

2. Police Protection

Environmental Setting

The project site is located within the West Valley Area of the Los Angeles Police Department (LAPD), Reporting District 1081. **Figure 40, Public Facilities Map**, page 180, shows the location of the West Valley Police Station, located at 19020 Vanowen Street.

Annual crime statistics for Reporting District 1081 indicate a crime rate below the Citywide average. The predominant crimes in the area are burglary from residence, burglary from vehicle, and auto theft. The 1998 average response time to emergency calls in the West Valley Area was 9.3 minutes. The 1998 Citywide average response time to emergency calls was 6.7 minutes. The West Valley Area currently has approximately 320 sworn officers and 29 civilian support staff deployed over three watches.¹

Significance Criteria

Potentially significant impacts occur when the demand for police services anticipated at the time of project build-out does not match the expected level of service available (scheduled improvements to LAPD services—such as facilities, equipment, and officers—and the project’s proportional contribution to demand should be considered); or when police department response time is increased due to increased traffic congestion, during either construction or operation of the project. Whether or not the project includes security and/or design features that would reduce the demand for police services should also be taken into consideration.

Environmental Impacts

Project development would consist of the redevelopment of an existing medical facility and the development of an assisted living retirement community, resulting in a net increase of 139,500 square feet of hospital use, 252,070 square feet of assisted living dwelling units, 45,040 square feet of service/administration use, and 21,000 square feet of activity/recreational use. This development would generate a net increase of approximately 896 employees² and 308 residents on the site. The LAPD estimates that a project of this size would have a significant impact on the demand for police services in the area.³

¹ Commander David J. Kalish, Commanding Officer, Community Affairs Group, LAPD, letter dated February 26, 1999.

² Assumes 4.3 employees/1,000 s.f. of medical use, 0.33 employees/1,000 s.f. of senior assisted living units, 3.43 employees/1,000 s.f. of service/administration use, and 2.8 employees/1,000 s.f. of activity/recreational use. From LAUSD *School Facilities Fee Plan*, February 24, 1998. Table 6-1, “Employees per Square Foot of Building Area,” pg. 6-2.

³ Commander David J. Kalish, Commanding Officer, Community Affairs Group, LAPD, letter dated February 26, 1999.

Ambient traffic increases, as well as the development of the related project and the Proposed Project, would result in an LOS E or F during peak hours at the intersections of Valley Circle Boulevard at Burbank Boulevard, Valley Circle Boulevard at Ventura Boulevard, and Mulholland Drive at Calabasas Road/Avenue San Luis, thus having an adverse impact on police response times (see *Section IV.M.1, Traffic*, page 123). However, the use of private security on the project site would reduce the security impact.

Cumulative Impacts

Development of the proposed and related projects would adversely affect police protection services in the West Valley Area. Related projects in the City of Los Angeles would increase the local population by approximately 440 people.¹ With the influx of residents, employees, and patrons to the area, more police-related problems may occur. It is estimated that three officers are needed for every 1,000 residents.² Therefore, the West Valley Area would need to augment its staff by approximately one officer in order to maintain its current level of service. The project would have a cumulative impact on the number of officers required to maintain service.

Related project implementation would increase the number of intersections operating at LOS E or F by three, adversely affecting emergency access. (See *Section IV.M.1, Traffic*, page 123.)

Mitigation Measures

- ! Elevators, lobbies, and the parking area shall be well illuminated and designed with minimum dead space to eliminate areas of concealment.
- ! All doors shall be of solid core construction with dead bolt locks.
- ! Exterior and interior security lighting shall be provided.
- ! Ornamental shrubbery shall not be planned in a way that would provide cover for persons tampering with doors and windows.
- ! Upon project completion, the applicant shall provide the West Valley Area commanding officer with a diagram of the project. The diagram shall include access routes and any information that might facilitate police response.

¹ City of Los Angeles, Department of City Planning, *EIR Manual for Private Projects* (August, 1975), p. LU1. Assumes 3.75 residents per single family dwelling unit.

² City of Los Angeles, Department of City Planning, *EIR Manual for Private Projects*, (August, 1975), p. PF1.

Impacts After Mitigation

Development of the Proposed Project may have a significant impact on police services in the LAPD's West Valley Area. However, implementation of mitigation measures and the use of private on-site security would reduce these impacts to a less than significant level.

3. Schools

Environmental Setting

The project site is located within the Los Angeles Unified School District (LAUSD). The project site is in an attendance area serviced by El Camino Real Highschool, which is approximately 1 mile from the project site at 5440 Valley Circle Boulevard; Hale Middle School, which is approximately 1.35 miles from the project site at 23830 Califa Street; and Calabash Street Elementary School, which is approximately a quarter mile from the project site at 23055 Eugene Street. El Camino Real Highschool has an operating capacity of 3,395 and current enrollment generated within the attendance area is 1,871. Hale Middle School has an operating capacity of 2,400 and current enrollment generated within the attendance area is 1,244. Calabash Street Elementary School has an operating capacity of 475 and current enrollment generated within the attendance area is 266.¹

Significance Criteria

Impacts on school districts are considered significant if the project will result in generation of student demand for school services which exceed the short- or long-term capacity of district facilities.

Environmental Impacts

The Proposed Project would involve the redevelopment of a hospital facility, resulting in a net increase of 184,540 square feet of medical and service/administration use, and the development of 269 residential units (with 308 residents) and 21,000 square feet of activity/recreational space in an assisted living community. The assisted living residential units would be equivalent to or smaller than a one-bedroom rental apartment. According to the City of Los Angeles *Draft L.A. CEQA Thresholds*

¹ Deanna Stambouljian Evans, Environmental Planning Specialist, LAUSD Real Estate and Asset Management Branch. *Information Request for an Environmental Report*. July 8, 1999