

# IV. Environmental Impact Analysis

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## F.2 Public Services—Police Protection

### 1. Introduction

This section of the Draft EIR describes existing police protection services within the Project area and provides an analysis of the Project’s potential impacts to these services. The focus of the analysis is the Los Angeles Police Department (LAPD) facilities that currently serve the Project Site and the ability of the LAPD to provide adequate police protection services to serve the Project. This section is based in part on information provided by the LAPD’s Community Relationship Division, which is included in Appendix F of this Draft EIR.

### 2. Environmental Setting

#### a. Regulatory Framework

There are several plans, regulations, and programs that include policies, requirements, and guidelines regarding police protection and emergency services in the State, as well as the City of Los Angeles (City). As described below, these plans and guidelines include the California Vehicle Code (CVC), Los Angeles General Plan Framework, City of Los Angeles Charter and Administrative and Municipal Codes, and Hollywood Community Plan.

##### (1) State

###### (a) *California Vehicle Code*

Section 21806 of the CVC pertains to emergency vehicles responding to Code 3 incidents/calls.<sup>1</sup> This section of the CVC states the following:

*Upon the immediate approach of an authorized emergency vehicle which is sounding a siren and which has at least one lighted lamp exhibiting red light*

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<sup>1</sup> A Code 3 response to any emergency may be initiated when one or more of the following elements are present: a serious public hazard, an immediate pursuit, preservation of life, a serious crime in progress, and prevention of a serious crime. A Code 3 response involves the use of sirens and flashing red lights.

*that is visible, under normal atmospheric conditions, from a distance of 1,000 feet to the front of the vehicle, the surrounding traffic shall, except as otherwise directed by a traffic officer, do the following: (a)(1) Except as required under paragraph (2), the driver of every other vehicle shall yield the right-of-way and shall immediately drive to the right-hand edge or curb of the highway, clear of any intersection, and thereupon shall stop and remain stopped until the authorized emergency vehicle has passed. (2) A person driving a vehicle in an exclusive or preferential use lane shall exit that lane immediately upon determining that the exit can be accomplished with reasonable safety.... (c) All pedestrians upon the highway shall proceed to the nearest curb or place of safety and remain there until the authorized emergency vehicle has passed.*

*(b) California Constitution Article XIII, Section 35*

Section 35 of Article XIII of the California Constitution at subdivision (a)(2) provides: “The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.” Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051–30056 provide rules to implement Proposition 172. Public safety services include police protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on police protection services, as well as other public safety services. In *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833, the court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services and that it is reasonable to conclude that the city will comply with that provision to ensure that public safety services are provided.<sup>2</sup> The *Hayward* ruling also concluded that “assuming the city continues to perform its obligations, there is no basis to conclude that the project will cause a substantial adverse effect on human beings” and the need for additional public safety services is not an environmental impact that CEQA requires a project proponent to mitigate.<sup>3</sup>

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<sup>2</sup> *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833, 847.

<sup>3</sup> *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833, 847, 843.

## (2) Local

### (a) *Los Angeles General Plan Framework Element*

The City of Los Angeles General Plan Framework Element (Framework Element), adopted in December 1996 and readopted in August 2001, sets forth general guidance regarding land use issues for the entire City and defines citywide policies regarding land use, including infrastructure and public services. Goal 9I of the Infrastructure and Public Services Chapter of the Framework Element specifies that every neighborhood have the necessary police services, facilities, equipment, and manpower required to provide for the public safety needs of that neighborhood.<sup>4</sup> Objective 9.13 and Policy 9.13.1 require the monitoring and reporting of police statistics and population projections for the purpose of evaluating existing and future police protection needs. Objective 9.14 requires that adequate police services, facilities, equipment, and personnel are available to meet such needs. Further, Objective 9.15 requires police services to provide adequate public safety in emergency situations by maintaining mutual assistance agreements with other local law enforcement agencies, state law enforcement agencies, and the National Guard. In addition to the Framework Element, the City's General Plan Safety Element recognizes that most jurisdictions rely on emergency personnel (police, fire, gas, and water) to respond to and handle emergencies.

Presently, the LAPD operates under a Computer Statistics (COMPSTAT) Plus program that implements the Framework Element goal of assembling statistical population and crime data to determine necessary crime prevention actions. COMPSTAT Plus is based on the COMPSTAT program that was created in 1994 by then-Police Commissioner of the New York Police Department and former LAPD Chief William J. Bratton. The COMPSTAT system implements a multi-layer approach to police protection services through statistical and geographical information system analysis of trends in crime through its specialized crime control model. Under COMPSTAT, Part 1 Crimes were reduced by approximately 4 percent in 2003 (homicides were reduced by approximately 21 percent during this period), when compared to 2002.<sup>5,6,7</sup> For the four-week period after

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<sup>4</sup> *The Framework Element of the Los Angeles General Plan, Chapter 9: Infrastructure and Public Services.*

<sup>5</sup> *Part I crimes include criminal homicide, forcible rape/legacy rape, revised rape, robbery, aggravated assault, burglary (breaking or entering), larceny-theft, motor vehicle theft, and arson, based on U.S. Department of Justice Federal Bureau of Investigation, Uniform Crime Reporting (UCR) Offense Definitions, [www.ucrdatatool.gov/offenses.cfm](http://www.ucrdatatool.gov/offenses.cfm), accessed October 4, 2017.*

<sup>6</sup> *William J. Bratton and Sean W. Malinowski, Police Performance Management in Practice: Taking COMPSTAT to the Next Level, 2008.*

<sup>7</sup> *LAPD, COMPSTAT Plus, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed December 27, 2018.*

implementation of COMPSTAT Plus in the LAPD's Southeast Area in 2004, violent crimes were down 11 percent.<sup>8</sup>

*(b) The City of Los Angeles Charter and Administrative and Municipal Codes*

The law enforcement regulations and the powers and duties of the LAPD are outlined in the City of Los Angeles Charter, Article V, Section 570; the City of Los Angeles Administrative Code, Chapter 11, Section 22.240; and the Los Angeles Municipal Code (LAMC), Chapter 5, Article 2.

Article V, Section 570 of the City Charter gives the power and duty to the LAPD to enforce the penal provisions of the City Charter and City ordinances, as well as federal and state law. The City Charter also gives responsibility to the officers of the LAPD to act as peace officers, as defined by state law, and the power and duty to protect lives and property in case of a disaster or public calamity.

*(c) Hollywood Community Plan*

As discussed in Section II, Project Description, of this Draft EIR, the Project is located within the Hollywood Community Plan area. The Hollywood Community Plan, adopted on December 13, 1988, does not include any objectives or policies that specifically relate to police protection.

## **b. Existing Conditions**

### **(1) LAPD Service Area and Bureaus**

The LAPD service area covers approximately 473 square miles and is divided into four geographic bureaus: the Central Bureau; the West Bureau; the South Bureau; and the Valley Bureau.<sup>9</sup> These four geographic bureaus are further divided into 21 geographic areas, which are serviced by the LAPD's 21 community police stations.<sup>10</sup> Each geographic bureau is comprised of four to five geographic areas/police stations.<sup>11</sup>

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<sup>8</sup> LAPD, *COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed December 27, 2018.

<sup>9</sup> LAPD, *COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed December 27, 2018.

<sup>10</sup> LAPD, *Community Police Station Address Directory*, [www.lapdonline.org/our\\_communities/content\\_basic\\_view/6279](http://www.lapdonline.org/our_communities/content_basic_view/6279), accessed December 27, 2018.

<sup>11</sup> LAPD, *COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed December 27, 2018.

As of December 2018, the departmental staffing resources within the LAPD included 10,015 sworn officers. Based on a total City population of 4,007,147, the LAPD currently has an officer-to-resident ratio of approximately 2.5 officers for every 1,000 residents.<sup>12</sup>

The Project Site is located in the West Bureau, which covers a territory of approximately 124 square miles with a population of approximately 840,400 residents.<sup>13</sup> The West Bureau oversees operations in the Hollywood, Wilshire, Pacific, and West Los Angeles service areas.<sup>14</sup> The West Bureau also oversees the West Traffic Division, which includes the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile.<sup>15</sup>

## (2) LAPD Community Police Station

Within the West Bureau, the Project Site is located within the Hollywood Area and is served by the Hollywood Community Police Station located at 1358 North Wilcox Avenue, approximately 0.6 mile southwest of the Project Site.<sup>16</sup> The location of the police station that serves the Project Site is depicted in Figure IV.F.2-1 on page IV.F.2-6. The Hollywood Community Police Station has a service area of approximately 17.2 square miles and is bounded by Normandie Avenue on the east, West Hollywood on the west, Mulholland Drive on the north, and Beverly Boulevard on the south.<sup>17</sup> This station serves a population of approximately 300,000 persons and is staffed by approximately 352 sworn officers and 32 civilian support staff.<sup>18</sup> The average response time for service in the Hollywood Area in 2016 was 3.2 minutes for emergency calls and 24.3 minutes for non-emergency calls.<sup>19</sup>

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<sup>12</sup> LAPD, *COMPSTAT Unit, COMPSTAT Citywide Profile 11/11/18 to 12/08/18*, <http://assets.lapdonline.org/assets/pdf/cityprof.pdf>, accessed December 27, 2018.

<sup>13</sup> LAPD, *About West Bureau*, [www.lapdonline.org/west\\_bureau/content\\_basic\\_view/1869](http://www.lapdonline.org/west_bureau/content_basic_view/1869), accessed December 27, 2018.

<sup>14</sup> LAPD, *About West Bureau*, [www.lapdonline.org/west\\_bureau/content\\_basic\\_view/1869](http://www.lapdonline.org/west_bureau/content_basic_view/1869), accessed December 27, 2018.

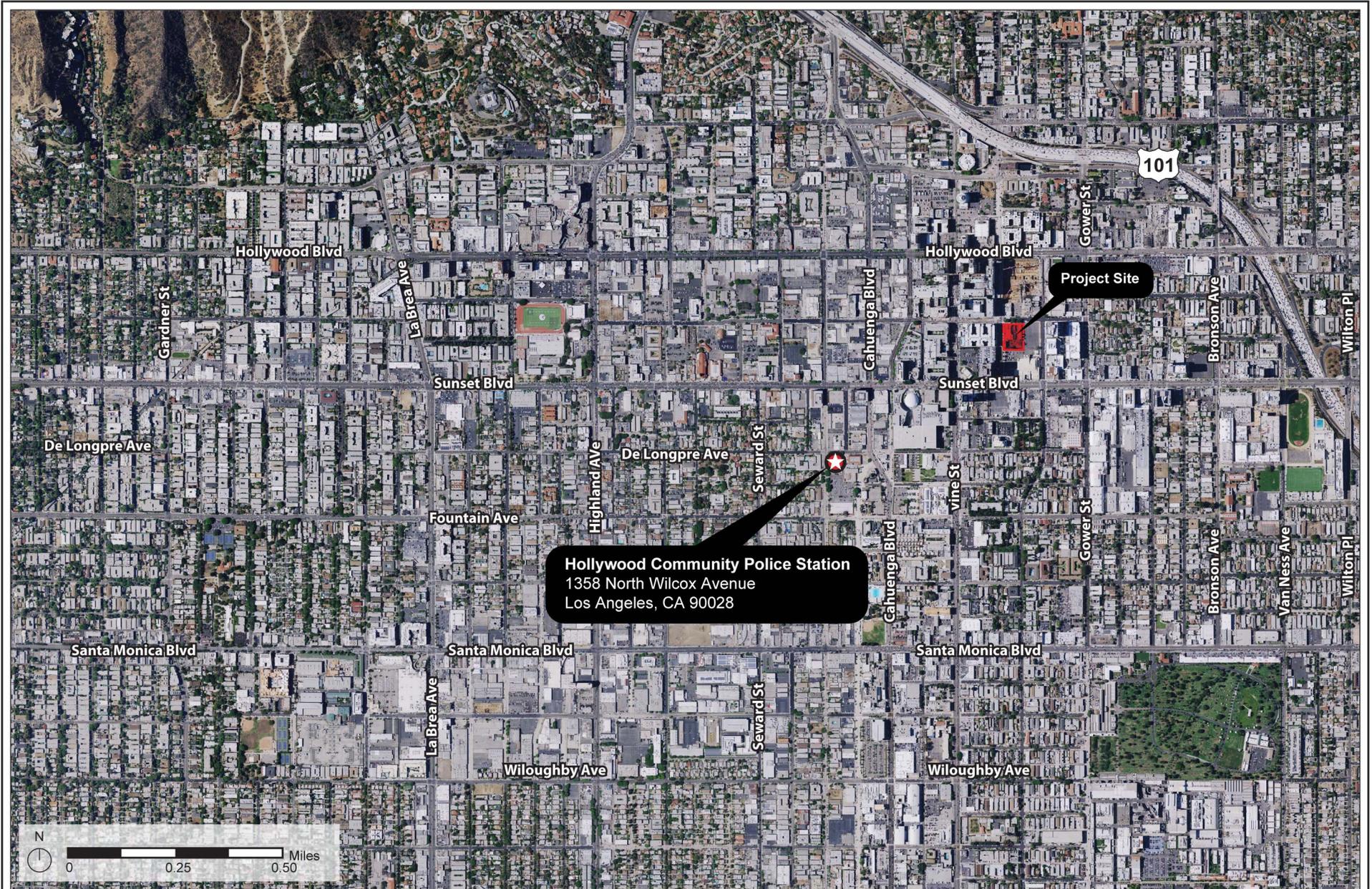
<sup>15</sup> LAPD, *About West Bureau*, [www.lapdonline.org/west\\_bureau/content\\_basic\\_view/1869](http://www.lapdonline.org/west_bureau/content_basic_view/1869), accessed December 27, 2018.

<sup>16</sup> LAPD, *About Hollywood*, [www.lapdonline.org/hollywood\\_community\\_police\\_station/content\\_basic\\_view/1665](http://www.lapdonline.org/hollywood_community_police_station/content_basic_view/1665), accessed December 27, 2018.

<sup>17</sup> LAPD, *About Hollywood*, [www.lapdonline.org/hollywood\\_community\\_police\\_station/content\\_basic\\_view/1665](http://www.lapdonline.org/hollywood_community_police_station/content_basic_view/1665), accessed December 27, 2018.

<sup>18</sup> *Written correspondence from Al Neal, Captain, Commanding Officer, Community Relationship Division, Los Angeles Police Department, November 29, 2017. See Appendix G of this Draft EIR.*

<sup>19</sup> *Written correspondence from Al Neal, Captain, Commanding Officer, Community Relationship Division, Los Angeles Police Department, November 29, 2017. See Appendix G of this Draft EIR.*



**Figure IV.F.2-1**  
Police Station Serving the Project Site

Based on the police service population of approximately 300,000 persons, the officer-to-resident ratio is approximately 1.2 officers per 1,000 residents. As such, the officer to resident ratio in the Hollywood Area is lower than the Citywide ratio of approximately 2.5 officers per 1,000 residents.

### (3) LAPD Crime Statistics

Table IV.F.2-1 below shows a comparison of the Hollywood Area and Citywide data regarding Part I crimes.<sup>20</sup> As shown therein, based on data available from 2018, approximately 5,593 crimes were reported within the Hollywood Area and 119,214 crimes were reported citywide. Based on the service population of the Hollywood Community Police Station, approximately 19.5 crimes per 1,000 residents (0.0195 crime per capita) were reported in the Hollywood Area and approximately 29.8 crimes per 1,000 residents (0.0298 crime per capita) were experienced citywide.

Based on the number of sworn officers staffing the Hollywood Community Police Station (352 sworn officers), the 2018 ratio of crimes per officer was 16.6 crimes per officer in comparison to a 2018 citywide ratio of 11.9 crimes per officer (10,015 sworn officers citywide). Thus, the Hollywood Area has a higher crime per officer ratio compared to the citywide ratio.

**Table IV.F.2-1  
2018 Part I Crimes—Hollywood Area and Citywide**

	<b>Crimes</b>	<b>Population</b>	<b>Crimes per 1,000 Persons</b>	<b>Crimes per Capita</b>
Hollywood Area	5,838	300,000	19.5	0.0195
Citywide	119,214	4,007,147	29.8	0.0298

Source: LAPD, COMPSTAT Unit, COMPSTAT Hollywood Area Profile 11/04/18 to 12/01/18; COMPSTAT Unit, COMPSTAT Citywide Profile 11/11/18 to 12/08/18.

<sup>20</sup> Part I crimes include criminal homicide, forcible rape/legacy rape, revised rape, robbery, aggravated assault, burglary (breaking or entering), larceny-theft, motor vehicle theft, and arson, based on U.S. Department of Justice Federal Bureau of Investigation, Uniform Crime Reporting (UCR) Offense Definitions, [www.ucrdatatool.gov/offenses.cfm](http://www.ucrdatatool.gov/offenses.cfm), accessed December 27, 2018.

### 3. Project Impacts

#### a. Thresholds of Significance

##### (1) State CEQA Guidelines Appendix G

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

***Threshold (a): Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, 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 police protection services.***

##### (2) 2006 L.A. CEQA Thresholds Guide

The *L.A. CEQA Thresholds Guide* states that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate police protection:

- The population increase resulting from the proposed project, based on the net increase of residential units or square footage of non-residential floor area;
- 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 (facilities, equipment, and officers) and the project's proportional contribution to the demand; and
- Whether the project includes security and/or design features that would reduce the demand for police services.

In assessing impacts related to police protection in this section, the City will use Appendix G as the thresholds of significance. The criteria identified above from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

#### b. Methodology

According to the *L.A. CEQA Thresholds Guide*, police service demand relates to the size and characteristics of the community, population, the geographic area served, and the number and the type of calls for service. Changes in these factors resulting from a project

may affect the demand for services. As such, the determination of significance relative to impacts on police services is based on the evaluation of existing police services for the police station(s) serving the Project Site, including the availability of police personnel to serve the estimated Project population. The analysis presents statistical averages associated with the police station serving the Project Site and Citywide services. The determination of impact on the capability of existing police services and personnel is based in part on the potential for the annual crimes per resident in the Hollywood area to exceed current averages due to the addition of the Project. Project design features and any mitigation measures that would reduce the impact of the Project on police services are also described.

The need for or deficiency in adequate police protection services in and of itself is not a CEQA impact, but rather a social and/or economic impact.<sup>21</sup> Moreover, pursuant to the *Hayward* ruling, the need for additional public safety services is not an environmental impact that CEQA requires a project proponent to mitigate.<sup>22</sup> To the extent a project generates demand for additional police services that results in the need to construct new facilities or expand existing facilities, and the construction could result in a potential impact to the environment, then that impact needs to be evaluated within the project EIR and mitigated (if feasible), if found to be significant. The ultimate determination of whether a significant impact to the environment related to police services would result from a project is determined by whether construction of new or expanded police facilities is reasonably foreseeable as a direct or indirect effect of the project.

There are no current capital improvement plans for the construction or expansion of police facilities in the Project area. In the event that the City determines that expanded or new police facilities are warranted, such facilities: (1) would occur where allowed under the designated land use, (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size, and (3) could qualify for a categorical exemption under CEQA Guidelines Section 15301 or 15332 or Mitigated Negative Declaration.

## c. Analysis of Project Impacts

### (1) Project Design Features

The following Project Design Features are proposed with regards to police protection services.

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<sup>21</sup> *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833, 847.

<sup>22</sup> *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833, 843.

**Project Design Feature POL-PDF-1:** During construction, the Project Applicant or its successor shall implement appropriate temporary security measures, including, but not limited to, security fencing, low-level security lighting, and locked entry. During construction activities, the Project's contractor will document the security measures being implemented.

**Project Design Feature POL-PDF-2:** The Project shall design building entrances and exits, spaces around buildings, and pedestrian walkways to be open and in view of surrounding sites. Lobby areas shall be made visible from the public streets or entry ways. Publicly accessible facilities shall be located strategically, in convenient and accessible locations, in order to increase use and the perception of safety, not in areas that are remote from areas of frequent activity. The Project shall also design public spaces to be easily patrolled and accessed by on-site security personnel.

**Project Design Feature POL-PDF-3:** Prior to the issuance of a building permit, the Project Applicant or its successor shall consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.

**Project Design Feature POL-PDF-4:** During operation, the Project shall include access controls in the forms of private on-site security, a closed circuit security camera system, and keycard entry for the residential building and the residential parking areas.

**Project Design Feature POL-PDF-5:** During operation, Project residents shall be provided information on local Neighborhood Watch groups and the like and encouraged to participate in community groups and workshops, strengthening the connections between Project residents and their neighbors in the community.

**Project Design Feature POL-PDF-6:** During operation, the Project shall provide security to monitor entrances and exits, manage and monitor the fire/life/safety systems, patrol the perimeter of the property, and control and monitor activities in the public spaces and private outdoor areas. Contact information for on-site security staff shall be prominently displayed throughout the project.

## (2) Project Impacts

***Threshold (a): Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, 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 police protection services?***

*(a) Construction*

Project construction would not generate a permanent population on the Project Site that would substantially increase the police service population of the Hollywood Area. The existing commercial uses on the Project Site currently generate a daytime population that may require police protection services. The demand for police protection services during construction of the Project Site would be offset by the removal of the existing commercial uses on the Project Site. Furthermore, the daytime population at the Project Site during construction would be temporary in nature. However, construction sites can be sources of nuisances and hazards and invite theft and vandalism. When not properly secured, construction sites can contribute to a temporary increased demand for police protection services. Pursuant to Project Design Feature POL-PDF-1 the Project Applicant would implement temporary security measures including security fencing, lighting, and locked entry to secure the Project Site during construction. With implementation of these measures, potential impacts associated with theft and vandalism during construction activities would be less than significant.

Project construction activities could also potentially impact LAPD police protection services and response times within the Hollywood Area due to construction impacts on the surrounding roadways. As discussed in Section IV.G, Transportation, of this Draft EIR, access to the Project Site and the surrounding vicinity could be impacted by Project-related construction activities, such as temporary lane narrowing, temporary sidewalk closures, roadway/access improvements, utility line construction, and the generation of traffic as a result of construction equipment movement, hauling of soil and construction materials to and from the Project Site, and construction worker traffic. Although construction activities would be short-term and temporary for the area, Project construction activities could increase response times for police vehicles along Sunset Boulevard, Vine Street, and other main connectors due to travel time delays caused by traffic during the construction phase. However, as discussed in Section IV.G, Transportation/Traffic, of this Draft EIR, the study intersections along Sunset Boulevard and Vine Street are all currently operating at LOS D or better during both the morning and afternoon peak hours. Also, given the permitted hours of construction and nature of construction projects, most, if not all, of the construction worker trips would occur outside the typical weekday commuter morning and afternoon peak periods, reducing the potential for traffic-related conflicts. In addition, a construction traffic management plan, including a worksite traffic control plan, would be implemented during Project construction pursuant to Project Design Feature TR-PDF-1 in Section IV.G, Transportation, to ensure that adequate and safe access is available within and near the Project Site during construction activities. Features of the construction traffic management plan would be developed in consultation with the Los Angeles Department of Transportation (LADOT) and may include narrowing lanes adjacent to the Project Site and scheduling the receipt of construction materials during non-peak travel periods. Appropriate construction traffic control measures (e.g., signs, flag persons, etc.) would also be utilized to ensure emergency access to the Project Site and traffic flow is maintained on

adjacent right-of-ways. Furthermore, construction-related traffic generated by the Project would not significantly impact LAPD response times within the Project vicinity as emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic, pursuant to CVC Section 21806.

**Based on the above, temporary construction activities associated with the Project would not generate a demand for additional police protection services that would substantially exceed the capability of the LAPD to serve the Project Site. In addition, Project construction would not cause a substantial increase in emergency response times as a result of increased traffic congestion. As such, Project construction would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain LAPD's capacity to serve the Project Site. Therefore, impacts on police protection services during Project construction would be less than significant.**

*(b) Operation*

As discussed in Section II, Project Description, of this Draft EIR, the Project would construct a mixed-use development with 276 residential units and approximately 24,000 square feet of neighborhood-serving commercial retail and restaurant uses under the Retail/Restaurant Option. Alternatively, under the Grocery Store Option, the Project could also construct an approximately 27,000 square-foot grocery store in lieu of the proposed retail and restaurant uses.<sup>23</sup> Under both options, the Project would introduce a new residential, employee, and visitor population to the Project Site and increase the police service population of the Hollywood Area.<sup>24</sup>

The Project Site is served by the Hollywood Community Police Station located at 1358 North Wilcox Avenue, approximately 0.6 mile southwest of the Project Site. The Hollywood Community Police Station is staffed by 352 sworn officers and a 32-person civilian support staff. As shown in Table IV.F.2-2 on page IV.F.2-13, the Project's estimated net police service population would be 909 persons, including permanent

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<sup>23</sup> *Under the grocery store option, the Project's ground floor layout would be slightly reconfigured, but the Project's overall footprint, height, massing, and total floor area would not change.*

<sup>24</sup> *When calculating service ratios, LAPD considers only the residential service population of the service area.*

**Table IV.F.2-2  
Estimated Project Service Population for the Project Site**

Land Use	Units	Conversion Factor <sup>a</sup>	Total Police Service Population
<b>Retail/Restaurant Option</b>			
Residential: Studio, 1- & 2-Bedroom Units	276 du	3 persons/unit	828
Restaurant	15,000 sf	0.003 person/sf	45
Retail	9,000 sf	0.003 person/sf	27
<b>Total for Retail/Restaurant Option</b>			<b>900 Total (828 Residents)</b>
<b>Grocery Store Option</b>			
Residential: Studio, 1- & 2-Bedroom Units	276 du	3 persons/unit	828
Grocery Store	27,000 sf	0.003 person/sf	81
<b>Total for Grocery Store Option</b>			<b>909 Total (828 Residents)</b>

*du = dwelling units*

*sf = square feet*

<sup>a</sup> *The following L.A. City CEQA Thresholds Guide, K. Police Service Population Conversion Factors were used: Residential (Studio, one-, and two-bedroom units): 3 persons/unit; Office: 4 persons/1,000 sf; Retail: 3 persons/1,000 sf. As the L.A. City CEQA Thresholds Guide does not provide a factor for warehouse uses, the factor for office uses is applied. Based on the 2016 5-Year Average Estimates (2012–2016) American Community Survey (ACS), the Project's 276 residential units would result in an estimated residential population of 671 persons. However, Section K. Police Service Population Conversion Factors in the L.A. City CEQA Thresholds Guide also provides police service population factors for residential uses. Based on these factors, full buildout of the Project would generate a net police service population of approximately 828 residents for both the Retail/Restaurant Option and Grocery Store Option. Note that the resulting population is greater than the calculation included in the Initial Study prepared for the Project. The higher police service population for the Project (which is based on the police service population factors in the L.A. City CEQA Thresholds Guide) is used for purposes of providing a conservative analysis of impacts on police services provided by the Hollywood Community Police Station.*

*Source: Eyestone Environmental, 2019.*

residents and daytime workers.<sup>25</sup> Of this total, the Project would generate an estimated 828 residents, which would increase the existing LAPD residential service population in the Hollywood Area from approximately 300,000 persons to 300,828 persons. Despite the increase in police service population, the officer-to-resident ratio for the Hollywood Area would remain at its current level of approximately 1.2 officers per 1,000 residents. Therefore, the Project would not cause a significant change to the officer-per-resident ratio for the Hollywood Area.

As shown in Table IV.F.2-1 on page IV.F.2-7, approximately 5,838 crimes were reported in the Hollywood Area for 2018, which equates to a crime rate of approximately

<sup>25</sup> *To provide a conservative analysis, the larger service population generated by the Project with Grocery Store Option was applied.*

19.5 crimes per 1,000 residents or 0.0195 crime per capita. Based on the assumption that the annual crime rate would remain constant at 0.0195 crime per capita, the Project's residential service population could potentially generate approximately 16 new crimes per year.<sup>26</sup> This would increase the annual number of crimes reported in the Hollywood Area from 5,838 to 5,854 reported crimes per year, an increase of approximately 0.27 percent.

As provided above in Project Design Features POL-PDF-2 through POL-PDF-6, the Project would include numerous operational design features to enhance safety within and immediately surrounding the Project Site. Specifically, pursuant to Project Design Features POL-PDF-2, the Project would design entrances to, and exits from buildings, open spaces around buildings, and pedestrian walkways to be open and in view of surrounding sites; lobby areas to be visible from public streets or entry ways; publicly accessible facilities to be located in convenient and accessible locations; and public spaces to be easily patrolled and accessed by on-site security personnel. As provided in Project Design Features POL-PDF-3 and POL-PDF-4, the Project would consult with the LAPD Crime Prevention Unit on crime prevention features appropriate to the design of the Project and include gated access to parking facilities, a closed circuit camera system, and keycard entry for the residential buildings and the residential parking areas. Furthermore, as specified in Project Design Features POL-PDF-5 and POL-PDF-6, the Project would provide residents with information on local Neighborhood Watch groups, encourage resident participation in community groups and workshops, and provide security to monitor entrances and exits, manage and monitor the fire/life/safety systems, patrol the perimeter of the property, and control and monitor activities in the public spaces and private outdoor areas. The Project's design features would help offset the Project-related increase in demand for police services. Therefore, the Project's impact on police services would be less than significant. In addition to the implementation of these project design features, the Project would generate revenues to the City's General Fund (in the form of property taxes, sales tax revenue, etc.) that could be applied toward the provision of new police facilities and related staffing in the community, as deemed appropriate.<sup>27</sup>

The Project would introduce new uses to the Project Site which would generate additional traffic in the Project vicinity. Project-related traffic would have the potential to affect emergency vehicle response to the Project Site and surrounding properties due to travel time delays caused by the additional traffic. However, as discussed in Section IV.G, Transportation, of this Draft EIR, under Existing With Project Conditions and Future With Project Conditions, the Project would result in less-than-significant traffic impacts during both the morning and afternoon peak period traffic periods. Furthermore, drivers of police

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<sup>26</sup> *Total crimes generated by the Project = estimated crime rate of 0.0186 crime per capita × Project-related residential service population of 828 persons = approximately 15 crimes.*

<sup>27</sup> *City of Los Angeles, Budget for the Fiscal Year 2017–18.*

emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens and flashing lights to clear a path of travel or driving in the lanes of opposing traffic, pursuant to CVC Section 21806. Accordingly, Project operation, including traffic generated by the Project, would not cause a substantial increase in emergency response times due to traffic congestion. In addition, as is the case under existing conditions, emergency vehicles would access the Project Site directly from the surrounding roadways. Operation of the Project would not include the installation of barriers (e.g. perimeter fencing, fixed bollards, etc.) that could impede emergency access within the vicinity of the Project Site. As such, emergency access to the Project Site and surrounding uses would be maintained at all times. Therefore, the Project would not cause a substantial adverse impact on emergency response and impacts would be less than significant.

**Based on the above analysis, the Project is not anticipated to generate a demand for additional police protection services that could exceed the LAPD's capacity to serve the Project Site. Furthermore, the Project would not adversely affect LAPD emergency response as a result of increased traffic congestion attributable to the Project. Therefore, Project operation would not necessitate the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain LAPD's capability to serve the Project Site. Thus, impacts to police protection services would be less than significant.**

## 4. Cumulative Impacts

Cumulative growth in the greater Project area through 2023 includes specific known development projects, growth that may be projected as result of the land use designation and policy changes contained in the Hollywood Community Plan Update, as well as general ambient growth projected to occur. As identified in Section III, Environmental Setting, of this Draft EIR, a total of 108 related projects are located in the vicinity of the Project Site. In addition, Related Project No. 109, the Hollywood Community Plan Update, is identified.

As discussed in Section III, Environmental Setting, of this Draft EIR, the projected growth reflected by Related Project Nos. 1 through 108 is a conservative assumption, as some of the related projects may not be built out by 2023 (i.e., the Project buildout year), may never be built, or may be approved and built at reduced densities. To provide a conservative forecast, the future baseline forecast assumes that Related Project Nos. 1 through 108 are fully built out by 2023, unless otherwise noted. When adopted, Related Project No. 109, the Hollywood Community Plan Update, will be a long-range plan designed to accommodate growth in Hollywood until 2040. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is to be completed in 2023, well before the Community Plan Update's horizon year.

Moreover, 2023 is a similar projected buildout year as many of the 108 related projects that have been identified. Accordingly, it can be assumed that the projected growth reflected by the list of related projects, which itself is a conservative assumption as discussed above, would account for any overlapping growth that may be assumed by the Community Plan Update upon its adoption.

Of the 108 related projects, 93 of the related projects fall within the boundaries of the Hollywood Area and are served by the Hollywood Community Police Station.

### **a. Construction**

In general, impacts to LAPD services and facilities during the construction of each related project would be addressed as part of each related project's development review process conducted by the City. Should Project construction occur concurrently with related projects in proximity to the Project Site, specific coordination among these multiple construction sites would be required and implemented through the Project's construction management plan, which would ensure that emergency access and traffic flow are maintained on adjacent right-of-ways. Since the Project would not require substantial narrowing of adjacent public right-of-ways that may be hazardous to roadway travelers, the Project would not have significant impacts on access and safety. Similar to the Project, each related project would implement similar design features during construction and would be subject to the City's routine construction permitting process, which includes a review by the LAPD to ensure that sufficient security measures are implemented to reduce potential impacts to police protection services. Furthermore, construction-related traffic generated by the Project and the related projects would not significantly impact LAPD response times within the Project Site vicinity as drivers of police vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic, pursuant to CVC Section 21806. Finally, the Project in and of itself would not cause a significant impact to police services during construction. **Therefore, the Project's contribution to cumulative impacts on either police protection services or emergency response during construction would not be cumulatively considerable, and cumulative impacts would be less than significant.**

### **b. Operation**

As shown in Table IV.F.2-3 on page IV.F.2-17, based on the police service population conversion factors provided in the *L.A. CEQA Thresholds Guide*, growth from the related projects that fall within the boundaries of the Hollywood Area and that would be served by the Hollywood Community Police Station is estimated to result in a total additional service population of approximately 82,375 persons, including both residents (permanent population) and employees (daytime population). As described above, the Project would contribute to this cumulative increase by generating a maximum Project

**Table IV.F.2-3  
Estimated Service Population from Related Projects within Hollywood Area**

<b>No.<sup>a</sup></b>	<b>Project</b>	<b>Address</b>	<b>Description</b>	<b>Size</b>	<b>Conversion Factor<sup>b</sup></b>	<b>Service Population</b>
1	Paseo Plaza Mixed-Use	5651 W. Santa Monica Blvd.	Condominiums	375 du	4	1,500
			Retail	377,900 sf	0.003	1,134
2	BLVD 6200 Mixed-Use	6200 W. Hollywood Blvd.	Live/Work Units	28 du	4	112
			Apartments	1,014 du	4	4,056
			Retail	175,000 sf	0.003	525
3	Sunset Bronson Studios	5800 W. Sunset Blvd.	Office	404,799 sf	0.004	1,619
4	Yucca Street Condos	6230 W. Yucca St.	Apartments	114 du	4	456
			Commercial	2,697 sf	0.003	8
5	Hollywood 959	959 N. Seward St.	Office	241,568 sf	0.004	966
6	Archstone Hollywood Mixed-Use Project	6911 W. Santa Monica Blvd.	Apartments	231 du	4	924
			High-Turnover Restaurant	5,000 sf	0.003	15
			General Retail	10,000 sf	0.003	30
7	Temple Israel of Hollywood	7300 W. Hollywood Blvd.	Temple Renovation <sup>c</sup>	N/A	N/A	0
8	Mixed-Use	5245 W. Santa Monica Blvd.	Apartments	49 du	4	196
			Retail	32,272 sf	0.003	97
9	Selma Hotel	6417 W. Selma Ave.	Hotel	180 rm	1.5	270
			Restaurant	12,840 sf	0.003	39
10	Hollywood Production Center	1149 N. Gower St.	Apartments	57 du	4	228
11	Hollywood Gower Mixed-Use	6100 W. Hollywood Blvd.	Apartments	220 du	4	880
			Restaurant	3,270 sf	0.003	10
12	Mixed-Use Office/Retail	936 N. La Brea Ave.	Office	88,750 sf	0.004	355
			Retail	12,000 sf	0.003	36
13	Pantages Theater Office	6225 W. Hollywood Blvd.	Office	210,000 sf	0.004	840
14	Selma & Vine Office Project	1601 N. Vine St.	Office	100,386 sf	0.004	402
			Commercial	2,012 sf	0.003	6
15	Argyle Hotel Project	1800 N. Argyle Ave.	Hotel	225 rm	1.5	338
16	Seward Street Office Project	956 N. Seward St.	Office	126,980 sf	0.004	508

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
17	Hotel & Restaurant Project	6381 W. Hollywood Blvd.	Hotel	80 rm	1.5	120
			Restaurant	15,290 sf	0.003	46
18	Emerson College Project (Student Housing)	1460 N. Gordon St.	Student Housing	224 du	4	896
			Faculty/Staff Housing	16 du	4	64
			Retail	6,400 sf	0.003	19
19	Television Center (TVC Expansion)	6300 W. Romaine St.	Office	114,725 sf	0.004	459
			Gym <sup>d</sup>	40,927 sf	0.003	123
			Dance Studio <sup>d</sup>	38,072 sf	0.003	114
20	Hollywood Center Studios Office	6601 W. Romaine St.	Office	106,125 sf	0.004	425
21	Selma Community Housing	1603 N. Cherokee Ave.	Affordable Apartments	66 du	4	264
22	Hudson Building	6523 W. Hollywood Blvd.	Restaurant	10,402 sf	0.003	31
			Office	4,074 sf	0.004	16
			Storage <sup>d</sup>	890 sf	0.003	3
23	La Brea Gateway	915 N. La Brea Ave.	Supermarket	33,500 sf		
			Apartments	179 du		
24	Target Retail Shopping Center Project	5520 W. Sunset Blvd.	Discount Store	163,862 sf	0.003	492
			Shopping Center	30,887 sf	0.003	93
25	Residential	712 N. Wilcox Ave.	Apartments	103 du	4	412
26	Mixed-Use	1600–1610 N. Highland Ave.	Apartments	248 du	4	992
			Retail	12,785 sf	0.003	38
27	Millennium Hollywood Mixed- Use Project	1740 N. Vine St.	Apartments	492 du	4	1,968
			Hotel	200 rm	1.5	300
			Office	100,000 sf	0.004	400
			Fitness Club <sup>d</sup>	35,000 sf	0.003	105
			Retail	15,000 sf	0.003	45
			Restaurant	34,000 sf	0.003	102

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
28	Paramount Pictures	5555 W. Melrose Ave.	Production Office	635,500 sf	0.004	2,542
			Office	638,100 sf	0.004	2,552
			Retail	89,200 sf	0.003	268
			Stage <sup>e</sup>	21,000 sf	0.004	84
			Support Uses <sup>e</sup>	1,900 sf	0.004	8
29	Apartments	1411 N. Highland Ave.	Apartments	76 du	4	304
			Commercial	2,500 sf	0.003	8
30	Apartment Project	1824 N. Highland Ave.	Apartments	118 du	4	472
31	Hotel	1133 N. Vine St.	Hotel	112 rm	1.5	168
			Café	661 sf	0.003	2
32	The Lexington Mixed-Use	6677 W. Santa Monica Blvd.	Apartments	695 du	4	2,780
			Commercial	24,900 sf	0.003	75
33	Columbia Square Mixed-Use	6121 W. Sunset Blvd.	Apartments	200 du	4	800
			Office	422,610 sf	0.004	1,690
			Retail/Restaurant	41,300 sf	0.003	124
			Hotel	125 rm	1.5	188
34	Mixed-Use (High Line West)	5550 W. Hollywood Blvd.	Apartments	280 du	4	1,120
			Retail	12,030 sf	0.003	36
35	Tutoring Center	927 N. Highland Ave.	School <sup>f</sup>	100 stu	N/A	100
				18 emp	N/A	18
36	Las Palmas Residential (Hollywood Cherokee)	1718 N. Las Palmas Ave.	Apartments	224 du	4	896
			Retail	985 sf	0.003	3
37	Mixed-Use	6915 Melrose Ave.	Condominiums	13 du		
			Retail	6,250 sf		
38	Sunset & Vine Mixed-Use	1538 N. Vine St.	Apartments	306 du	4	1,224
			Retail	68,000 sf	0.003	204
39	Condos & Retail	5663 Melrose Ave.	Condominiums	96 du	4	384
			Retail	3,350 sf	0.003	10

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
40	6250 Sunset (Nickelodeon)	6250 W. Sunset Blvd.	Apartments	200 du	4	800
			Retail	4,700 sf	0.003	14
41	Hollywood Central Park	Hollywood Freeway (US 101)	Park <sup>d</sup> (14.35 acres)	625,086 sf	0.003	1,875
			Amphitheater <sup>g</sup>	500 seats	N/A	500
			Inn	5 rm	1.5	8
			Community Center <sup>d</sup>	30,000 sf	0.003	90
			Banquet Space <sup>d</sup>	15,000 sf	0.003	45
			Commercial	29,000 sf	0.003	87
			Apartments (Low Income)	15 du	4	60
42	Movietown	7302 W. Santa Monica Blvd.	Apartments	371 du	4	
			Office	7,800 sf	0.004	
			Restaurant	5,000 sf	0.003	
			Commercial	19,500 sf		
43	Mixed-Use	5901 Sunset Blvd.	Office	274,000 sf	0.004	1,096
			Supermarket	26,000 sf	0.003	78
44	Mixed-Use	7107 Hollywood Blvd.	Apartments	410 du	4	1,640
			Restaurant	5,000 sf	0.003	15
			Retail	5,000 sf	0.003	15
45	John Anson Ford Theater	2580 Cahuenga Blvd. East	Theater <sup>g</sup>	311 seats	N/A	311
			Restaurant	5,400 sf	0.003	16
			Office <sup>f</sup>	30 emp	N/A	30
46	1717 Bronson Avenue	1717 N. Bronson Ave.	Apartments	89 du	4	356
47	Sunset + Wilcox	1541 N. Wilcox Ave.	Hotel	200 rm	1.5	300
			Restaurant	9,000 sf	0.003	27
48	Mixed-Use	1350 N. Western Ave.	Apartments	200 du	4	800
			Guest Rooms	4 du	4	16
			Retail/Restaurant	5,500 sf	0.003	17

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

<b>No.<sup>a</sup></b>	<b>Project</b>	<b>Address</b>	<b>Description</b>	<b>Size</b>	<b>Conversion Factor<sup>b</sup></b>	<b>Service Population</b>
49	Palladium Residences	6201 W. Sunset Blvd.	Apartments (37 Affordable)	731 du	4	2,924
			Retail/Restaurant	24,000 sf	0.003	72
50	5600 West Hollywood Boulevard	5600 W. Hollywood Blvd.	Apartments	33 du	4	132
			Commercial	1,289 sf	0.003	4
51	5750 Hollywood	5750 Hollywood Blvd.	Apartments	161 du	4	644
			Commercial	4,747 sf	0.003	14
52	925 La Brea Avenue	925 La Brea Ave.	Retail	16,360 sf	0.003	49
			Office	45,432 sf	0.004	182
53	904 La Brea Avenue	904 La Brea Ave.	Apartments	169 du	4	676
			Retail	37,057 sf	0.003	111
54	2014 Residential	707 N. Cole Ave.	Apartments	84 du	4	336
55	Cahuenga Boulevard Hotel	1525 N. Cahuenga Blvd.	Hotel	64 rm	1.5	96
			Rooftop Restaurant/Lounge	700 sf	0.003	2
			Restaurant	3,300 sf	0.003	10
56	Academy Square	1341 Vine St.	Office	285,719 sf	0.004	1,143
			Apartments	200 du	4	800
			Restaurant	16,135 sf	0.003	48
57	Hotel	6500 Selma Ave.	Hotel	70 rm	1.5	105
			Restaurant	4,320 sf	0.003	13
58	Hotel	1921 Wilcox Ave.	Hotel	122 rm	1.5	183
			Restaurant	4,225 sf	0.003	13
59	Sunset Mixed-Use	7500–7510 W. Sunset Blvd.	Apartments	213 du	4	852
			Restaurant	10,000 sf	0.003	30
			Retail	20,000 sf	0.003	60
60	Mixed-Use	901 N. Vine St.	Apartments	70 du	4	280
			Commercial	3,000 sf	0.003	9

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
61	Apartments	525 N. Wilton Pl.	Apartments	88 du		
62	Hardware Store	4905 W. Hollywood Blvd.	Retail	36,600 sf		
63	Mixed-Use	1233 N. Highland Ave.	Apartments	72 du	4	288
			Commercial	12,160 sf	0.003	36
64	Mixed-Use	1310 N. Cole Ave.	Apartments	369 du	4	1,476
			Office	2,570 sf	0.004	10
65	Restaurant Addition (to existing 7,838 sf restaurant)	135 N. Western Ave.	Restaurant	4,066 sf		
66	TAO Restaurant	6421 W. Selma Ave.	Quality Restaurant	17,607 sf	0.003	53
67	Hollywood Crossroads	1540–1552 Highland Ave.	Residential	950 du	4	3,800
			Hotel	308 rm	1.5	462
			Office	95,000 sf	0.004	380
			Commercial Retail	185,000 sf	0.003	555
68	Wilcox Hotel	1717 N. Wilcox Ave.	Hotel	133 rm	1.5	200
			Retail	3,580 sf	0.003	11
69	Faith Plating	7143 Santa Monica Blvd.	Residential	145 du		
			Retail/Restaurant	7,858 sf		
70	Apartments	5460 W. Fountain Ave.	Apartments	75 du	4	300
71	Mixed-Use	6220 W. Yucca St.	Hotel	210 rm	1.5	315
			Apartments	136 du	4	544
			Restaurant	6,980 sf	0.003	21
72	SunWest Project (Mixed-Use)	5525 W. Sunset Blvd.	Apartments	293 du	4	1,172
			Commercial	33,980 sf	0.003	102
73	Hollywood De Longpre Apartments	5632 De Longpre Ave.	Apartments	185 du	4	740
74	Ivar Gardens Hotel	6409 W. Sunset Blvd.	Hotel	275 rm	1.5	413
			Retail	1,900 sf	0.003	6

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
75	Selma Hotel	6516 W. Selma Ave.	Hotel	212 rm	1.5	318
			Bar/Lounge	3,855 sf	0.003	12
			Rooftop Bar/Event Space <sup>d</sup>	8,500 sf	0.003	26
76	Melrose Crossing Mixed-Use	7000 Melrose Ave.	Apartments	40 du		
			Retail	6,634 sf		
77	Mixed-Use	1657 N. Western Ave.	Apartments	91 du	4	364
			Retail	15,300 sf	0.003	46
78	McCadden Campus (LGBT)	1118 N. McCadden Pl.	Youth/Senior Housing	45 du	4	180
			Social Service Support <sup>e</sup>	50,325 sf	0.004	201
			Office	17,040 sf	0.004	68
			Retail/Restaurant	1,885 sf	0.003	6
			Emergency Housing <sup>h</sup>	40 beds	N/A	40
			Transitional Living <sup>h</sup>	60 beds	N/A	60
79	4900 Hollywood Mixed-Use	4900 W. Hollywood Blvd.	Apartments	150 du		
			Retail	13,813 sf		
80	citizenM Hotel	1718 Vine St.	Hotel	216 rm	1.5	324
			Restaurant	4,354 sf	0.003	13
81	Apartments	1749 Las Palmas Ave.	Apartments	70 du	4	280
			Retail	3,117 sf	0.003	9
82	Mixed-Use	1868 N Western Ave.	Apartments	96 du	4	384
			Retail	5,546 sf	0.003	17
83	6400 Sunset Mixed-Use	6400 Sunset Blvd.	Apartments	232 du	4	928
			Restaurant	7,000 sf	0.003	21
84	6200 West Sunset Boulevard	6200 W. Sunset Blvd.	Apartments	270 du	4	1,080
			Quality Restaurant	1,750 sf	0.003	5
			Pharmacy	2,300 sf	0.003	7
			Retail	8,070 sf	0.003	24

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
85	747 North Western Avenue	747 N. Western Ave.	Apartments	44 du	4	176
			Retail	7,700 sf	0.003	23
86	6630 West Sunset Boulevard	6630 W. Sunset Blvd.	Apartments	40 du	4	160
87	1001 North Orange Drive	1001 N. Orange Dr.	Office	53,537 sf	0.004	214
88	Sunset & Western	5420 W. Sunset Blvd.	Apartments	735 du	4	2,940
			Commercial	95,820 sf	0.003	287
89	Hollywood & Wilcox	6430–6440 W. Hollywood Blvd.	Apartments	260 du	4	1,040
			Office	3,580 sf	0.004	14
			Retail	11,020 sf	0.003	33
			Restaurant	3,200 sf	0.003	10
90	Mixed-Use	4914 W. Melrose Ave.	Live/Work Units	45 du		
			Retail	3,760 sf		
91	Hospital Seismic Retrofit	1300 N. Vermont Ave.	Office	30,933 sf		
92	Onni Group Mixed-Use Development	1360 N. Vine St.	Condominiums	429 du	4	1,716
			Grocery Store	55,000 sf	0.003	165
			Retail	5,000 sf	0.003	15
			Restaurant	8,988 sf	0.003	27
93	1600 Schrader	1600 Schrader Blvd.	Hotel	168 rm	1.5	252
			Restaurant	5,979 sf	0.003	18
94	Mixed-Use	5939 W. Sunset Blvd.	Apartments	299 du	4	1,196
			Office	38,440 sf	0.004	154
			Restaurant	5,064 sf	0.003	15
			Retail	3,739 sf	0.003	11
95	Melrose & Beachwood	5570 W. Melrose Ave.	Apartments	52 du		
			Commercial	5,500 sf		
96	Montecito Senior Housing	6650 W. Franklin Ave.	Senior Apartments	68 du	4	272
97	The Chaplin Hotel Project	7219 W. Sunset Blvd.	Hotel	93 rm	1.5	140
			Restaurant	2,800 sf	0.003	8

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
98	Godfrey Hotel	1400 N. Cahuenga Blvd.	Hotel	221 rm	1.5	332
			Restaurant	3,000 sf	0.003	9
99	6140 Hollywood	6140 Hollywood Blvd.	Hotel	102 rm	1.5	153
			Condominiums	27 du	4	108
			Restaurant	11,460 sf	0.003	34
100	Selma–Wilcox Hotel	6421 W. Selma Ave.	Hotel	114 rm	1.5	171
			Restaurant	1,993 sf	0.003	6
101	Apartments	1601 N. Las Palmas Ave.	Apartments	86 du	4	344
102	1723 North Wilcox Residential	1723 N. Wilcox Ave.	Apartments	68 du	4	272
			Retail	3,700 sf	0.003	11
103	Select @ Los Feliz (Mixed-Use)	4850 W. Hollywood Blvd.	Apartments	101 du		
			Restaurant	10,000 sf		
104	7445 Sunset Grocery	7445 W. Sunset Blvd.	Specialty Grocery Store	32,416 sf	0.003	97
105	1719 Whitley Hotel	1719 N. Whitley Ave.	Hotel	156 rm	1.5	234
106	Kaiser Hospital Redevelopment	1317–1345 N. Vermont/1328 N. New Hampshire/4760 Sunset/1505 N. Edgemont/1526 N. Edgemont/1517 N. Vermont/1424–1430 N. Alexandria	Hospital Expansion	211,992 sf		
107	1276 North Western Avenue	1276 N. Western Ave.	Apartments	75 du	4	300
108	NBC Universal Evolution Plan	100 Universal City Plaza	Studio	307,949 sf		
			Studio Offices	647,320 sf		
			Office	495,406 sf		
			Entertainment	337,895 sf		
			Entertainment Retail	39,216 sf		
			Hotel	900,000 sf		

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

<b>No.<sup>a</sup></b>	<b>Project</b>	<b>Address</b>	<b>Description</b>	<b>Size</b>	<b>Conversion Factor<sup>b</sup></b>	<b>Service Population</b>
109	Hollywood Community Plan Update	South of City of Burbank, City of Glendale, and SR 134; west of Interstate 5; north of Melrose Ave.; south of Mulholland Dr., City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Ave. between La Cienega Blvd. and La Brea Ave.	Based on preliminary information available from the City, the draft Hollywood Community Plan Update will propose updates to land use policies and the land use diagram. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan area. The decreases in development potential would be primarily focused on low to medium scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods.			
<b>Related Projects Service Population</b>						<b>82,375</b>
<b>Project Service Population</b>						<b>909<sup>i</sup></b>
<b>Total Service Population for Related Projects and Project</b>						<b>83,284</b>
<b>Related Projects Residential Service Population</b>						<b>51,404</b>
<b>Project Residential Service Population</b>						<b>828</b>
<b>Total Residential Service Population for Related Projects and Project</b>						<b>52,232</b>
<hr/> <i>du = dwelling units</i> <i>emp = employees</i> <i>per = persons</i> <i>rm = rooms</i>						

**Table IV.F.2-3 (Continued)**  
**Estimated Service Population from Related Projects within Hollywood Area**

No. <sup>a</sup>	Project	Address	Description	Size	Conversion Factor <sup>b</sup>	Service Population
<p><i>sf = square feet</i>  <i>stu = students</i>  <i>N/A = Information is not available.</i>  <span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 1em; height: 1em; vertical-align: middle;"></span> = This indicates that the related project is not located within the Hollywood Community Police Station service area; therefore, service population was not calculated.</p> <p><sup>a</sup> Project No. corresponds to Table III-1, List of Related Projects, and Figure III-1, in Section III, Environmental Setting, of this Draft EIR.</p> <p><sup>b</sup> The following L.A. CEQA Thresholds Guide Police Service Population Conversion Factors were used: Residential (three-, four-bedroom units): 4 persons/unit (the highest rate available); Office: 4 persons/1,000 sf; Retail: 3 persons/1,000 sf; Hotel: 1.5 persons/room/day.</p> <p><sup>c</sup> This related project proposes the renovation of an existing development. Therefore, the police service population is not expected to increase.</p> <p><sup>d</sup> The L.A. CEQA Thresholds Guide does not provide a police service population factor for this type of land use. Therefore, the most comparable rate (i.e., 3 persons per 1,000 sf for retail uses) is applied.</p> <p><sup>e</sup> The L.A. CEQA Thresholds Guide does not provide a police service population factor for this type of land use. Therefore, the most comparable rate (i.e., 4 persons per 1,000 sf for office uses) is applied.</p> <p><sup>f</sup> The L.A. CEQA Thresholds Guide does not provide a police service population factor for land uses per student or employee. Therefore, the police service population is assumed to be equivalent to the number of individuals.</p> <p><sup>g</sup> The L.A. CEQA Thresholds Guide does not provide a police service population factor for land uses per seat. Therefore, the police service population is assumed to be equivalent to the number of seats.</p> <p><sup>h</sup> The L.A. CEQA Thresholds Guide does not provide a police service population factor for land uses per bed. Therefore, the police service population is assumed to be equivalent to the number of beds.</p> <p><sup>i</sup> To provide a conservative analysis, the larger service population generated by the Project with Grocery Store Option was applied.</p> <p>Source: Eyestone Environmental, 2019.</p>						

service population of approximately 909 persons, including permanent residents and daytime workers.<sup>28</sup> When considering only residential population, the related projects are estimated to generate 51,404 residents. As such, the related projects' residential population plus the Project's 828 net new residents would result in an estimated increase of 52,232 residents in the Hollywood Area. Accordingly, the Hollywood Area police service population would increase from 300,000 to 352,232 residents, which would decrease the officer-to-resident ratio from the current ratio of 1.2 officers per 1,000 residents to 1.0 officer per 1,000 residents.

The additional population associated with related projects and general growth in the Project area would likewise have an effect on crime in the Hollywood Area, which could increase based on per capita crime rates. Accordingly, cumulative population growth could increase the demand for LAPD services in the Hollywood Area. Assuming the same crimes-per-capita rate currently observed in the Hollywood Area (0.0195 crime per capita), the residential population of the Project and related projects could generate an additional 1,019 crimes per year. The degree of cumulative population growth could increase the demand for LAPD services in the Hollywood Area. However, of the 1,019 potential crimes per year, the Project's incremental contribution is only 16 crimes per year. In addition, the Project would implement Project Design Features POL-PDF-2 through POL-PDF-6, which would further reduce the Project's already less than significant impacts. Therefore, the Project's incremental impact is not cumulatively considerable.

Furthermore, the Project vicinity and general Hollywood Community Plan area are highly urbanized and it is assumed each of the related projects identified, as well as other future development within the Hollywood Community Plan area would likewise be developed within an acceptable distance from one or more existing police stations. Similar to the Project, each related project would be subject to the City's routine construction permitting process, which includes a review by the LAPD to ensure that sufficient security measures are implemented to reduce potential impacts to police protection services. In accordance with the police protection-related goals, objectives, and policies set forth in the Framework Element, as listed in the regulatory framework above, the LAPD would also continue to monitor population growth and land development throughout the City and identify additional resource needs, including staffing, equipment, vehicles, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. Through the City's regular budgeting efforts, the LAPD's resource needs would be identified and monies allocated according to the priorities at the time.<sup>29</sup> In addition, it is anticipated that the related projects would implement project design features

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<sup>28</sup> *To provide a conservative analysis, the larger service population generated by the Project with Grocery Store Option was applied.*

<sup>29</sup> *City of Los Angeles, Budget for the Fiscal Year 2017–18.*

similar to the Project, which would reduce cumulative impacts to police protection services. Furthermore, the Project, as well as the related projects, would generate revenues to the City's General Fund (in the form of property taxes, sales tax revenue, etc.) that could potentially be applied toward the provision of new facilities and related staffing, as deemed appropriate.

With regard to emergency response, the Project, related projects, and other future development within the Hollywood Community Plan area would introduce new uses to the Project Site that would generate additional traffic in the vicinity of the Project Site. Traffic from the Project, related projects, and other future development within the Hollywood Community Plan area would have the potential to affect emergency vehicle response to the Project Site and surrounding properties due to travel time delays caused by the additional traffic. As discussed above, the Project is not anticipated to substantially affect existing emergency response in the Hollywood Area, and the Project would not contribute to a cumulative impact regarding emergency response. Furthermore, the drivers of emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic, pursuant to Section 21806 of the CVC. As is the case under existing conditions, emergency vehicles would access the Project Site directly from the surrounding roadways. As such, emergency access to the Project Site and surrounding uses would be maintained at all times.

With regard to cumulative impacts on police protection, consistent with the *City of Hayward v. Board Trustees of California State University* ruling and the requirements stated in the California Constitution Article XIII, Section 35(a)(2) the obligation to provide adequate police services is the responsibility of the City. LAPD will continue to monitor population growth and land development in the City and identify additional resource needs including staffing, equipment, basic cars, other special apparatuses, and possibly station expansions or new station construction that may become necessary to achieve the required level of service. Through the City's regular budgeting efforts, LAPD's resource needs would be identified and allocated according to the priorities at the time. At this time, LAPD has not identified any new station construction in the area impacted by this Project either because of this Project or other projects in the service area. If LAPD determines that new facilities are necessary at some point in the future, such facilities (1) would occur where allowed under the designated land use, (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size, and (3) could qualify for a categorical exemption under CEQA Guidelines Section 15301 or 15332 or Mitigated Negative Declaration. Further analysis of such potential future facilities, including a specific location, would be speculative and beyond the scope of this document.

**Based on the above, the Project's contribution to cumulative operational impacts to police protection services would not be cumulatively considerable. The Project would not result in cumulative adverse impacts associated with the**

provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain service. As such, cumulative impacts on police protection services would be less than significant.

## **5. Mitigation Measures**

Project-level and cumulative impacts with regard to police protection services would be less than significant. Therefore, no mitigation measures are required.

## **6. Level of Significance After Mitigation**

Project-level and cumulative impacts related to police protection services would be less than significant.