

I. PUBLIC SERVICES

1. Fire Protection

Existing Conditions

Fire protection and emergency medical service to the subject property is provided by the Los Angeles Fire Department (LAFD)¹. The LAFD responds to incidents requiring fire protection and emergency medical care with LAFD personnel and emergency medical technicians. According to the LAFD, these services would primarily be provided to the Proposed Project by three fire stations. They are the closest to the Project site and would provide the shortest response time in the event of an emergency. These stations include Fire Station No. 37 at 1090 Veteran Avenue (0.6 miles), Fire Station No. 71 at 107 S. Beverly Glen Boulevard (1.7 miles) and Fire Station No. 92 at 10556 W. Pico Boulevard (2.2 miles) (**Figure V.I-1**). If necessary during a major emergency, additional fire protection and emergency services would be provided by other stations within the LAFD system; however, it is assumed that the three stations above would provide the initial response under normal conditions.

In most instances, the closer a station is located to the subject property, the shorter the response time. Due to the congestion associated with the intense land uses in much of Los Angeles including the Westwood area, a direct correlation between distance from the Project and response time may not hold true. Delays in response time can occur as a result of traffic, weather or communication difficulties. During rush hour traffic, emergency response time for the Westwood/West Los Angeles area is impacted by the congestion on streets such as Sunset Boulevard, Wilshire Boulevard, Santa Monica Boulevard as well as several others. Where LOS is poor, the LAFD's ability to provide fire protection and emergency services is impacted. The LAFD considers intersections operating at a Level of Service (LOS) E or F create potentially significant response time impacts.

Station 37 is the Battalion 9 Headquarters, and maintains a 13-man shift equipped with a Task Force Truck, Engine Company and a Paramedic Rescue Ambulance. Station 71 is a smaller station housing a 4-man shift equipped with a Paramedic Engine Company. Station 92 maintains an 11-man shift equipped with a Task Force Truck, Engine Company and a Paramedic Supervisor.

According to the LAFD, current staffing is adequate to meet existing demand for service in the area.

Threshold of Significance

The LA CEQA Thresholds Guide significance threshold states that a Project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service. In addition, to further define the threshold relevant to this Project, the following is added:

A significant impact also occur if:

- Adequate LAFD equipment or staffing is not available, such that measurable short falls in service would occur if the Project were implemented;
- Adequate hydrants and water flow/volume or pressure to serve the Project is not available; or
- Adequate access or design features are not provided.

¹ Memorandum from Richard A. Warford, Assistant Fire Marshall, Bureau of Fire Protection and Public Safety to Ed Reyes and Jimmy Liao, November 20, 2000, (See Appendix A of this EIR).

Figure V.I-1 Public Services/Facilities Location

Project Impacts

The adequacy of fire protection services for the Proposed Project is based on required fire flow, response distance from existing fire stations, equipment access, and the Fire Department's judgement regarding needs and service in the area. The quantity of water required for fire protection varies based on a Proposed Project's land use(s). Fire flow requirements vary from 2,000 gallons per minute (gpm) in Low-Density Residential areas to 12,000 gpm in commercial areas. Based on a review of the proposed land uses, the LAFD has required that a fire flow of 4,000 gpm for three simultaneous hydrants be maintained. A minimum residual water pressure of 20 psi must remain in the system while the required gpm is flowing. The actual number and location of required fire hydrants will be determined during the Fire Departments review of the plot plan.

Currently, adequate water pressure is not available to serve new development in the Project vicinity. According to the Los Angeles Department of Water and Power (DWP), an extensive water main replacement and pump station upgrade for the entire Westwood area is currently undergoing design review. The improvements include pump station upgrades to provide a 9,000 gpm system to accommodate high-rise development along the Wilshire corridor, and main replacement along Wilshire Boulevard designed to improve the fire water supply for much of Westwood Village. While the specific date of completion is not known, the DWP intends to complete these improvements prior to commencement of construction of the Proposed Project, because these improvements are necessary to provide adequate fire service for projects currently under development in the fire flow zone.

The Proposed Project will pay a fair share of the cost of the upgrades through the Fire Hydrant Main and Replacement Fund, a City of Los Angeles trust fund administered by the LAFD. The fee is collected at the time the building permit fees are paid. Given that the 9,000 gpm system upgrades exceed the Project's 4,000 gpm fire flow requirement, the Proposed Project will not result in a significant impact on the fire water supply system.

The LAFD requires that all projects be located within 1.5 miles of the nearest fire station. If this distance cannot be achieved, the Proposed Project will be required to integrate a sprinkler system as a means of fire protection. Fire Station No. 37 is located within 0.6 miles of the Project site. This station maintains a full staff and would be able to serve as the first station to provide full truck and engine company service to the site. The Proposed Project could be adequately served by the existing facilities, equipment and staff, and would therefore not generate a significant impact on fire services.

With regard to access to the Project site, the Proposed Project involves the temporary closure of Glendon Avenue in order to construct a subterranean parking structure. Major north-south access in Westwood Village is along Tiverton Avenue and Westwood Boulevard, and will be maintained throughout the temporary street closure. Glendon Avenue was previously vacated between Weyburn Avenue and Le Conte Avenue for the development of the former Macy's department store, and no longer serves as a through street. Major east-west access is along Weyburn Avenue, and will be maintained throughout the temporary street closure. Additional access will be provided in the alley between Glendon Avenue and Westwood Boulevard. Therefore, the temporary street closure is not expected to cause a significant impact on fire department access to the Proposed Project site or adjacent properties.

Once constructed, the Project will have adequate access for LAFD. The Project site plan conforms to access requirements of the Los Angeles Municipal Code. Compliance will be confirmed by the LAFD during site plan review, prior to construction.

Mitigation Measures

Although Project impacts would be less than significant, the following are included as mitigation measures in order to disclose and make clear the City's requirements.

1. The Project shall comply with Fire Department plot plan approval requirements relative to fire safe design features prior to building permit approval. These recommendations will include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant; and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
2. The final construction plans of all proposed developments in the Project area shall be submitted to the LAFD to determine the location and number of off-site public and on-site private hydrants required.
3. At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.
4. The Proposed Project shall comply with all applicable State and local ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, from the City of Los Angeles General Plan (C.P.C. 19708).
5. The Project will pay the appropriate fee assessment in accordance with the Fire Hydrant Main and Replacement Fund Ordinances, which shall be used to fund the necessary upgrades to the fire water system.
6. Adequate address signage will be provided to the satisfaction of the LAFD, to facilitate with response times.

Significant Project Impacts After Mitigation

No significant Project impacts would remain after the implementation of the identified Project mitigation measures.

Cumulative Impacts

Adequate water pressure is currently not available to serve the Proposed Project and other related projects currently under development or proposed in the Westwood area. This situation, with the addition of the related projects, is potentially significant. This potentially significant cumulative impact can be mitigated, including proportionate "fair share" contributions to the Fire Hydrant Fund as discussed above, as well as by individual related project design and mitigation measures. Based upon LAFD and the City thresholds for significant impact, other aspects of LAFD service are not considered cumulatively significant.

2. Police Protection

Existing Conditions

The Los Angeles Police Department (LAPD), West Los Angeles Area provides police protection in the Westwood area. The West Los Angeles Area service boundaries are Mulholland Drive to the north, the Santa Monica Freeway (I-10) and the Los Angeles City Boundary to the south, the Los Angeles City boundary to the west, and La Cienega Boulevard and the Los Angeles City boundary to the east. The closest station to the Proposed Project site is the located at 1663 Butler Avenue, approximately 1.2 miles away (**Figure V.I-1**).

Currently there are 276 sworn officers and 25 non-sworn employees providing service to the West Los Angeles Area. These officers are dispatched over three watches in a 24-hour period. The average response time to emergency calls for the West Los Angeles Area is 8.0 minutes. This is greater than the Citywide response time of 6.6 minutes, and is caused by traffic congestion in the area around the Proposed Project area.

The Proposed Project site is located in the West Los Angeles Area Reporting District (RD) 817. The service boundaries for RD 817 are Le Conte Avenue to the north, Gayley Avenue to the west, Wilshire Boulevard to the south, and Lindbrook Drive and Glendon Avenue to the east.

In addition to police services provided by the LAPD, the UCLA Campus Police are State Police Officers, and by definition, responsible for a jurisdiction that stretches one mile beyond the gates of the UCLA campus. They are used in the Westwood Village area by the LAPD on an as-needed basis and as partial staffing for the police substation located at 1141 Westwood Boulevard. There are 57 UCLA Campus Officers in total.

The LAPD RD 817 report of crimes committed for the year of 1999 (**Table V.I2-1**) shows that of the 247 crimes, the most common included burglary from cars and businesses, grand theft and other theft. Given a population of 5,893 within RD 817, a ratio of 42 crimes per 1,000 people was committed. This level is higher than the entire West Los Angeles area (31 crimes per 1,000), but lower than the Citywide ratio of 46 crimes per 1,000 people. A 1995 report indicates that there were 303 crimes committed in Westwood Village that year. Thus, there has been a decrease in crime in the area, since 1995.

While the number of crimes and sworn officers per 1,000 people are useful statistics, the LAPD does not staff its districts based on a sworn officer per 1,000 population ratio. Each District is staffed with enough officers to cover three shifts per 24-hour period. In the event that a situation should arise that requires additional staffing, additional officers would be called in from other LAPD Districts.

Threshold of Significance

The LA CEQA Thresholds Guide states that the determination of significance in the area of police protection 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.

Table V.I2-1
Los Angeles Police Department
Crimes by Reporting District of Occurrence - Year 1999

TYPE OF CRIME	RD 817	WEST LOS ANGELES	CITYWIDE
Burglary from Business	22	273	4,681
Burglary from Residence	1	557	12,820
Burglary Other	0	183	4,081
Street Robbery	2	214	9,213
Other Robbery	5	175	5,144
Murder	0	4	435
Rape	2	51	1,355
Aggravated Assault	15	626	30,967
Burglary from Vehicle	23	985	20,836
Theft from Vehicle	10	611	16,676
Grand Theft	32	1,048	11,357
Theft from Person	0	46	1,297
Purse Snatch	0	11	332
Other Theft	119	1,271	24,174
Vehicle Theft	15	798	26,358
Bunco	1	7	160
Total	247	6,860	169,886

Project-specific recommendations from the LAPD are, of course, most relevant.

Project Impacts

Development of the Proposed Project would generate additional residents, employees, visitors, and associated pedestrian and vehicular traffic in the Project area. This in turn would result in an incremental increase in demands for law enforcement and protection services provided by the LAPD. On the other hand, some crimes would be reduced by Project implementation. The Project would replace delapidated parking lots and underutilized retail space and bring people into currently underutilized street alleyways and spaces that may be prone to vandalism, loitering and other criminal activities that occur in vacant urban environments with low patronage.

The LAPD has determined that a project the size of Palazzo Westwood would have a less than significant impact on police services in the West Los Angeles Area², considering the current level of staffing in the West Los Angeles Area, and the anticipated Project-related increase in residents, pedestrians and vehicular traffic. The Project traffic analysis demonstrates that Project impacts to area intersections will be mitigated to below a significant level. Thus, the Project will not significantly impact response times. Additionally, tax revenue generated by the Proposed Project would add funding to City of Los Angeles for distribution to City Departments, including the LAPD.

The LAPD recommends the Project Applicant interact with the Community Relations Section (CRS) of the LAPD to obtain information regarding crime prevention features appropriate to the design of the Proposed Project. Implementation of CRS recommendations would serve to further reduce the less than significant Project impact.

Mitigation Measures

Although impacts are not significant, the Department of City Planning requires the following mitigation measure:

1. The Project shall provide on-site security systems, lighting and adequate address signage to increase security and facilitate police response to the site. Security system designs shall be submitted to LAPD for review.

Significant Impacts After Mitigation

No significant impact would occur.

Cumulative Impacts

Related Projects in the area would add demands on the LAPD West Los Angeles Area RD. Each of these projects must be reviewed for potential impacts, and mitigation measures required if significant impacts are found. The LAPD does not report or project significant deficits in service in the West Los Angeles RD; however, the cumulative impact of the related projects could be potentially significant. Mitigation would be necessary on a project-by-project basis.

² Los Angeles Police Department written communication from Commanding Officer David J. Kalish, Commander and Commanding Officer, Community Affairs Group, LAPD, to Envicom Corporation, September 20, 2000.

3. Schools

Existing Conditions

The Los Angeles Unified School District (LAUSD) provides public school service within the Project area. Local public schools serving the site are Warner Elementary, Emerson Middle School, and University High School (see **Figure V.I-1**). Warner Elementary is located at 615 Holmby Avenue in Westwood, approximately 0.75 miles northeast of the site. The school has an operational capacity for 730 students in Kindergarten through 5th grades. In 2000, about 658 students were enrolled at this school, resulting in excess capacity for about 72 students³⁵.

Emerson Middle School serves grades 6 through 8 at 1650 Selby Avenue in Westwood, just less than 0.75 miles south east of the site. The school has an operational capacity for 1,422 students. In year 2000 approximately 1,403 students were enrolled at this school. However, most of these students reside outside of the school's service area and attended this school through the LAUSD's open enrollment, permit, or bussing programs. In the year 2000, there were about 372 students within the school's service area who attended Emerson Middle School or another LAUSD school through open enrollment or with a permit. In the LAUSD, students may apply to attend schools outside their home service area. Students within the Emerson Middle School service area would always be accommodated first. Therefore, Emerson Middle School has available capacity for more than 1,000 additional students from its service area.

University High School is located at 11800 Texas Avenue in West Los Angeles, west of the 405 freeway. The school, which is within 1.5 miles of the Project site, has a capacity for 2,611 students. Year 2000 enrollment figures indicate that about 2,579 students attended the school. Similar to Emerson Middle School, this school is attended largely by students outside of its service area. About 1,292 students within the University High School service area attended either University High School or another LAUSD High School through open enrollment or with a permit. Therefore, University high school can accommodate 1,300 additional high school students from its service area.

Threshold of Significance

The LA CEQA Thresholds Guide does not state a specific threshold, but calls for the determination of significance to be made on a case-by-case basis, considering the following factors:

- The population increase resulting from the proposed project, based upon 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 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).

³⁵ All capacity and enrollment figures cited in this section are based on information provided from LAUSD, January 31, 2001 facsimile to Envicom Corporation, from Ray Dippel, LAUSD.

School	Location	Student Enrollment		
		Service Area	Total	Capacity
Warner Elementary	615 Holmby Avenue	658	658	730
Emerson Middle School	1650 Selby Avenue	372	1,403	1,422
University High School	11800 Texas Avenue	1292	2,579	2,611
Source: LAUSD, 2001				

Based upon these considerations as they relate to the Proposed Project and Project site, the following threshold has been determined for the Project:

The Proposed Project would result in a significant impact if it generates a demand for educational facilities that cannot be adequately accommodated by existing or planned facilities and services.

Project Impacts

In a mixed-use development, student generation can be estimated from both direct and indirect sources. Direct generation consists of those students who move into the district by occupancy of the 350 new residential units created as part of the Proposed Project. Indirect generation would result from new employees working within the 115,000 square foot commercial portions of the Project who enroll their children in schools within the service area. The Proposed Project will develop 350 new residential apartment units and 115,000 square feet of neighborhood retail uses. The Project’s residential component will provide about 172 one-bedroom apartments and 178 two-bedroom apartments. As shown in **Table V.I3-1**, these units would directly generate approximately 45 elementary, 18 middle school, and 18 high school students.

Table V.I3-1
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
Multi-family 1-Bedroom	172 d.u.	0.000	0.000	0.000	0	0	0
Multi-family 2-Bedrooms	178 d.u.	0.250	0.100	0.100	45	18	18
Indirect Commercial Impact	115,000 sq. ft.	See below**			4	3	3
Total					49	21	21
* Generation factors as provided in the LA CEQA Thresholds Guide, City of Los Angeles, May 14, 1998, Exhibit J.3-10, page J.3-50. ** Indirect student generation is calculated assuming one employee per 200 square feet of commercial space, for a total of 575 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 10 students. Assumes a reasonable distribution between elementary, middle, and high school students.							

The actual number of students who will reside at the Project 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.

With regard to the first factor, indirect student generation for the Proposed Project resulting from parents enrolling their children in close proximity to their place of employment is estimated to generate an additional 4 elementary, 3 middle and 3 high school students.

The addition of the proposed Project's 49 elementary school students to Warner Elementary school would be adequately accommodated within the school's existing capacity. As described above, the school currently operates with an excess capacity for about 72 students. Therefore, the Proposed Project would not result in a significant impact on elementary school capacity.

The addition of the proposed Project's 21 middle school students and 21 high school students would be adequately accommodated by the existing capacity at Emerson Middle School and the University High School, respectively. As described above, Emerson Middle School can accommodate more than 1,000 additional students from its service area and University High School can accommodate 1,300 additional high school students from its service area. Therefore, the Proposed Project would not result in a significant impact on local middle or high school capacity.

Mitigation Measures

As described above, the Proposed Project would not result in a significant impact on public schools. Therefore mitigation measures are not required to reduce the Project's impacts to a less than significant level. Nevertheless, payment of required school impact fees would offset the Project's impacts on school services and facilities.

Significant Project Impacts after Mitigation

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

Cumulative Impacts

The Proposed Project's student generation will contribute to a cumulative increase in the demand for educational facilities and services associated with other developments planned for the Westwood area. Chapter IV provides a list of projects that are planned or under construction in the Project area. Although most of these projects will develop commercial office or retail space, two residential projects will develop a total of 280 residential (condominium) units. Both of these projects would be served by the same public schools as the Proposed Project. These units would generate up to 21 elementary, 9 middle school, and 9 high school students.³ However, with the addition of these students, Warner Elementary, Emerson Middle School, and University High 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 projects. However, enrollment of children of "out of service area" commercial employees in local schools requires a permit. LAUSD can decline such permits if adequate capacity is not available.

Based on this analysis, student generation at the Proposed Project in combination with other planned development will not result in a significant cumulative impact on LAUSD schools serving the Project area. In addition, through the City's Quimby Act and 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.

³ Based on generation factors as provided in the LA CEQA Thresholds Guide, City of Los Angeles, May 14, 1998, Exhibit J.3-10, page J.3-54. The number of bedrooms in each unit is not known. Calculations are based on the generation rates for higher income townhouse/condominium 3-bedroom units, providing conservative, worst case estimates. Generations rates used are 0.075 elementary school students per unit, 0.030 middle school students per unit, and 0.030 high school students per unit.

4. PARKS

Existing Conditions

The Los Angeles Department of Recreation and Parks operates public park and recreational facilities within the City of Los Angeles. **Figure V.I-1** identifies park locations within the Project vicinity. Facilities located within a one-half mile radius of the Project site are considered to be within a reasonable walking or travel distance.

The nearest community facility is the Westwood Recreation Center, located within Westwood, at 1350 Sepulveda Boulevard, south of Wilshire Boulevard at Veteran. The Center is about one-half mile from the Proposed Project site, and within a 20-minute walking distance. This 26-acre park includes a community building, two indoor gyms, one lighted and three unlighted ball diamonds, a basketball court, a children's play area, a football field, a picnic area with barbecues, soccer fields, eight lighted tennis courts, a volleyball court, a par course, two racquetball courts, and a year-round swimming pool.

The Project site does not currently provide any park or recreational space. Westwood Village itself is considered an important pedestrian district, providing passive recreational opportunities in the form of strolling, window-shopping, and outdoor dining. The Proposed Project includes a request to remove street meters in order to accommodate wider sidewalks to further enhance pedestrian related activities.

Other neighborhood and community recreational facilities located within the Project area include the following (see **Figure V.I-1** in the Fire Protection Section for the location of these facilities):

1. The **Felicia Mahood Multi-Purpose Center** is a 0.3-acre facility located about one mile south of the Proposed Project site, at 11338 Santa Monica Boulevard. This facility provides a community building with a 345-seat auditorium and shuffle-board facilities.
2. **Holmby Park** is an 8.5-acre facility that includes a children's play area, a picnic area with barbecue facilities, and lawn areas with walking paths. Located at 601 Club Drive on the east side of Beverly Glen, this park is about one mile east of the Project site.
3. **Stoner Recreation Center**, at 1835 Stoner Avenue, is about two miles southwest of the Project site. This 6.5-acre facility consists of a 650-seat auditorium housed in a community building, an indoor gym, two lighted and two unlighted ball diamonds, basketball courts, a children's play area, football field, handball courts, an outdoor gym, a picnic area with barbecue facilities, six lighted tennis courts, volleyball courts, and a summer-use swimming area.
4. **UCLA**, located less than one-quarter mile north of the Project site, offers extensive recreational facilities and open space, including Pauley Pavilion, John R. Wooden Recreation and Sports Center, Los Angeles Tennis Center, Drake Track and Field Stadium, Sunset Canyon Recreation Center, the Men's Gymnasium, Sunset Tennis Courts, the Intramural Field, and Cross-Country Trails. The campus also includes a botanical garden, auditoriums featuring musical and theatrical performances, and facilities featuring sporting events. UCLA facilities are open to faculty and staff, many of whom reside in the Westwood area. In addition, many of these facilities are available to the public.
5. **Private Country Clubs**. Three private country clubs are located in the Project area: the Brentwood Country Club (1.75 miles west/northwest of the site), the Los Angeles Country Club (1.0 miles east of the site), and the Bel Air Country Club (0.75 miles north of the site). These clubs are private facilities that provide a variety of recreational opportunities, such as golf, tennis, swimming and social activities.

The City of Los Angeles Department of Recreation and Parks uses a ratio of four acres of parkland per 1,000 people as a measure of the adequacy of parks within a given area.

According to the Department,⁴ the supply of parks within Westwood and within the City as a whole is not adequate to accommodate the population within these areas. The service levels reported, however, do not take into account the presence of private or semi-private facilities in the area, such as some of the UCLA facilities. At present, the City has no plans to expand or improve parks within the Westwood area. This does not preclude later expansions or improvements locally, or at other parks and recreational facilities in Los Angeles.

The Quimby Act allows California municipalities to require park land dedications for new residential subdivisions or to charge fees to developers in lieu of park land dedication. The fees obtained pursuant to the Quimby Act help fund City park and recreational facilities. The City of Los Angeles has enacted an ordinance to implement the Quimby Act (Ordinance No. 141, 422, amending Chapter 1, Article 7 of the Los Angeles Municipal Code).

Threshold of Significance

The LA CEQA Thresholds Guide states that the determination of significance for Recreation and Parks issues shall be made on a case by case basis considering the following factors:

- The net population increase resulting from the proposed project;
- The demand for recreation and park services anticipate at the time of project buildout compared to the expected level of service available. As applicable, consideration was given to scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and
- Whether the project includes features that would reduce the demand for recreation and park services (e.g., on-site recreation facilities, land dedication or direct financial support to the Department).

Based on these factors, the Proposed Project would result in a significant impact if: it were to generate a demand for park or recreational facilities (based upon the population to be generated by the Project) that cannot be adequately accommodated by existing or planned facilities and services.

Project Impacts

The Proposed Project will develop 350 new residential apartment units and 115,000 square feet of neighborhood retail uses on a primarily vacant/unoccupied site. Based on a multiplier of 1.92 persons per unit,⁵ the proposed apartment units will house approximately 672 residents.

The Project is designed to include passive and active recreational opportunities for its residents. The Project apartment courtyards, which include a series of theme gardens and open spaces, will provide a total of 31,815 square feet (0.73 acres) of passive recreational space. The proposed open space area is approximately 7,000 square feet more than is required under the City of Los Angeles Municipal Code. Additionally, the Project will develop approximately 7,338 square feet (0.17 acres) of active recreational facilities in the form of a health club. These facilities will be

⁴ Letter from Alonzo A. Carmichael, Planning Officer, Los Angeles Department of Recreation and Parks, Envicom Corporation, September 1, 2000.

⁵ This is the multiplier used on page III-3 of the Westwood Community Plan for High Medium density residential development (55-109 dwelling units per acre).

available for use by the Project's residents only. In addition, the Project proposes to replace existing 12-foot wide sidewalks with new 17-foot sidewalks on both sides of Glendon Avenue to facilitate pedestrian activity. These sidewalks will feature colored concrete textured paving, new street trees, streetscape improvements and improved cross-walks.

In order to meet the City's goal of 4 acres of parkland per 1,000 people, the Proposed Project would need to provide about 2.69 acres or 117,090 square feet of recreational land. The provision of 39,153 square feet (0.90) of recreational space and facilities will partially accommodate the recreational demand generated by the Proposed Project. Given the currently inadequate supply of park space within the community and because the Project will not provide sufficient park space to meet the City's goal of 4 acres per 1,000 people, the Project will result in a significant impact on parks and recreational facilities prior to mitigation.

Mitigation Measures

The Proposed Project will pay an in-lieu fee in accordance with the City's ordinance and as set forth in the City's Zoning Code (Ordinance 141, 422, Los Angeles Municipal Code Section 17.12). These fees will be based on the number of units and the zoning for the Project site. Credit may also be given for recreational facilities provided as part of the Project, upon City Department of Recreation and Parks agreement.

Significant Project Impacts After Mitigation

With implementation of the mitigation measure identified above, the Proposed Project would provide funds for public parks, public parks improvements and recreational services, reducing impacts to a less than significant level. Therefore, the Project would not result in significant unavoidable impacts on parks and recreational facilities.

Cumulative Impacts

General growth and specific development proposals in the Westwood area will contribute to a cumulative increase in the demand for recreational facilities. The Environmental Setting Section (Section IV) provides a list of projects that are planned or are 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. This list identifies two residential projects that will develop a total of 280 condominium units. The related increase in the population within the Project area will result in a proportional increase in the demand for recreational facilities. This will incrementally exacerbate the shortage of public recreational facilities in the area, which could be potentially significant. However, through the City's Quimby Act and environmental review procedures, each new development is required to provide recreational land or facilities or to pay in-lieu park fees to mitigate their impacts. The City utilizes these funds to make park improvements as well as acquire parkland. Therefore, significant cumulative impacts are likely mitigatable on a project-by-project basis.

5. Libraries

Existing Conditions

The Los Angeles Public Library provides library facilities and services for the City of Los Angeles. At present, no Los Angeles Public Library branch is located within the Westwood community. In November of 1998, a Library Construction Bond was approved through Proposition DD. This bond provides funds for the purchase of property and the design and construction of a new 12,500 square-foot Westwood Branch Library. The planned location for this library is at Glendon Avenue and Wellworth Avenue, which is within a half-mile from the Proposed Project site. According to the Los Angeles Public Library, this new facility is currently in the bid and award phase. Construction is expected to begin February 2003 and to be completed June 2004.⁶

The Project area is currently served by a number of libraries within neighboring communities. The West Los Angeles Regional Branch Library, located at 11360 Santa Monica Boulevard, is approximately two miles to the south and west of the Proposed Project site. The Palms Rancho Park Branch, located at 2920 Overland Avenue, is approximately three miles to the south of the Project site. In addition, library and research facilities at UCLA, located less than one-quarter mile from the site, are open to members of the public on a non-circulating basis.

Threshold of Significance

The LA CEQA Thresholds Guide states that the determination of significance for Library issues shall be made on a case by case basis considering the following factors:

- The net population increase resulting from the proposed project;
- The demand for library services anticipated at the time of project buildout compared to the expected level of service available. As applicable, consideration was given to scheduled improvements to library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and
- Whether the project includes features that would reduce the demand for library services (e.g., on-site library facilities or direct support to the LAPD).

Based on these factors, the Proposed Project would result in a significant impact if: it were to generate a demand for library facilities or services that cannot be adequately accommodated by existing or planned facilities and services, considering the population to be generated by the Project.

Project Impacts

The Proposed Project consists of 350 new residential apartment units and 115,000 square feet of neighborhood retail uses on a primarily vacant/unoccupied site. Based on a multiplier of 1.92 persons per units,⁷ the proposed apartment units would house approximately 672 residents. In addition, the Project's commercial/retail component may contribute a daytime employment level of approximately 575 employees⁸, which could create an additional demand for local library service.

⁶ 1998 Library Bond Program, January 2003 Progress Report, Los Angeles Public Library, Bureau of Engineering, January 2003.

⁷ This is the multiplier used on page III-3 of the Westwood Community Plan for High Medium density (55-109 dwelling units per acre) residential development.

⁸ Based on one employee per 200 square feet of commercial area.

Visitors to and customers of the proposed commercial retail component are not expected to generate a substantial increase in the area's daytime population, because it primarily serves the area's residents.

The new Westwood Branch Library facility is planned for sufficient capacity to accommodate the increased residential population resulting from the Proposed Project. According to the Los Angeles Public Library Branch Facilities Site Selection Criteria⁹, a 12,500 square-foot library can accommodate a population of 50,000 to 100,000 people. The sizing of the proposed Westwood library facility was based on a US Census population estimate of about 58,590 people within the Westwood area.¹⁰ Given that the new library facility is planned with a capacity for up to 100,000 people, it would adequately accommodate the addition of the Proposed Project's 672 residents along with the demand associated with the 575 employees of the Project's commercial/retail component. Therefore, the Proposed Project will not result in a significant impact on library facilities.

The Proposed Project may, however, have an impact on the provision of library services to the Westwood Community. The Proposed Project's population represents an increase of approximately 1.1 percent above the baseline population (58,590 people) for the area. The increased service needs from the Proposed Project may require the Library to hire added staff, and purchase more books, furniture, and equipment. Thus, the Proposed Project would have a significant impact on library services.

Mitigation Measures

The Project Applicant will be required to pay an assessment to the Los Angeles Public Library for staff, books, furniture and equipment, based on per capita usage created by the Project.

Project Impacts After Mitigation

After the implementation of the Project mitigation measure, no significant impacts on library facilities and services will occur.

Cumulative Impacts

General growth and specific development proposals in the Westwood area are expected to contribute to a cumulative increase in the demand for library facilities and services. If all related projects are constructed, development of 280 planned condominium units will increase the resident population by approximately 538 persons¹¹. Also, daytime population will be added by commercial related projects (see **Table IV-1** in the Setting Section). However, as described above, the currently planned 12,500 square-foot library will be designed to accommodate a population range of 50,000 to 100,000 people, over a current baseline population of 58,590 people. Accordingly, the proposed 280-unit condominium project will not create a significant impact on library facilities, but will create an impact on library services (e.g., staff, books, equipment) that may be considered significant. Mitigation would be required on a project-by-project basis.

⁹ Source: LA CEQA Thresholds Guide, Page J.5-5, May 14, 1998.

¹⁰ November 8, 2000 communication with Karen Smith of the L.A. Public Library.

¹¹ This is the multiplier used on page III - 3 of the Westwood Community Plan for High Medium density (55-109 dwelling units per acre) residential development.