

3. Schools

Existing Conditions

The Los Angeles Unified School District (LAUSD) provides public education for grades K-12 in the Project area. School service needs are related to the size of the residential population, the geographic area served, and community characteristics. Projects that affect these factors may increase demand for public school facilities.

Local public schools serving the site are Westwood Elementary, Emerson Middle School, Webster Middle School, and Hamilton High School (**Figure PS-1**). Westwood Elementary is located at 2050 Selby Avenue. Emerson Middle School is located at 1650 Selby Avenue. Webster Middle School is located at 11330 West Graham Place. Hamilton High School is located at 2955 South Roberston Boulevard.

Westwood Elementary School has an operational capacity for 843⁴⁶ students in Kindergarten through 5th grades. In year 2000, about 734⁴⁷ students were enrolled at this school, resulting in excess capacity of about 109 students.

Emerson Middle School serves grades 6 through 8. The school has an operational capacity for 1,502 students. In year 2000, approximately 1,403 students were enrolled at this school, resulting in excess capacity of about 99 students.

Webster Middle School serves grades 6 through 8. The school has an operational capacity for 1,444 students. In year 2000, approximately 1,228 students were enrolled at this school, resulting in excess capacity of about 216 students.

Hamilton High School has a capacity for 2,789 students. Year 2000 enrollment figures indicate that about 1,714 students attended the school, resulting in excess capacity of about 1,075 students.

Table V.K3-1
Existing Student Enrollment

School	Location	Student Enrollment	
		Total	Capacity
Westwood Elementary	615 Holmby Avenue	734	843
Emerson Middle School	1650 Selby Avenue	1,403	1,502
Webster Middle School	11330 West Graham Place	1,228	1,444
Hamilton High School	2955 South Robertson Boulevard	1,714	2,789

Threshold of Significance

According to the City of Los Angeles Draft CEQA Thresholds Guide (1998, p. J.3-2), a finding of significance involving public school services shall be made on a case by case basis, considering the following factors:

⁴⁶ Capacity information was obtained from the City of Los Angeles Draft CEQA Thresholds Guide, May 14, 1998, City of Los Angeles Environmental Affairs Department, Exhibit J.3-8.

⁴⁷ 2000-01 student enrollment information was obtained from the Los Angeles Unified School District, School Information Branch Planning, Assessment and Research Division; "School Profiles" at www.lausd.k12.ca.us/lausd/offices/icb/, November 29, 2001

- The population increase resulting from the proposed 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. Consider, as 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 LAUSD).

Project Impacts

In a commercial development, student generation can be estimated from indirect sources. The Los Angeles Unified School District (LAUSD) provides open enrollment at some schools, allowing students to attend schools other than their local school. Open enrollment is typically available at schools that are not otherwise operating to capacity. Because of this, parents have the option of enrolling children at schools in close proximity to their place of employment rather than the school that serves their residential location. As a result, the proposed Project could result in some indirect student generation from new employees working within the new Project building who enroll their children in schools within the service area, but who otherwise do not live in the area. The proposed Project would result in a net increase of 100,125 square feet of commercial floor area. As shown in **Table V.K3-2**, these units would generate approximately 3 elementary, 3 middle school, and 3 high school students.

**Table V.K3-2
 Estimated Student Generation**

Unit Type	Proposed No. of Units/Sq. Ft.	LAUSD Generation Factors*			Estimated Student Generation		
		Elementary School	Middle School	High School	Elementary School	Middle School	High School
Single-family 3+ Bedrooms	0	0.500	0.250	0.250	0	0	0
Multi-family 2-Bedrooms	0	0.250	0.100	0.100	0	0	0
Indirect Commercial Impact	100,125 sq. ft. (net)	See below**			3	3	3
Total					3	3	3

* Generation factors as provided in the City of Los Angeles Draft CEQA Thresholds Guide, May 14, 1998, Exhibit J.3-10, page J.3-54.

**Indirect student generation is calculated assuming one employee per 200 square feet of office space, for a total of 501 employees. Of these, 35% are estimated to have school age children. Of these, 5% are estimated to transfer their children to schools within the service area, for a total increase of 9 students. Assumes a reasonable distribution between elementary, middle, and high school students.

The actual number of students who will reside in the Project area and will attend the local LAUSD schools described above may vary for the following reasons:

- LAUSD allows parents the option of enrolling children at schools in close proximity to their place of employment rather than the school that serves their residential location.
- LAUSD provides open enrollment at some schools, allowing students to attend schools other than their local school. Open enrollment is typically available at schools that are not otherwise operating to capacity.
- The analysis does not take into account the potential for enrollment at private schools.

The first factor may cause the Project's actual demand for capacity at local LAUSD schools to be higher or lower than the estimates provided above and the other two factors may cause the Project's demand on these schools to be lower than the estimates. Overall, these projections are considered reasonable worst case estimates.

The addition of the proposed Project's nine students would be adequately accommodated by the existing capacity at the local schools. Therefore, the proposed Project would not result in a significant impact on local school capacity.

Mitigation Measures

As described above, the proposed Project would not result in a significant impact on public schools. Mitigation measures are not required or recommended

Significant Project Impacts after Mitigation

The proposed Project would not result in a significant adverse impact on schools.

Cumulative Impacts

General growth and specific development proposals in the area would contribute to a cumulative increase in the demand for education. Section IV provides a list of projects that are planned or under construction in the Project area. Most of the development planned for the area is commercial, providing additional square footage of office and retail space. However, the related projects list identifies some residential projects that would develop a total of 776 residential units (apartments, condominiums, and senior housing). Of these, 474 residential units would be served by the same public middle school (Emerson) as the proposed Project. No related project would be served by Westwood Elementary, Webster Middle School or Hamilton High School. As shown in **Table V.K3-3**, these units could generate up to 80 middle school students. However, with the addition of these students, Emerson Middle School would continue to operate below capacity. Some additional impacts could occur as a result of indirect impacts from the commercial related projects. The level of impact is difficult to assess without more detailed information about the related projects.

Based on this analysis, student generation from the proposed Project in combination with other planned development would not result in a significant cumulative impact on LAUSD schools serving the Project area. In addition, through the City's environmental review procedures, each new development is required to pay school impact fees in order to offset the additional demand for school capacity and services generated by the development. Payment of these fees would reduce cumulative impacts on these schools.

Table V.K3-3
Estimated Student Generation for Related Projects

Related Project	Proposed No. of Units	LAUSD Generation Factors Middle School¹	Estimated Student Generation at Emerson Middle School
<i>Palazzo Westwood</i> 1001 Tiverton Ave. Multi-family apartments	350	0.200 ²	70
<i>Weintraub Project</i> 10804 Wilshire Blvd. Multi-family condominiums	105	0.075 ³	8
<i>Flax</i> 10852 Lindbrook Ave. Multi-family condominiums	19	0.075 ³	2
Total			80
<p>Source: 1. Generation factors were obtained from the City of Los Angeles Draft CEQA Thresholds Guide, May 14, 1998, Exhibit J.3-10, page J.3-54.</p> <p>2. Exhibit J.3-10, multi family (rented), 3 or more bedrooms.</p> <p>3. Exhibit J.3-10, medium income area townhouse/condominium, 3 or more bedrooms.</p>			