

## IV. ENVIRONMENTAL IMPACT ANALYSIS

### K.2. PUBLIC SERVICES: POLICE PROTECTION

#### 1. INTRODUCTION

This section discusses the physical setting and provides analysis of police protection services in the area where the proposed Project would be developed. The information contained in this section is derived primarily from correspondence with the Los Angeles City Police Department (LAPD), Discover Section.

#### 2. ENVIRONMENTAL CONDITIONS

##### a. Physical Setting

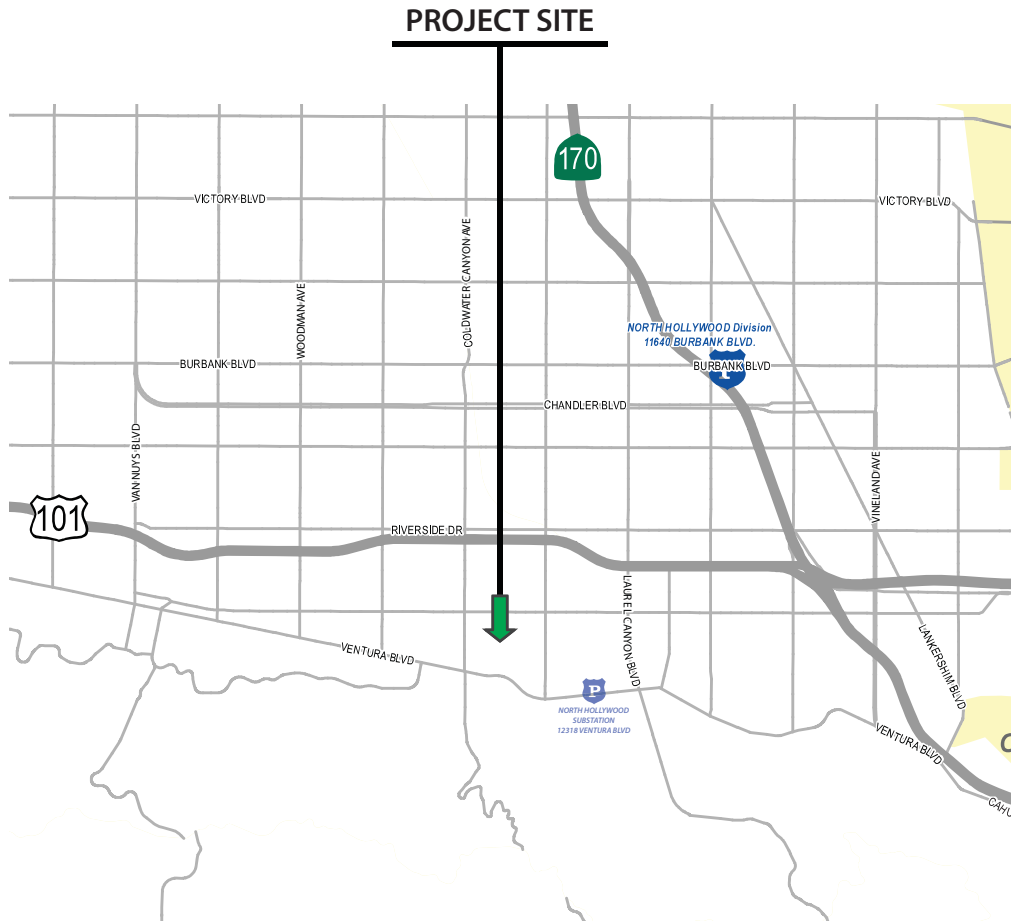
The Project Site is served by the Los Angeles Police Department (LAPD) for police protection services. The LAPD operates 18 (area) stations citywide within four (regional) Bureaus. Specifically, the Project Site is located within the jurisdiction of the North Hollywood Community Police Station, which is within the Valley Bureau. The North Hollywood Community Police Station is located at 11640 Burbank Boulevard in the City of North Hollywood, approximately 2.9 miles from the Project Site. This station serves the communities of Cahuenga Pass, North Hollywood, Studio City, Sun Valley, Toluca Lake, Toluca Woods, Universal City, Valley Glen, Valley Village and West Toluca. It should also be noted that the North Hollywood Substation, located at 12318 Ventura Boulevard in Studio City, is approximately 0.5 miles from the Project Site. This substation acts as a “drop-in” office and was developed to better serve residents in the jurisdiction of the North Hollywood Community Police Station. *Figure IV.K.2-1: North Hollywood Community Police Station and Substation Locations* shows the location of the Project Site in relation to the North Hollywood Community Police Station and its nearest substation.

There are currently 300 sworn officers, 32 reserve officers, 31 civilians, and 28 citizen volunteers stationed at the North Hollywood Community Police Station.<sup>1</sup> The North Hollywood Community Police Station serves a population of approximately 220,000 residents in an area of 25 square miles. In the event of an emergency situation that requires additional staffing, additional officers can be called in from other LAPD Districts and Stations. The average current response time of the North Hollywood Community Police Station to emergency calls (Code 3) in the coverage area is 5.8 minutes, to urgent/non-emergency calls (Code 2) is 17.2 minutes, and to low priority calls (Code 1) is 37.2 minutes. These times are consistent with the Valley Bureau response times of 6.1 minutes for Code 3 calls, 17.8 minutes for Code 2 calls, and 36.7 minutes for Code 1 calls; as well as with the Citywide average response times of 5.8 minutes for Code 3 calls, 18 minutes for Code 2 calls, and 37.7 minutes for Code 1 calls.<sup>2</sup>





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<sup>1</sup> The Los Angeles Police Department Website, North Hollywood Community Police Station, [http://www.lapdonline.org/north\\_hollywood\\_community\\_police\\_station](http://www.lapdonline.org/north_hollywood_community_police_station). Accessed April 26, 2012.

<sup>2</sup> Per phone call with Lieutenant Brian Wendling, Los Angeles Police Department, North Hollywood Community Police Station on October 19, 2012.



**Legend**

-  Police Stations
-  Police Substations
-  Freeways
-  Major Streets

**FIGURE IV.K.2-1**

**NORTH HOLLYWOOD COMMUNITY POLICE STATION  
 AND SUBSTATION LOCATIONS**

SOURCE: DEPARTMENT OF CITY PLANNING WEBSITE



The North Hollywood Community Police Station currently has an officer-to-resident ratio of 1 officer per 734 residents<sup>3</sup> which is slightly better than the City of Los Angeles' goal of 1 officer per 758 residents. The North Hollywood Community Police Station of the LAPD does not have any plans for facility expansion at this time. According to the LAPD at the North Hollywood Community Police Station, the Project Site is currently adequately served.<sup>4</sup>

The Project Site is located within Reporting District 1581 and Basic Car unit area 15A85 of the North Hollywood Community Police Station's jurisdiction.<sup>5</sup>

In 2010, the North Hollywood Community Police Station reported 6,242 Part 1 Offences which included crimes such as Homicide, Rape, Aggravated Assault, Robbery, Burglary, Larceny, and Vehicle Theft.<sup>6</sup> This station reported a total of 13 Homicides, 42 Rapes, 314 Aggravated Assaults, 299 Robberies, 946 Burglaries, 3,681 Larceny crimes, and 847 Vehicle Thefts in 2010.<sup>7</sup>

Development at the Project Site currently consists of a golf course, golf driving range/practice facility, clubhouse, putting green, 16 tennis courts and related facilities, and a surface parking lot. The Project Site is surrounded by a chain link fence to reduce unauthorized access onto the golf course and onto the tennis courts and is also under surveillance by closed circuit television (CCTV).

## **b. Regulatory and Policy Setting**

### **(1) City of Los Angeles General Plan**

The City of Los Angeles General Plan Framework Element provides guidance regarding citywide land uses issues along with direction on infrastructure and public services.<sup>8</sup> Police protection services in the City of Los Angeles are provided by the Los Angeles Police Department. Supplemental services are provided by the Los Angeles County Sheriff's Department, the California Highway Patrol, the Federal Bureau of Investigation (FBI), and the Drug Enforcement Administration. Goals, objectives, and policies for the provision of adequate police protection services and facilities to meet the needs of the City residents are as follows:

**Goal 9I:** Every neighborhood in the City has the necessary police services, facilities, equipment and manpower required to provide for the public safety needs of that neighborhood.

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<sup>3</sup> Officer to resident ratio is derived from: 220,000 residents/300 officers = 733.33 residents for every 1 officer. 733.33 is rounded to 734 residents.

<sup>4</sup> Los Angeles Police Department, Discovery Section

<sup>5</sup> The Los Angeles Police Department Website, North Hollywood Community Police Station, RD Map of North Hollywood Area and Basic Car Map of North Hollywood Area, [http://www.lapdonline.org/north\\_hollywood\\_community\\_police\\_station](http://www.lapdonline.org/north_hollywood_community_police_station). Accessed April 26, 2012.

<sup>6</sup> Los Angeles Police Department Information Technology Division Management Report Unit, Statistical Digest 2010, pg. 12.

<sup>7</sup> Los Angeles Police Department Information Technology Division Management Report Unit, Statistical Digest 2010, pgs. 13 through 23.

<sup>8</sup> Department of City Planning Los Angeles, California, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996.

**Objective 9.13:** Monitor and forecast demand for existing and projected police services and facilities.

**Policy 9.13.1:** Monitor and report police statistics, as appropriate, and population projections for the purpose of evaluating police service based on existing and future needs.

**Objective 9.14:** Protect the public and provide adequate police services, facilities, equipment and personnel to meet existing and future needs.

**Policy 9.14.1:** Work with the Police Department to maintain standards for the appropriate number of sworn police officers to serve the needs of residents, businesses, and industries.

**Policy 9.14.2:** Support the provision of additional sworn police officers to meet the safety needs of the City.

**Policy 9.14.3:** Pursue State, federal, and other non-conventional funding sources to expand the number of sworn police officers.

**Policy 9.14.4:** Complete all funded capital facilities in as short a time as possible.

**Policy 9.14.5:** Identify neighborhoods in Los Angeles where facilities are needed to provide adequate police protection.

**Policy 9.14.6:** Minimize the processing required to establish needed facilities and if necessary, modify facility standards to utilize existing available structures for this purpose.

**Policy 9.14.7:** Participate fully in the planning of activities that assist in defensible space design and utilize the most current law enforcement technology affecting physical development.

**Objective 9.15:** Provide for adequate public safety in emergency situations.

**Policy 9.15.1:** Maintain mutual assistance agreements with local law enforcement agencies, State law enforcement agencies, and the National Guard to provide for public safety in the event of emergency situations.

(2) *Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan*

Police protection services are provided by the LAPD within the Community Plan Area.<sup>9</sup> The two police stations serving the Plan Area are North Hollywood and Van Nuys, both located outside

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<sup>9</sup> City of Los Angeles Planning Department, City of Los Angeles General Plan, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, May 13, 1998.

of the Community Plan boundary. The Community Plan supports and encourages community-based crime prevention efforts such as Neighborhood Watch, through regular interaction and coordination with existing community based policing, foot and bicycle patrols, watch programs, assistance in the formation of new neighborhood watch groups, and regular communication with neighborhoods and civic organizations. The following goal, objective, and policy provide standards on how the Community Plan ensures that police protections services are adequate for persons in its boundary.

**Goal 8:** A community with adequate police facilities and services to protect the community's residents from criminal activity, reduce the incidence of crime and provide other necessary law enforcement services.

**Objective 8-1:** To provide adequate police facilities and personnel to correspond with population and service demands.

**Policy 8-1.1:** Coordinate with the Police Department as part of the review of significant development projects and General Plan Amendments affecting land use to determine the impact on service demands.

Implementation of the Community Plan requires that decision makers include a finding that considers the impact on police service demands of a project or land use plan change. This consultation with the Police Department is currently in effect for plan amendments that must be reviewed by the General Plan Advisory Board, which includes representation from the Police Department.

**(3) *LAPD North Hollywood Community Police Station***

The Los Angeles Police Department's North Hollywood Community Police Station was contacted to determine the level of service the station provides in its jurisdictional boundary. Based on correspondence with personnel, this Police Station determines the need for additional officers per the City of Los Angeles' goal of 1 officer per 758 residents. Additionally the LAPD generally suggests developing criminal deterrence devices and techniques for new developments that are going to be built within its jurisdiction. These devices are part of the "Design Out Crime" initiative by the LAPD, which implements techniques of Crime Prevention Through Environmental Design (CPTED). CPTED applies three key concepts, all of which are interrelated, including: 1) Natural surveillance – The placement of physical features, activities, and people in a way that maximizes visibility; 2) Natural access control – Restricting or encouraging people to come into a space through the placement of entrances, exits, fencing, landscaping, and lighting; and 3) Territorial reinforcement – The use of physical attributes to define ownership and separate public and private space. Examples of criminal deterrence devices and techniques suggested by the LAPD through the Design Out Crime program include, but are not limited to:

- Housing units can be designed so as to allow neighbors to “self-patrol” their environments.
- Lighting and landscaping may be enhanced in parking lots to improve visibility.
- Fences around housing developments can be designed in ways that avoid creating hiding places for criminals.
- Vines or planted coverings may be placed on wall to deter graffiti.

Ultimately, in the final design of the SCSLC Project buildings, landscaping, and hardscaping on proposed Lot 2, the Applicant would consult with the LAPD, and specifically, the North Hollywood Community Police Station, to determine what criminal deterrence devices and techniques should be implemented into the Project design to aid the LAPD in crime prevention on the Property and in the vicinity.

### **3. ENVIRONMENTAL IMPACTS**

#### **a. Methodology**

Analysis of police protection services is concerned with service ratios, facility needs, crime reports, and crime prevention design features for the proposed Project and Project Site. The LAPD was contacted for their review and input into design features of the proposed Project. Analysis of impacts to police protection services was determined through contact with the LAPD, and information provided from the LAPD website, the City of Los Angeles General Plan, and the Community Plan.

#### **b. Thresholds of Significance**

In accordance with Appendix G to the State CEQA Guidelines, the Project would have significant impact on police services if it would cause any of the following conditions to occur:<sup>10</sup>

- a.) Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services.

Furthermore, as set forth in the City of Los Angeles L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following:

- a.) The population increase resulting from the proposed project, based on the net increase of residential units or square footage of non-residential floor area;

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<sup>10</sup> State of California, *California Environmental Quality Act: Guidelines*, [http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines](http://ceres.ca.gov/topic/env_law/ceqa/guidelines) (May 2008).

b.) The demand for police services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to LAPD services (facilities, equipment, and officers) and the project’s proportional contribution to the demand; and,

c.) Whether the project includes security/and or design features that would reduce the demand for police services.

**c. Project Impacts**

The following section provides analysis of police protection services in the area of the proposed Project. The analysis is based on the significance thresholds of the L.A. CEQA 2006 Threshold Guide and provides a discussion on response service ratios and facilities, and Project security and design features.

**(1) LAPD Service Ratios and Facilities**

The Project Site will be split into two lots. Lot 1 is approximately 11.6 acres in size and is currently occupied by a 9-hole pitch-and-putt golf course, a 24-stall golf driving range, a parking lot, a putting green, and a clubhouse. Lot 1 will remain intact with minor configuration changes during development of the proposed Project. Lot 2 is approximately 4.5 acres in size and is currently occupied by 16 tennis courts, a small tennis house, and a portion of an existing surface parking lot. Development of the Project will occur on Lot 2 of the Project Site and will include the removal of the existing 16 tennis courts, the tennis house, and a portion of the surface parking lot, and the subsequent development of a 200-unit senior housing condominium complex. The senior housing condominium units will be housed in six buildings on Lot 2. *Table IV.K.2-1: Project Components and Expected Population Increase* shows the number of one- and two-bedroom units in each of the buildings and the estimated population increase expected to occur with implementation of the Project. As shown, development of the Project would result in an increase of an estimated 340 residents in the jurisdictional service boundary of the LAPD’s North Hollywood Community Police Station.

**TABLE IV.K.2-1  
 PROJECT COMPONENTS AND EXPECTED POPULATION INCREASE**

BUILDING NUMBER	NUMBER OF ONE-BEDROOM UNITS	NUMBER OF TWO-BEDROOM UNITS	POPULATION FACTOR <sup>1</sup>	NUMBER OF RESIDENTS
Building 1	9	21	1.70 persons/unit	51
Building 2	9	21	1.70 persons/unit	51
Building 3	11	28	1.70 persons/unit	66
Building 4	10	25	1.70 persons/unit	60
Building 5	10	25	1.70 persons/unit	60
Building 6	15	16	1.70 persons/unit	52
<b>Total</b>	<b>64</b>	<b>136</b>	<b>--</b>	<b>340</b>

<sup>1</sup> Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, City of Los Angeles General Plan, p. III-2

As stated earlier, the North Hollywood Community Police Station has a current officer-to-population ratio of 1 officer per 734 residents, serving a population of 220,000 residents with 300 sworn officers. With the development of the Project, the population served by the North Hollywood Community Police Station within its boundary would increase by 340, to 220,340 residents. With the projected population, the officer-to-population ratio would decline to 1 officer per 735 residents served.<sup>11</sup> This ratio would continue to be consistent with the service goal of 1 officer per 758 residents as required by the City of Los Angeles.

Representatives at the LAPD's North Hollywood Community Police Station were contacted to determine if any immediate or future expansion of the station was planned. As of October 2012, no expansion of the North Hollywood Community Police Station or development of a new police station that would serve the Project Site is expected to occur in the immediate or near future.<sup>12</sup> Considering the proposed Project would not cause a decline in the current officer-to-resident ratio above the City of Los Angeles' standard of 1 officer per 758 residents, it is expected that the North Hollywood Community Police Station would continue to adequately serve the community with development of the Project. Therefore, impacts from the development of the Project on police services would be less-than-significant.

**(2) *Project Security and Design Features***

As part of the LAPD's Design Out Crime program, the Project will incorporate specific design features to reduce calls from the LAPD involving crime. The specific design features will be determined in final design of the Project and in consultation with the LAPD.

With implementation of the LAPD design features into the Project, it is expected that crime on the Project Site would be reduced. This in turn would reduce the number of calls to the LAPD to provide police protection services to the Project Site. Therefore, impacts would be less-than-significant.

**(3) *Consistency with Adopted Plans and Policies***

Due to the fact that the Project will have less-than-significant impacts on police protection and police services related to population growth and Project design, development of the Project would be consistent with Plans and policies addressing the service requirements of police services.

**d. *Cumulative Impacts***

The proposed Project and the ten Related Projects are all located in the jurisdictional service boundary of the LAPD's North Hollywood Community Police Station. As discussed above, the Project would increase the service population of this police station by 340, to 220,340 residents. This would cause the officer-to-population ratio to decline to 1 officer per 735 residents served.

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<sup>11</sup> Officer to resident ratio with implementation of the Project is derived from: 220,340 residents/300 officers = 734.46 residents for every 1 officer. 734.46 is rounded to 735 residents.

<sup>12</sup> Per phone call with Lieutenant Brian Wendling, Los Angeles Police Department, North Hollywood Community Police Station on October 19, 2012.



The Related Projects (including residential construction and demolition) would add a net approximately 1,455 residents to the jurisdictional area of the police station resulting in an increased population served of up to 221,795 including the Project.<sup>13</sup> The population increase would cause the officer-to-population ratio to decline to 1 officer per 740 residents resulting in a cumulative impact to the LAPD. However, this ratio would still be consistent with the service goal of 1 officer per 758 residents as required by the City of Los Angeles. The demand for such increased service from the LAPD would be met through existing mechanisms such as property taxes and government funding that the proposed Project and Related Projects would contribute.

Similar to the proposed Project, each Related Project would be reviewed by the LAPD. Project Design Features for each Related Project would be incorporated into their design to help reduce calls for police protection service from the LAPD. Furthermore, upon LAPD review, the department may suggest incorporating crime prevention features and techniques into each Related Project to further deter property crimes.

Implementation of the Project would only slightly increase the need for police protection services from the LAPD in the North Hollywood Community Police Department's jurisdiction. The proposed Project would have a less-than-significant impact on LAPD police protection services and thus would not contribute to cumulative impacts. In combination with the Related Projects, it is also anticipated that the overall cumulative impacts would not be considerable.

#### **4. COMPLIANCE MEASURES, PDFS, AND MITIGATION PROGRAM**

##### **a. Compliance Measures**

The following Compliance Measures are reasonably anticipated standard conditions that are based on local, State, or federal regulations or laws that serve to offset or prevent specific police services impacts. These Compliance Measures are applicable to the proposed Project and shall be incorporated to ensure that the Project has minimal impacts to surrounding uses:

- As part of the LAPD "Design Out Crime" program and the techniques employed by the Crime Prevention Through Environmental Design Guidelines, the Project Applicant shall consult with the LAPD Crime Prevention Unit on any suggested crime prevention features appropriate to the design of the Project, and shall incorporate such measures to the extent feasible and practical.

##### **b. Project Design Features (PDFs)**

There are no PDFs included with respect to police protection impacts.

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<sup>13</sup> The number of residential dwelling units produced by the Related Projects can be found in *Table III-1: List of Related Projects* of this Draft EIR. The rates used to determine the number of residents that would be produced from the Related Projects can be found in the table *Plan Population and Dwelling Unit Capacity*, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, City of Los Angeles General Plan, p. III-2.

**c. Mitigation Measures**

The Project will result in less-than-significant police protection impacts due to population growth. With implementation of the Compliance Measure to coordination with the LAPD on Project design, no further Mitigation Measures would be required to reduce impacts to police protection services.

**5. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Incorporation of crime prevention features into the Project in consultation with the LAPD during the final design stages of the building plans would reduce the calls for police protection from the LAPD at the proposed Project Site. The cumulative population increase from the Project and the Related Projects would not significantly impact police coverage or emergency response times. Therefore, impacts would be less-than-significant.