

IV. Environmental Impact Analysis

F.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. Public schools in the City of Los Angeles are under the jurisdiction of the Los Angeles Unified School District (LAUSD). 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. The analysis presented in this section is largely based on information provided by LAUSD (see Appendix G of this Draft EIR). Based on this information, facilities serving the Project Site were identified and a determination was made as to whether these facilities are adequate to meet the future demand associated with residents of the Project Site.

2. Environmental Setting

a. Regulatory Framework

(1) Federal

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

(a) California Education Code

The facilities and services of the 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, the 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 the LAUSD new school construction facility fee is required prior to issuance of building permits. Pursuant to California Government Code Section 65995, 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 the 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.

¹ State of California, Office of Public School Construction, *School Facility Program Handbook*, July 2007.

² City of Los Angeles Department of Building and Safety, *Building Permit Fee Estimate*, <http://netinfo.ladbs.org/feecalc.nsf/3950786566dd7fcc88258152007def26?OpenForm>, accessed January 1, 2019.

(3) Regional

(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. The 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, the LAUSD collects developer fees for new construction within its district boundaries.

(4) Local

As stated above, the state is primarily responsible for the funding and structure of the local school districts, and in this case, the LAUSD. As the 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.

(a) LAUSD Strategic Plan 2016–2019³

The LAUSD Strategic Plan 2016–2019 (Strategic Plan) represents the LAUSD's framework towards a commitment to 100 percent graduation. In following the Strategic Plan's fundamental strategy, the LAUSD will direct its efforts and resources to recruit, develop, and support principals and teachers in creating a learning environment that ensures 100 percent of students achieve and graduate. The Strategic Plan identified five main objectives: Build a Solid Foundation for Early Learners; Proficiency for All; 100 Percent Attendance; Parent, Community, and Student Engagement; School Safety. These objectives were supplemented with commitments, such as the following:

- Ensuring that 75 percent of LAUSD early education programs will receive a score of 4 or better as measured by the Quality Rating Improvement System by the 2018–2019 school year.
- Having quality arts instruction accessible to every child in 100 percent of schools by the 2018–2019 (e.g., music, theater, dance, visual arts, and film/media) school year.

³ LAUSD, *Strategic Plan 2016–2019*.

- Increasing the number of bilingual bi-literate high school graduates by 60 percent by 2018–2019 school year.
- Reducing the number of students who are chronically absent by 30 percent by the 2018–2019 school year
- Ensuring that 100 percent of LAUSD parents will be registered and ready to use the Parent Access Support System Portal (PASSport) by the end of the 2018–2019 school year.
- 100 percent of schools will be trained and fully implementing restorative justice practices by the end of the 2019-2020 school year.

Furthermore, the Strategic Plan provides key initiatives to achieve these commitments from which implementation plans will be created. Plans will be structured to include specific action steps, responsibilities, and timelines. As such, the LAUSD will be able to monitor and measure progress and provide accountability during the Strategic Plan’s implementation process.

b. Existing Conditions

(1) Los Angeles Unified School District

The LAUSD serves an area of approximately 710 square miles that includes most of the City of Los Angeles, all or portions of 26 additional cities, and several unincorporated areas of Los Angeles County.⁴ During the current 2017–2018 school year, LAUSD is providing kindergarten through high school (Grades K–12) education to approximately 588,696 students enrolled throughout 1,306 schools and centers. These include 19 primary school centers, 448 elementary schools, 81 middle schools, 94 senior high schools, 54 option schools, 49 magnet schools, 25 multi-level schools, 13 special education schools, two home/hospital centers, 177 magnet centers on regular campuses (Grades K–12), 224 charter schools, and 120 other schools and centers.⁵ The LAUSD is divided into six local districts, and the Project Site is located in the Local District West.^{6,7}

As discussed above, California SB 50 provides funding for the construction of new school facilities. Other major statewide funding sources for school facilities include

⁴ LAUSD, *Fingertip Facts 2017-2018*.

⁵ LAUSD, *Fingertip Facts 2017–2018*.

⁶ LAUSD, *Local Districts*, <https://achieve.lausd.net/site/Default.aspx?PageID=8776>, accessed December 27, 2018.

⁷ LAUSD, *Local District West (map)*.

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. The 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.⁸

(a) Public Schools

As shown in Figure IV.F.3-1 on page IV.F.3-6, the public schools that serve the Project Site are Grant Elementary School, Joseph Le Conte Middle School, and Hollywood High School.⁹ These schools currently operate under a single-track calendar in which instruction generally begins in mid-August and continues through early June.¹⁰ Table IV.F.3-1 on page IV.F.3-7 presents the academic year capacity, enrollment, and seating shortages/overages for each of these schools during the most recent school year (2016–2017) for which data is available. 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.¹¹ According to the 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 school currently, including magnet students. The goal of the calculation is to determine the

⁸ LAUSD, *Facilities Services Division, 2017 Facilities Services Division Strategic Execution Plan*.

⁹ LAUSD, *Resident School Identifier*, <http://rsi.lausd.net/ResidentSchoolIdentifier/>, accessed December 27, 2018.

¹⁰ LAUSD, *Single Track Instructional School Calendar 2017-2018*.

¹¹ Letter from Rena Perez, Director, LAUSD, Facilities Services Division, dated November 17, 2017. See Appendix G of this Draft EIR.

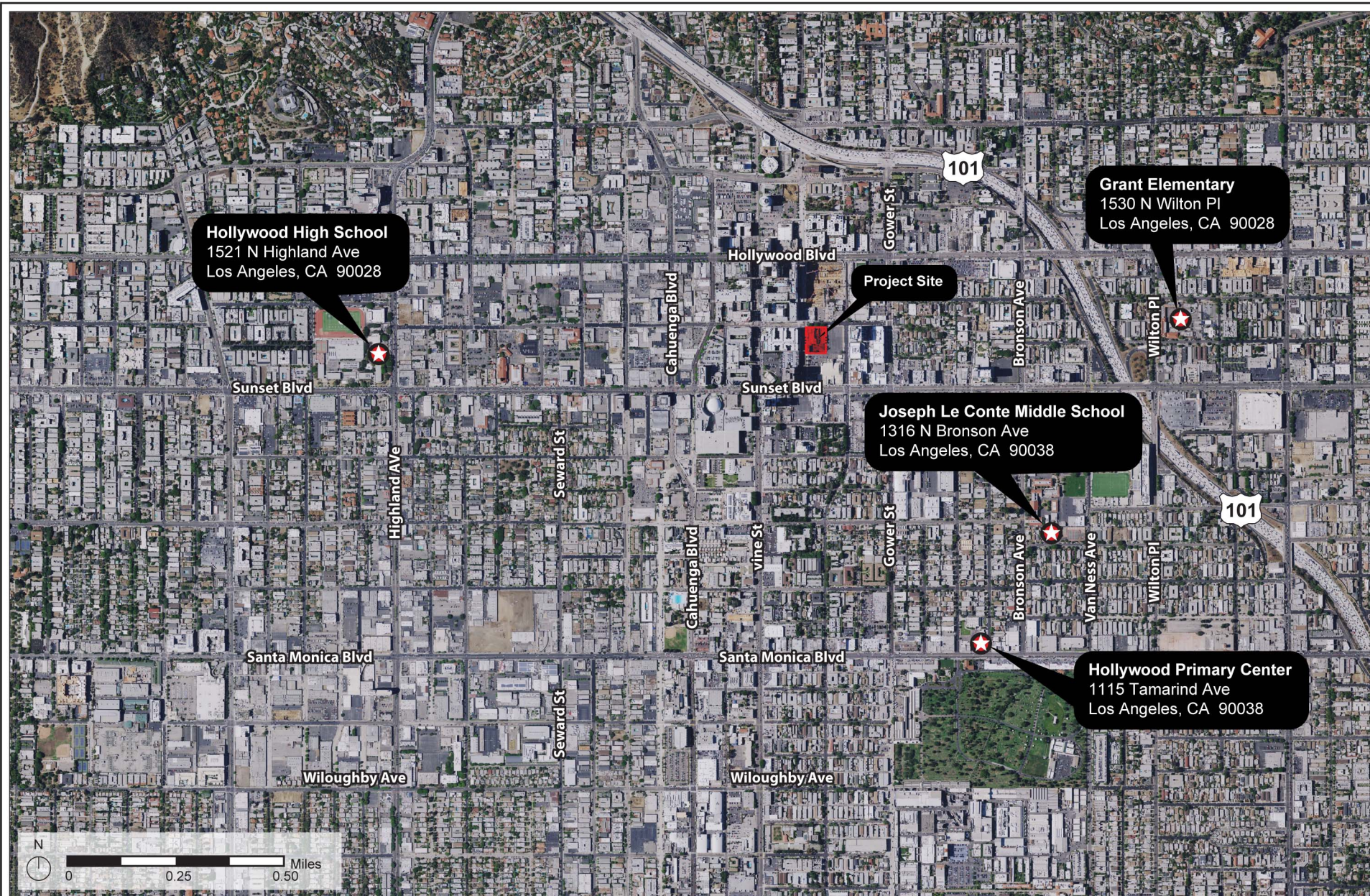


Figure IV.F.3-1
Schools Serving the Project Vicinity

Table IV.F.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
Grant Elementary	573	673	545	(100)	Yes
Joseph Le Conte Middle School	782	1,195	938	(413)	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 with classroom utilization 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 November 17, 2017. See Appendix G of this Draft EIR.

number of seats that are available for students residing within the attendance boundary. The 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.

The LAUSD also projects the future capacity of its schools for the next five years.¹² Table IV.F.3-2 on page IV.F.3-8 shows the LAUSD's projected capacity at each of the schools serving the Project Site vicinity, which are further discussed below.

¹² As described in Section II, Project Description, of this Draft EIR, Project construction is anticipated to be completed in 2023. 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.F.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
Grant Elementary	516	670	(154)	Yes
Joseph Le Conte Middle School	727	1,065	(338)	Yes
Hollywood High School	1,496	1,069	427	No

^a School's planning capacity. Formulated from a baseline calculation of the number of eligible classrooms and classroom utilization after implementing LAUSD operational goals, which include operating on a 2-semester (1-track) calendar and assumed budget resources allowing for class size reductions. 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, Facilities Services Division, dated November 17, 2017. See Appendix G of this Draft EIR.

(i) Grant Elementary School

Grant Elementary School is located at 1530 N. Wilton Place, approximately 0.63 mile east of the Project Site, and offers instruction for grades K–6 on a single-track calendar. During the 2016–2017 academic year, Grant Elementary School had a total capacity for 573 students, a residential enrollment of 673 students, and an actual enrollment of 545 students. Therefore, since the school's capacity of 573 students is less than residential enrollment of 673 students, Grant Elementary School has a capacity shortage of 100 seats and is considered overcrowded under existing conditions.

LAUSD's five-year projection for Grant Elementary School indicates that the school is projected to have a capacity for 516 students and a resident enrollment of 670 students, resulting in a capacity shortage of 154 seats. Therefore, Grant Elementary School is projected to experience overcrowding in the future.

(ii) Joseph Le Conte Middle School

Joseph Le Conte Middle School is located at 1316 N. Bronson Avenue, approximately 0.48 mile southeast of the Project Site, and offers instruction for grades 6–8 on a single-track calendar. During the 2016–2017 academic year, Joseph Le Conte Middle

School had a total capacity for 782 students, a residential enrollment of 1,195 students, and an actual enrollment of 938 students. Therefore, since the school's available capacity of 782 students is less than the residential enrollment of 1,195 students, Joseph Le Conte Middle School has a capacity shortage of 413 seats and is considered overcrowded under existing conditions.

LAUSD's five-year projection for Joseph Le Conte Middle School indicates that the school is projected to have a capacity for 727 students and a projected enrollment of 1,065 students, resulting in a capacity shortage of 338 seats. Therefore, Joseph Le Conte 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 0.84 mile west 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 during the 2016–2017 school year. 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 the LAUSD to apply to any regular, grade-appropriate LAUSD school with designated open enrollment seats.¹³ 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.

¹³ LAUSD, *K–12 Open Enrollment*, <https://achieve.lausd.net/Page/11003>, accessed December 27, 2018.

(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. LAUSD has over 277 independent and affiliated charter schools within its jurisdiction, serving over 138,000 students in grades kindergarten through 12th grade.¹⁴ The charter schools in the vicinity of the Project Site include the Citizens of the World Charter Hollywood, APEX Academy, and Santa Monica Boulevard Community Charter School.¹⁵ 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 all charter schools; as indicated above, capacity and/or enrollment information may not be reported for some independent charter schools.¹⁶

(d) *Magnet Schools*

The option to attend “magnet” programs is also available to students living within the service boundaries of the 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 292 magnet programs located within the LAUSD.¹⁷ Magnet programs offered at the following schools within the vicinity of the Project Site include, but are not limited to, Bernstein High School (for cinematic arts/creative technologies), Hollywood High School (for new media and performing arts), and Joseph Le Conte Middle School (for enriched studies/communication/arts; health/engineering/applied sciences/technology, Bancroft Middle School (for performing arts and gifted/science/technology/engineering/arts/

¹⁴ LAUSD, Charter Schools Division, *About Charter Schools*, <https://achieve.lausd.net/Page/1816>, accessed December 27, 2018.

¹⁵ California Charter Schools Association (CCSA), www.ccsa.org/schools/, accessed December 27, 2018.

¹⁶ Email communication with LAUSD, Gwenn Godek, LAUSD OEHS, Contract Professional/CEQA Advisor. January 25, 2017.

¹⁷ LAUSD, *e-Choices, Magnet Program*, <http://echoices.lausd.net/Magnet/>, accessed December 27, 2018.

math), Melrose Elementary School (for science/technology/math).¹⁸ 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.¹⁹ Pilot schools were established in February 2007 when a Memorandum of Understanding was ratified by the LAUSD and the United Teachers Los Angeles, a union of professionals representing over 35,000 public school teachers and health and human services professionals in LAUSD, 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.^{20, 21} Currently, there are 49 pilot schools located within the LAUSD.²²

(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.²³ To date, more than 600 new projects providing more than 170,000 new seats have been constructed, and more than 19,600 school modernization projects have completed construction to provide upgraded facilities.²⁴ According to the LAUSD, there are no new proposed public schools planned to be built in the Project vicinity.²⁵

¹⁸ LAUSD, *e-Choices, Magnet School Selection Tool*, <http://echoices.lausd.net/Magnet/MagnetProgramInfo>, accessed December 27, 2018.

¹⁹ LAUSD, *Office of School Design Options, Pilot, Overview*, <https://achieve.lausd.net/Page/2841>, accessed December 27, 2018.

²⁰ LAUSD, *Office of School Design Options, Pilot, Overview*, <https://achieve.lausd.net/Page/2841>, accessed December 27, 2018.

²¹ *United Teachers Los Angeles, Contact Us*, www.utla.net/contact-us, accessed December 27, 2018.

²² LAUSD, *Pilot Schools, 2017–2018 List of Pilot Schools*.

²³ LAUSD, *Facilities Services Division, FSD Bond Program*, www.laschools.org/new-site/, accessed December 27, 2018.

²⁴ LAUSD, *Facilities Services Division, FSD Bond Program*, www.laschools.org/new-site/, accessed December 27, 2018.

²⁵ *Letter from Rena Perez, Director of Master Planning and Demographics, LAUSD Facilities Services Division, dated November 17, 2017. See Appendix G of this Draft EIR.*

(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. Specifically there are approximately 12 private schools, ranging from pre-kindergarten through 12th grade, within 1 mile of the Project Site's street address.²⁶ Private school facilities generally have smaller student populations and higher teacher to student ratios than their public counterparts. This information is presented for factual purposes only, as it does not directly relate to current and future enrollment capacity levels of schools in the LAUSD before or after implementation of the Project.

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 schools 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 schools.

(2) 2006 L.A. CEQA Thresholds Guide

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

- 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

²⁶ *Private School Review, Private Schools within 1 miles [sic] of 1546 Argyle Ave, Los Angeles, CA 90028, www.privateschoolreview.com/schools-by-location/1546%20Argyle%20Ave%2C%20Los%20Angeles%2C%20CA%2090028-original-address-1546%20Argyle%20Avenue%20Los%20Angeles/34.09942789999999/-118.3249088/1/None/0/0/None/None/0, accessed December 27, 2018.*

applicable, scheduled improvements to LAUSD services (facilities, equipment and personnel) and the project's proportional contribution to the demand;

- 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).

In assessing impacts related to schools 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. In addition, consistent with LAUSD methodology, school capacity for the purposes of this analysis is defined as the number of students that can be accommodated at a school based on resident enrollment.

b. Methodology

Operation-related impacts on schools were quantitatively analyzed to assess the ability of the 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 2016 LAUSD Developer Fee Justification Study.²⁷

This analysis focuses on public schools that would serve the Project Site. This analysis does not take into account the 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, and private school options in the Project Site vicinity that could also serve Project residents, nor does it

²⁷ LAUSD, 2016 Developer Fee Justification Study, March 2017.

account for the Project's future residents who may already reside in the school attendance boundaries and would move to the Project Site.²⁸

c. Analysis of Project Impacts

(1) Project Design Features

No specific Project Design Features are proposed with regard to schools.

(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 schools?

(a) Construction

As discussed in Section II, Project Description, of this Draft EIR, under the Retail/Restaurant Option, the Project would involve the development of 276 residential units, approximately 24,000 square feet of neighborhood-serving commercial retail and restaurant uses, up to 412 vehicle parking spaces , and 182 required bicycle parking spaces. Alternatively, under the Grocery Store Option, a 27,000 square foot grocery store could be constructed on the ground floor in lieu of the proposed retail and restaurant uses.²⁹ To provide for the new uses, approximately 61,816 square feet of existing commercial uses and surface parking would be demolished. 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. Therefore, the construction employment generated by the Project would not result in a notable increase in

²⁸ 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.

²⁹ 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. This option would provide 186 required bicycle parking spaces.

the resident population or a corresponding demand for schools in the vicinity of the Project Site. Impacts on school facilities during Project construction would be less than significant.

(b) Operation

The Project would directly generate students through the construction of 276 new multi-family residential units. As noted above, the Project would also include development of either neighborhood-serving commercial retail and restaurant uses or a grocery store. As such, these components could generate students as employees of the commercial uses may relocate to the Project Site vicinity. As shown in Table IV.F.3-3 on page IV.F.3-16, using the applicable LAUSD student generation rates for the Project's land uses, the Project's Grocery Store Option would generate a greater number of students than the Retail/Restaurant Option. Under this option, the Project would generate approximately 132 new students, consisting of 72 elementary school students, 19 middle school students, and 41 high school students. In order to provide a conservative analysis, the impact discussion below is based on the students generated by the Grocery Store Option.

As discussed in Section II, Project Description, of this Draft EIR, the Project includes removal of the existing warehouse, office, and commercial uses on-site. As shown in Table IV.F.3-3, using the applicable LAUSD student generation rates, the existing uses on the Project Site produce approximately 34 students, consisting of 19 elementary school students, 4 middle school students, and 11 high school students.

When accounting for the removal of the existing on-site uses, the Project's Grocery Store Option would result in a net increase of 98 students, consisting of 53 elementary school students, 15 middle school students, and 30 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 the LAUSD to apply to any regular, grade-appropriate LAUSD school with designated open enrollment seats;

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

Land Use	Units	Students Generated ^a		
		Elementary School (K–6)	Middle School (7–8)	High School (9–12)
Existing				
Warehouse	32,634 sf	5	1	3
Office	15,182 sf	9	2	5
Commercial (retail and print shop uses)	14,000 sf	5	1	3
Total Existing		19	4	11
Proposed Retail/Restaurant Option				
Residential	276 du	63	17	36
Restaurant	15,000 sf	5	1	3
Retail	9,000 sf	3	1	2
Total for Retail/Restaurant Option		71	19	41
Total Net Student Generation (Retail/Restaurant Option – Existing)		52	15	30
Proposed Grocery Store Option				
Residential	276 du	63	17	36
Grocery Store	27,000 sf	9	2	5
Total for Grocery Store Option		72	19	41
Total Net Student Generation (Grocery Store Option – Existing)		53	15	30
<hr/>				
du = dwelling units sf = square feet Numbers may not sum due to rounding.				
^a Based on student generation factors provided in the 2016 LAUSD Developer Fee Justification Study, March 2017. 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 non-residential uses, the following student generation rates were used: 0.001077 student per square foot for Standard Commercial Office; 0.000610 student per square foot for Neighborhood Shopping Centers; and 0.000304 student per square foot for Industrial Parks. Since the LAUSD Developer Fee Justification Study does not provide a factor for warehouse uses, the most comparable factor for Industrial Parks was applied. In addition, as 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, 2019.				

- Magnet schools and magnet centers, such as Bernstein High School (for cinematic arts/creative technologies), Hollywood High School (for new media and performing arts), and Joseph Le Conte Middle School (for enriched studies/communication/arts; health/engineering/applied sciences/technology), Bancroft Middle School (for performing arts and gifted/science/technology/engineering/arts/math), Melrose Elementary School (for science/technology/math), which are open to qualified students in the 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.³⁰ The LAUSD provides transportation to all students enrolled in the Permits With Transportation Program regardless of where they live within the 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's Grocery Store Option under existing conditions. Grant Elementary School and Joseph Le Conte Middle School would not have adequate existing capacity to serve the Project's Grocery Store Option under existing conditions. Specifically, with the addition of Project-generated students, Grant Elementary School would have a seating shortage of 153 students (i.e., existing shortage of 100 students in addition to the Project student generation of 53 students), and Joseph Le Conte Middle School would have a seating shortage of 428 students (i.e., existing shortage of 413 students in addition to the Project student generation of 15 students), while Hollywood High School would have a seating overage of 364 students (i.e., existing capacity for 394 students less the Project student generation of 30 students).

With regard to projected future capacity, Grant Elementary School would have a seating shortage of 207 students (i.e., future shortage of 154 students in addition to the

³⁰ A feeder pattern is the linkage from elementary school, middle school, and high school.

Project student generation of 53 students), Joseph Le Conte Middle School would have a seating shortage of 353 students (i.e., future shortage of 338 students in addition to the Project student generation of 15 students), and Hollywood High School would have a seating overage of 397 students (i.e., future capacity for 427 students less the Project student generation of 30 students).

Pursuant to SB 50, the Project Applicant would be required to pay development fees for schools to the LAUSD prior to the issuance of the Project's building permit. Pursuant to Government Code Section 65995, the payment of these fees is considered full and complete mitigation of Project-related school impacts. Therefore, payment of the applicable development school fees to the LAUSD would offset the potential impact of additional student enrollment at schools serving the Project Site. Accordingly, with adherence to existing regulations, impacts on schools would be less than significant and mitigation measures would not be required.

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, there are 109 related projects located in the Project Site vicinity, including the Hollywood Community Plan Update.

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. Related Project No. 109 is the Hollywood Community Plan Update, which once adopted, 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 Related Project Nos. 1 through 108, 77 related projects were identified as being located within the attendance boundaries of Grant Elementary School, Joseph Le Conte

Middle School, or Hollywood High School. Therefore, these 77 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 Grant Elementary School, Joseph Le Conte Middle School, or Hollywood High School.

As shown in Table IV.F.3-4 on page IV.F.3-20, the 77 related projects located within the attendance boundaries of the same schools that would serve the Project could potentially generate 1,818 Grant Elementary School students, 974 Joseph Le Conte Middle School students, and 2,064 Hollywood High School students, based on the student generation rates provided in the 2016 LAUSD Developer Fee Justification Study. As indicated above, when not taking the removal of the existing uses into account, the Project's Grocery Store Option would generate a greater number of students than compared to the Project's Retail Option, including approximately 132 new students consisting of 72 elementary school students, 19 middle school students, and 41 high school students. Therefore, the Project in combination with the 77 related projects would have the potential to generate a cumulative total of 1,890 Grant Elementary School students, 993 Joseph Le Conte Middle School students, and 2,105 Hollywood High School students. It is important to note that these students would be generated over time, not all at once, as individual related projects become operational (for example, the Project is not anticipated to be operational until 2023). Additionally, these estimates are gross, not net, and do not reflect the removal of existing uses and associated students who may already be enrolled at LAUSD schools. Furthermore, this analysis is conservative as it does not account for the variety of other school options, such as charter schools, magnet schools, and private schools in the Project vicinity that could serve new residents generated by residential development associated with the related projects.³¹ This analysis also does not account for future residents who may already reside in the school attendance boundaries and may move to residential units at the related projects. Last, it is noted that the student generation rates are averages throughout the LAUSD district and may not accurately reflect the characteristics of the related projects, generally all of which would be located in proximity to transit, which allows employees to travel greater distances without the need to move closer to jobs in Hollywood. Similarly, high-rise commercial office uses, which many of the related projects include, typically generate fewer students than the LAUSD averages. Accordingly, the student generation estimates are considered conservative.

Based on existing enrollment and capacity data from LAUSD, the schools serving the Project and the 77 related projects would not have adequate capacity. Specifically,

³¹ *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.*

Table IV.F.3-4
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
1	Paseo Plaza Mixed-Use 5651 W. Santa Monica Blvd.	Condominiums	375 du	—	23	—
		Retail	377,900 sf	—	34	—
2	BLVD 6200 Mixed-Use 6200 W. Hollywood Blvd.	Live/Work Units	28 du	7	2	4
		Apartments	1,014 du	231	62	132
		Retail	175,000 sf	59	16	34
3	Sunset Bronson Studios 5800 W. Sunset Blvd.	Office	404,799 sf	237	64	—
4	Yucca Street Condos 6230 W. Yucca St.	Apartments	114 du	—	7	15
		Commercial	2,697 sf	—	1	1
5	Hollywood 959 959 N. Seward St.	Office	241,568 sf			
6	Archstone Hollywood Mixed-Use Project 6911 W. Santa Monica Blvd.	Apartments	231 du	—	—	30
		High-Turnover Restaurant	5,000 sf	—	—	1
		General Retail	10,000 sf	—	—	2
7	Temple Israel of Hollywood 7300 W. Hollywood Blvd.	Temple Renovation ^d	N/A	—	—	0
8	Mixed-Use 5245 W. Santa Monica Blvd.	Apartments	49 du			
		Retail	32,272 sf			
9	Selma Hotel 6417 W. Selma Ave.	Hotel	180 rm	—	—	10
		Restaurant	12,840 sf	—	—	3
10	Hollywood Production Center 1149 N. Gower St.	Apartments	57 du	—	4	8
11	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartments	220 du	50	14	29
		Restaurant	3,270 sf	2	1	1

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
12	Mixed-Use Office/Retail 936 N. La Brea Ave.	Office	88,750 sf			
		Retail	12,000 sf			
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	—	—	34
		Commercial	2,012 sf	—	—	1
15	Argyle Hotel Project 1800 N. Argyle Ave.	Hotel	225 rm	—	6	12
16	Seward Street Office Project 956 N. Seward St.	Office	126,980 sf			
17	Hotel & Restaurant Project 6381 W. Hollywood Blvd.	Hotel	80 rm	—	2	5
		Restaurant	15,290 sf	—	2	3
18	Emerson College Project (Student Housing) 1460 N. Gordon St.	Student Housing ^d	224 du	0	0	—
		Faculty/Staff Housing	16 du	4	1	—
		Retail	6,400 sf	3	1	—
19	Television Center (TVC Expansion) 6300 W. Romaine St.	Office	114,725 sf			
		Gym	40,927 sf			
		Dance Studio	38,072 sf			
20	Hollywood Center Studios Office 6601 W. Romaine St.	Office	106,125 sf			
21	Selma Community Housing 1603 N. Cherokee Ave.	Affordable Apartments	66 du			
22	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf	—	—	2
		Office	4,074 sf	—	—	2
		Storage	890 sf	—	—	1

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
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	55	15	—
		Shopping Center	30,887 sf	11	3	—
25	Residential 712 N. Wilcox Ave.	Apartments	103 du			
26	Mixed-Use 1600–1610 N. Highland Ave.	Apartments	248 du	—	—	33
		Retail	12,785 sf	—	—	3
27	Millennium Hollywood Mixed-Use Project 1740 N. Vine St.	Apartments	492 du	—	31	64
		Hotel	200 rm	—	5	11
		Office	100,000 sf	—	16	34
		Fitness Club	35,000 sf	—	4	7
		Retail	15,000 sf	—	2	3
		Restaurant	34,000 sf	—	4	7
28	Paramount Pictures 5555 W. Melrose Ave.	Production Office	635,500 sf	—	101	—
		Office	638,100 sf	—	101	—
		Retail	89,200 sf	—	8	—
		Stage	21,000 sf	—	4	—
		Support Uses	1,900 sf	—	1	—
29	Apartments 1411 N. Highland Ave.	Apartments	76 du	—	—	10
		Commercial	2,500 sf	—	—	1
30	Apartment Project 1824 N. Highland Ave.	Apartments	118 du	—	—	16
31	Hotel 1133 N. Vine St.	Hotel	112 rm	—	—	6
		Café	661 sf	—	—	1

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
32	The Lexington Mixed-Use 6677 W. Santa Monica Blvd.	Apartments	695 du	—	—	91
		Commercial	24,900 sf	—	—	5
33	Columbia Square Mixed-Use 6121 W. Sunset Blvd.	Apartments	200 du	46	13	26
		Office	422,610 sf	248	67	142
		Retail/Restaurant	41,300 sf	14	4	8
		Hotel	125 rm	12	4	7
34	Mixed-Use (High Line West) 5550 W. Hollywood Blvd.	Apartments	280 du	64	18	37
		Retail	12,030 sf	4	2	3
35	Tutoring Center 927 N. Highland Ave.	School	100 stu			
			18 emp			
36	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Apartments	224 du	—	—	30
		Retail	985 sf	—	—	1
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	70	19	40
		Retail	68,000 sf	23	7	13
39	Condos & Retail 5663 Melrose Ave.	Condominiums	96 du			
		Retail	3,350 sf			
40	6250 Sunset (Nickelodeon) 6250 W. Sunset Blvd.	Apartments	200 du	46	13	26
		Retail	4,700 sf	2	1	1

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
41	Hollywood Central Park Hollywood Freeway (US-101)	Park (14.35 acres) ^e	625,086 sf	N/A	N/A	N/A
		Amphitheater ^f	500 seats	N/A	N/A	N/A
		Inn	5 rm	0	0	0
		Community Center	30,000 sf	10	3	6
		Banquet Space	15,000 sf	5	1	3
		Commercial	29,000 sf	10	3	5
		Apartments (Low Income)	15 du	3	1	2
42	Movietown 7302 W. Santa Monica Blvd.	Apartments	371 du			
		Office	7,800 sf			
		Restaurant	5,000 sf			
		Commercial	19,500 sf			
43	Mixed-Use 5901 Sunset Blvd.	Office	274,000 sf			
		Supermarket	26,000 sf			
44	Mixed-Use 7107 Hollywood Blvd.	Apartments	410 du	—	—	54
		Restaurant	5,000 sf	—	—	1
		Retail	5,000 sf	—	—	1
45	John Anson Ford Theater 2580 Cahuenga Blvd. East	Theater ^f	311 seats	—	—	N/A
		Restaurant	5,400 sf	—	—	2
		Office	30 emp	—	—	7
46	1717 Bronson Avenue 1717 N. Bronson Ave.	Apartments	89 du	—	6	12
47	Sunset + Wilcox 1541 N. Wilcox Ave.	Hotel	200 rm	—	—	11
		Restaurant	9,000 sf	—	—	2
48	Mixed-Use 1350 N. Western Ave.	Apartments	200 du	—	13	—
		Guest Rooms ^g	4 du	—	0	—

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
		Retail/Restaurant	5,500 sf	—	1	—
49	Palladium Residences 6201 W. Sunset Blvd.	Apartments (37 Affordable)	731 du	166	45	95
		Retail/Restaurant	24,000 sf	8	3	5
50	5600 West Hollywood Boulevard 5600 W. Hollywood Blvd.	Apartments	33 du	8	3	5
		Commercial	1,289 sf	1	1	1
51	5750 Hollywood 5750 Hollywood Blvd.	Apartments	161 du	37	10	21
		Commercial	4,747 sf	2	1	1
52	925 La Brea Avenue 925 La Brea Ave.	Retail	16,360 sf			
		Office	45,432 sf			
53	904 La Brea Avenue 904 La Brea Ave.	Apartments	169 du			
		Retail	37,057 sf			
54	2014 Residential 707 N. Cole Ave.	Apartments	84 du			
55	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm	—	—	4
		Rooftop Restaurant/Lounge	700 sf	—	—	1
		Restaurant	3,300 sf	—	—	1
56	Academy Square 1341 Vine St.	Office	285,719 sf	—	—	96
		Apartments	200 du	—	—	26
		Restaurant	16,135 sf	—	—	4
57	Hotel 6500 Selma Ave.	Hotel	70 rm	—	—	4
		Restaurant	4,320 sf	—	—	1
58	Hotel 1921 Wilcox Ave.	Hotel	122 rm	—	—	7
		Restaurant	4,225 sf	—	—	1

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
59	Sunset Mixed-Use 7500–7510 W. Sunset Blvd.	Apartments	213 du			
		Restaurant	10,000 sf			
		Retail	20,000 sf			
60	Mixed-Use 901 N. Vine St.	Apartments	70 du			
		Commercial	3,000 sf			
61	Apartments 525 N. Wilton Pl.	Apartments	88 du	—	6	—
62	Hardware Store 4905 W. Hollywood Blvd.	Retail	36,600 sf			
63	Mixed-Use 1233 N. Highland Ave.	Apartments	72 du	—	—	10
		Commercial	12,160 sf	—	—	3
64	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du	—	—	48
		Office	2,570 sf	—	—	1
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	—	—	4
67	Hollywood Crossroads 1540–1552 Highland Ave.	Residential	950 du	—	—	124
		Hotel	308 rm	—	—	16
		Office	95,000 sf	—	—	32
		Commercial Retail	185,000 sf	—	—	36
68	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm	—	—	7
		Retail	3,580 sf	—	—	1
69	Faith Plating 7143 Santa Monica Blvd.	Residential	145 du	—	—	19
		Retail/Restaurant	7,858 sf	—	—	2

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
70	Apartments 5460 W. Fountain Ave.	Apartments	75 du	—	5	—
71	Mixed-Use 6220 W. Yucca St.	Hotel	210 rm	—	6	11
		Apartments	136 du	—	9	18
		Restaurant	6,980 sf	—	1	2
72	SunWest Project (Mixed-Use) 5525 W. Sunset Blvd.	Apartments	293 du	67	18	—
		Commercial	33,980 sf	12	4	—
73	Hollywood De Longpre Apartments 5632 De Longpre Ave.	Apartments	185 du	42	12	—
74	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm	—	—	15
		Retail	1,900 sf	—	—	1
75	Selma Hotel 6516 W. Selma Ave.	Hotel	212 rm	—	—	11
		Bar/Lounge	3,855 sf	—	—	1
		Rooftop Bar/Event Space	8,500 sf	—	—	2
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	21	6	12
		Retail	15,300 sf	6	2	3
78	McCadden Campus (LGBT) 1118 N. McCadden Pl.	Youth/Senior Housing ^d	45 du	—	—	0
		Social Service Support	50,325 sf	—	—	17
		Office	17,040 sf	—	—	6
		Retail/Restaurant	1,885 sf	—	—	1
		Emergency Housing ^d	40 beds	—	—	0

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
		Transitional Living ^d	60 beds	—	—	0
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	—	6	12
		Restaurant	4,354 sf	—	1	1
81	Apartments 1749 Las Palmas Ave.	Apartments	70 du	—	—	10
		Retail	3,117 sf	—	—	1
82	Mixed-Use 1868 N. Western Ave.	Apartments	96 du	22	6	13
		Retail	5,546 sf	2	1	2
83	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	232 du	—	—	31
		Restaurant	7,000 sf	—	—	2
84	6200 West Sunset Boulevard 6200 W. Sunset Blvd.	Apartments	270 du	62	17	35
		Quality Restaurant	1,750 sf	1	1	1
		Pharmacy	2,300 sf	1	1	1
		Retail	8,070 sf	3	1	2
85	747 North Western Avenue 747 N. Western Ave.	Apartments	44 du	—	3	—
		Retail	7,700 sf	—	1	—
86	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du	—	—	6
87	1001 North Orange Drive 1001 N. Orange Dr.	Office	53,537 sf			
88	Sunset & Western 5420 W. Sunset Blvd.	Apartments	735 du	—	45	—
		Commercial	95,820 sf	—	9	—
89	Hollywood & Wilcox 6430–6440 W. Hollywood Blvd.	Apartments	260 du	—	—	34
		Office	3,580 sf	—	—	2
		Retail	11,020 sf	—	—	3

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
90	Mixed-Use 4914 W. Melrose Ave.	Restaurant	3,200 sf	—	—	1
		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	97	26	56
		Grocery Store	55,000 sf	19	5	11
		Retail	5,000 sf	2	1	1
		Restaurant	8,988 sf	3	1	2
93	1600 Schrader 1600 Schrader Blvd.	Hotel	168 rm	—	—	9
		Restaurant	5,979 sf	—	—	2
94	Mixed-Use 5939 W. Sunset Blvd.	Apartments	299 du			
		Office	38,440 sf			
		Restaurant	5,064 sf			
		Retail	3,739 sf			
95	Melrose & Beachwood 5570 W. Melrose Ave.	Apartments	52 du			
		Commercial	5,500 sf			
96	Montecito Senior Housing 6650 W. Franklin Ave.	Senior Apartments ^d	68 du	—	—	0
97	The Chaplin Hotel Project 7219 W. Sunset Blvd.	Hotel	93 rm	9	—	5
		Restaurant	2,800 sf	1	—	1
98	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	221 rm	—	—	12
		Restaurant	3,000 sf	—	—	1
99	6140 Hollywood 6140 Hollywood Blvd.	Hotel	102 rm	10	3	6
		Condominiums	27 du	7	2	4
		Restaurant	11,460 sf	4	2	3

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
100	Selma–Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm	—	—	6
		Restaurant	1,993 sf	—	—	1
101	Apartments 1601 N. Las Palmas Ave.	Apartments	86 du	—	—	12
102	1723 N Wilcox Residential 1723 N. Wilcox Ave.	Apartments	68 du	—	—	9
		Retail	3,700 sf	—	—	1
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	11	3	7
105	1719 Whitley Hotel 1719 N. Whitley Ave.	Hotel	156 rm	—	—	8
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	—	5	—
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.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
109	Hollywood Community Plan Update 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 Project Total				1,818	974	2,064
Project Gross Total (Grocery Option)				72	19	41
Related + Project Total				1,890	993	2,105

Numbers may not sum due to rounding.

du = dwelling units

rm = rooms

sf = square feet

stu = students

emp = employees

N/A = Information is not available.

 = The related project is not located within the attendance boundaries of at least one of the schools serving the Project Site (i.e., Grant Elementary School, Joseph Le Conte Middle School, and Hollywood High School).

^a For hotel uses, a square footage rate of 650 square feet per room is applied. Source: deRoos, J. A. (2011). Planning and programming a hotel [Electronic version]. Retrieved December 13, 2016, from Cornell University, School of Hospitality Administration site, <http://scholarship.sha.cornell.edu/articles/310/>.

^b Based on student generation factors provided in the 2016 LAUSD Developer Fee Justification Study, March 2017. 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

Table IV.F.3-4 (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 ^a	Unit/Area	Students Generated ^{b,c}		
				Grant Elementary	Joseph Le Conte Middle School	Hollywood High School
<p><i>0.1296 student per household (Grades 9–12). For non-residential uses, the following student generation rates were used: 0.001077 student per square foot for Standard Commercial Office; 0.000610 student per square foot for Neighborhood Shopping Centers; 0.000254 student per square foot for Lodging uses; and 0.2249 student per employee for commercial uses. In addition, as 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).</i></p> <p>^c <i>The LAUSD 2016 Developer Fee Justification Study does not provide student generation factors for restaurant, bar, lounge, coffee shop, grocery, pharmacy, fitness club, banquet space, and community center land uses. Therefore, the highest available rate for comparable land uses is applied (i.e., 0.000610 student per square foot for Neighborhood Shopping Centers). In addition, the LAUSD 2016 Developer Fee Justification Study does not provide student generation factors for stage and support uses. Therefore, the highest available rate for comparable land uses is applied (i.e., 0.001077 student per square foot for Standard Commercial Offices).</i></p> <p>^d <i>This type of use is not expected to generate K–12 students.</i></p> <p>^e <i>The LAUSD 2016 Developer Fee Justification Study does not provide student generation factors for park land uses.</i></p> <p>^f <i>This related project provides units per seats for theater or amphitheater uses. The LAUSD 2016 Developer Fee Justification Study does not provide student generation rates per units of seats for such uses.</i></p> <p>^g <i>The guest rooms proposed by this related project are comparable to hotel rooms. Therefore, the rate for Lodging land uses is applied.</i></p> <p>Source: Eyestone Environmental, 2019.</p>						

with the addition of students generated by the Project in combination with the 77 related projects, Grant Elementary School would have a seating shortage of 1,990 students (i.e., existing shortage of 100 students in addition to the Project plus related projects student generation of 1,890 students), Joseph Le Conte Middle School would have a seating shortage of 1,406 students (i.e., existing shortage of 413 students in addition to the Project plus related projects student generation of 993 students), and Hollywood High School would have a seating shortage of 1,711 students (i.e., existing capacity for 394 students less the Project plus related projects student generation of 2,105 students).

With regard to projected future capacity, Grant Elementary School would have a seating shortage of 2,044 students (i.e., future seating shortage of 154 students in addition to the Project plus related projects student generation of 1,890 students), Joseph Le Conte Middle School would have a seating shortage of 1,331 students (i.e., future seating shortage of 338 students in addition to the Project plus related projects student generation of 993 students), and Hollywood High School would have a seating shortage of 1,678 students (i.e., future overage capacity of 427 students less the Project plus related projects student generation of 2,105 students) with the addition of students generated by the Project in combination with the 77 related projects. As such, the students generated by the Project in combination with the 77 related projects located within the school attendance boundaries would cause a shortage when compared to existing conditions and projected school capacity at Grant Elementary School, Joseph Le Conte Middle School, and Hollywood High School.

This degree of cumulative growth would substantially increase the demand for LAUSD services in the Project Site vicinity. However, the Project would comprise a very small percentage (i.e., approximately 1.98 percent) of the total estimated cumulative growth in students. Furthermore, as with the Project, future development, including the related projects, would be required to pay development fees for schools to the LAUSD prior to the issuance of building permits pursuant to SB 50. Pursuant to Government Code Section 65995, the payment of these fees would be considered full and complete mitigation of school impacts generated by the related projects.

Cumulative increases in student population due to related projects and other cumulative growth would be identified and addressed through the LAUSD's annual programming and budgeting processes. LAUSD resource needs would be identified and monies allocated according to the priorities at the time. Any requirement for a new school, or the expansion, consolidation, or relocation of an existing school would also be identified through this process, the impacts of which would be addressed accordingly. Furthermore, over time, LAUSD would continue to monitor population growth and land development throughout the City and identify additional resource needs, including staffing, equipment, other special programs, and possibly school expansions or new school construction, which may become necessary to create sufficient student capacity. LAUSD has no known or

proposed plans to expand schools or construct new facilities in the Community Plan area. Nonetheless, projects involving the construction or expansion of a school would be addressed independently pursuant to CEQA.

Therefore, the Project's incremental contribution toward school impacts would not be cumulatively considerable, and cumulative impacts would be less than significant.

5. Mitigation Measures

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

6. Level of Significance After Mitigation

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