

# Appendix G

---

## Public Service Letters

**Appendix G.1** Los Angeles Fire Department, Inter-Departmental Correspondence to the City Planning Department, ENV-2018-2771-EIR, Ralph M. Terrazas, Fire Chief, May 22, 2019.

**Appendix G.2** (A) Los Angeles Police Department, 3<sup>rd</sup> and Fairfax Boulevard Project Correspondence Letter, April 1, 2019.

(B) Los Angeles Police Department, 3<sup>rd</sup> and Fairfax Boulevard Project Supplemental Correspondence Letter, February 20, 2020.

**Appendix G.3** Los Angeles Unified School District, Environmental Impact Report Information Requested for: 3<sup>rd</sup> and Fairfax Mixed-Use Project, May 16, 2018.

**Appendix G.4** Los Angeles Department of Recreation and Parks Early Consultation Meeting Verification (370 South Fairfax Avenue, 6300-6730 West 3<sup>rd</sup> Street, 347 South Ogden Drive), May 23, 2018.

**Appendix G.5** Los Angeles Public Library, 3<sup>rd</sup> and Fairfax Mixed-use Project [ENV-2018-2771-EIR], Request for Information, Los Angeles Public Library Response, April 22, 2019.

[Page left intentionally blank.]

# Appendix G.1

---

## Public Service Letters

**Appendix G.1** Los Angeles Fire Department, Inter-Departmental Correspondence to the City Planning Department, ENV-2018-2771-EIR, Ralph M. Terrazas, Fire Chief, May 22, 2019.

[Page left intentionally blank.]

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

May 22, 2019

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Mindy Nguyen

**From:** Fire Department

**Subject: Notice of Preparation of an Environmental Impact**

**CASE NO.:** ENV-2018-2771-EIR  
**PROJECT NAME:** 3<sup>rd</sup> and Fairfax Mixed-Use Project  
**PROJECT APPLICANT:** Third Fairfax, LLC  
**PROJECT LOCATION:** 300-370 SOUTH FAIRFAX AVENUE, 6300-6370 WEST 3<sup>RD</sup> STREET, AND 347 SOUTH OGDEN DRIVE, LOS ANGELES, CA 90036

**PROJECT DESCRIPTION:**

The Proposed Project includes the partial demolition of an existing surface parking lot and commercial buildings, for up to 151,048 square feet of existing commercial floor area to be demolished (with 63,688 square feet of existing commercial floor area to remain); and the construction of a new mixed-use building containing 331 multi-family residential apartment dwelling units, for approximately 343,000 square feet of new residential floor area, and up to approximately 83,994 square feet of new commercial floor area, all located on the eastern portion of the Project Site. Existing buildings on the western portion of the Project Site are to remain and are not considered part of the Proposed Project work scope, except for calculating overall development rights for the entire Project Site. In conjunction with the existing commercial buildings to remain, the Proposed Project will include approximately 147,682 square feet of commercial retail space and 343,000 square feet of residential space, for a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1. The newly constructed portion of the Proposed Project will consist of a mid-rise, eight-story structure and two levels of subterranean parking, for a maximum height of approximately 100 feet. The residential component will consist of 70 studio units, 162 one-bedroom units, 66 two-bedroom units, and 33 three-bedroom units. The Proposed Project would provide a maximum of 1,156 automobile parking spaces, comprised of 982 spaces within the mixed-use building, and 174 spaces within the existing surface parking lot to remain. In addition, a total of 257 bicycle parking spaces, comprised of 57 short- and 200 long-term bicycle parking spaces, will be provided pursuant to the LAMC. Vehicular access to the Project Site will be provided via four driveways, which include two new driveways (one residential and one commercial) with access to the parking areas for the new mixed-use building along South Ogden Drive, and two existing driveways along South Fairfax Avenue and West 3rd Street with access to the surface parking lot. The Proposed Project will include up to 37,225 square feet of open space, including 5,640 square feet of indoor amenity space and approximately 31,585 square feet of common outdoor open space. Open space will be provided through residential amenity decks located on the fourth floor, the fifth floor, and on the roof level. Landscaping will be provided at these amenity decks, and also around the surface parking lot and edges of the Project Site.

The following comments are furnished in response to your request for this Department to review the proposed development:

#### **FIRE FLOW:**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

#### **RESPONSE DISTANCE:**

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

#### **FIRE STATIONS:**

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **300-700 SOUTH FAIRFAX AVENUE**

<b>DISTANCE</b> <b>0.9</b>	<b>Fire Station No. 61</b> 5821 W. 3rd Street Los Angeles, CA 90036	<b>SERVICES AND EQUIPMENT</b> Task Force, Paramedic Rescue Ambulance BLS Rescue Ambulance	<b>STAFF</b> <b>14</b>
<b>2.3</b>	<b>Fire Station No. 41</b> 1439 N. Gardner Street Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance and Brush Patrol	<b>6</b>

<b>DISTANCE</b> <b>2.7</b>	<b>Fire Station No. 58</b> 1556 S. Robertson Blvd. Los Angeles, CA 90035	<b>SERVICES AND EQUIPMENT</b> Assessment Engine, 2 Paramedic Rescue Ambulances and BLS Ambulance	<b>STAFF</b> <b>8</b>
<b>2.9</b>	<b>Fire Station No. 68</b> 5023 W. Washington Boulevard Los Angeles, CA 90019	Engine and Paramedic Rescue Ambulance	<b>6</b>
<b>3.2</b>	<b>Fire Station No. 29</b> 4029 W. Wilshire Blvd. Los Angeles, CA 90010	Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance and DECON Tender	<b>14</b>

Based on these criteria (response distance from existing fire stations), fire protection would be considered **adequate**.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

#### **FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.



5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Site plans shall include all overhead utility lines adjacent to the site.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

Contingencies shall be formulated and implemented, prior to completion of the project, to ensure that the level-of-service for street intersections is no worse than "E" or "F".

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

Mindy Nguyen  
May 22, 2019  
ENV-2018-2771-EIR  
Page 6

For additional information, please contact the Fire Development Services Section,  
Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,  
Fire Chief

Kristin Crowley, Fire Marshal  
Bureau of Fire Prevention and Public Safety

KC:RED:yw

## Appendix G.2

---

### Public Service Letters

**Appendix G.2** (A) Los Angeles Police Department, 3<sup>rd</sup> and Fairfax  
Boulevard Project Correspondence Letter, April 1, 2019.

(B) Los Angeles Police Department, 3<sup>rd</sup> and Fairfax  
Boulevard Project Supplemental Correspondence Letter,  
February 20, 2020.

[Page left intentionally blank.]

# LOS ANGELES POLICE DEPARTMENT

**MICHEL R. MOORE**  
Chief of Police



**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-6000  
TDD: (877) 275-5273  
Ref #:14.7

April 1, 2019

Ms. Elise Lorenzana  
Parker Environmental Consultants  
23822 Valencia Boulevard, Suite 301  
Santa Clarita, California 91355

Dear Ms. Lorenzana:

The proposed 3<sup>rd</sup> and Fairfax Boulevard Project falls within the geographical boundaries of the Los Angeles Police Department's Wilshire Area. A project of this size could have a minor impact on police services in the Wilshire Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Outreach and Development Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Wilshire Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions, please contact Officer Christopher Gibson, Community Outreach and Development Division at, (213) 486-6000.

Respectfully,

**MICHEL R. MOORE**  
Chief of Police

  
**AARON C. PONCE**, Captain  
Commanding Officer  
Community Outreach and Development Division

Enclosure

The proposed 3<sup>rd</sup> and Fairfax Mixed-Use Project will be under the jurisdiction of Wilshire Community Police Station, located at 4861 West Venice Boulevard, Los Angeles, CA 90019. Telephone Number (213) 485-2112.

The project site is approximately 2.5 miles and 11 minutes without traffic from the Police Station in Reporting District (RD) 0734.

Wilshire Geographic Area is approximately 13.97 square miles and consists of 57 Reporting Districts. The service boundaries for Wilshire Area are as follows: Willoughby Avenue, Los Angeles City Boundary to the North, Santa Monica Freeway to the South, Arlington Avenue, Plymouth Boulevard, Gower Street to the East, and the La Cienega Boulevard to the West.

It has approximately 233 sworn personnel and 28 civilian support staff assigned. It is a culturally diverse community with a population of approximately 251,000 people. The officer to resident ratio is; 1 officer to 1076 residents in Wilshire Area. Additionally, there are special service teams available within the LAPD to service Wilshire Area.

Wilshire Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in Wilshire Area during 2018 was 4.0 minutes. The average response time for non-emergency calls for service in Wilshire Area during 2018 was 29.5 minutes.

Crime Statistics for all Wilshire Area:

<b>CRIMES</b>	<b>YTD 2018</b>	<b>YTD 2017</b>	<b>YTD 2016</b>
HOMICIDE	6	7	5
RAPE	39	44	40
ROBBERY	446	412	352
AGGRAVATED ASSAULT	544	505	436
BURGLARY	1061	1064	891
MOTOR VEHICLE THEFT	522	546	583
BURGLARY FROM MOTOR VEHICLE	1567	1429	1268
PERSONAL/OTHER THEFT	2172	1877	1659

Prepared by:

Officer Christopher Gibson  
Community Outreach and Development Division  
213 486-6000



# LOS ANGELES POLICE DEPARTMENT



**MICHEL R. MOORE**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-6000  
TDD: (877) 275-5273  
Ref #:1.18.2

February 20, 2020

Elise Lorenzana-Cronkrite  
Senior Environmental Planner  
Parker Environmental Consultants  
23822 Valencia Boulevard Suite 301  
Valencia, CA., 91355

Dear Elise Lorenzana-Cronkrite:

[ENV-# -EAF]

Please find attached the updated requested crime statistics for The 3<sup>rd</sup> and Fairfax Project, located in The Los Angeles Police Department's Wilshire Division.

**The following updated report was prepared for The 3<sup>rd</sup> and Fairfax Project:**

**Divisional Response Times:**

According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in the Wilshire Area (Code 3 calls) was 4.2 minutes with a dispatch median time of 1.4 minutes. The medium high priority response time (Code 2) was 13.6 minutes with a dispatch median time of 4.2 minutes. Low priority, non-emergency response time was 33.6 minutes with a dispatch median time of 14.8 minutes.

These response times were taken from the statistics submitted by Wilshire Division for a 4 week period between January 12<sup>th</sup> 2020 through February 8<sup>th</sup> 2020.

During this 4 week period, Wilshire Division answered 317 emergency calls for service, 1,124 medium high priority calls and 1,738 low priority calls. The response times stated are adequate performance times for this police division.

**Statistics:**

The following are the five year crime statistics for Wilshire Division (WIL) for the years 2016-2020 including Citywide statistics:

<b>Wilshire Division Crime YTD and 5 year totals</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>Crime in RD 07</b>
Violent Crime	87	997	1086	1007	875	
Property Crime	480	5370	5386	4924	4405	
Homicide	1	2	6	7	5	
Rape	1	57	88	84	82	
Robbery	31	417	446	412	352	
Aggravated Assault	54	521	546	504	436	
Burglary	78	845	1084	1066	891	
Motor Vehicle Theft	44	496	526	546	584	
Burglary Theft From Vehicle	171	1990	1561	1432	1269	
Personal/Other Theft	187	2039	2215	1880	1661	
Child/Spousal Abuse	50	479	549	486	475	



12 Month Crime 2019 <b>WIL</b>	Violent Crime	Property Crime	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Motor Vehicle Theft	Burglary Theft From Vehicle	Personal / Other Theft
JAN	75	352	0	3	36	36	53	30	105	164
FEB	66	373	0	5	30	31	96	37	101	139
MAR	70	315	0	4	34	32	54	33	105	123
APR	80	417	0	4	34	42	65	43	177	132
MAY	70	433	0	2	35	33	64	36	177	156
JUN	64	426	0	6	21	37	53	37	181	155
JUL	73	431	0	1	28	44	57	39	179	156
AUG	93	377	0	6	38	49	65	33	132	147
SEP	60	363	0	1	22	37	62	33	148	120
OCT	81	330	0	3	40	38	46	38	113	164
NOV	54	455	1	3	19	31	57	46	167	167
DEC	76	458	1	5	32	38	58	41	199	160

2019 City Wide Crime Statistics	Violent Crimes	Property Crimes	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Motor Vehicle Theft	Burglary Theft From Vehicle	Personal Other Theft	Child / Spousal Abuse
JAN	2001	7473	18	103	741	1139	1142	1315	2416	2600	1099
FEB	1937	7159	14	94	730	1099	1082	1210	2290	2577	1096
MAR	2116	6535	22	78	773	1243	918	1185	2159	2273	1149
APR	2207	7103	19	117	728	1343	1094	1137	2269	2601	1221
MAY	2126	7160	21	92	734	1279	1027	1152	2353	2628	1245
JUN	2231	6410	22	124	722	1363	882	1055	2181	2292	1219
JUL	2365	7071	23	124	711	1507	961	1132	2305	2673	1298
AUG	2214	7035	22	107	710	1375	960	1196	2309	2570	1359
SEP	2110	6278	21	88	710	1291	892	1080	2116	2190	1235
OCT	2183	6991	22	113	773	1275	929	1218	2370	2474	1212
NOV	2010	7134	13	101	711	1185	1032	1223	2426	2453	1151
DEC	2094	6952	16	79	758	1241	986	1308	2392	2266	1137

6 Month Crime 2018 Wilshire	Violent Crime	Property Crime	Homicide	Rape	Robbery	Aggravated Assault
JAN	81	388	0	8	37	36
FEB	63	353	0	4	20	39
MAR	78	351	1	3	29	45
APR	71	414	0	6	30	35
MAY	86	377	0	3	39	44
JUN	89	415	0	7	33	49

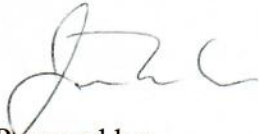
6 Month Crime 2018 Wilshire	Violent Crimes	Property Crimes	Homicide	Rape	Robbery	Aggravated Assault
JUL	97	419	0	6	42	49
AUG	91	408	0	8	31	52
SEP	62	404	0	8	31	23
OCT	97	397	1	6	35	55
NOV	75	420	0	4	36	35
DEC	71	466	1	4	35	31

6 Month Crime 2018 Wilshire	Burglary	Motor Vehicle Theft	Burglary Theft from Vehicle	Personal / Other Theft	Simple Assault
JAN	91	40	111	146	25
FEB	76	37	102	138	40
MAR	81	33	90	147	36
APR	80	48	111	175	49
MAY	74	30	117	156	36
JUN	66	46	139	164	45

6 Month Crime 2018 Wilshire	Burglary	Burglary Theft From Vehicle	Motor Vehicle Theft	Personal / Other Theft	Simple Assault
JUL	99	34	119	167	49
AUG	88	37	121	162	53
SEP	98	47	118	141	36
OCT	72	38	150	170	36
NOV	69	38	150	163	46
DEC	62	44	201	159	32

This concludes the requested updated statistics for The 3<sup>rd</sup> and Fairfax Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to [CPTED@lapd.online](mailto:CPTED@lapd.online) for the fastest response time.

Thank You,



Prepared by:

James Nichols  
Los Angeles Police Department  
Community Outreach and Development Division  
Crime Prevention Through Environmental Design Section  
100 West 1<sup>st</sup> Street Room 250  
Los Angeles, CA. 90012  
E-mail: [CPTED@lapd.online](mailto:CPTED@lapd.online)  
213-486-6000

## **Appendix G.3**

---

### **Public Service Letters**

**Appendix G.3** Los Angeles Unified School District, Environmental Impact Report Information Requested for: 3<sup>rd</sup> and Fairfax Mixed-Use Project, May 16, 2018.





**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
*Facilities Services Division*

DATE: May 16, 2018

TO: Elise Lorenzana  
Parker Environmental Consultants  
23822 Valencia Boulevard, Suite 301  
Santa Clarita, CA 91355

FROM: Rena Perez, Director  
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: **3<sup>RD</sup> AND FAIRFAX MIXED-USE PROJECT**, located at 300 and 370 South Fairfax Drive, 347 South Ogden Drive, 6300-6302 West 3<sup>rd</sup> Street, 6310-6328 West 3<sup>rd</sup> Street, and 6370 West 3<sup>rd</sup> Street, Los Angeles, CA 90036. The project is planned to construct 381 residential units, including commercial use.

Included please find a **LAUSD Schools Enrollments and Capacities Report** for the schools and programs serving the project address. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendars.

Please note that no new school construction is planned and the data in this report already take into account: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at <http://www.laschools.org/new-site/>. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

**Questions:** 1 & 2 Please see LAUSD Schools Enrollments and Capacities Report details;

**Question:** 3 Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 for more information regarding fees and student generation rates.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT  
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

A handwritten signature in black ink, appearing to read "Rena Perez", is written over a horizontal line.

Rena Perez, Director

**PROJECT SERVED: 3RD AND FAIRFAX MIXED-USE PROJECT**, located at 300 and 370 South Fairfax Drive, 347 South Ogden Drive, 6300-6302 West 3rd Street, 6310-6328 West 3rd Street, and 6370 West 3rd Street, Los Angeles, CA 90036. The project is planned to construct 381 residential units, including commercial use.

**SCHOOL YEAR: 2017-2018**

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1439701	Hancock Park EI	749	762	719	(13)	Yes	758	(9)	Yes
1807501	Burroughs MS	1561	1596	1796	(35)	Yes	1259	302	No
1862101	Fairfax SH	2045	1847	1929	198	No	1792	253	No

**Schools Planned to Relieve Known Overcrowding**

NONE

see next page

NOTES:

- <sup>1</sup> School's ID code.
- <sup>2</sup> School's name
- <sup>3</sup> School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for magnet programs.
- <sup>4</sup> The total number of students living in the school's attendance area and who are eligible to attend the school at the start of the reported school year, plus students enrolled at any on-site magnet centers.
- <sup>5</sup> The number of students actually attending the school at the start of the reported school year, including magnet students.
- <sup>6</sup> Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).
- <sup>7</sup> Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
  - There is a seating shortage.
  - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.
- <sup>8</sup> Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school as of the start of the school year. Includes magnet students.
- <sup>9</sup> Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).
- <sup>10</sup> Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
  - There is a seating shortage in the future.
  - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.
- <sup>o</sup> Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.
- \* Enrollment is by application only.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Business Services Division**

**LOC. CODE:** 4397

**COST CENTER:** 1439701

**SUBJECT:** UPDATE BOUNDARY DESCRIPTION FOR HANCOCK PARK SCHOOL  
EFFECTIVE SEPTEMBER 1, 1977 (UPDATED 7-1-1994).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on September 1, 1977. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K - 5)

BEVERLY BOULEVARD \* ALTA VISTA BOULEVARD TO THIRD STREET \*  
COCHRAN AVENUE \* WILSHIRE BOULEVARD \* LOS ANGELES UNIFIED SCHOOL  
DISTRICT BOUNDARY \* SAN VICENTE BOULEVARD \* THIRD STREET \*  
SWEETZER AVENUE.

For assistance, please call Demographic and Boundary Unit, Facilities Asset Management Division, at (213) 742-7596.

**APPROVED:** C. DOUGLAS BROWN, Interim Coordinator, Facilities Asset Management Division

**DISTRIBUTION:** School  
Heritage School  
Pupil Statistics  
Transportation Branch

Demographic and Boundary Unit  
School Traffic and Safety Education Section  
Department of Transportation, City of L.A.



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Facilities Services Division**

**LOC. CODE:** 8075

**COST CENTER:** 1807501

**SUBJECT:** UPDATE BOUNDARY DESCRIPTION FOR JOHN BURROUGHS MIDDLE SCHOOL  
EFFECTIVE JULY 1, 2010 (UPDATED 7-1-2011; 7-1-2017).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2010 (updated 7-1-2011). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

MELROSE AVENUE \* LA CIENEGA BOULEVARD \* ROSEWOOD AVENUE \*  
ORLANDO AVENUE \* OAKWOOD AVENUE \* CRESCENT HEIGHTS  
BOULEVARD \* BEVERLY BOULEVARD \* HIGHLAND AVENUE \* OAKWOOD  
AVENUE AND EXTENSION \* ROSEWOOD AVENUE AND EXTENSION \*  
ROSSMORE AVENUE \* BEVERLY BOULEVARD \* WESTERN AVENUE \* SAN  
MARINO STREET \* WESTCHESTER PLACE \* OLYMPIC BOULEVARD \*  
RIMPAU BOULEVARD \* PICO BOULEVARD \* SAN VICENTE BOULEVARD \*  
CURSON AVENUE \* WILSHIRE BOULEVARD \* LOS ANGELES UNIFIED  
SCHOOL DISTRICT BOUNDARY.

(GRADES 7 – 8)

OAKWOOD AVENUE \* HIGHLAND AVENUE \* BEVERLY BOULEVARD \* LA  
BREA AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

**APPROVED:** MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School  
Transportation Branch  
Master Planning and Demographics

Office of Environmental Health and Safety  
Department of Transportation, City of L. A.

# LOS ANGELES UNIFIED SCHOOL DISTRICT

## Facilities Services Division

**LOC. CODE:** 8621

**COST CENTER:** 1862101

**SUBJECT:** NEW SERVICE BOUNDARY DESCRIPTION FOR FAIRFAX HIGH SCHOOL  
EFFECTIVE JULY 1, 2009.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2007 (updated 7-1-2008).

This is an official copy for your file.

(GRADES 9 – 12)

SUNSET BOULEVARD \* FULLER AVENUE \* FOUNTAIN AVENUE \* GREENACRE AVENUE  
\* SANTA MONICA BOULEVARD \* VAN NESS AVENUE \* MELROSE AVENUE \* KINGSLEY  
DRIVE \* BEVERLY BOULEVARD \* WESTERN AVENUE \* FIRST STREET \* GRAMERCY  
PLACE \* SECOND STREET \* GRAMERCY PLACE \* FIFTH STREET \* IRVING BOULEVARD  
\* WILSHIRE BOULEVARD \* LA BREA AVENUE \* REDONDO BOULEVARD \* 21ST STREET  
\* DUNSMUIR AVENUE \* WASHINGTON BOULEVARD \* HAUSER BOULEVARD \* VENICE  
BOULEVARD \* AIRDROME STREET \* FAIRFAX AVENUE \* PICO BOULEVARD \* BEDFORD  
STREET \* WHITWORTH DRIVE \* LOS ANGELES UNIFIED SCHOOL DISTRICT  
BOUNDARY.

### OPTIONAL: FAIRFAX AND HOLLYWOOD SENIOR HIGH SCHOOLS

MULHOLLAND DRIVE \* LAUREL CANYON BOULEVARD (BOTH SIDES EXCLUDED,  
INCLUDING LAUREL CANYON PLACE, AMOR ROAD, CORNETT DRIVE, AND ELRITA  
DRIVE) TO THE INTERSECTION OF ELRITA DRIVE AND LAUREL CANYON BOULEVARD  
\* LAUREL CANYON BOULEVARD TO WILLOW GLEN ROAD \* A LINE EASTERLY AND  
NORTHERLY FROM LAUREL CANYON BOULEVARD AT WILLOW GLEN ROAD  
(EXCLUDING WILLOW GLEN ROAD, THAMES STREET, AND LEICESTER DRIVE) TO THE  
INTERSECTION OF WOODSTOCK ROAD AND MOUNT OLYMPUS DRIVE \* WOODSTOCK  
ROAD (BOTH SIDES EXCLUDED) TO THE INTERSECTION OF WOODSTOCK ROAD AND  
WILLOW GLEN ROAD \* A LINE NORTHERLY, EXCLUDING BOTH SIDES OF WOODSTOCK  
ROAD, ADA STREET, AND CARDWELL PLACE, TO AND EXCLUDING 7800 AND 7801  
WOODROW WILSON DRIVE \* A LINE EASTERLY INCLUDING BOTH SIDES OF  
WOODROW WILSON DRIVE AND ITS CONTRIBUTING STREETS \* NICHOLS CANYON  
ROAD (BOTH SIDES) \* A LINE WESTERLY THROUGH AND INCLUDING 3050 AND 3051  
CHANDELLE ROAD AND NORTH OF BRIAR SUMMIT DRIVE TO AND INCLUDING 7950  
MULHOLLAND DRIVE \* MULHOLLAND DRIVE \* RUNYON CANYON ROAD \* VISTA  
STREET \* HAWTHORN AVENUE \* VISTA STREET \* SUNSET BOULEVARD \* LOS  
ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* A LINE NORTHERLY EAST OF  
MEREDITH PLACE, ALTO CEDRO DRIVE, BRIARCREST ROAD AND BRIARCREST LANE  
TO AND EXCLUDING 8600 MULHOLLAND DRIVE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

**APPROVED:** JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School  
Transportation Branch  
Master Planning and Demographics

Office of Environmental Health and Safety  
Department of Transportation, City of L. A.

## **Appendix G.4**

---

### **Public Service Letters**

**Appendix G.4** Los Angeles Department of Recreation and Parks Early Consultation Meeting Verification (370 South Fairfax Avenue, 6300-6730 West 3<sup>rd</sup> Street, 347 South Ogden Drive), May 23, 2018.

[Page left intentionally blank.]

DEPARTMENT OF RECREATION  
AND PARKS

BOARD OF COMMISSIONERS

SYLVIA PATSAOURAS  
PRESIDENT

LYNN ALVAREZ  
VICE PRESIDENT

MELBA CULPEPPER  
PILAR DIAZ  
JOSEPH HALPER

IRIS L. DAVIS  
BOARD SECRETARY (213) 202-2640

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

MICHAEL A. SHULL  
GENERAL MANAGER

ANTHONY-PAUL (AP) DIAZ, ESQ.  
EXECUTIVE OFFICER &  
CHIEF OF STAFF

RAMON BARAJAS  
ASSISTANT GENERAL MANAGER

VICKI ISRAEL  
ASSISTANT GENERAL MANAGER

SOPHIA PINA-CORTEZ  
ASSISTANT GENERAL MANAGER

(213) 202-2633, FAX (213) 202-2614

May 23, 2018

Jim Ries  
Craig Lawson & Co. LLC  
3221 Hutchinson Ave, Suite D  
Los Angeles, CA 90034

**EARLY CONSULTATION MEETING VERIFICATION (370 South Fairfax Ave, 6300-6730  
West 3<sup>rd</sup> Street, 347 South Ogden Drive)**

Dear Applicant:

Los Angeles Municipal Code Section 12.33 C.1 requires that applicants participate in an early consultation with the Department of Recreation and Parks staff, and Department of City Planning staff, in advance of submitting a tract map application for a project of more than 50 residential dwelling units. The purpose of this early consultation is to discuss whether the City may require a land dedication for the project and/or to discuss credits available to the applicant, if any.

Los Angeles Municipal Code Section 12.33 D.1 requires the Department of Recreation and Parks provide written verification of this early consultation to the project applicant within ten (10) business days of the meeting. Written verification of the early consultation is required before the Department of City Planning may accept an application for a tentative tract map that is subject to the requirements of Los Angeles Municipal Code Section 12.33 D.1.

This letter serves as verification that, on **May 22, 2018**, the applicant/representative of a proposed residential project located at **370 South Fairfax Ave, 6300-6730 West 3<sup>rd</sup> Street, 347 South Ogden Drive** participated in an early consultation meeting with the Department of Recreation and Parks.

As currently conceptualized, the project at **370 South Fairfax Ave, 6300-6730 West 3<sup>rd</sup> Street, 347 South Ogden Drive** proposes the demolition of a portion of an existing strip mall and the construction of a mixed-use building with 381 residential units and retail uses. This project is located in the La Brea area of Los Angeles.



370 South Fairfax Ave  
May 23, 2018  
Page 2

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land, or pay a fee in-lieu, or provide a combination of land dedication and in-lieu fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.

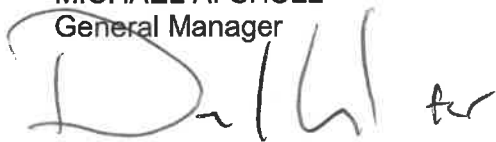
The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 D.2. Based on the project description above, and the formula detailed in Los Angeles Municipal Code Section 12.33 D.2, the project at **370 South Fairfax Ave, 6300-6730 West 3<sup>rd</sup> Street, 347 South Ogden Drive** may be required by the City to dedicate a maximum of **2.75** acres of land to the City for park and recreational purposes. Per Los Angeles Municipal Code Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius of the project site.

Following the submission of Tract Map Application for this project to the City, the Advisory Agency will distribute a notification to the Department requesting the Department provide its report and recommendations on the project. Once the Department receives said notification, the Department will prepare a report, with its recommendations for how the project should be required to meet its obligations under Los Angeles Municipal Code Section 12.33 (either through a dedication of park land or the payment of fees in lieu). That report will then be submitted to the Board of Recreation and Park Commissioners for their review and approval. Meetings of the Board of Recreation and Park Commissioners are regularly scheduled and are open to the public (<http://www.laparks.org/commission>). Once the Board of Recreation and Park Commissioners has approved a recommendation for the project, the Department will prepare and submit its report and recommendations on the project to the Advisory Agency.

If you have any questions or comments regarding this information, please feel free to contact Darryl Ford, of my staff, at (213) 202-2682, at your convenience.

Sincerely,

MICHAEL A. SHULL  
General Manager

A handwritten signature in dark ink, appearing to read 'Ramon Barajas', is written over the printed name and title.

Ramon Barajas  
Assistant General Manager

MAS/RB:wc

cc: Reading File

## Appendix G.5

---

### Public Service Letters

**Appendix G.5** Los Angeles Public Library, 3<sup>rd</sup> and Fairfax Mixed-use Project [ENV-2018-2771-EIR], Request for Information, Los Angeles Public Library Response, April 22, 2019.

[Page left intentionally blank.]



**3rd and Fairfax Mixed-Use Project [ENV-2018-2771-EIR] Park Towers Project  
Request for Information  
Los Angeles Public Library Response  
April 22, 2019**

---

1. Which libraries would serve the proposed project? Please provide:

- a. Name and address
- b. Size of facility (square feet)
- c. Staffing levels
- d. Collection size/ Circulation
- e. Service population for associated library
- f. Special facilities available for public use

**Answer:**

The following Los Angeles Public Library locations would serve the project area:

- Farifax Branch Library, page 3
- John C. Fremont Branch Library, page 4
- Memorial Branch Library, page 5

Please see the respective pages for each location for answers to questions above

2. Are there plans to build any new libraries that would serve the project area?

**Answer:**

There are no current plans to build new libraries that would serve this project area.

**Additional Information:**

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

Any increase in the residential and/or commuter-adjusted population that is in close proximity to a library has a direct impact on library services with increased demands for library staffing, materials, computers, and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that

**3rd and Fairfax Mixed-Use Project [ENV-2018-2771-EIR]Park Towers Project  
Request for Information  
Los Angeles Public Library Response  
April 22, 2019**

---

is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

Los Angeles Public Library  
Location Information for EIR/ Request for Information

---

**Branch Name**

Fairfax Branch Library

**Address**

161 S. Gardner Street  
Los Angeles, CA 90036

**Hours**

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

**Size of Facility (sq. ft.)**

12,500

**Collection Size**

50,218

**Annual Circulation**

91,328

**Staffing Level**

11

**Volunteers**

77

**Service Population**

Estimated from LA Times Mapping L.A. database and branch library community boundaries  
36,336

The Los Angeles Public Library does not make future population projections.

**Special Features**

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:  
Free Public Wi-Fi  
Wireless & Mobile Printing  
Reserve a Computer

This branch also has:  
Friends of Library Group  
Zoom Text Computer for the Visually Impaired

Los Angeles Public Library  
Location Information for EIR/ Request for Information

---

**Branch Name**

John C. Fremont

**Address**

6121 Melrose Avenue  
Los Angeles, CA 90038

**Hours**

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

**Size of Facility (sq. ft.)**

7,361

**Collection Size**

40,452

**Annual Circulation**

57,866

**Staffing Level**

8.5

**Volunteers**

14

**Service Population**

Estimated from LA Times Mapping L.A. database and branch library community boundaries

18,418

The Los Angeles Public Library does not make future population projections.

**Special Features**

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:  
Free Public Wi-Fi  
Wireless & Mobile Printing  
Reserve a Computer

This branch also has:  
Friends of Library Group  
Meeting Room Rental

**Branch Name**

Memorial Branch Library

**Address**

4625 W. Olympic Boulevard  
Los Angeles, CA 90019

**Hours**

Mon: 10-8, Tue: 10-8, Wed: 10-8, Thu: 10-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: 1-5

**Size of Facility (sq. ft.)**

10,578

**Collection Size**

37,352

**Annual Circulation**

200,321

**Staffing Level**

9

**Volunteers**

32

**Service Population**

Estimated from LA Times Mapping L.A. database and branch library community boundaries

45,615

The Los Angeles Public Library does not make future population projections.

**Special Features**

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:

Free Public Wi-Fi

Wireless & Mobile Printing

Reserve a Computer

This branch also has:

Friends of Library Group

Meeting Room Rental