	2,300 sf	—	—	1
		Retail	8,070 sf	—	—	2
87.	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du	10	3	6
88.	1001 North Orange Drive 1001 N. Orange Dr	Office	53,537 sf	—	9	—
91.	Onni Group Mixed-Use Development 1360 N. Vine St.	Condominiums	429 du	—	—	56
		Grocery	55,000 sf	—	—	11
		Retail	5,000 sf	—	—	1
		Restaurant	8,988 sf	—	—	2
92.	1600 Schrader 1600 Schrader Blvd.	Hotel	168 rm	16	5	9
		Restaurant	5,979 sf	2	1	2
94.	Melrose & Beachwood 5570 W. Melrose Ave.	Apartments	52 du	—	—	7
		Commercial	5,500 sf	—	—	2
95.	Modera Argyle 1546 N. Argyle Ave.	Apartments	276 du	—	—	36
		Retail	9,000 sf	—	—	2
		Restaurant	15,000 sf	—	—	3
96.	Montecito Senior Housing 6650 W. Franklin Ave.	Senior Apartments	68 du	16	5	9
97.	The Chaplin Hotel Project 7219 W. Sunset Blvd.	Hotel	93 rm	—	3	5
		Restaurant	2,800 sf		1	1
98.	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	221 rm	20	6	12
		Restaurant	3,000 sf	1	1	1

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
99.	6140 Hollywood 6140 Hollywood Blvd.	Hotel	102 rm	—	—	6
		Condominiums	27 du	—	—	4
		Restaurant	11,460 sf	—	—	3
100.	Selma–Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm	11	3	6
		Restaurant	1,993 sf	1	1	1
101.	Apartments 1601 N. Las Palmas Ave.	Apartments	86 du	20	6	12
102.	1723 North Wilcox Residential 1723 N. Wilcox Ave.	Apartments	68 du	16	5	9
		Retail	3,700 sf	2	1	1
104.	7445 Sunset Grocery 7445 W. Sunset Blvd.	Specialty Grocery	32,416 sf	—	3	7
105.	1719 Whitley Hotel 1719 N. Whitley Ave.	Hotel	156 rm	14	4	8
	Hollywood Community Plan Update[g] South of City of Burbank, City of Glendale, and SR 134; west of Interstate 5; north of Melrose Avenue; south of Mulholland Drive, City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Avenue between La Cienega Boulevard and La Brea Avenue.	Updates to the existing land use policies and land use diagram in the Hollywood Community Plan would result in future growth through horizon year 2040.				
Related Total				**1,519**	**699**	**2,163**
Project				**57**	**16**	**33**
Related + Project				**1,576**	**715**	**2,196**

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School

du = dwelling units

rm = rooms

sf = square feet

stu = students

N/A = No generation rate available

Related Project Nos. 1, 3, 5, 8, 18, 23, 24, 28, 37, 42, 43, 48, 61, 62, 70, 72, 73, 79, 86, 89, 90, 93, 103, 106, and 107 are not located within the attendance boundaries of at least one of the schools serving the Project Site. These projects are not included in this analysis of cumulative impacts to schools.

[a] *The related projects list represents the time of the Project's Notice of Preparation in May 2017. Since that time, a number of these projects have been terminated, denied, or withdrawn. Specifically, Related Project No. 27 is not being built at this time as the EIR and entitlements were overturned in a court ruling; Related Project No. 41 has not been officially filed; Related Project No. 82 was denied September 22, 2017; and Related Project No. 101 was terminated on September 28, 2018. This analysis includes them which represents a conservative scenario.*

[b] *For residential uses, the following student generation rates were used: 0.2269 student per household (grades K–6), 0.0611 student per household (grades 7–8), and 0.1296 student per household (grades 9–12). Since the 2016 LAUSD Developer Fee Justification Study does not specify which grade levels students fall within for non-residential land uses, the students generated by non-residential uses are assumed to be divided among the elementary school, middle school, and high school levels at the same distribution ratio observed for the residential generation factors (i.e., approximately 54 percent elementary school, 15 percent middle school, and 31 percent high school).*

[c] *The 2018 LAUSD Developer Fee Justification Study does not provide a student generation factor for restaurant, theater, studio, sound stage, stage support, amphitheater, theme park, nightclub, coffee shop, bar/lounge, pharmacy, or gym types of land uses. Therefore, the highest available rate for comparable land uses is applied (i.e., 0.610 student per 1,000 square feet for Neighborhood Shopping Centers).*

[d] *The 2018 LAUSD Developer Fee Justification Study does not provide a student generation factor for the following land uses: temple, amphitheater, community center, banquet space, theaters per seat, or tutoring centers per students or employees. Therefore, it is assumed that these land uses do not generate LAUSD students.*

[e] *For student generation from lodging uses, a square footage rate of 650 square feet per room is applied. (J.A. deRoos, 2011, Planning and Programming a Hotel, https://scholarship.sha.cornell.edu/cgi/viewcontent.cgi?article=1293&context=articles, accessed January 10, 2020)*

[f] *Housing provided by this project is available only to persons 18-24 years of age. As such, these land uses would not generate LAUSD students within the service area of the Project. Information obtained from the McCadden Campus Project Initial Study, October 2015.*

[g] *As described in Section III, Environmental Setting, of this Draft EIR, the projected growth reflected by Related Project Nos. 1 through 107, which*

Table IV.H.3-6 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[b,c,d,e]		
				Selma Elementary	Bancroft Middle School	Hollywood High School
itself is a conservative assumption, would account for any initial amount of growth that may occur between the adoption of the Hollywood Community Plan Update and Project buildout.						
Source: Eyestone Environmental, 2020.						

Table IV.H.3-7
Existing (2016–2017) Enrollment and Capacity of LAUSD Schools that Serve the Project Site With Cumulative Growth

School Name	Current Available Capacity[a]	Cumulative Student Generation	Projected Seating Overage/ (Shortage)[b]	Overcrowded With Cumulative Growth
Selma Avenue Elementary	19	1,576	(1,557)	**Yes**
Hubert Howe Bancroft Middle School	(48)	715	(763)	**Yes**
Hollywood High School	394	2,196	(1,802)	**Yes**

[a] *School's current operating capacity, or the maximum number of students the school can serve while operating on its current calendar. Excludes capacity used by charter co-locations. Includes capacity for magnet program.*

[b] *Seating overage or (shortage) based on capacity minus resident enrollment.*

Source: Eyestone Environmental 2020 based on Letter from Rena Perez, Director, LAUSD, Facilities Services Division, dated July 11, 2017. See Appendix L of this Draft EIR.

with the addition of students generated by the Project, in combination with the 82 related projects. As such, the students generated by the Project, in combination with the 82 related projects located within the school attendance boundaries, would cause a shortage when compared to existing conditions and projected school capacity at Selma Avenue Elementary School, Hubert Howe Bancroft Middle School, and Hollywood High School.

This degree of cumulative growth would increase the demand for LAUSD services in the Project Site vicinity, and new school facilities may be needed. As with the Project, future development, including the related projects, would be required to pay development fees for schools to LAUSD prior to the issuance of building permits pursuant to SB 50, which would allow LAUSD to continue to implement its New School Construction Program or other future capital improvement programs, and develop new school facilities or expand existing ones as needed to meet demand. Pursuant to Government Code Section 65995(h), the payment of these fees would be considered full and complete mitigation of school impacts generated by the related projects. In addition, the Project would comprise a very small percentage (i.e., approximately 2.4 percent) of the total estimated cumulative growth in students. Furthermore, LAUSD continues to evaluate its ongoing facilities needs with long term planning efforts and periodic adjustment of attendance boundaries to regulate the number of students in a school's service area. **Therefore, cumulative impacts would be less than significant and the Project's incremental contribution towards school impacts would not be cumulatively considerable.**

Table IV.H.3-8
Projected 2021–2022 Enrollment and Capacity of LAUSD Schools that Serve the Project Site With Cumulative Growth

School Name	Projected Available Capacity[a]	Cumulative Student Generation	Projected Seating Overage/ (Shortage)[c]	Overcrowding Projected with Cumulative Growth
Selma Avenue Elementary	10	1,576	(1,566)	**Yes**
Hubert Howe Bancroft Middle School	(64)	715	(779)	**Yes**
Hollywood High School	427	2,196	(1,769)	**Yes**

[a] *Schools planning capacity. Formulated from a baseline calculation of the number of eligible classrooms after implementing LAUSD operational goals. This includes the capacity currently used by charter co-locations and for magnet programs.*

[b] *Projected five-year total number of students living in the school's attendance area and who are eligible to attend the school. Includes magnet students.*

[c] *Per the LAUSD, projected seating overage/(shortage) is projected capacity minus projected resident enrollment.*

Source: Eyestone Environmental 2020 based on Letter from Rena Perez, Director, LAUSD, Master Planning and Demographics, dated July 11, 2017. See Appendix L of this Draft EIR.

(2) Mitigation Measures

Cumulative impacts with regard to schools would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Cumulative impacts related to schools would be less than significant.