

3.7 PUBLIC SERVICES

This section describes the existing setting of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of The Bond Project (project or proposed project).

3.7.1 Existing Conditions

Fire Protection

Fire services in the City are provided by the Los Angeles County Fire Department (LACFD), also known as the Consolidated Fire Protection District of Los Angeles County. Fire protection services provided to the City include fire, emergency medical, urban search and rescue, hazardous materials prevention and response, air operations, and other emergency response resources. Two LACFD fire stations are located within the City: Fire Station No. 7, located at 864 North San Vicente Boulevard, approximately 1.8 miles from the project site and Fire Station No. 8, located at 7643 Santa Monica Boulevard, approximately 0.2 miles from the project site (City of West Hollywood 2011). The two stations within the City are staffed by 19 firefighters and a battalion chief who work 24-hour shifts. Fire Station No. 7 is staffed with a four-person paramedic engine company (one captain, one firefighter specialist, and two firefighter/paramedics) and a two-person paramedic squad (two firefighter/paramedics). Fire Station No. 8 is staffed with a four-person engine company (one captain, one firefighter specialist, one firefighter/paramedic, and one firefighter), a two-person paramedic squad (two firefighter/paramedics), and a seven-person light force (one captain, two firefighter specialists, and four firefighters). A light force consists of an engine and a truck responding as a unit. There are three shifts with a total staffing of 60 personnel. The engine and squad at Fire Station No. 7 are estimated to have an emergency response time of 1:30 minutes. There are no current plans to expand facilities, staffing, or equipment at Fire Station No. 7 or No. 8 (Appendix A). LACFD is responsible for emergency medical calls, fire response, and inspection and plan check services.

Police Protection

Los Angeles County Sheriff's Department (Sherriff's Department) provides police protection services to the City of West Hollywood. The West Hollywood's Sheriff's station is located at 729 North San Vincente Boulevard, approximately 1.6 miles east of the project site. The West Hollywood Sheriff's station performs various law enforcement activities, including, community policing, traffic enforcement, entertainment district management, special event management, investigative functions, and various administrative duties. The Sheriff's Department has mutual aid agreements with the City of Los Angeles and the City of Beverly Hills Police Departments.

Schools

The Los Angeles Unified School District (LAUSD) provides public school services to West Hollywood. Many students attend schools that are outside of the City West Hollywood city limits but in close proximity, and some students from outside of West Hollywood attend schools in the City. Two public schools are located within City limits: one elementary school (West Hollywood Elementary) and one alternative high school (West Hollywood Community Day School). LAUSD provides a pre-kindergarten family literacy program and several early education and daycare programs. There are also a number of private schools in West Hollywood and the surrounding area. Because the schools used by West Hollywood are operated by LAUSD, the City does not control school programming or facilities (City of West Hollywood 2011).

The City is within LAUSD’s Local District 4. The proposed project is within the service area of Gardner Street Elementary (grades K–6), Hubert Howe Bancroft Middle School (grades 6–8), and Fairfax Senior High (grades 9–12) (LAUSD 2015).

3.7.2 Relevant Plans, Policies, and Ordinances

State

Fire Protection

California Fire Code

The California Fire Code is Chapter 9 of Title 24 of the California Code of Regulations. The California Fire Code provides regulations for safeguarding life and property from fire and explosion hazards derived from the storage, handling, and use of hazardous substances, materials, and devices. The provisions of this code apply to construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to such building structures throughout the state.

Uniform Fire Code

The Uniform Fire Code contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the code include fire department access, fire hydrants, automatic storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The code contains specialized technical regulations related to fire and life safety.

California Health and Safety Code

State fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code, including regulations for building standards (also set forth in the California Building Code), and fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The State Fire Marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions throughout California. The City enforces those portions of the health and safety code which it has adopted into its Municipal Code.

California Occupational Safety and Health Administration

In accordance with California Code of Regulations, Title 8, Sections 1270, Fire Prevention, and 6773, Fire Protection and Fire Equipment, the California Occupational Safety and Health Administration has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials; fire hose size requirements; restrictions on the use of compressed air; requirements for access roads; and guidelines for testing, maintaining, and using all firefighting and emergency medical equipment.

Mutual Aid Agreements

The California Disaster and Civil Defense Master Mutual Air Agreement, as provided by the California Emergency Services Act, provides statewide mutual aid between and among local jurisdictions and the state. The statewide mutual aid system exists to ensure that adequate resources, facilities, and other supports are provided to jurisdictions whenever resources prove to be inadequate for a given situation. Each jurisdiction controls its own personnel and facilities but can give and receive help whenever needed.

Schools

California State Assembly Bill 2926 – School Facilities Act of 1986

In 1986, Assembly Bill 2926 was enacted by the State of California authorizing entities to levy statutory fees on new residential and commercial/industrial development in order to pay for school facilities.

Proposition 1A/Senate Bill 50

Senate Bill (SB) 50, or the Leroy F. Greene School Facilities Act of 1998, imposes new limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. SB 50 amends Section 17620 of the Education Code to authorize school

districts to levy statutory developer fees at levels that may be significantly higher than those previously permitted, but also provides new and stricter standards for school districts to follow when levying fees. School Districts would continue to be authorized to charge development fees (also known as Level 1 fees) of \$1.93 per square foot on residential buildings and \$0.31 per square foot on commercial or industrial buildings. However, pursuant to Government Code Sections 65995.5 and 65995.7, SB 50 authorizes school districts to charge additional Level 2 development fees to match 50% of school construction costs of state funds, and Level 3 development fees to fund 100% of school construction costs if state funds are not available.

Government Code Section 65996

Section 65996 designates Section 17620 of the Education Code (the mitigation fees authorized by SB 50) and Section 65970 of the Government Code to be the exclusive method for considering and mitigating development impacts on school facilities.

Local

City of West Hollywood General Plan

The Safety and Noise element of the General Plan (City of West Hollywood 2011) addresses fire protection and police protection, the Human Services element addresses schools and library services.

Safety and Noise Element (Police, Fire, and Emergency Services)

The Police, Fire, and Emergency Services section of this element characterizes the emergency services available in the City (City of West Hollywood 2011). Relevant General Plan goals and policies are listed as follows:

- **Goal SN-6:** Maintain adequate levels of law enforcement, fire protection, and emergency medical services.
- **SN-6.1:** Provide sufficient law enforcement, fire protection, and emergency medical services to meet the needs of a changing population.
- **SN-6.2:** Cooperate and collaborate with neighboring jurisdictions, social services, and internal departments to maximize public safety and emergency services.
- **SN-6.3:** Continue to support the County’s existing mutual aid and automatic aid agreements for additional fire and police resources needed during an emergency, as feasible.
- **Goal SN-7:** Utilize law enforcement, fire protection, and emergency medical services in a proactive and preventative way.

- **SN-7.1:** As appropriate, utilize urban design features to enhance public safety, to facilitate “eyes on the street” and to create defensible space in project design. As appropriate, utilize best practices in lighting, vegetation, active public spaces, and visual transparency in the urban landscape to achieve improved public safety in project design.
- **SN-7.5:** As feasible, require new development to incorporate appropriate safety monitoring features.

Human Services Element (Schools and Library Services)

Because the public schools used by West Hollywood are operated by LAUSD, the City does not control school programming or facilities. However, the General Plan specifies that the City supports educational programming through regular collaborative meetings, grant making, a youth scholarship program, afterschool homework clubs, arts programming, school gardens, and support for school libraries (City of West Hollywood 2011). The City also has opportunities to coordinate with school operators on joint use of facilities. General Plan goals and policies related to public schools include collaborating with LAUSD to maximize educational quality and working with LAUSD to provide donated materials and technical expertise from the West Hollywood community.

3.7.3 Thresholds of Significance

The October 2016 Initial Study (Appendix A) for the proposed project included an analysis of the following significance criteria based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.). It was concluded in the Initial Study that there were less-than-significant impacts for the following significance criteria. Therefore, the following significance criteria are not included as part of this EIR.

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - a. Parks
 - b. Other public facilities

The significance criteria used to evaluate the project impacts to public services are based on Appendix G of the CEQA Guidelines. Since publication of the Initial Study, the CEQA Guidelines have undergone a comprehensive update. Therefore, the analysis that follows relies on the updated thresholds in Appendix G of the 2019 CEQA Guidelines. According to

Appendix G of the 2019 CEQA Guidelines, a significant impact related to public services would occur if the project would:

PUB-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a. Fire protection
- b. Police protection
- c. Schools

3.7.4 Impacts Analysis

Threshold PUB-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection

LACFD currently provides fire protection services to the project site and surrounding area. Each additional development that provides net new square footage creates greater demand on existing resources. With project implementation, the more intense use of the project site would be expected to increase the frequency of emergency response calls. The proposed project would provide emergency access to the site in accordance with the applicable fire code, which includes requirements for adequate fire flows, width of emergency access routes, turning radii, automatic sprinkler systems, fire alarms, and floor to sky height limits along emergency access routes. In their response to the Notice of Preparation (Appendix A), the LACFD indicated a number of specific fire and life safety requirements, including:

- **Fire Hydrants.** Fire hydrant spacing shall be 300 feet. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. Additional hydrants will be required if hydrant spacing exceeds specified distances.
- **Fire flows.** The development may require fire flows up to 8,000 gallons per minute at 20 per square inch residual pressure for up to a four-hour duration, as outlined in the

2014 County of Los Angeles Fire Code Appendix B. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.

- **Access.** Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

The project site is currently served by two of LACFD's fire stations. No expansion of these facilities is currently contemplated and would not be required as a result of project implementation. Compliance with fire code standards (including those listed above) would be ensured through the plan check process and fire review prior to the issuance of building permits. Payment of development fees by the project applicant would be used to offset the costs of increased personnel or equipment in order to maintain acceptable service ratios, response times, and other performance objectives. As such, the project would not result in significant effects on service demands, as determined by the LACFD (Appendix A). The construction or expansion of existing fire facilities would not be required as a result of the proposed project. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, and impacts would be **less than significant**.

b. Police protection

As with fire services, increased net square footage within the Sheriff's Department service area would generate a higher demand on existing police protection resources. The increased density of development on the project site would be expected to increase the frequency of emergency and non-emergency calls to the Sheriff's Department. However, in an effort to minimize the increased demand for police protection services, the project has been designed to improve public safety for future residents and visiting guests, as well as the residents and other businesses in the surrounding neighborhood. Additionally, security gates would be implemented to separate ground level parking available for commercial users from basement parking utilized by hotel guests and building residents below. During construction, the applicant would implement temporary security measures, including security fencing, lighting, and locked entry.

Police units are continuously mobile, and service calls are responded to by the nearest available mobile unit. As such, the location of the proposed project relative to the nearest station would not affect police protection. While new development places increased demand on police protection services, it is not anticipated that the proposed project would result in the need for construction or expansion of existing police facilities. Therefore, the

proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities. Impacts resulting from the proposed project would be **less than significant**.

c. Schools

As discussed above, the City of West Hollywood and the project site are served by LAUSD. The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. The proposed project would involve construction of 70 new residential units in the City. LAUSD utilizes the state’s Student Yield Factor for Unified School Districts, when determining the number of students associated with development projects. This factor is 0.7 students per dwelling unit (Office of Public School Construction 2009). Using this factor, the proposed project would generate approximately 49 new students.

The City of West Hollywood 2035 General Plan EIR, utilizes a different approach when determining the number of students in a multifamily residential project. As shown in Table 3.7-1, using the methodology within the West Hollywood General Plan, the project would generate approximately 29 new students.

**Table 3.7-1
West Hollywood Student Generation Rates**

Type of Use	Quantity	Generation Factor	Students Generated
Multifamily Residential	70 units	0.19665 Elementary School Students Per Unit	14
		0.0935 Middle School Students Per Unit	7
		0.1106 High School Students Per Unit	8
Total Students			29

Source: City of West Hollywood 2010.

The proposed project would be served by Gardner Street Elementary (grades K–6), Hubert Howe Bancroft Middle School (grades 6–8), and Fairfax Senior High (grades 9–12) (LAUSD 2015). As shown in Table 3.7-2, regardless whether the state’s Student Yield Factor for Unified School Districts or the West Hollywood General Plan EIR Generate Factor is used, the new students generated by the proposed project could be accommodated within the existing assigned public schools.

**Table 3.7-2
School Capacity and Enrollment**

School	Maximum Capacity ^a	2015–16 Enrollment ^b	Remaining Capacity
Gardner Street Elementary School	618	440	178
Hubert Howe Bancroft Middle School	1,601	811	790
Fairfax Senior High	3,600	2,047	1,553

Sources:

^a City of West Hollywood 2010.

^b California Department of Education 2013.

While the proposed project would increase the number of students, the number of students would not exceed the capacity for any of the schools to the extent that new school facilities would be required. Furthermore, per California Code Section 65995, developer fees paid to the LAUSD would offset all project-related impacts to schools from increased student enrollment. As such, impacts resulting from the proposed project would be **less than significant**.

3.7.5 Mitigation Measures

Impacts would be less than significant. No mitigation measures are required.

3.7.6 Level of Significance After Mitigation

Impacts would be less than significant.

3.7.7 References Cited

California Department of Education. 2013. “DataQuest.” Results for District Enrollment for 2015–16 Los Angeles Unified District – District and School Enrollment by Grade. Accessed December 19, 2016. <http://dq.cde.ca.gov/dataquest/dataquest.asp>.

City of West Hollywood. 2010. *City of West Hollywood General Plan Final EIR*. Accessed December 28, 2016.

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LAUSD (Los Angeles Unified School District). 2015. “Resident School Identifier.” Results for 7811 Santa Monica Boulevard, West Hollywood, California, 90046. Accessed December 19, 2016. <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

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