

## IV. ENVIRONMENTAL IMPACT ANALYSIS

### H. PUBLIC SERVICES: POLICE

#### 1. ENVIRONMENTAL CONDITIONS

##### a. Physical Setting

Police protection services are provided by the Los Angeles Police Department (LAPD), which operates 18 (area) stations citywide within four (regional) Bureaus. The project site is located in the Van Nuys Division, which is one of six divisions within the broader Valley Bureau area. The Van Nuys Division is located at 6240 Van Nuys Boulevard, Van Nuys, California, approximately 2.3 miles northwest of the project site, and serves the Sherman Oaks area in addition to the surrounding communities of Van Nuys, Blythe Street and Ventura Business District.

Currently there are 254 sworn officers and 40 non-sworn employees providing service to the Van Nuys Division area. Officers are dispatched over three watches in a 24-hour period. The Van Nuys Station serves a population of approximately 280,814 people over a 28.8 square mile area. In the event that a situation should arise that requires additional staffing, additional officers can be called in from other LAPD Districts. The average response time to emergency calls for service in Van Nuys during 2006 was 7 minutes. This is consistent with City-wide averages during 2006. The level of police services in the community is currently constrained as the Van Nuys Division, staffed at a ratio of 1 officer per 900 population, which is slightly below the City's goal of 1 officer per 758 population. However, crime rates in the vicinity are generally lower than those observed in other similar urban areas within the City. The Van Nuys Division of the Los Angeles Police Department has no plans for expansion of their facilities at this time.<sup>1</sup>

The project site is located within Basic Car unit area 9A79 and Reporting District 976 of the Van Nuys Division of the Los Angeles Police Department. In 2006 an estimated 7,740 crimes were reported in the Van Nuys Community Police Station area. 6,718 were property crimes, and 1,022 were violent crimes. The predominant crimes in Reporting District 976 were property crimes, including burglary, shoplifting, and vehicle theft.<sup>2</sup>

The shopping center is currently patrolled by Professional Security Consultants (PSC), a private security service that provides monitoring and security for the entire property on a 24-hour basis. Building interiors are monitored by foot patrol and closed circuit television (CCTV). The site exterior is patrolled by personnel on foot, bicycle, golf cart and truck. Exterior patrol covers building perimeters, parking structures and open surface parking lots. During the nighttime/early morning hours (i.e., graveyard shift), security personnel monitor the Riverside Drive frontage to ensure noise compliance and security issues are observed along the loading dock areas.

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<sup>1</sup> Per phone call with Officer Anthony Cabunoc, Los Angeles Police Department, Van Nuys Division on October 17, 2007.

<sup>2</sup> Per phone call with Officer Anthony Cabunoc, Los Angeles Police Department, Van Nuys Division on October 17, 2007.

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

The Van Nuys-North Sherman Oaks Community Plan (Community Plan) includes goals, objective and policies that specifically address policy-level guidelines for police services in the project area. In summary, the Community Plan establishes policy that strives to ensure that adequate police facilities and services are available to provide for the public safety needs of the community based on current and future needs. A key emphasis of the Community Plan is the promotion of Crime Prevention Through Environmental Design (CPTED) strategies that employ natural access control, natural surveillance and territorial reinforcement features to minimize opportunities for criminal and destructive activity, and thereby minimize demand on police services, facilities and personnel.

Specific police services related policies that are applicable to the project area are listed later in this section under the Consistency with Applicable Plans and Policies discussion. For an analysis of the Proposed Project's consistency with other land use policies of the Community Plan, please refer to Section IV: Environmental Impact Analysis: F-Land Use, Planning and Urban Decay, of this DEIR.

## **2. THRESHOLDS OF SIGNIFICANCE**

Unless otherwise indicated, the thresholds of significance identified in this section and used to determine the proposed project's environmental effects are based on direction from the Los Angeles CEQA Thresholds Guide (as adopted 2006).

According to the City of Los Angeles CEQA Significance Thresholds, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The population increase resulting from the proposed project, based on the net increase of residential units or square footage of non-residential floor area;
- 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
- Whether the project includes security and/or design features that would reduce the demand for police services.

## **3. ENVIRONMENTAL IMPACTS**

### **a. Relevant Project Characteristics**

The Proposed Project involves the intensification of commercial/retail land uses through the addition of 280,000 GLSF of new structures and reconfiguration of the internal site circulation to provide more efficient and direct access throughout the project site.

The shopping center is currently patrolled on a full-time by a private security service, which covers both interior and exterior portions of the project site using a combination of foot and vehicle-assisted patrols, as well as CCTV monitoring. Similar security service will be maintained with the Proposed Project and adjusted accordingly to accommodate the new site plan and activity levels.

In addition to the roving security patrol and video surveillance, the Proposed Project design incorporates other attributes such as security lighting, enhanced emergency access, natural surveillance opportunities, etc., that will help improve on-site safety and security. Such design and operational characteristics function as project design features (PDFs).

The analysis assumes that the following Project Design Features are supported by the Proposed Project:

- The Proposed Project Landscape Plan will incorporate wall-hugging vines and bamboo screening as CPTED strategies which function as graffiti deterrents, minimization of hidden spaces, and creation of more open area for natural surveillance.
- The Proposed Project shall be maintained as a closed mall campus with controlled access points and operational hours.
- The Proposed Project shall result in the addition of more building access points that will improve public access and circulation throughout the mall and minimize walking distances from remote parking areas, thereby improving opportunities for CPTED principals that employee natural access control, natural surveillance and territorial reinforcement features.
- The Proposed Project shall provide organized roving security patrol, video surveillance, and security lighting to ensure the safety and security of patrons, tenants and employees.
- The Proposed Project includes reconfiguration of Fashion Square Lane to provide a minimum of two unobstructed vehicle travel lanes (one per each direction) through its entire length of along the south edge of the project site adjacent to proposed structures affording maximum accessibility for emergency service personnel and vehicles.
- The Proposed Project shall provide sufficient off-street parking for all building employees and anticipated patrons and visitors, thereby minimizing the potential for parking conflicts on off-site locations and providing parking within a controlled environment that can be monitored by on-site patrol and surveillance operations.
- Directional and security lighting will be required for safety purposes. Through a new plan, lighting can enhance safety along the Riverside Drive and Hazeltine Avenue frontages and add to the perceived security of the neighborhood in general. Lighting would be incorporated into the streetscape environment at several levels, including the use of bollards, wall reveals, seating areas, and crosswalks. The use of plaza strip

lighting will afford additional security lighting but with a park-like feel and without significant light intrusion to the surrounding neighborhood.

The analysis assumes that the Proposed Project will be constructed and operated in accordance with all applicable codes, regulations and standard practices, including the following:

- All businesses within the development desiring to sell or allow consumption of alcoholic beverages will require licensing through Alcohol and Beverage Control and approval by the LAPD.

**b. Project Impacts**

Based on the IS, potential impacts for a number of environmental issues were determined to be less than significant. The scope of the following analysis focuses only on those impacts that were determined through the NOP and IS process to have a potential significant environmental effect. Issues related to Police Services that were determined to be less than significant and are not analyzed further, include: short-term demand for police services during construction activity. An explanation supporting this conclusion is provided in Section VI: Other Environmental Considerations: A-Effects Not Found To Be Significant in this DEIR.

The adequacy of police services for the Proposed Project is based on a review of the size of the population and geographic area served, the number and type of calls for service, and other community characteristics that may create special service needs.

**(1) Police Protection Facilities and Service**

Retail land uses similar to the Proposed Project typically result in police response calls for retail burglaries, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons. Although there is not a direct proportional relationship, the incidence for such calls generally increases with the level of intensity of on-site activity and increases in traffic on local roadways. Because the Proposed Project will increase the use intensity of the site and contribute to additional traffic on local roadways, an increase in the number of reported crimes can be anticipated. The nature of such calls is typical of those experienced with commercial development and does not represent any unique law enforcement issues. The Proposed Project includes numerous on-site design and operational strategies (such as more efficient parking and access configurations, nighttime security lighting, on-site security patrol, etc.) that will enhance public safety and incorporate CPTED strategies, which in turn minimize the risk for criminal activity.

The Proposed Project includes expansion of the existing retail and restaurant uses at the Square shopping center. The project site is currently developed with uses that require similar LAPD resources as those anticipated with the Proposed Project. The Proposed Project does not include a residential component that could result in a direct increase in population due to new residents (and thereby an increased demand for police services, or new or physically altered police facilities).

The Proposed Project could result in an increase of approximately 788 employees at the shopping center. Based on the location of the shopping center within the heavily populated San Fernando Valley, it is anticipated that an adequate workforce is locally available and the Proposed Project will not increase the resident population of the community indirectly. Using population conversion factors provided in the LA CEQA Thresholds Guide, a police service population for the Proposed Project is estimated at 675 persons.

The City of Los Angeles Police Department uses a ratio of approximately 758 residents to one officer when determining if additional staffing is necessary. Based on the criteria, the Proposed Project may generate the need for an additional 0.9 officers. However, current response times in the Van Nuys area are consistent with City-wide averages, thus additional staffing for this division is currently deemed unwarranted by LAPD.<sup>3</sup> Further, incorporation of on-site safety design and operational features may offset this service need. The Proposed Project will incorporate on-site private security measures, such as security officers, security cameras, security lighting, and design features that will reduce the demand for police protection at the site. The resultant impact to police protection services due to the Proposed Project is less than significant.

### **(2) *Crime Rates***

The Proposed Project includes a request for a Conditional Use Permit to allow the on-site sale and consumption of alcoholic beverages (CUB) in association with up to approximately 40,000 GLSF of new restaurant uses to be located within the shopping center, of which approximately 28,000 GLSF could include the service of alcoholic beverages. Although some of the restaurants may have direct exterior access and may have operational hours (i.e., to 12:00 midnight on weekends) that are somewhat different than the main mall campus, the restaurants that would serve alcoholic beverages would be incidental to the main retail use of the shopping center. Approval of the requested CUB would be based on a finding that the Proposed Project would not result in an undue concentration of uses which dispense alcoholic beverages. Because the restaurants would be primarily family-style, incidental to the shopping center, and located indoors, the potential for crimes associated with public drunkenness and disorderly conduct is considered to be less than significant. Further, the CUB itself offers a vehicle to revoke the sale/consumption of alcoholic beverages at the project site should serious issues related to such arise and demonstrate a serious impediment to the safety of the community.

### **(3) *On-Site Safety Design and Operations***

The Proposed Project incorporates design and operational measures that will reduce the demand on police facilities and services by addressing crime concerns on the “front end” within the project site. Specifically, the Proposed Project incorporates many Crime Prevention Through Environmental Design (CPTED) strategies that address natural access control, natural surveillance, and territorial reinforcement. Examples of CPTED strategies integrated into the building design and public space areas include:

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<sup>3</sup> Per phone call with Officer Anthony Cabunoc, Los Angeles Police Department, Van Nuys Division on October 17, 2007.

- Use of wall-hugging vines and bamboo screening as a graffiti deterrent and minimizing hidden spaces
- Maintaining a closed mall campus with controlled access points and operational hours
- Adding more building access points that improve public access and circulation throughout the mall and minimize walking distances from remote parking areas

Further, the Proposed Project will provide organized roving security patrol, video surveillance, and security lighting that will improve safety and help reduce potential impacts to LAPD services by serving as a first level of enforcement and as a deterrent. It is anticipated that these deterrents will affect the site perimeter and adjacent areas enhancing the overall public safety in the immediate vicinity.

The Proposed Project includes reconfiguration of Fashion Square Lane to provide a minimum of two unobstructed vehicle travel lanes (one per each direction) through its entire length of along the south edge of the project site adjacent to proposed structures affording maximum accessibility for emergency service personnel and vehicles.

In addition, the Proposed Project will provide sufficient off-street parking for all building employees, anticipated patrons and visitors, thereby minimizing the potential for parking conflicts at off-site locations, and providing parking within a controlled environment that can be monitored by on-site patrol and surveillance operations.

As discussed above, the Proposed Project incorporates numerous project elements and design considerations which target enhanced safety, deterrents to criminal activity and minimizing demand for outside police services. As a result, it is anticipated the overall net effect to LAPD police services are less than significant with implementation of recommended mitigation measures that target communication and cooperation with LAPD on crime preventative measures and enhanced emergency response.

Although adequate site safety measures will be provided with the Proposed Project, some of the nearby residents have expressed concern that the Proposed Project may nonetheless result in a potential increase in localized crime and/or traffic enforcement incidents. In particular, the surrounding residential community is concerned that project patrons may park along adjacent off-site streets, including within residential neighborhoods to the north, for convenience. A key goal of the Proposed Project is to provide a more convenient and efficient access and internal circulation system within the project site, and to provide convenient parking options. It is anticipated that the access, circulation and parking enhancements will provide sufficient incentive for patrons to park on-site at the shopping center. Further, several measures to address pass-through traffic, neighborhood protection and traffic calming (such as restricted access to Matilija Avenue from Riverside Drive) are proposed to address project traffic. The Proposed Project will fund the study and implementation of measures that will discourage the use of residential streets north of the center as either a “cut-through” to avoid congestion or for parking. This work is called a neighborhood protection plan. The neighborhood protection plan will

provide additional disincentive to park in adjacent neighborhoods to the north of the project site. As a result, vehicle enforcement concerns due to the project are anticipated to be less than significant.

**(4) Consistency with Applicable Plans and Policies**

The Proposed Project does not propose any change to adopted Plans or policies, nor reclassification of applicable designations. The applicable police services related goals, objectives and policies of the Van Nuys-North Sherman Oaks Community Plan are provided in *Table 35: Consistency with Community Plan Police Services Related Goals, Objectives and Policies*, along with a discussion of the project consistency with each applicable component. In summary, the Proposed Project is consistent with the police services related goals, objectives and policies because the project either directly contributes toward the furtherance of those policies (i.e., as through physical site improvements) or indirectly supports those policies by not creating obstacles for their realization (i.e., such as remaining consistent with land use goals). The Proposed Project will result in a less than significant impact to police services in the project area due to conflicts with policies and programs supporting the provision for adequate police protection services.

**TABLE 35  
 CONSISTENCY WITH COMMUNITY PLAN POLICE PROTECTION RELATED GOALS, OBJECTIVES AND POLICIES**

ID NO.	GOAL/OBJECTIVE/POLICY	CONSISTENCY DISCUSSION	CONSISTENCY DETERMINATION
<b>VAN NUYS-NORTH SHERMAN OAKS COMMUNITY PLAN</b>			
G 9	A community with adequate police facilities and services to provide for the public safety needs of the community.	The Proposed Project is consistent with this goal because it incorporates design and operational measures, as well as organized patrol, which will reduce the demand for available police facilities and services by addressing crime concerns on the “front end” within the project site and minimizing the need to call for outside police patrol. Further, these deterrents will affect the site perimeter and adjacent areas enhancing the overall public safety in the immediate vicinity. Specific PDFs incorporated into the Proposed Project that ensure consistency are discussed in the analysis of police services in Section IV: Environmental Impact Analysis: H-Public Services: 2-Police, of this EIR.	Consistent
O 9-1	To provide adequate police facilities and personnel to correspond with population and service demands.	The Proposed Project is consistent with this objective because design elements of the project will reduce demand for services thereby providing for a more efficient utilization of available police	Consistent

ID NO.	GOAL/OBJECTIVE/POLICY	CONSISTENCY DISCUSSION	CONSISTENCY DETERMINATION
		<p>facilities and personnel throughout the service area. Specific PDFs incorporated into the Proposed Project that ensure consistency are discussed in the analysis of police services in Section IV:            Environmental Impact Analysis: H-Public Services: 2-Police, of this EIR. Additionally increased City revenues generated by the project will be available to fund police services to levels appropriate for the demand.</p>	
P 9-1.1	<p>Coordinate with 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.</p>	<p>The Proposed Project is consistent with this policy as the applicant has initiated and will continue to coordinate with, and obtain input from, the Police Department in order to determine the potential impacts to police protection services and identify appropriate design modifications and mitigation measures. Please refer to the analysis of police protection services in Section IV:            Environmental Impact Analysis: H-Public Services: 2-Police, of this EIR.</p>	Consistent
P 9-1.2	<p>Promote the implementation of Crime Prevention Through Environmental Design (CPTED) strategies including natural access control, natural surveillance and territorial reinforcement.</p>	<p>The Proposed Project is consistent with this policy because the project design and operational characteristics incorporate the necessary CPTED strategies that address natural access control, natural surveillance, and territorial reinforcement.</p> <p>Examples of CPTED strategies integrated into the building design and public space areas include:</p> <ul style="list-style-type: none"> <li>• Use of wall-hugging vines and bamboo screening as a graffiti deterrent and minimizing hidden spaces</li> <li>• Maintaining a closed mall campus with controlled access points and operational hours</li> <li>• Adding more building access points that improve public access and circulation throughout the mall and minimize walking distances from remote parking areas</li> </ul>	Consistent

ID NO.	GOAL/OBJECTIVE/POLICY	CONSISTENCY DISCUSSION	CONSISTENCY DETERMINATION
		Please refer to the analysis of police protection services in Section IV: Environmental Impact Analysis: H-Public Services: 2-Police, of this EIR.	

**(5) Cumulative Impacts**

As discussed above, the Proposed Project will result in a less than significant impact to police services, and police response effectiveness will not be compromised by traffic congestion from the Proposed Project as all project-related roadway impacts will be fully mitigated. Hence, the Proposed Project will not lessen the level of police services in the community and will not contribute to a cumulative impact to the provision of police services.

Future development has the potential to increase the population and density of the area and could potentially have a cumulative impact on police services. A review of the related projects indicates that there are no General Plan Amendment cases requested. As such, the identified related projects are presumed to be consistent with growth impacts within the Community Plan Area. As with the Proposed Project, it is anticipated that any cumulative development would be subject to police protection and safety measures to adequately mitigate police service impacts. Any cumulative development would be required to comply with any LAPD development review criteria. Population increases within the police service area due to cumulative growth would not increase above anticipated Community Plan levels, and would not result in a significant related projects impact on police services.

**4. MITIGATION PROGRAM**

MM PSP-1: All businesses within the development desiring to sell or allow consumption of alcoholic beverages will require licensing through Alcohol and Beverage Control and approval by the LAPD.

MM PSP-2: The Proposed Project Landscape Plan will incorporate wall-hugging vines and bamboo screening as CPTED strategies which function as graffiti deterrents, minimization of hidden spaces, and creation of more open area for natural surveillance.

MM PSP-3: The Proposed Project shall be maintained as a closed mall campus with controlled access points and operational hours.

MM PSP-4: The Proposed Project shall result in the addition of more building access points that will improve public access and circulation throughout the mall and minimize walking distances from remote parking areas, thereby improving opportunities for CPTED principals that employ natural access control, natural surveillance and territorial reinforcement features.

- MM PSP-5: The Proposed Project shall provide organized roving security patrol, video surveillance, and security lighting to ensure the safety and security of patrons, tenants and employees.
- MM PSP-6: The Proposed Project includes reconfiguration of Fashion Square Lane to provide a minimum of two unobstructed vehicle travel lanes (one per each direction) through its entire length of along the south edge of the project site adjacent to proposed structures affording maximum accessibility for emergency service personnel and vehicles.
- MM PSP-7: The Proposed Project shall provide sufficient off-street parking for all building employees and anticipated patrons and visitors, thereby minimizing the potential for parking conflicts on off-site locations and providing parking within a controlled environment that can be monitored by on-site patrol and surveillance operations.
- MM PSP-8: Directional and security lighting will be required for safety purposes. Through a new plan, lighting can enhance safety along the Riverside Drive and Hazeltine Avenue frontages and add to the perceived security of the neighborhood in general. Lighting would be incorporated into the streetscape environment at several levels, including the use of bollards, wall reveals, seating areas, and crosswalks. The use of plaza strip lighting will afford additional security lighting but with a park-like feel and without significant light intrusion to the surrounding neighborhood.
- MM PSP-9: Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM PSP-10: Elevators, lobbies, and parking areas shall be well illuminated and designed with minimum dead space to eliminate areas of concealment.
- MM PSP-11: The Project Applicant shall consult with the LAPD Crime Prevention Unit on any additional crime prevention features appropriate to the design of the Proposed Project, and shall incorporate such measures to the extent feasible and practical.
- MM PSP-12: Upon completion of the Proposed Project, the Fashion Square Mall Association shall provide the Van Nuys Division Commanding Officer with a diagram of each

portion of the property, including access routes and additional information that might facilitate police response.

## **5. SIGNIFICANT PROJECT IMPACTS AFTER MITIGATION**

Implementation of the identified standard conditions of approval, project design features and recommended mitigation measures reduce all potential Proposed Project and cumulative impacts to less than significant levels.

