

# **Appendix I**

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## Public Service Letters

## **Appendix I.1**

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Los Angeles Fire Department  
Response Letter

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

June 13, 2023

**TO:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attn: Kathleen King

**FROM:** Los Angeles Fire Department

**SUBJECT: Notice of Completion**

**CASE NO.:** ENV-2016-3343-EIR REVISED  
**PROJECT NAME:** Paseo Marina Project  
**PROJECT APPLICANT:** Sares-Regis Group  
**PROJECT ADDRESS:** 13400-13450 Maxella Ave, 4305-4363 Glencoe Ave  
Los Angeles, CA 90292

**PROJECT DESCRIPTION:**

**Option A**, which was previously evaluated in the Draft EIR, proposes the development of 658 multi-family residential units (including either 20 percent Low Income units or 10 percent Very Low Income units) and up to 27,300 square feet of neighborhood-serving commercial uses, including up to 13,650 square feet of retail space and up to 13,650 square feet of restaurant space. The multi-family residential and commercial uses proposed under Option A would be provided within three seven-story buildings with a maximum height of 77 feet. The proposed uses would be supported by 1,217 vehicle parking spaces and 752 bicycle parking spaces located in two subterranean parking levels and two above-grade parking levels located within each of the three buildings. Option A would provide up to approximately 70,175 square feet of open space and recreational amenities, including paved plazas with seating, landscaped paseos, and landscaped open space at the ground level that would be privately maintained and publicly accessible. Overall, Option A would remove approximately 100,781 square feet of existing commercial floor area and construct up to 674,329 square feet of new residential and commercial floor area, resulting in a net increase of up to 573,548 square feet of net new floor area within the Project Site for a maximum total floor area ratio (FAR) of 2.6 to 1.

**Option B** proposes the development of 425 multi-family residential units, 90,000 square feet of office space, and 40,000 square feet of neighborhood-serving commercial uses, including

approximately 20,000 square feet of retail space and 20,000 square feet of restaurant space. The proposed multi-family residential, office, and commercial uses would be provided within four buildings atop one level of ground floor parking. The proposed multi-family residential buildings would be comprised of two six-story buildings with a height of approximately 67 feet and one seven-story building with a height of approximately 78 feet, while the office building would include four stories with a height of approximately 67 feet-10 inches. The proposed commercial uses would be provided at the ground floor of the buildings. The proposed uses would be supported by 1,287 parking spaces that would be distributed throughout the Project Site in three subterranean levels, one at grade parking level, and a small surface parking area. Option B would provide up to approximately 109,745 square feet of open space and recreational amenities, including a large (approximately one-acre) publicly accessible open space area along Glencoe Avenue, paved plazas with seating, and courtyards. Overall, Option B would remove approximately 100,781 square feet of existing floor area and construct 558,994 square feet of new floor area, resulting in a net increase of 458,213 square feet of net new floor area within the Project Site for a maximum total FAR of 2.15 to 1.

The following comments are furnished in response to your request for this Department to review the proposed development:

**FIRE FLOW:**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **6,000-9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 6,000-9,000 G.P.M. fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

**RESPONSE DISTANCE:**

Based on a required fire-flow of 6,000-9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

**FIRE STATIONS:**

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **13400 Maxella Ave**

<b>DISTANCE</b>	<b>Fire Station No.</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
1.4	<b>Fire Station No. 63</b> 1930 Shell Avenue Venice, CA 90291	Task Force and Paramedic Rescue Ambulance	12
2.0	<b>Fire Station No. 62</b> 11970 Venice Blvd. Los Angeles, CA 90066	Assessment Engine, Paramedic Rescue Ambulance	6
1.8	<b>Fire Station No. 67</b> 5451 Playa Vista Drive Los Angeles, CA 90094	Assessment Engine BLS Rescue Ambulance	6
3.7	<b>Fire Station No. 5</b> 8900 Emerson Avenue Los Angeles, CA 90045	Light Force, Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion, Back- up US&R Apparatus	14
9.1	<b>Fire Station No. 68</b> 5023 W. Washington Boulevard Los Angeles, CA 90019	Engine and Paramedic Rescue Ambulance	8

Based on these criteria (response distance from existing fire stations), fire protection would be considered **Adequate**.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

### **FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to the project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

#### Fire Lane Requirements:

- 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- 4) Submit plot plans indicating access road and turning area for Fire Department approval.
- 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

#### 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel

Kathleen King  
June 13, 2023  
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distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543** or email **[lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org)** .

Very truly yours,

David Perez  
Fire Marshal

DP:MRC:mrc



Kathleen King  
June 13, 2023  
ENV-2016-3343-EIR REVISED

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

August 28, 2017

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Jonathan Chang

**From:** Fire Department

**SUBJECT:** NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING

**CASE NO.:** ENV-2016-3343-EIR (Corrected letter)  
**PROJECT NAME:** Paseo Marina  
**PROJECT APPLICANT:** Sares-Regis Group  
**PROJECT ADDRESS:** 13400-13450 Maxella Avenue, 4305-4363 Glencoe Avenue,  
Los Angeles, CA 90292

**PROJECT DESCRIPTION:**

The Project proposes to replace three existing shopping center-related buildings within the Project Site that together comprise approximately 100,781 square feet and associated surface parking areas with a new mixed-use development consisting of 658 multi-family residential units and an estimated 27,300 square feet of neighborhood-serving commercial uses, including approximately 13,650 square feet of retail space and approximately 13,650 square feet of restaurant space. The proposed multi-family residential and commercial uses would be provided within three seven-story building with a maximum height of approximately 77 feet.

In accordance with the requirements of the Los Angeles Municipal Code (LAMC), the proposed uses would be supported by 1,217 parking spaces, which would be distributed throughout the Project Site in two subterranean parking levels and in two above-grade parking levels located within each of the three buildings. The Project would include residential lobbies and leasing areas, pools, a spa, and outdoor kitchens with lounges and seating. In addition, per the requirements set forth in the LAMC, the Project would provide approximately 70,175 square feet of open space, including paved plazas with seating, landscape paseos, and landscaped open space at the ground level that would be privately maintained and publicly accessible. The proposed plazas located along the northwest portion and in the center of the Project Site would connect to a publicly accessible, privately maintained open space area, including a one-story amenity building and additional seating, located along the southwest portion of the Project Site via outdoor pedestrian paseos. Overall, the Project would remove approximately 100,781 square feet of existing commercial floor area and construct approximately 674,329 square feet of new residential and commercial floor area, resulting in a net increase of 573,548 square feet of net new floor area within the Project Site for a total floor area ratio of approximately 2.6 to 1.

General Plan Amendment to to Palms-Mar Vista-Del Rey Community Plan to change the Community Plan land use designation from Limited Manufacturing to General Commercial;

The following comments are furnished in response to your request for this Department to review the proposed development:

**FIRE FLOW:**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

**RESPONSE DISTANCE:**

Based on a required fire-flow of 6,000 to 9,000G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

**FIRE STATIONS:**

<b>DISTANCE</b> 1.4	<b>Fire Station No. 63</b> 1930 Shell Avenue Venice, CA 90291	<b>SERVICES &amp; EQUIPMENT</b> Task Force Truck and Engine Paramedic Rescue Ambulance	<b>STAFF</b> 12
1.7	<b>Fire Station No. 67</b> 5451 Playa Vista Drive Los Angeles, CA 90094	Assessment Engine BLS Rescue Ambulance	12
2.2	<b>Fire Station No. 62</b> 11970 Venice Blvd. Los Angeles, CA 90066	Single Engine Company EMT Rescue Ambulance	6
<b>DISTANCE</b> 3.6	<b>Fire Station No. 5</b> 8900 Emerson Avenue Los Angeles, CA 90045	<b>SERVICES &amp; EQUIPMENT</b> Task Force Truck and Engine Company Paramedic Rescue Ambulance Battalion 4 Headquarters	<b>STAFF</b> 14

3.9	<b>Fire Station No. 43</b> 3690 S. Motor Avenue Los Angeles, CA 90034	Single Engine Company Paramedic Rescue Ambulance	6
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Based on these criteria (response distance from existing fire stations), fire protection would be considered **(inadequate)**.

The Department is concerned that the proposed project could have a cumulative impact on fire protection services; and therefore request/recommends that the Environmental Impact Report (EIR) prepared for this project analyze whether such a cumulative impact on fire protection services will occur.

**FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

**Policy Exception:** L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Standard cut-corners will be used on all turns.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

## **SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE**

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

### **CONCLUSION:**

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,  
Fire Chief

Kristin Crowley, Fire Marshal  
Bureau of Fire Prevention and Public Safety

KC:RED:yw

## **Appendix I.2**

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Los Angeles Police Department  
Response Letter

# LOS ANGELES POLICE DEPARTMENT



**MICHEL R. MOORE**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-6000  
TDD: (877) 275-5273  
Ref #:1.18.2

February 3, 2021

Alan Como  
Department of City Planning  
200 N. Spring Street, Room 525  
Los Angeles, Ca 90012

Dear Alan Como:

[ENV-0000-0000-EIR]


The proposed, "Paseo Marina Project Option B," is in the existing Marina Marketplace shopping center 13450 West Maxella Avenue, Los Angeles CA. 90292. This project contains additional addresses. These locations are all located in Reporting District 1454. This "RD" falls within the geographical boundaries of the Los Angeles Police Department's Pacific Division. A project of this size could have a minor impact on police services within Pacific Division's Community area. The Department is available to advise you on crime prevention features appropriate for the design of the properties in this project. The Department strongly recommends that the developers contact, Community Policing Section, Crime Prevention Through Environmental Design Officer (CPTED), Alfonso Velasco at e-mail address: [CPTED@lapd.online](mailto:CPTED@lapd.online).

Upon completion of the project, you are encouraged to provide the Commanding Officer of Pacific Community Police Station with a diagram copy of each portion of the property. Pacific Community Police Station's Commanding Officer is Captain III Steven Embrich. Pacific Division is located at 12312 Culver Boulevard, Los Angeles CA., 90066 (RD 1456). Captain Embrich phone number is (310) 482-6310. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Officer Alfonso Velasco at the LAPD Community Policing Section, (213) 486-6000.

Respectfully,

**MICHEL R. MOORE**  
Chief of Police

  
Curtis McIntyre, Lieutenant  
Commanding Officer  
Community Policing Section

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[www.joinLAPD.com](http://www.joinLAPD.com)



**The following report was prepared for the “Paseo Marina Project” in accordance with Section 15083 of the California Environmental Quality Act (CEQA):**

**Project Location / Description:**

The “Paseo Marina Project” (APN: 0000-000-000) is located at 13450 West Maxella Avenue, Los Angeles CA. 90292.

The proposed project is currently improved with three commercial structures comprising approximately 100,781 square feet. The project has two options, option A the development of 658 multi-family residential units and 27,300 square feet of neighboring commercial uses, including 13,650 square feet of retail space and approximately 13,650 square feet of restaurant space. Option A will remove 100.781 square feet of existing floor area and construct 674,329 square feet of new residential and commercial floor area.

Option B would remove approximately 100.781 square feet of existing floor area and construct 558.994 square feet of new floor area. The proposed uses would be supported by 1,287 parking spaces within three subterranean levels.

**Project Distance and Times:**

The 13450 West Maxella Avenue, Los Angeles CA. 90292 addresses is approximately 1.8 mile at 6 minutes from the Pacific Area Community Police Station.

This times and distances were calculated from a departure point starting from the Pacific Area Community Police Station. This arrival time was configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and types of calls.

The Reporting District for the Pacific Area Community Police Station is RD 01456. Their phone number is (310) 482-6310.

**Divisional Geographic's / Demographics:**

Pacific Area Community Police Station's “Geographical Patrol Area”, is approximately 25.74 square miles and consists of 70 Reporting Districts. The service boundaries for Pacific Area are as follows:

The proposed, “1235 N Vine Street” is in **RD 0666**. The borders for **RD 0666** are as follows:

To the **West** is Ocean Front Walk

To the **North** is Dewey Street, 10 Freeway

To the **East** is La Cienega Boulevard, Portal Avenue, Florence Avenue, La Brea Avenue, Centinela Avenue, Mesmer Avenue, St Nicholas Avenue.

To the **South** is Imperial Highway, 105 freeway, 116<sup>th</sup> Street, Venice Boulevard,

The proposed, "Paseo Marino Project" is in **RD 1454**. The borders for **RD 1454** are as follows:

**Reporting District 2039**

To the **West** is Lincoln Boulevard.  
To the **North** is Maxella Avenue.  
To the **East** is Ana Road, McConnell Avenue  
To the **South** is Ballona Creek.

Pacific Division has approximately 208 sworn personnel and 16 civilian support staff. The Pacific Area of Los Angeles is a culturally diverse community with a larger portion of the population being of Hispanic descent. The residential population in the Pacific area is of 200,000 plus. The officer to resident ratio is 1 officer to every 961 residents (961:1). This is a given residential impact for a 25.74 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

Additionally, department wide, the Los Angeles Police Department currently has 9,479 sworn personnel and 3,099 civilian employees. These city police employees cater to a Los Angeles City population of approximately 4,015,940. This population amount is current as of May 21<sup>st</sup>, 2020 (according to 2010-2018 American Community Survey and The US Census). Additionally, this amount does not include non-residents, but only reflects those individuals that responded to the 2010 Census. This population also equates to a resident to officer ratio of 423.9 residents for every 1 officer (423.9:1). 4,015,940 depicts a firm registered value of the population for the City of Los Angeles. However, this number can also be fluid.

The ethnic break down of The City of Los Angeles, according to the 2010-2018 American Community Survey and The US Census is:

- 48.6% Hispanic / Latino
- 52.4% White (Non-Hispanic)
- 10.7% Asian
- 9.8% Black / African American
- 0.2% Native American
- 0.2% Native Hawaiian / Pacific Islander
- 3.1% Other

**Divisional Support and Communication:**

There are many specialized support units, divisions and services available to Pacific Division within the LAPD (i.e., Air Support, Detectives, K9 and Metro / SWAT) to support any additional policing needs. These services are available to supplement and complement the division's policing services. In utilizing these available resources, the Los Angeles Police Department can meet the demands for police services for the 3020 Wilshire Project.

Pacific Area Community Police Station's emergency response system is directly linked to the Los Angeles Police Department's Communication Dispatch Center. Communication Division has the responsibility to staff the Dispatch Center with incident trained personnel that will respond to radio and telephoned calls for service. They would then dispatch these requests to the proper emergency personnel involved, to provide them with the necessary information to execute their duties.

These operations are performed on a 24 hour a day, 7 days a week, 365 days a year basis. This includes 911 emergency calls (police, fire and medical). In referencing Communication Division, their main area of concentration is to manage, and dispatch police calls for service.

Communication Division's Emergency Operations Center (EOC / DOC), also works in concert with The Los Angeles Fire Department's (LAFD), Metropolitan Fire Communications Center (MFC). Additional emergency response entities that Communication Division interacts with are, Los Angeles County Fire (LACoFD), Los Angeles County Sheriff Department (LASD) and other regional agencies, to ensure coordinated responses to emergency incidents.

**Divisional Response Times:**

According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in Pacific Division (Code 3 calls) was 5.2 minutes (as of December 19<sup>th</sup> – January 15, 2022). This was done with a dispatch median time of 1.6 minutes. The medium high priority response time (Code 2) was 15.7 minutes. This was done with a dispatch median time of 3.2 minutes. Low priority, non-emergency response times was 32.4 minutes. These low priority calls had a dispatch median time of 14.4 minutes.

Citywide response times during this same 4-week period were 4.5 minutes for emergency, high priority calls with a dispatch median time of 5.6 minutes. The medium high priority response times were 15.5 minutes with a dispatch time of 5.2 minutes. Low priority response times were 31.7 minutes with a dispatch time of 15.0 minutes.

These response times were taken from the statistics submitted by Pacific Division and CompStats for a 4-week period between December 19<sup>th</sup>, 2022 through January 15<sup>th</sup>, 2022.

During this same 4-week period, Pacific Division answered 84 emergency calls for service, 1,130 medium high priority calls and 1,233 low priority calls. Citywide, the Los Angeles Police Department answered 6,643 emergency calls for service, 24,518 medium high priority calls and 24,424 low priority calls. The response times stated are adequate performance times for this police division.

**Statistics:**

The following are one month of crime statistics for RD 1454- and 5-year crime statistics for Pacific Division (PAC) for the years 2018- 2022. Included also, are Citywide crime statistics, broken down by month for this same time.

<b>Pacific Division Crime YTD and 5-year totals</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>Crime in RD 1454 01-02-2022 / 01-29-2022</b>
Violent Crime	1148	1055	933	868	905	1
Property Crime	6911	6086	6633	6655	6443	7
Homicide	9	5	5	4	5	0
Rape	61	82	88	98	108	0
Robbery	307	288	276	280	283	1
Aggravated Assault	771	680	564	486	509	0
Burglary	1004	1031	1051	1120	1062	2
Motor Vehicle Theft	1592	1236	820	869	1021	2
Burglary Theft from Vehicle	2236	1854	1870	1924	1877	3
Personal / Other Theft	2079	1965	2892	2742	2483	0

**Additional Project Reporting Districts:** This section was left blank on purpose.

<b>Rampart Division</b>	<b>Crime in RD</b>	<b>Crime in RD</b>
Violent Crime		
Property Crime		
Homicide		
Rape		
Robbery		
Aggravated Assault		
Burglary		
Motor Vehicle Theft		
Burglary Theft from Vehicle		
Personal / Other Theft		

**Pacific Area**

**5 Year Comparison Report (Current v Previous)**

CRIME	2021	2020	% CHG	2020	2019	% CHG	2019	2018	% CHG	2018	2017	% CHG
Homicide	9	5	80.0%	5	5	0.0%	5	4	25.0%	4	5	-20.0%
Rape(121,122,815,820,821)	61	82	-25.6%	82	88	-6.8%	88	98	-10.2%	98	108	-9.3%
Robbery	307	288	6.6%	288	276	4.3%	276	280	-1.4%	280	283	-1.1%
Aggravated Assault*	771	680	13.4%	680	564	20.8%	564	486	16.0%	486	509	-4.5%
<b>Total Violent Crimes</b>	<b>1148</b>	<b>1055</b>	<b>8.8%</b>	<b>1055</b>	<b>933</b>	<b>13.1%</b>	<b>933</b>	<b>868</b>	<b>7.5%</b>	<b>868</b>	<b>905</b>	<b>-4.1%</b>
Burglary	1004	1031	-2.6%	1031	1051	-1.9%	1051	1120	-6.2%	1120	1082	5.5%
Motor Vehicle Theft	1592	1236	28.8%	1236	820	50.7%	820	869	-5.6%	869	1021	-14.9%
BTFV	2236	1854	20.6%	1854	1870	-0.9%	1870	1924	-2.8%	1924	1877	2.5%
Personal/Other Theft	2079	1965	5.8%	1965	2892	-32.1%	2892	2742	5.5%	2742	2483	10.4%
<b>Total Property Crimes</b>	<b>6911</b>	<b>6086</b>	<b>13.6%</b>	<b>6086</b>	<b>6633</b>	<b>-8.2%</b>	<b>6633</b>	<b>6655</b>	<b>-0.3%</b>	<b>6655</b>	<b>6443</b>	<b>3.3%</b>
<b>Total Part 1 Crimes</b>	<b>8059</b>	<b>7141</b>	<b>12.8%</b>	<b>7141</b>	<b>7566</b>	<b>-5.6%</b>	<b>7566</b>	<b>7523</b>	<b>0.6%</b>	<b>7523</b>	<b>7348</b>	<b>2.4%</b>
Child/Spousal Abuse (PI & PI)	555	479	15.9%	479	490	-2.2%	490	528	-7.2%	528	533	-0.9%
Shots Fired	64	62	3.2%	62	39	59.0%	39	45	-13.3%	45	37	21.6%
Victim Shot	31	28	19.2%	28	20	30.0%	20	24	-16.7%	24	15	60.0%
<b>ARREST</b>												
Homicide	22	8	175.0%	8	13	-38.5%	13	8	62.5%	8	11	-27.3%
Rape	12	11	9.1%	11	10	10.0%	10	14	-28.6%	14	10	40.0%
Robbery	88	75	17.3%	75	77	-2.6%	77	86	-10.5%	86	115	-25.2%
Aggravated Assault***	373	337	10.7%	337	363	-7.2%	363	322	12.7%	322	358	-9.8%
Burglary	93	124	-25.0%	124	122	1.6%	122	118	5.2%	118	96	20.8%
Larceny	88	93	-5.4%	93	207	-55.1%	207	238	-12.3%	238	214	10.3%
Auto Theft	163	157	3.8%	157	99	58.6%	99	104	-4.8%	104	117	-11.1%
<b>Total Violent Crime Arrests</b>	<b>495</b>	<b>431</b>	<b>14.8%</b>	<b>431</b>	<b>483</b>	<b>-6.9%</b>	<b>483</b>	<b>430</b>	<b>7.7%</b>	<b>430</b>	<b>492</b>	<b>-12.6%</b>
<b>Total Part 1 Arrests</b>	<b>839</b>	<b>805</b>	<b>4.2%</b>	<b>805</b>	<b>891</b>	<b>-9.7%</b>	<b>891</b>	<b>886</b>	<b>0.6%</b>	<b>886</b>	<b>918</b>	<b>-3.6%</b>
<b>Total All Arrests</b>	<b>5521</b>	<b>4430</b>	<b>4.2%</b>	<b>4430</b>	<b>6016</b>	<b>-9.7%</b>	<b>6016</b>	<b>6769</b>	<b>0.6%</b>	<b>6769</b>	<b>7348</b>	<b>-3.6%</b>
<b>Total Part II Arrests</b>	<b>4882</b>	<b>3625</b>	<b>24.6%</b>	<b>3625</b>	<b>5125</b>	<b>-28.4%</b>	<b>5125</b>	<b>5893</b>	<b>-11.1%</b>	<b>5893</b>	<b>6430</b>	<b>-7.9%</b>
Weapon Arrest (Possession)	215	145	48.3%	145	152	-4.6%	152	170	-10.6%	170	133	27.8%
NED Arrests	65	65	0.0%	65	87	-25.3%	87	108	-19.4%	108	127	-15.0%
GED Arrests	34	40	-15.0%	40	56	-28.6%	56	92	-39.1%	92	89	3.4%

**Citywide**

**5 Year Comparison Report (Current v Previous)**

CRIME	2021	2020	% CHG	2020	2019	% CHG	2019	2018	% CHG	2018	2017	% CHG
Homicide	397	355	11.8%	355	258	37.6%	258	260	-0.8%	260	282	-7.8%
Rape(121,122,815,820,821)	1368	1465	-6.6%	1465	1806	-18.9%	1806	2104	-14.2%	2104	2191	-4.0%
Robbery	8453	8013	5.5%	8013	9635	-16.8%	9635	10328	-6.7%	10328	10824	-4.6%
Aggravated Assault*	19880	18528	7.2%	18528	17240	7.5%	17240	17016	1.3%	17016	16973	0.3%
<b>Total Violent Crimes</b>	<b>38078</b>	<b>28359</b>	<b>6.1%</b>	<b>28359</b>	<b>28939</b>	<b>-2.0%</b>	<b>28939</b>	<b>29706</b>	<b>-2.6%</b>	<b>29706</b>	<b>30270</b>	<b>-1.8%</b>
Burglary	12752	13726	-7.1%	13726	13665	0.4%	13665	16023	-14.7%	16023	16677	-3.9%
Motor Vehicle Theft	24303	21441	13.3%	21441	15768	36.0%	15768	17452	-9.6%	17452	19211	-8.2%
BTFV	29068	27597	5.3%	27597	31100	-11.3%	31100	33070	-6.0%	33070	32727	1.0%
Personal/Other Theft	23967	23710	1.1%	23710	34635	-31.5%	34635	34848	-0.6%	34848	33022	5.5%
<b>Total Property Crimes</b>	<b>90090</b>	<b>86474</b>	<b>4.2%</b>	<b>86474</b>	<b>95169</b>	<b>-9.1%</b>	<b>95169</b>	<b>101393</b>	<b>-6.1%</b>	<b>101393</b>	<b>101637</b>	<b>-0.2%</b>
<b>Total Part 1 Crimes</b>	<b>120168</b>	<b>114833</b>	<b>4.6%</b>	<b>114833</b>	<b>124108</b>	<b>-7.5%</b>	<b>124108</b>	<b>131099</b>	<b>-5.3%</b>	<b>131099</b>	<b>131907</b>	<b>-0.6%</b>
Child/Spousal Abuse (PI & PI)	14441	14679	-1.6%	14679	16258	-9.7%	16258	16505	-1.5%	16505	16506	0.0%
Shots Fired	3357	2968	13.1%	2968	2135	39.0%	2135	2135	0.0%	2135	2310	-7.6%
Victim Shot	1459	1337	9.1%	1337	946	41.3%	946	1008	-6.2%	1008	1056	-4.5%
<b>ARREST</b>												
Homicide	429	313	37.1%	313	292	7.2%	292	339	-13.9%	339	343	-1.2%
Rape	267	265	0.8%	265	339	-21.8%	339	327	3.7%	327	307	6.5%
Robbery	2159	2276	-5.1%	2276	2803	-18.8%	2803	2838	-1.2%	2838	2873	-1.2%
Aggravated Assault***	8834	8423	4.9%	8423	9378	-10.2%	9378	9361	0.2%	9361	9478	-1.2%
Burglary	1750	2242	-21.9%	2242	1925	16.5%	1925	2036	-5.5%	2036	2007	1.4%
Larceny	1723	2278	-24.4%	2278	4983	-54.3%	4983	5175	-3.7%	5175	5573	-7.1%
Auto Theft	3881	3598	7.9%	3598	2833	27.0%	2833	3313	-14.5%	3313	3539	-6.4%
<b>Total Violent Crime Arrests</b>	<b>11689</b>	<b>11277</b>	<b>3.7%</b>	<b>11277</b>	<b>12813</b>	<b>-12.0%</b>	<b>12813</b>	<b>12865</b>	<b>-0.4%</b>	<b>12865</b>	<b>13001</b>	<b>-1.0%</b>
<b>Total Part 1 Arrests</b>	<b>19043</b>	<b>19395</b>	<b>-1.8%</b>	<b>19395</b>	<b>22554</b>	<b>-14.0%</b>	<b>22554</b>	<b>23389</b>	<b>-3.6%</b>	<b>23389</b>	<b>24120</b>	<b>-3.0%</b>
<b>Total All Arrests</b>	<b>68307</b>	<b>68788</b>	<b>-1.8%</b>	<b>68788</b>	<b>94513</b>	<b>-14.0%</b>	<b>94513</b>	<b>105076</b>	<b>-3.6%</b>	<b>105076</b>	<b>108712</b>	<b>-3.0%</b>
<b>Total Part II Arrests</b>	<b>49264</b>	<b>49393</b>	<b>-0.7%</b>	<b>49393</b>	<b>71959</b>	<b>-27.2%</b>	<b>71959</b>	<b>81687</b>	<b>-10.1%</b>	<b>81687</b>	<b>84592</b>	<b>-3.3%</b>
Weapon Arrest (Possession)	5441	3585	52.6%	3585	3231	10.3%	3231	3470	-6.9%	3470	3574	-2.9%
NED Arrests	1903	1949	-2.4%	1949	3692	-47.2%	3692	3904	-5.4%	3904	3984	-1.5%
GED Arrests	3785	3675	3.0%	3675	4579	-19.7%	4579	4707	-2.7%	4707	4802	-2.0%

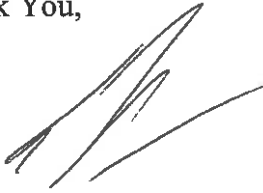
There are no Planned improvements to the Pacific Community police Station facility for the service area of the project site currently.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of this project site.

The Paseo Marino Project, individually or combined with other past, present or future projects, will not result in the need for new or altered police facilities.

This concludes the Paseo Marina Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to [CPTED@lapd.online](mailto:CPTED@lapd.online) for the fastest response time.

Thank You,



Prepared by:

Officer Alfonso Velasco  
Los Angeles Police Department  
Public Engagement Section  
Crime Prevention Through Environmental Design Section  
100 West 1<sup>st</sup> Street, RM 250  
Los Angeles, CA. 90012  
E-mail: [CPTED@lapd.online](mailto:CPTED@lapd.online)  
213-486-6000

# LOS ANGELES POLICE DEPARTMENT



**CHARLIE BECK**  
Chief of Police

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 486-6000  
TDD: (877) 275-5273  
Ref #:14.7

**ERIC GARCETTI**  
Mayor

June 29, 2017

Ms. Stephanie Eyestone-Jones  
Eyestone Environmental  
6701 Center Drive West, Suite 900  
Los Angeles, California 90045

Dear Ms. Eyestone-Jones:

The proposed Paseo Marina Project falls within the geographical boundaries of the Los Angeles Police Department's Pacific Area. A project of this size could have a moderate impact on police services in the Pacific Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Relationship Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, at (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Pacific Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Sergeant David Tango, Community Relationship Division, at (213) 486-6000.

Very truly yours,

**CHARLIE BECK**  
Chief of Police

A handwritten signature in blue ink, appearing to read "A. Neal".

ALNEAL, Captain  
Commanding Officer  
Community Relationship Division

Enclosure

The proposed Paseo Marina Project will be under the jurisdiction of Pacific Community Police Station, located at 12312 Culver Boulevard, Los Angeles, CA 90066. Telephone Number (310) 482-6334.

The project site is approximately 1.5 miles and 6 minutes without traffic from the Police Station in Reporting District (RD) 1444.

Pacific Geographic Area is approximately 25.74 square miles and consists of 73 Reporting Districts. The service boundaries for Pacific Area are as follows: Santa Monica Freeway to the North, Los Angeles Airport Boundary, Century Boulevard to the South, San Diego Freeway to the East, and the Pacific Ocean to the West.

It has approximately 360 sworn personnel and 30 civilian support staff assigned. It is a culturally diverse community with a population of approximately 200,000 people. The officer to resident ratio is; 1 officer to 555 residents in Pacific Area. Additionally, there are special service teams available within the LAPD to service Pacific Area.

Pacific Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in Pacific Area during 2016 was 4.4 minutes. The average response time for non-emergency calls for service in Pacific Area during 2016 was 23.4 minutes.

Crime Statistics for all Pacific Area:

<b>CRIMES</b>	<b>YTD 2017</b>	<b>YTD 2016</b>	<b>YTD 2015</b>
HOMICIDE	3	2	7
RAPE	23	33	30
ROBBERY	124	170	134
AGGRAVATED ASSAULT	239	235	253
BURGLARY	514	460	504
MOTOR VEHICLE THEFT	472	457	472
BURGLARY FROM MOTOR VEHICLE	808	800	878
PERSONAL/OTHER THEFT	1065	1160	1172

Prepared by:

Officer Christopher Gibson  
Community Relationship Division  
213 486-6000



## **Appendix I.3**

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Los Angeles Unified School District  
Response Letter



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
*Facilities Services Division*

January 22, 2021

Alan Como, AICP  
City Planner  
City of Los Angeles  
200 N Spring Street, Room 525  
Los Angeles, CA 90012-4801

Re: Paseo Marina Project

Dear Mr. Como,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the Paseo Marina Project located at 13450 Maxella Ave, Marina Del Rey, California, 90292. The project is planned to contain either 658 or 425 multi-family residential units, depending on the option chosen, including retail/commercial use. At this time reporting is based on individual project address, without reporting on the combined impacts of other project addresses served by the same schools. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

Please note that no new school construction is planned and the data in this report already take into account: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at <http://www.laschools.org/new-site/>. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

The Developer Fee Justification Study with student generation rates can be found online at <https://achieve.lausd.net/domain/921>.

**MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS**

**Questions: 1, 3-6** Please see LAUSD Schools Enrollments and Capacities Report details;

**Question: 7** Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 if more information regarding fees and student generation rates is needed.

**ATTACHMENTS**

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT  
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

Vincent Maffei, Director  
School Management Services and Demographics

**PROJECT SERVED: Paseo Marina Project located at 13450 Maxella Ave, Marina Del Rey, California, 90292. The project is planned to contain either 658 or 425 multi-family residential units, depending on the option chosen, including retail/commercial use.**

**SCHOOL YEAR: 2019-2020**

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1674001	Short Ave El	358	417	328	(59)	Yes	456	(98)	Yes
1823501	Marina Del Rey MS	689	947	525	(258)	Yes	920	(231)	Yes
1890701	Venice SH	2312	3006	2026	(694)	Yes	3109	(797)	Yes

**Schools Planned to Relieve Known Overcrowding**

NONE

NOTES:

- <sup>1</sup> School's ID code.
- <sup>2</sup> School's name
- <sup>3</sup> School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for dual language and magnet programs.
- <sup>4</sup> The total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- <sup>5</sup> The number of all students actually attending all programs at the school at the start of the reported school year. Includes all dual language and magnet students.
- <sup>6</sup> Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).
- <sup>7</sup> Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
  - There is a seating shortage.
  - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.
- <sup>8</sup> Projected 5-year total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- <sup>9</sup> Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).
- <sup>10</sup> Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
  - There is a seating shortage in the future.
  - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.
- ° Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.
- \* Enrollment is by application only.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Facilities Services Division**

**LOC. CODE:** 6740

**COST CENTER:** 1674001

**SUBJECT:** NEW SERVICE BOUNDARY DESCRIPTION FOR SHORT AVENUE SCHOOL  
EFFECTIVE JULY 1, 2017.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective September 15, 1947 (clarified 9-7-1967, 7-1-1993; updated 7-1-2006).

This is an official copy for your file.

(GRADES K - 6)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE \*  
CULVER BOULEVARD \* LINCOLN BOULEVARD \* WASHINGTON BOULEVARD.

WESTSIDE ELEMENTARY SCHOOL ZONE of CHOICE

(GRADES K - 5)

JEFFERSON BOULEVARD \* WESTLAWN AVENUE AND EXTENSION \* A LINE  
WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK  
DRIVE AND SEWER ROAD, TO SOUTHERLY EXTENSION OF McCONNELL  
AVENUE \* McCONNELL AVENUE AND EXTENSION.

**Westside Elementary School Zone of Choice:** eight schools or educational programs that students will be able to make application to when resident to this attendance boundary area. For the current school year students in grades K - 5 have seven choices: Cowan Avenue; Kentwood; Loyola Village Fine Arts Elementary School Magnet; Playa Del Rey; Playa Vista; Short Avenue; or Westport Heights. Students entering Kindergarten will have the addition of Cowan Avenue Dual Language Center, or Paseo Del Rey Natural Sciences Elementary School Magnet.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

**APPROVED:** MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School Office of Environmental Health and Safety  
Transportation Branch Department of Transportation, City of L. A.  
Master Planning and Demographics

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
Facilities Services Division

**LOC. CODE:** 8235

**COST CENTER:** 1823501

**SUBJECT:** UPDATE BOUNDARY DESCRIPTION FOR MARINA del REY MIDDLE SCHOOL EFFECTIVE JULY 1, 2016 (UPDATE 7-1-2017).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2016. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I

WASHINGTON BOULEVARD \* LINCOLN BOULEVARD \* CULVER BOULEVARD \* CENTINELA AVENUE \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE (BOTH SIDES) \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE, SEWER ROAD, AND TEALE STREET, TO EXTENSION OF CAMPUS CENTER DRIVE \* CAMPUS CENTER DRIVE AND EXTENSION \* JEFFERSON BOULEVARD \* BAY STREET AND EXTENSION \* BALLONA CREEK \* PACIFIC OCEAN.

AREA II

VENICE BOULEVARD \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE.

(GRADES 7 - 8)

WASHINGTON BOULEVARD \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE \* CULVER BOULEVARD \* LINCOLN BOULEVARD.

OPTIONAL: MARINA del REY MIDDLE SCHOOL AND WRIGHT MIDDLE SCHOOL ENGINEERING & DESIGN MAGNET

(GRADES 6 - 8)

JEFFERSON BOULEVARD \* CAMPUS CENTER DRIVE AND EXTENSION \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE AND SEWER ROAD, TO EXTENSION SOUTHERLY OF DAWN CREEK \* DAWN CREEK AND EXTENSION.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

**APPROVED:** MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School  
Transportation Branch  
Master Planning and Demographics

Office of Environmental Health and Safety  
Department of Transportation, City of L. A.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

Facilities Services Division

**LOC. CODE:** 8907

**COST CENTER:** 1890701

**SUBJECT:** CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR VENICE HIGH SCHOOL EFFECTIVE JULY 1, 2016 (CLARIFIED 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2016. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* NATIONAL BOULEVARD AND EXTENSION \* MILITARY AVENUE \* BROOKHAVEN AVENUE \* WESTWOOD BOULEVARD \* SANTA MONICA FREEWAY \* OVERLAND AVENUE \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE (BOTH SIDES) \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE, SEWER ROAD, AND TEALE STREET, TO EXTENSION OF CAMPUS CENTER DRIVE \* CAMPUS CENTER DRIVE AND EXTENSION \* JEFFERSON BOULEVARD \* BAY STREET AND EXTENSION \* BALLONA CREEK \* PACIFIC OCEAN.

OPTIONAL: VENICE HIGH SCHOOL AND WESTCHESTER ENRICHED SCIENCES MAGNETS HIGH SCHOOL

BALLONA CREEK, NORTHERLY AND EASTERLY, FROM LINCOLN BOULEVARD TO EXTENSION OF BAY STREET \* BAY STREET AND EXTENSION \* JEFFERSON BOULEVARD \* CAMPUS CENTER DRIVE AND EXTENSION \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE AND SEWER ROAD, TO SOUTHERLY EXTENSION OF DAWN CREEK \* A LINE SOUTHERLY AND WESTERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE, FROM SOUTHERLY EXTENSION OF DAWN CREEK TO EXTENSION OF CABORA DRIVE \* CABORA DRIVE (BOTH SIDES EXCLUDED) \* LINCOLN BOULEVARD TO LOYOLA MARYMOUNT UNIVERSITY DRIVE \* LINCOLN BOULEVARD (BOTH SIDES EXCLUDED) TO EXTENSION OF 81ST STREET \* 81ST STREET AND EXTENSION \* RAYFORD DRIVE \* 80TH STREET \* BERGER AVENUE (BOTH SIDES EXCLUDED) \* VERAGUA DRIVE EXTENSION THROUGH AND INCLUDING 7599 CABORA DRIVE \* A LINE FROM 7599 CABORA DRIVE TO LINCOLN BOULEVARD AT BLUFF CREEK DRIVE \* LINCOLN BOULEVARD.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

**APPROVED:** MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School Office of Environmental Health and Safety  
Transportation Branch Department of Transportation, City of L. A.  
Master Planning and Demographics



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
*Facilities Services Division*

DATE: July 14, 2017

TO: Stephanie Eyestone-Jones, President  
Eyestone Environmental  
2121 Rosecrans Avenue, Suite 3355  
El Segundo, CA 90245

FROM: Rena Perez, Director  
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: **PASEO MARINA PROJECT**, located on an approximately 6-acre portion of the existing Marina Marketplace shopping center, 13450 Maxella Avenue, Marina Del Rey, CA 90292. The Project is a new mixed-use development consisting of 658 multi-family residential units and neighborhood-serving commercial uses.

Included please find a **LAUSD Schools Enrollments and Capacities Report** for the schools that may be impacted by the development project(s) in question. This report contains data on each school's current and projected capacities, enrollments, and school calendars, and is designed to address any questions pertaining to overcrowding and factors related to school capacity.

Please note that *no new school construction is planned* and the data in this report already take into account portable classrooms on site, additions being built onto existing schools, student permits and transfers, specific educational programs running at the schools, and any other operational activities or educational programming that affects the capacities and enrollments of LAUSD's schools.

Additional information on LAUSD's Capital Improvement programs can be found on LAUSD's Facilities Services Division main webpage at [www.laschools.org](http://www.laschools.org).

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

**Questions: 1, 3, 5-6** Please see LAUSD Schools Enrollments and Capacities Report details;

**Question: 7** Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 for more information regarding fees and student generation rates.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT  
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

  
Rena Perez, Director

*V. MAFFEI*  
*F. R. PERGL*

**LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES**

**PROJECT SERVED: PASEO MARINA PROJECT**, located on an approximately 6-acre portion of the existing Marina Marketplace shopping center, 13450 Maxella Avenue, Marina Del Rey, CA 90292. The Project is a new mixed-use development consisting of 658 multi-family residential units and neighborhood-serving commercial uses.

**SCHOOL YEAR: 2016-2017**

**(Current and projected enrollments/capacities reflect data from School Year (SY) 2016-17.)**

1	2	3	4	5	6	7	8	9	10	11	12
Cost Center Code	School Name	Current Calendar	Current Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Capacity	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1674001	Short Ave EI	1 TRK	317	396	262	(79)	Yes	285	408	(123)	Yes
1823501	Marina Del Rey MS	1 TRK	738	917	593	(179)	Yes	686	991	(305)	Yes
1890701	Venice SH	1 TRK	2273	2607	1988	(334)	Yes	2137	2735	(598)	Yes

**Schools Planned to Relieve Known Overcrowding**

NONE

**NOTES:**

- <sup>1</sup> School's ID code.
- <sup>2</sup> School's name
- <sup>3</sup> The current calendar the school is operating on. Schools operate on a 'multi-track' calendar (listed as 4 TRK), because of overcrowded conditions.
- <sup>4</sup> School's current operating capacity, or the maximum number of students the school can serve while operating on its current calendar. Excludes capacity allocated to charter co-locations. Includes capacity for magnet program.
- <sup>5</sup> The total number of students living in the school's attendance area and who are eligible to attend the school plus students enrolled at any on-site magnet centers.
  - Multi-track calendars are utilized as one method of providing relief to overcrowded schools by increasing enrollment capacities.
  - A key goal of the Superintendent and Board of Education is to return all schools to a traditional 2-semester calendar (1 TRK).
- <sup>6</sup> The number of students actually attending the school now, including magnet students.
- <sup>7</sup> Current seating overage or (shortage): equal to (current capacity) - (resident enrollment).
- <sup>8</sup> Current overcrowding status of school. The school is currently overcrowded if any of these conditions exist:
  - School is currently on a multi-track calendar.
  - There is currently a seating shortage.
  - There is currently a seating overage of LESS THAN or EQUAL TO a 'safety margin' of 20 seats.
- <sup>9</sup> School planning capacity. Formulated from a baseline calculation of the number of eligible classrooms after implementing LAUSD operational goals and shifting to a 2-semester (1 TRK) calendar. Includes capacity allocated to by charter co-locations. Includes capacity for magnet programs.
- <sup>10</sup> Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school. Includes magnet students.
- <sup>11</sup> Projected seating overage or (shortage): equal to (projected capacity) - (projected enrollment).
- <sup>12</sup> Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
  - School remains on a multi-track calendar.
  - There is a seating shortage in the future.
  - There is a seating overage of LESS THAN or EQUAL TO a 'safety margin' of 20 seats in the future.
- \* Independent Charter: Capacity and/or enrollment information may not be reported for some independent charters.
- ‡ Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected capacities and enrollments not reported.



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
Facilities Services Division

**LOC. CODE:** 6740

**COST CENTER:** 1674001

**SUBJECT:** UPDATE BOUNDARY DESCRIPTION FOR SHORT AVENUE SCHOOL  
EFFECTIVE SEPTEMBER 15, 1947 (CLARIFIED 9-7-1967; 7-1-1993)  
(UPDATED 7-1-2006).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on September 15, 1947 (clarified 9-7-1967, 7-1-1993). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K - 6)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE  
\* CULVER BOULEVARD \* LINCOLN BOULEVARD \* WASHINGTON BOULEVARD.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

**APPROVED:** JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

<b>DISTRIBUTION:</b>	School	Master Planning and Demographics
	Pupil Statistics	School Traffic and Safety Education Section
	Transportation Branch	Department of Transportation, City of L. A.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
Facilities Services Division

**LOC. CODE:** 8235

**COST CENTER:** 1823501

**SUBJECT:** NEW SERVICE BOUNDARY DESCRIPTION FOR MARINA del REY MIDDLE SCHOOL EFFECTIVE JULY 1, 2016.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2006.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I

WASHINGTON BOULEVARD \* LINCOLN BOULEVARD \* CULVER BOULEVARD \* CENTINELA AVENUE \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE (BOTH SIDES) \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE, SEWER ROAD, AND TEALE STREET, TO EXTENSION OF CAMPUS CENTER DRIVE \* CAMPUS CENTER DRIVE AND EXTENSION \* JEFFERSON BOULEVARD \* PLAYA VISTA DRIVE (BOTH SIDES EXCLUDED) \* BALLONA CREEK \* PACIFIC OCEAN.

AREA II

VENICE BOULEVARD \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE.

(GRADES 7 - 8)

WASHINGTON BOULEVARD \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE \* CULVER BOULEVARD \* LINCOLN BOULEVARD.

OPTIONAL: MARINA del REY MIDDLE SCHOOL AND WRIGHT MIDDLE SCHOOL ENGINEERING & DESIGN MAGNET

(GRADES 7 - 8)

JEFFERSON BOULEVARD \* CAMPUS CENTER DRIVE AND EXTENSION \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE AND SEWER ROAD, TO EXTENSION SOUTHERLY OF DAWN CREEK \* DAWN CREEK AND EXTENSION.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

**APPROVED:** MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School  
Transportation Branch  
Master Planning and Demographics

Office of Environmental Health and Safety  
Department of Transportation, City of L. A.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
Facilities Services Division

**LOC. CODE:** 8907

**COST CENTER:** 1890701

**SUBJECT:** NEW SERVICE BOUNDARY DESCRIPTION FOR VENICE HIGH SCHOOL  
EFFECTIVE JULY 1, 2012.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2011.

This is an official copy for your file.

(GRADES 9 - 12)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* NATIONAL BOULEVARD AND EXTENSION \* MILITARY AVENUE \* BROOKHAVEN AVENUE \* WESTWOOD BOULEVARD \* SANTA MONICA FREEWAY \* OVERLAND AVENUE \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* CENTINELA AVENUE (BOTH SIDES) \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE, SEWER ROAD, AND TEALE STREET, TO EXTENSION OF DAWN CREEK \* DAWN CREEK AND EXTENSION \* JEFFERSON BOULEVARD \* BAY STREET AND EXTENSION \* BALLONA CREEK \* PACIFIC OCEAN.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

**APPROVED:** MARK HOVATTER, Interim Chief Facilities Executive, Facilities Services Division

**DISTRIBUTION:** School  
Transportation Branch  
Master Planning and Demographics

Office of Environmental Health and Safety  
Department of Transportation, City of L. A.

## **Appendix I.4**

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Los Angeles Department of Recreation and  
Parks Response Letter

BOARD OF COMMISSIONERS

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**MICHAEL A. SHULL**  
GENERAL MANAGER

**ANTHONY-PAUL (AP) DIAZ, ESQ.**  
EXECUTIVE OFFICER &  
CHIEF OF STAFF

**VICKI ISRAEL**  
ASSISTANT GENERAL MANAGER

**CATHIE SANTO DOMINGO**  
ASSISTANT GENERAL MANAGER

**MATTHEW RUDNICK**  
ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

January 19, 2021

Alan Como, City Planner  
Department of City Planning  
221 North Figueroa, Room 1350  
Los Angeles, CA 90012

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR  
THE PASEO MARINA PROJECT IN THE CITY OF LOS ANGELES**

Dear Mr. Como:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed Paseo Marina Project. This project proposes two options- Option A and Option B. Option A proposes the development of 658 multi-family units and 27,000 square feet of neighborhood-serving commercial uses on an approximately 6-acre portion of the existing Marina Marketplace generally located at the Intersection of Glencoe and Maxella Avenue. Option B proposes the development of 425 multi-family units and 40,000 square feet of neighborhood-serving commercial uses on approximately 6-acre portion of the existing Marina Marketplace generally located at 13450 West Maxella Avenue. Both options can be found in the Palms-Mar Vista-Del Rey Community Plan area in the City of Los Angeles.

*1. Which parks and recreational facilities would serve the proposed project?*

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two-mile radius of the project site:

- Canal Park, located at 401 E. Linnie Canal Walk.
- Titmouse Park, located at 415 E. Culver Boulevard.
- Triangle Park, located at 652 E. Marr Street.
- Venice of America Centennial Park, located at 501 S. Venice Boulevard.
- Via Dolce Park, located at 3501-3507 S. Via Dolce.
- Westminster Park, located at 1234 S. Pacific Avenue.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a five-mile radius of the project site:

- Baldwin Hills Recreation Center, located at 5401 W. Highlight Place.
- Cheviot Hills Park, located at 2551 S. Motor Avenue.
- Culver/Slauson Park, located at 5070 S. Slauson Avenue.



- Del Rey Lagoon, located at 6660 S. Esplanade Place.
- Felicia Mahood Multipurpose Center, located at 11338 W. Santa Monica Boulevard.
- Glen Alla Park, located at 4601 S. Alla Road.
- Mar Vista Recreation Center, located at 11430 W. Woodbine Avenue.
- Oakwood Recreation Center, located at 767 E. California Avenue.
- Palms Recreation Center, located at 2950 S. Overland Avenue.
- Penmar Recreation Center, located at 1341 E. Lake Street.
- Stoner Recreation Center, located at 1835 S. Stoner Avenue.
- Venice High School Pool, located at 2490 S. Walgrove Avenue.
- Westchester Recreation Center, located at 7000 W. Manchester Avenue.
- Westwood Park, located at 1350 S. Sepulveda Boulevard.

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a ten-mile radius of the project site:

- Beverly Glen Park, located at 2448 N. Angelo Drive.
- Coldwater Canyon Park, located at 12601 Mulholland Drive.
- Exposition Park Rose Garden, located at 701 W. State Drive.
- Holmby Park, located at 601 Club View Drive.
- Mandeville Canyon Park, located at 2660 N. Westridge Road.
- Palisades Park, located at 15400 W. Pacific Coast Highway.
- Rivas Canyon Park, located at Easterly Terminus of Oracle Place.
- Runyon Canyon Park, located at 2000 N. Fuller Avenue.
- Rustic Canyon Park located at the South West of Sullivan Fire Road.
- Santa Ynez Canyon Park, located at 1100 N. Palisades Drive.
- Sullivan Canyon Park, located at the North East of Sullivan Fire Road.
- Venice Beach, located at 2300 S. Ocean Front Walk.
- Wattles Garden Park, located at 1824 N. Curson Avenue.

For additional information regarding facilities and features available in these parks visit our website: [www.laparks.org](http://www.laparks.org).

*2. What is the area's existing parkland acres-to-population ratio and what is the desired acres-to-population ratio?*

The City of Los Angeles overall has a ratio of 0.84 acres of neighborhood or community parkland per 1,000 residents. The Palms-Mar Vista—Del Rey Community Plan area has a ratio of 0.38 acres of neighborhood and community parkland per 1,000 residents.

*3. What is the current capacity and level of use of parks and recreational facilities within a two-mile radius of the Project Site?*

While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

*4. Does the City have any plans to develop new parks or recreational facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?*

No.

*5. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered recreation and park facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.*

All residential projects that result in the construction of new dwelling units impact the City's park system by adding new park users to the existing system. Per the City's Park Fee Ordinance, residential projects are required to mitigate the impact of the new dwelling units through the dedication of land for park and recreational purposes, the payment of the in-lieu fee or a combination of land dedication and in-lieu fee payment depending on the project type.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. Most subdivision projects that contain more than fifty residential dwelling units are required to meet with the Department of Recreation and Parks prior to filing in order to discuss any potential dedication requirements. If you have any questions or comments regarding this information, please contact the RAP Park Staff at (213) 202-2682 or rap.parkfees@lacity.org.

Sincerely,

CATHIE M. SANTO DOMINGO

Assistant General Manager

A handwritten signature in black ink, appearing to read 'Darryl Ford', written over a white rectangular background.

DARRYL FORD

Superintendent

Planning, Maintenance, and Construction Branch

CSD/DF:cy

cc: Reading File

BOARD OF COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



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VICKI ISRAEL  
ASSISTANT GENERAL MANAGER

RAMON BARAJAS  
ASSISTANT GENERAL MANAGER

221 N. FIGUEROA STREET  
3<sup>RD</sup> FLOOR, SUITE 350  
LOS ANGELES, CA 90012

(213) 202-2633, FAX (213) 202-2614

LAPARKS.ORG  
Park Proud LA

June 30, 2017

Eyestone Environmental  
Stephanie Eyestone-Jones, President  
6701 Center Drive West, Suite 900  
Los Angeles, CA 90045

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR  
THE PASEO MARINA PROJECT IN THE CITY OF LOS ANGELES**

Dear Ms. Eyestone-Jones:

The following information has been prepared in response to your request for Recreation and Parks information relative to the proposed Paseo Marina Project. This proposed mixed-use project describes the development of 658 multi-family residential units and 27,000 square feet of neighborhood-serving commercial uses on an approximately 6-acre portion of the existing Marina Marketplace generally located at the intersection of Glencoe and Maxella Avenue in the Palms-Mar Vista-Del Rey Community Plan area of the City of Los Angeles.

1. *A list of the parks and recreational facilities located within a two-mile radius of the Project Site, including the name of the park, the distance of the park from the Project Site, the park type, and amenities provided.*

The following Department of Recreation and Parks facilities are classified as a neighborhood parks and are located within a two-mile radius of the project site:

- Canal Park, located at 401 Linnie Canal Walk.
- Glen Alla Park, located at 4601 Alla Road.
- Triangle Park, located at 652 Marr Avenue.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a two-mile radius of the project site:

- Culver-Slauson Park, located at 5070 Slauson Avenue.
- Del Rey Lagoon, located at 6660 Esplanade Place.
- Mar Vista Recreation Center, located at 11430 Woodbine Avenue.
- Oakwood Recreation Center, located at 767 California Street.
- Penmar Recreation Center, located at 1341 Lake Street.
- Venice High School Pool, located at 2490 Walgrove Avenue.
- Venice Reservoir Site, located at 3324 S. Centinela Avenue.
- Westminster Park and Dog Park, located at 1234 Pacific Avenue.





The following Department of Recreation and Parks facilities are classified as regional parks and are located within a two-mile radius of the project site:

- Penmar Golf Course, located at 1233 Rose Avenue.
- Venice Beach, located at 2300 Ocean Front Walk.

For additional information regarding facilities and features available in these parks visit our website: [www.laparks.org](http://www.laparks.org).

*2. Existing ratios of developed parkland per resident on a citywide basis and within the Central City Community Plan area.*

The City of Los Angeles overall has a ratio of 0.84 acres of neighborhood and community parkland per 1,000 residents. The Palms-Mar Vista-Del Rey Community Plan area has a ratio of 0.38 acres of neighborhood and community parkland per 1,000 residents.

*3. Current capacity and level of use of recreational facilities and parks near the Project Site.*

While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

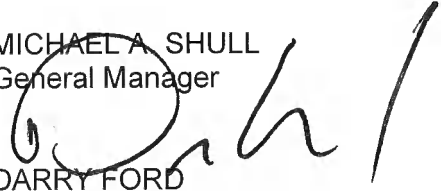
*4. Please indicate if there are future plans for construction or expansion of parks and recreational facilities within a two-mile radius of the Project Site.*

While the Department is currently in the process of implementing the 50 Parks Initiative, these are small pocket parks typically less than half an acre, often only one tenth of an acre, and have a service radius of one-half mile. None of these planned parks will be sited within a half mile of the project site.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. This project is likely to trigger the requirement for an early consultation with the Department prior to the filing. Options for land dedication, recreation credits and fees will be discussed at that time. If you have any questions or comments regarding this information please contact Melinda Gejer, of my staff, at (213) 202-2657 or [melinda.gejer@lacity.org](mailto:melinda.gejer@lacity.org).

Sincerely,

MICHAEL A. SHULL  
General Manager



DARRY FORD  
Senior Management Analyst I  
Planning, Maintenance, and Construction Branch

DF/MG:ar

cc: Reading File



Dept of Recreation and Parks  
Planning, Maintenance, and Construction Branch  
221 N. Figueroa Street, Suite 400  
Los Angeles, CA 90012  
(MS 682)

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ZIP 90012  
041L12202578

Eyestone Environmental  
Stephanie Eyestone-Jones, President  
2121 Rosecrans Avenue, Suite 3355  
El Segundo, CA 90245

9024534744 0022



## **Appendix I.5**

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Los Angeles Public Library  
Response Letter

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ  
CAROLINE CHOE

HELEN LEUNG  
KAREN MACK

DANA M. PERLMAN  
YVETTE LOPEZ-LEDESMA  
AJAY RELAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

December 29, 2020

Aurial Granger  
Management Assistant  
**Los Angeles Public Library**  
630 W. Fifth St.  
Los Angeles, CA 90071  
[FacilityManagement@lapl.org](mailto:FacilityManagement@lapl.org)

**RE: PASEO MARINA PROJECT—REQUEST FOR LIBRARY SERVICES INFORMATION**

Dear Ms. Granger:

The City of Los Angeles Department of City Planning previously prepared an Environmental Impact Report (EIR) for the Paseo Marina Project (Project) pursuant to the California Environmental Quality Act (CEQA). This Draft EIR was circulated for public review in March 2019. Based on a letter from your department dated October 10, 2017 and attached hereto, the Draft EIR included an assessment of the Project's potential adverse environmental impacts on public services, including library services. In response to public input, the Applicant is now pursuing a second option for the Project (referred to as Option B). As such, the City will be recirculating a Draft EIR (Recirculated Draft EIR) that addresses the project option you previously evaluated (now referred to as Option A) as well as Option B, which responds to public input.

In order to prepare the Recirculated Draft EIR, we are requesting that LAPL provide any updated information relative to Option A and additional information relative to Option B. Following is a brief description of both of the project options and a list of requested information and questions.

**PROJECT DESCRIPTION**

The Project Site comprises an approximate 6.06-acre portion of the existing Marina Marketplace shopping center located at 13450 West Maxella Avenue in the Palms–Mar Vista–

Del Rey Community Plan area in the City of Los Angeles. The Project Site is generally bounded by Maxella Avenue to the north, Glencoe Avenue to the east, the existing Pavilions grocery store and associated parking within the Marina Marketplace shopping center to the south, and the Stella apartments to the west. The Project Site is currently improved with three commercial structures comprising approximately 100,781 square feet and associated surface parking areas.

Option A, which LAPL previously reviewed, proposes the development of 658 multi-family residential units and 27,300 square feet of neighborhood-serving commercial uses, including approximately 13,650 square feet of retail space and approximately 13,650 square feet of restaurant space. The proposed multi-family residential and commercial uses would be provided within three buildings comprised of seven stories with an approximate maximum height of 77 feet. Overall, Option A would remove approximately 100,781 square feet of existing floor area and construct 674,329 square feet of new residential and commercial floor area, resulting in a net increase of 573,548 square feet of net new floor area within the Project Site. The proposed uses would be supported by 1,217 parking spaces that would be distributed throughout the Project Site in two subterranean levels that would extend to a depth of approximately 28 feet and in two above grade parking levels.

Option B proposes the development of 425 multi-family residential units, 90,000 square feet of office space, and 40,000 square feet of neighborhood-serving commercial uses, including approximately 20,000 square feet of retail space and approximately 20,000 square feet of restaurant space. The proposed multi-family residential buildings would be comprised of two six-story buildings with a height of approximately 67 feet and one seven-story building with a height of approximately 78 feet, while the office building would include four stories with a height of approximately 67 feet-10 inches. The proposed commercial uses would be provided at the ground floor of the buildings. Overall, Option B would remove approximately 100,781 square feet of existing floor area and construct 558,994 square feet of new floor area, resulting in a net increase of 458,213 square feet of net new floor area within the Project Site. The proposed uses would be supported by 1,287 parking spaces that would be distributed throughout the Project Site in three subterranean levels that would extend to a depth of approximately 43 feet, in one at grade parking level and in a small surface parking area.

For your reference, a project location map, aerial photograph of the Project Site and vicinity, and conceptual site plans for both Option A and Option B are attached.

## **REQUESTED INFORMATION**

Please provide the following information regarding LAPL services and facilities:

- Name and description of the City libraries serving the Project Site, including: (1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target

service population; and (6) actual population served including the assigned census tracts upon which service population is determined;

- Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;
- Special facilities available for public use (i.e., children’s reading assistance, homework centers, space for community meetings and programs); and
- City library service standards and/or goals that would assist in analyzing the Project’s potential impacts from development on local library services.

To aid us in assessing potential adverse physical effects to existing library services and facilities, please answer the following questions regarding LAPL services and facilities:

- Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered library facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility. Attached is an updated list of related projects located in the vicinity of the Project Site.

Thank you for your assistance as this information will help us ensure that our analysis of the Project’s impacts on LAPL services is accurate and complete. Please feel free to contact me at (213) 847-3633 or via email at [alan.como@lacity.org](mailto:alan.como@lacity.org) to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) by January 31, 2021.

Sincerely,



Alan Como, AICP  
City Planner  
(213) 847-3633  
[alan.como@lacity.org](mailto:alan.como@lacity.org)

Enclosures:  
October 2017 LAPL Response Letter for Option A  
Project Location Map  
Aerial Photograph of the Project Vicinity  
Conceptual Site Plan – Option A  
Conceptual Site Plan – Option B  
Related Projects List

## Re: Paseo Marina Project

The following is our response to your questions:

### 1. Which libraries would serve the proposed project?

#### Mar Vista Branch Library

##### 1. Libraries that would serve the proposed project:

Mar Vista Branch Library  
12006 Venice Blvd.  
Los Angeles, CA 90066

##### Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:00 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

##### 2. Size (Square Feet):

12,500 sq. ft. facility.

##### 3. Staffing Levels:

10.5 Full-time Employees

##### 4. Number of Volumes and Circulation:

51,858 Volumes/Circulation – 199,395

##### 5. Programmed or Target Service Population:

The Los Angeles Public Library (LAPL) does not make targeted projections.

##### 6. Actual population served including the assigned census tracts upon which service population is determined:

36,304 estimated from LA Times Mapping L.A. database and branch library community boundaries.

The LAPL no longer uses census tracts.

- Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve this Project.

There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community

## Paseo Marina Project

- **Special facilities available for the public (i.e., children's reading assistance, homework centers, space for community meetings and programs).**

Free Public Wi-Fi  
Wireless Printing  
Reserve a Computer  
Meeting Room Rental  
Zoom Text Computer for the Visually Impaired

The branch is a Virtual Library with multiple computer workstations providing public access to LAPL's on-line library catalog, extensive information databases, and the Internet. This branch also provides WIFI connectivity for mobile electronic devices.

STAR – Story Telling and Reading. Star volunteers read aloud with kids of all ages at the library. Reading aloud is fun – and can improve reading skills and encourage a life-long love of books.

- **City library service standards and/or goals that would assist in analyzing the Project's potential impacts from development on local library services.**

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

As it currently stands, the Mar Vista branch at 12,500 square feet does meet the standard of 12,500 square feet for a service population of less than 45,000, however, any increase in the residential/project population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.



1. Which libraries would serve the proposed project?

**Venice Branch Library**

1. **Libraries that would serve the proposed project:**

Venice Branch Library  
501 S. Venice Blvd.  
Venice, CA 90291

**Hours of Operation:**

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:00 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

10,500 sq. ft. facility.

3. **Staffing Levels:**

10.0 Full-time Employees

4. **Number of Volumes and Circulation:**

41,981 Volumes/Circulation – 104,076

5. **Programmed or Target Service Population:**

The Los Angeles Public Library (LAPL) does not make targeted projections.

6. **Actual population served including the assigned census tracts upon which service population is determined:**

39,328 estimated from LA Times Mapping L.A. database and branch library community boundaries.

The LAPL no longer uses census tracts.

- **Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve this Project.**

There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community

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As it currently stands, the Venice branch at 10,500 square feet does not meet the standard of 12,500 square feet for a service population of less than 45,000 square feet and any increase in the residential/project population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

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## **Playa Vista Branch Library**

1. **Libraries that would serve the proposed project:**

Playa Vista Branch Library  
6400 Playa Vista Drive  
Playa Vista, CA 90094

**Hours of Operation:**

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:00 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

10,500 sq. ft. facility.

3. **Staffing Levels:**

9.0 Full-time Employees

4. **Number of Volumes and Circulation:**

55,844 Volumes/Circulation – 104,076

5. **Programmed or Target Service Population:**

The Los Angeles Public Library (LAPL) does not make targeted projections.

6. **Actual population served including the assigned census tracts upon which service population is determined:**

38,071 estimated from LA Times Mapping L.A. database and branch library community boundaries.

The LAPL no longer uses census tracts.

• **Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve this Project.**

There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community

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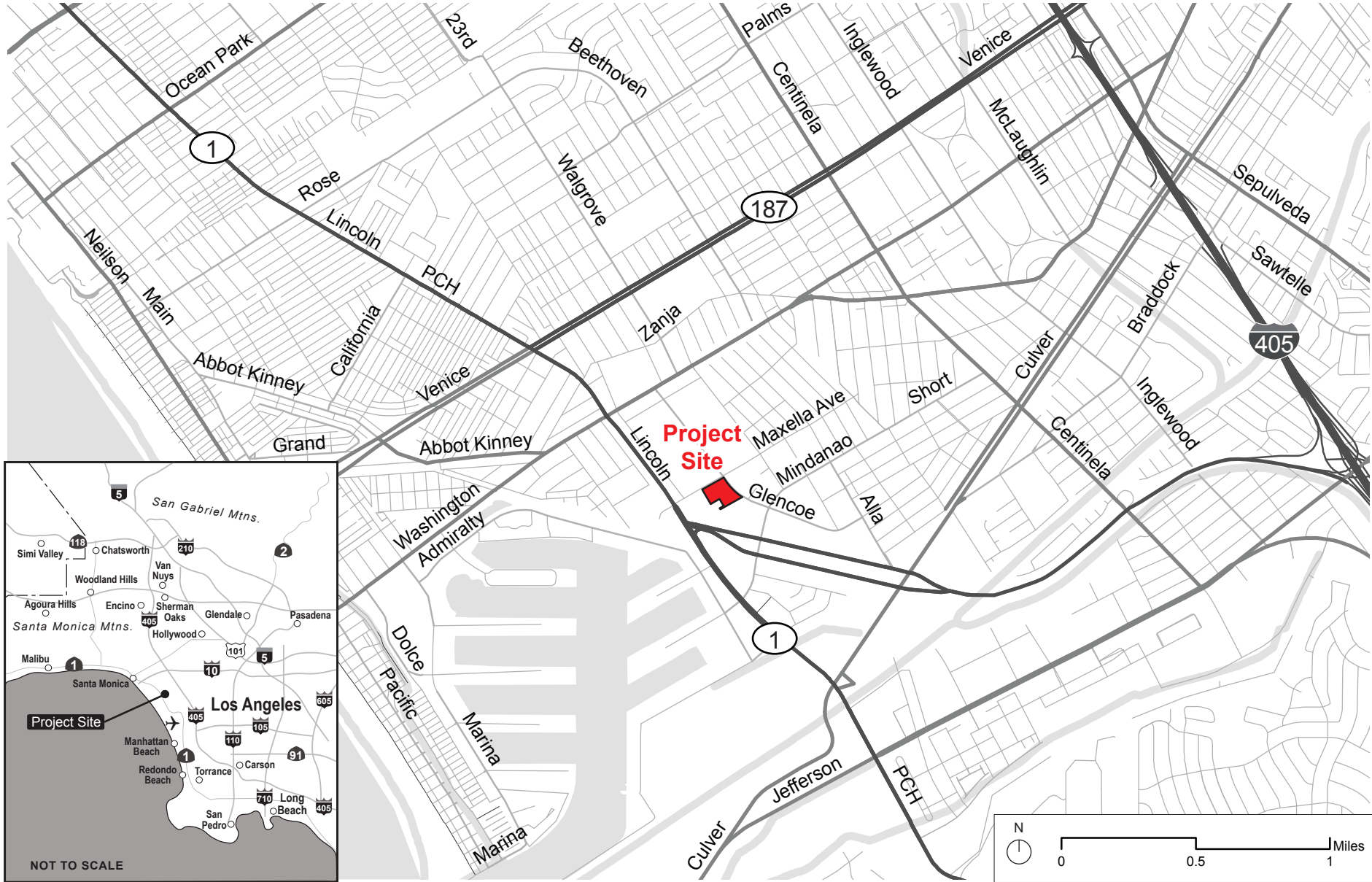
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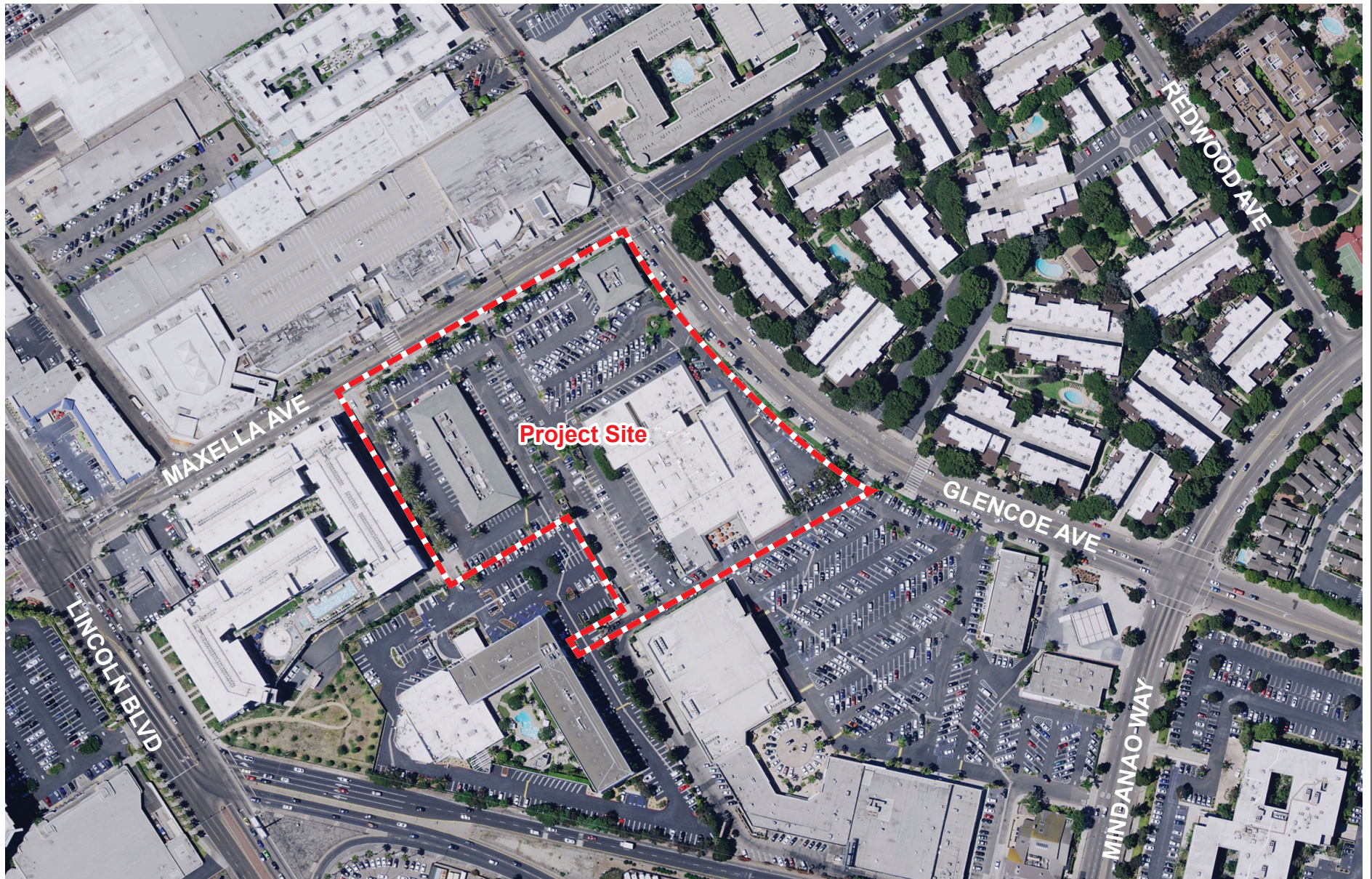
As it currently stands, the Playa Vista branch at 10,500 square feet does not meet the standard of 12,500 square feet for a service population of less than 45,000 square feet and any increase in the residential/project population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

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Project Location Map

Source: Los Angeles County GIS, 2015; Eyestone Environmental, 2016.



Aerial Photograph of Project Vicinity

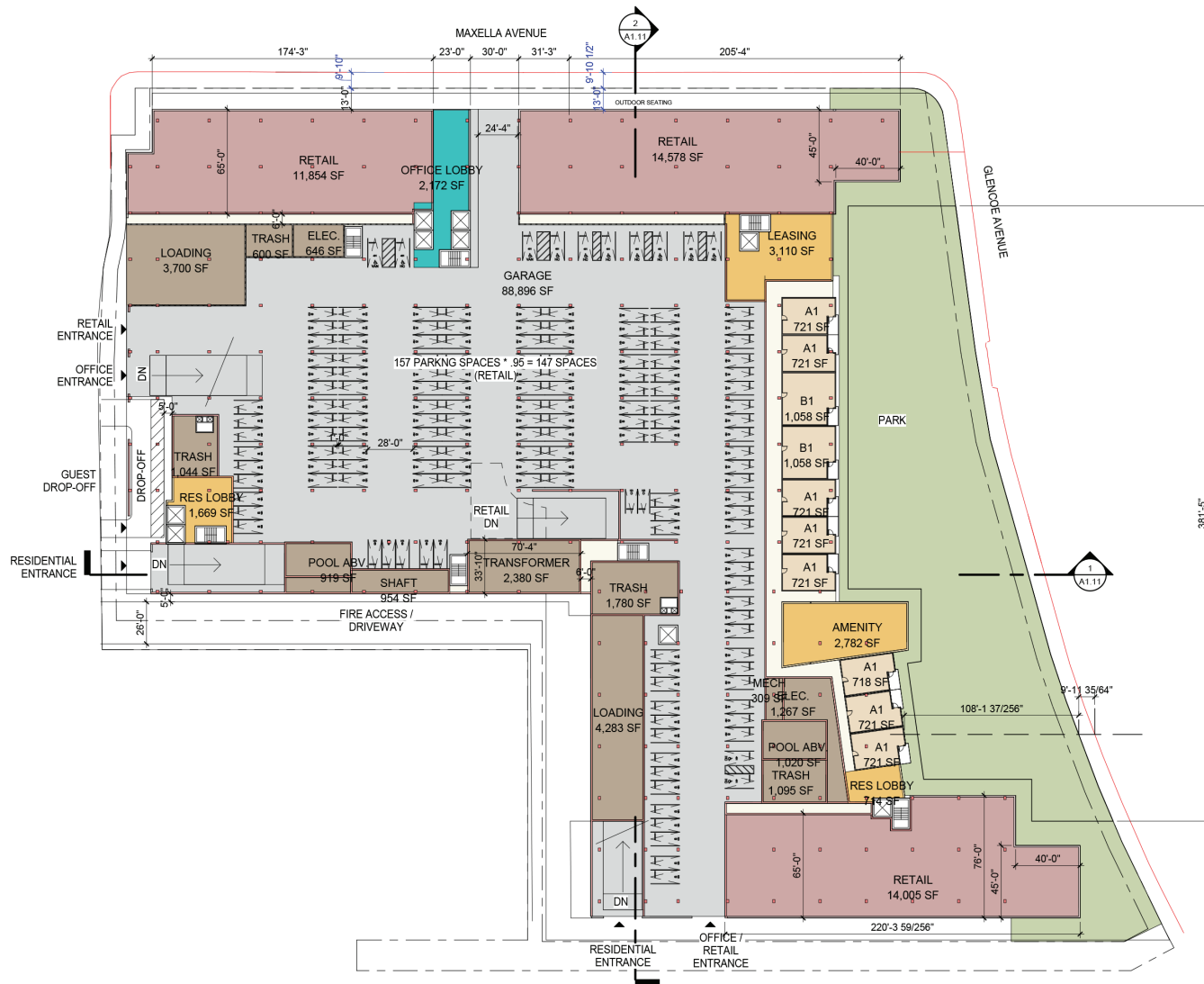


**LEGEND**

- ▼ ▲ Vehicular Access
- Driveways

Conceptual Site Plan – Option A

Source: TCA Architects, Meléndrez, 2016.



Conceptual Site Plan – Option B

Source: TCA Architects, 2020.



**Paseo Marina Project – List of Related Projects**

<b>No.</b>	<b>Project</b>	<b>Address</b>	<b>Description/Land Use</b>	<b>Size</b>
1	X67 Lofts	4140 S. Glencoe Avenue	Apartments	67 du
			Office	3,211 gsf
2	C1 by CLG	4210 S. Del Rey Avenue	Condominiums	136 du
			Office	14,929 gsf
3	R3 by CLG	4091 S. Redwood Avenue	Condominiums	67 du
			Office	7,525 gsf
4	G8 by CLG	4040 S. Del Rey Avenue	Apartments	230 du
			Office	18,800 gsf
5	INclave	4065-71 Glencoe Avenue	Creative Office	35,206 gsf
			Specialty Retail	1,500 gsf
			Apartments	49 du
6	Warehouse to Office	4721 S. Alla Road	Office	118,352 gsf
7	Stella Phase 2	13488 W. Maxella Avenue	Apartments	65 du
8	Thatcher Yard	3233 S. Thatcher Avenue	Affordable Senior Housing	68 du
			Affordable Family Housing	30 du
9	Cedars-Sinai Marina del Rey Replacement Hospital	4650 Lincoln Boulevard	Hospital	160 Beds
			Hospital	(133) Beds
			Medical Office	(50,500) gsf
10	Costco Expansion	13463 Washington Boulevard	Discount Club	31,023 gsf
			Fueling Station	2 FP
			Supermarket	(63,213) gsf
11	Baldwin Site	12803 Washington Boulevard	Apartments	37 du
			Retail	7,206 gsf
12	Kayvon Mixed-Use	12712-12718 Washington Boulevard	Residential	5 du
			Retail	3,414 gsf
			Retail	(2,340) gsf
13	Townhome Development	4118 Wade Street	Townhomes	4 du
14	Pier 44/Pacific Marina Venture (Lease Parcel 44)	4637 Admiralty Way	Commercial	91,760 gsf
			Marina	141 berths

*du = dwelling units, gsf = gross square feet*

*Source: Linscott, Law & Greenspan, 2020.*

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10.5 Full-time Employees

##### 4. Number of Volumes and Circulation:

51,858 Volumes/Circulation – 199,395

##### 5. Programmed or Target Service Population:

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1. Which libraries would serve the proposed project?

**Venice Branch Library**

1. **Libraries that would serve the proposed project:**

Venice Branch Library  
501 S. Venice Blvd.  
Venice, CA 90291

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:00 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

10,500 sq. ft. facility.

3. **Staffing Levels:**

10.0 Full-time Employees

4. **Number of Volumes and Circulation:**

41,981 Volumes/Circulation – 104,076

5. **Programmed or Target Service Population:**

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Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

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3. **Staffing Levels:**

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