IV. Environmental Impact Analysis

I.3 Public Services—Schools

1. Introduction

This section evaluates whether new or physically altered school facilities would be required to provide school services to the Project, the construction of which could cause significant environmental impacts. The analysis estimates the number of students that would be generated by the Project based on Los Angeles Unified School District (LAUSD) student generation rates and addresses whether LAUSD school facilities would have sufficient capacity to accommodate these students. The analysis discusses state-required developer mitigation fees and addresses all levels of educational facilities operated by LAUSD (i.e., elementary, middle, and high schools). The analysis is based, in part, on written correspondence with LAUSD, which is included in Appendix O of this Draft EIR.

2. Environmental Setting

a. Regulatory Framework

There are several plans, policies, and programs regarding schools at the state, regional, and local levels. Described below, these include:

- California Education Code,
- Senate Bill 50
- Open Enrollment Policy (California Education Code Sections 48350, et seq.)
- Class Size Reduction Kindergarten–University Public Education Facilities Bond Act of 1998
- LAUSD Strategic Plan 2016–2019
- City of Los Angeles General Plan, including:
  - Framework Element
  - Community Plan

(1) State

(a) California Education Code

Educational services and school facilities for the Project are subject to the rules and regulations of the California Education Code, the California Department of Education (CDE) and governance of the State Board of Education (CBE) (Gov. Code Section 33000, et seq.). The CDE is the government agency responsible for public education throughout the state. With the State Superintendent of Public Instruction, the CDE is responsible for enforcing education law and regulations and for continuing to reform and improve public elementary school, secondary school, childcare programs, adult education, and preschool programs. The CDE oversees funding, and student testing and achievement levels for all state schools. A sector of the CDE, the SBE is the 11-member governing and policymaking body of the California Department of Education (CDE) that sets Kindergarten through 12th Grade (K–12) education policy in the areas of standards, instructional materials, assessment, and accountability. The State also provides funding through a combination of sales and income taxes. In addition, pursuant to Proposition 98, the State is also responsible for the allocation of educational funds that are acquired from property taxes. Further, the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities.[1]

(b) Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998 (known as the Greene Act or Senate Bill [SB] 50), enacted in 1998, is a program for funding school facilities largely based on matching funds. For new school construction, grants provide funding on a 50/50 State and local match basis. For school modernization, grants provide funding on a 60/40 State and local match basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional State funding.[2]

The Greene Act permits the local district to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. The Act also sets a maximum level of fees a developer may be required to pay. Pursuant to Government Code Section 65996, the payment of these fees by a developer serves to mitigate all potential impacts on

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[1] *California Education Code Section 17620(a)(1).*

[2] *State of California, Office of Public School Construction, School Facility Program Handbook, January 2019.*

school facilities that may result from implementation of a project to a less-than-significant level.[3]

(c) Open Enrollment Policy (California Education Code Sections 48350, et seq.)

The open enrollment policy is a state-mandated policy that enables students located in the LAUSD to apply to any regular, grade-appropriate LAUSD school with designated "open enrollment" seats. Open enrollment seats are granted through an application process that is completed before the school year begins. Under the Open Enrollment Policy, students living in a particular school's attendance area are not displaced by a student requesting an open enrollment transfer to that school.[4]

(d) Class Size Reduction Kindergarten–University Public Education Facilities Bond Act of 1998

Proposition 1A, the Class Size Reduction Kindergarten–University Public Education Facilities Bond Act of 1998 (Ed. Code, Section 100400–100405) is a school construction funding measure that was approved by the voters on the November 3, 1998 ballot. This Act created the School Facility Program where eligible school districts may obtain state bond funds.

(2) Regional

(a) Los Angeles Unified School District

As indicated above, the State is primarily responsible for the funding and structure of the local school districts, and in this case, LAUSD. As LAUSD provides education to students in many cities and county areas, in addition to the City, its oversight is largely a district-level issue. Public schools operate under the policy direction of elected governing district school boards (elected from the local area) as well as by local propositions which directly impact the funding of facility construction and maintenance. Pursuant to the Greene Act, LAUSD collects developer fees for new construction within its boundaries. The LAUSD School Facilities Needs Analysis has been prepared to support the school district's levy of the fees authorized by Section 17620 of the California Education Code.

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[3] *California Government Code Section 65996.*

[4] *LAUSD, K–12 Open Enrollment, http://achieve.lausd.net/K12OpenEnrollment, accessed November 11, 2021.*

Payment of these fees would be mandatory for the Applicant, and would fully mitigate any impact upon school services generated by the Project.[5]

(i) LAUSD Strategic Plan 2016–2019[6]

The LAUSD Strategic Plan 2016–2019 (Strategic Plan) represents the LAUSD's framework towards a commitment to 100 percent graduation. In following the Strategic Plan's fundamental strategy, the LAUSD will direct its efforts and resources to recruit, develop, and support principals and teachers in creating a learning environment that ensures 100 percent of students achieve and graduate. The Strategic Plan identified five main objectives: (1) Build a Solid Foundation for Early Learners; (2) Proficiency for All; (3) 100 Percent Attendance; (4) Parent, Community, and Student Engagement; (5) School Safety. Furthermore, the Strategic Plan provides key initiatives to achieve these commitments from which implementation plans will be created. Plans will be structured to include specific action steps, responsibilities, and timelines. As such, the LAUSD will be able to monitor and measure progress and provide accountability during the Strategic Plan's implementation process.

(ii) LAUSD Choices Program

LAUSD provides education choices including magnet and permits with transportation (PWT) programs to students residing within the LAUSD boundaries. Students interested in enrolling in LAUSD magnet and PWT programs are required to apply through LAUSD eChoices. Magnet schools under the Choice Program include business, communication arts, center for enriched studies, gifted/highly gifted/high ability, liberal arts, magnet schools assistance program, public service, science/technology/engineering/math, and visual and performing arts.[7]

(3) Local

(a) Los Angeles General Plan

(i) General Plan Framework Element

Chapter 9, Infrastructure and Public Services of the Framework Element includes goals, objectives, and policies applicable to public schools, as identified in Table IV.I.3-1 on page IV.I.3-5.

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[5] *LAUSD, 2020 Developer Fee Justification Study, March 2020.*

[6] *LAUSD, Strategic Plan 2016–2019.*

[7] *LAUSD, What are Magnet Programs?, https://echoices.lausd.net/magnet#gsc.tab=0, accessed November 11, 2021.*

Table IV.I.3-1
Relevant General Plan School Goals, Objectives, and Policies—Framework Element: Chapter 9, Infrastructure and Public Services

Goal 9N	Public schools that provide a quality education for all of the City's children, including those with special needs, and adequate school facilities to serve every neighborhood in the City so that students have an opportunity to attend school in their neighborhoods.
Objective 9.31	Work constructively with the Los Angeles Unified School District to monitor and forecast school service demand based upon actual and predicted growth.
Policy 9.31.1	Participate in the development of, and share demographic information about, population estimates.
Objective 9.32	Work constructively with Los Angeles Unified School District to promote the siting and construction of adequate school facilities phased with growth.
Policy 9.32.1	Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development.
Policy 9.32.2	Explore creative alternatives for providing new school sites in the City, where appropriate.
Policy 9.32.3	Work with LAUSD to explore incentives and funding mechanisms to provide school facilities in areas where there is a deficiency in classroom seats.
Objective 9.33	Maximize the use of local schools for community use and local open space and parks for school use.
Policy 9.33.1	Encourage a program of decision-making at the local school level to provide access to school facilities by neighborhood organizations.
Policy 9.33.2	Develop a strategy to site community facilities (libraries, parks, schools, and auditoriums) together.

Source: City of Los Angeles, 2001.

(ii) Hollywood Community Plan

The Land Use Element of the City's General Plan includes 35 community plans. Community plans are intended to provide an official guide for future development and propose approximate locations and dimensions for land use. The community plans establish standards and criteria for the development of housing, commercial uses, and industrial uses, as well as circulation and service systems. The community plans implement the Framework Element at the local level and consist of both text and an accompanying generalized land use map. The community plans' texts express goals, objectives, policies, and programs to address growth in the community, including those that relate to libraries required to support such growth. The community plans' maps depict the desired arrangement of land uses as well as street classifications and the locations and characteristics of public service facilities.

As discussed in Section IV.G, Land Use, of this Draft EIR, the Project Site is located within the Hollywood Community Plan (Community Plan) area. The Community Plan, adopted on December 13, 1988, includes the following policies that are relevant to public schools:

- That the Los Angeles Unified School District's standards and criteria for student travel distance, minimum school size and optimum pupil enrollment be tailored to specific Hollywood area characteristics of land use, street circulation, topography, population densities, number of school age children and availability of vacant land.

- That the Los Angeles Unified School District be requested to tailor improvements in educational programming, curricula and staffing to the specific social, economic and cultural characteristics of the Community's residents.

- That all school facilities in the Hollywood Community be constantly reviewed, analyzed and upgraded, in view of the fact that the District contains some of the oldest schools in the City.

- That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.

- That the expansion of school sites be planned so as to minimize displacement of residents and that, where possible, alternative architectural concepts be developed.

- That the expansion of school facilities be accommodated on a priority basis and consider the following: existing school size, age of main buildings, current and projected enrollment and projected land uses and population.

- That the location of new school facilities be based on population densities, number of school age children, projected population, circulation, and existing and future land uses.

- That all school facilities adjacent to freeways be buffered against visual, noise and air pollution impacts.

- That educational opportunities for adults be expanded in the community.

b. Existing Conditions

(1) Los Angeles Unified School District

The LAUSD serves an area of approximately 710 square miles that includes the City of Los Angeles, all or portions of 26 additional cities, and several unincorporated areas of

Los Angeles County.[8] During the current 2019–2020 school year, LAUSD had an estimated enrollment of 673,849 students throughout 1,386 schools and centers. These include 19 primary school centers, 441 elementary schools, 79 middle schools, 92 senior high schools, 54 option schools, 53 magnet schools, 25 multi-level schools, 13 special education schools, two home/hospital schools, 239 magnet centers on regular campuses (Grades K–12), 228 charter schools, and 142 other schools and centers.[9] The LAUSD is divided into six local districts, and the Project Site is located in the West Local District.[10]

As discussed above, SB 50 provides funding for the construction of new school facilities. Other major statewide funding sources for school facilities include Proposition 47 and 55. Proposition 47 is a $13.2 billion bond approved in November 2002 and provides $11.4 billion for K–12 public school facilities. Proposition 55 is a $12.3 billion bond approved in March 2004 and provides $10 billion to address overcrowding and accommodate future growth in K–12 public schools. Proposition 1D, which was approved by voters in November 2006, provides $10.4 billion in general obligation bonds for educational facilities, of which $7.3 billion is earmarked for grades K–12 projects.[11] As of September 2017, the LAUSD has received priority funding apportionments by the State Department of General Services—Office of Public School Construction from Propositions 47, 1D, and 51.[12] As of 2020, LAUSD also continued to participate in requests for funding.[13]

LAUSD's voter-approved Bond Program is currently valued at $27.5 billion. The LAUSD Facilities Services Division is managing a $25.6 billion program to reduce overcrowding and modernize existing campuses.[14] Using these funding sources, LAUSD has implemented the New School Construction Program, a multi-year capital improvement program. The goals of the New School Construction Program were to: eliminate involuntary busing of students out of their home attendance areas, operate all schools on a

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[8] *LAUSD, Fingertip Facts 2019–2020.*

[9] *LAUSD, Fingertip Facts 2019–2020.*

[10] *LAUSD, Facilities Services Division, Local District West Map.*

[11] *State of California, Strategic Growth Plan, Bond Accountability, Bond Information, Education, DGS: Office of Public School Construction: Proposition 1D (Nov. 2006) Summary, www.dgsapps.dgs.ca.gov/opsc/bondac/proposition/proposition1D.asp, accessed November 11, 2021.*

[12] *State of California, Department of General Services, Office of Public School Construction, School Facility Program, Projects Receiving Priority Funding Apportionments, State Allocation Board Meeting, September 6, 2017.*

[13] *State of California, California Open Data Portal, School Facility Program Funding, https://data.ca.gov/dataset/opsc-open-data/resource/8080bb19-a63b-47e3-82d3-7451d119e27f, accessed November 11, 2021.*

[14] *LAUSD, Facilities Services Division, FSD Bond Program, www.laschools.org/new-site/, accessed November 11, 2021.*

traditional two-semester calendar, and implement full-day kindergarten throughout LAUSD. Through the New School Construction Program, LAUSD has delivered over 170,000 new seats, completed over 19,600 repair and modernization projects, and achieved its primary goal of reducing overcrowding by transitioning schools to the traditional two-semester calendar. The next phase of improvements will focus on modernizing older schools by addressing critical repairs, safety issues, resource conservation, and technology upgrades through the School Upgrade Program.[15]

(a) Public Schools

As shown in Figure IV.I.3-1 on page IV.I.3-9 and as identified by the LAUSD Facilities Services Division, the public schools serving the Project Site include Grant Elementary, Joseph Le Conte Middle School, and Hollywood High School.[16] These schools currently operate under a single-track calendar in which instruction generally begins in early September and continues through late June. Table IV.I.3-2 on page IV.I.3-10 presents the academic year capacity, enrollment, and seating shortages/overages for each of these schools during the 2017-2018 school year as provided by LAUSD. All data presented in the table already take into account the use of 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 that affect the capacities and enrollments of the schools.[17] According to LAUSD, the calculation of available existing seating (overage/shortage) is based on the resident enrollment compared to the respective school's capacity. Resident enrollment is defined as the total number of students living in the school's attendance area who are eligible to attend the school at the start of the reported school year, including magnet students, and actual enrollment is defined as the number of students actually attending the school at the start of the reported school year, including magnet students. The goal of the calculation is to determine the number of seats that are available for students residing within the attendance boundary. LAUSD considers a school to be overcrowded if any one of the following occurs: (1) there is a seating shortage; or (2) there is a seating overage of less than or equal to a margin of 20 seats.

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[15] *LAUSD, Facilities Services Division, FSD Bond Program, www.laschools.org/new-site/, accessed November 11, 2021.*

[16] *Written correspondence from Vincent Maffei, Interim Director, School Management Services/Master Planning & Demographics, LAUSD Facilities Services Division, dated September 15, 2020. See Appendix O of this Draft EIR.*

[17] *Written correspondence from Vincent Maffei, Interim Director, School Management Services/Master Planning & Demographics, LAUSD Facilities Services Division, dated September 15, 2020. See Appendix O of this Draft EIR.*

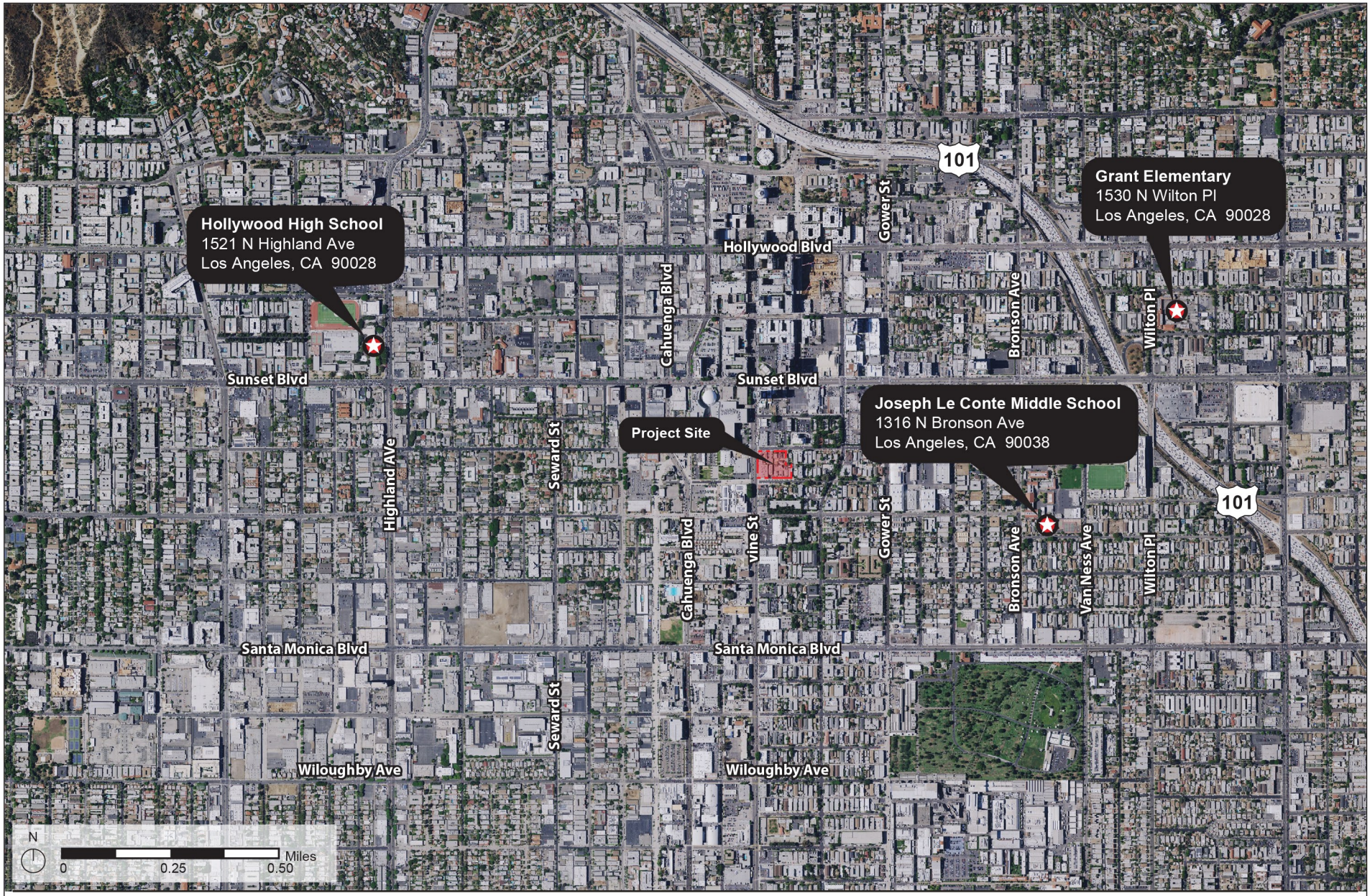

Figure IV.I.3-1
Schools Serving the Project Vicinity

Source: Apple Maps, 2017.

Table IV.I.3-2
(2017–2018) Enrollment and Capacity of LAUSD Schools that Serve the Project Site

School Name	Capacity[a]	Resident Enrollment[b]	Actual Enrollment[c]	Current Seating Overage/ (Shortage)[d]	Overcrowded Now[e]
Grant Elementary	574	621	513	(47)	**Yes**
Joseph Le Conte Middle School	601	1,099	836	(498)	**Yes**
Hollywood High School	1,510	1,234	1,535	276	**No**

[a] *School's operating capacity, or 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 magnet program.*

[b] *Total number of students living in the school's attendance area who are eligible to attend the school at the start of the reported school year. Includes magnet students.*

[c] *Number of students actually attending the school at the start of the reported school year, including magnet students.*

[d] *Seating overage or (shortage) based on capacity minus resident enrollment.*

[e] *The school is considered to be overcrowded or without available capacity if the school has a seating shortage or if there is a seating overage of less than or equal to a margin of 20 seats.*

Source: Written correspondence from Vincent Maffei, Interim Director, School Management Services/Master Planning & Demographics, LAUSD Facilities Services Division, dated September 15, 2020. See Appendix O of this Draft EIR.

The LAUSD also projects the future capacity of its schools for the next five years.[18] Table IV.I.3-3 on page IV.I.3-11 shows LAUSD's projected capacity at each of the schools serving the Project Site vicinity, which are further discussed below.

(i) Grant Elementary School

Grant Elementary School is located at 1530 N. Wilton Place, approximately 0.8 mile northeast of the Project Site, and offers instruction for grades K–6 on a single-track calendar. During the 2017–2018 academic year, Grant Elementary School had a total capacity for 574 students, a residential enrollment of 621 students, and an actual enrollment of 513 students. Therefore, since the school's capacity of 574 students was

[18] *As described in Section II, Project Description, of this Draft EIR, Project construction is anticipated to be completed in 2027. However, LAUSD projects future enrollment and capacity in five-year increments based on the most recent school year for which data is available, which is from the 2017–2018 school year. Therefore, projected future enrollment and capacity data considered in this analysis is for the 2022–2023 school year.*

Table IV.I.3-3
Projected 2022–2023 Enrollment and Capacity of LAUSD Schools that Serve the Project Site

School Name	Capacity[a]	Projected Resident Enrollment[b]	Projected Seating Overage/ (Shortage)[c]	Overcrowding Projected in Future[d]
Grant Elementary	574	486	88	**No**
Joseph Le Conte Middle School	601	1,015	(414)	**Yes**
Hollywood High School	1,510	1,127	383	**No**

[a] *School's operating capacity, or 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 magnet program*

[b] *Projected five-year total number of students living in the school's attendance area and who are eligible to attend the school at the start of the school year. Includes magnet students.*

[c] *Per the LAUSD, projected seating overage/(shortage) is capacity minus projected resident enrollment.*

[d] *The school is projected to be overcrowded or without available capacity if there will be a capacity shortage or if there will be a capacity overage of less than or equal to a margin of 20 seats.*

Source: Written correspondence from Vincent Maffei, Interim Director, School Management Services/ Master Planning & Demographics, LAUSD Facilities Services Division, dated September 15, 2020. See Appendix O of this Draft EIR.

less than the residential enrollment of 621 students, Grant Elementary School had a shortage of 47 seats and is considered overcrowded under existing conditions.

Assuming a capacity of 574 students, LAUSD's five-year projection for Grant Elementary School indicates that the school is projected to have a resident enrollment of 486 students and an overage of 88 seats. Therefore, Grant Elementary School is not projected to experience overcrowding in the future.

(ii) Joseph Le Conte Middle School

Joseph Le Conte Middle School is located at 1316 N. Bronson Avenue, approximately 0.5 mile east of the Project Site, and offers instruction for grades 6–8 on a single-track calendar. During the 2017–2018 academic year, Joseph Le Conte Middle School had a total capacity for 601 students, a residential enrollment of 1,099 students, and an actual enrollment of 836 students. Therefore, since the school's available capacity of 601 students was less than the residential enrollment of 1,099 students, Joseph Le Conte Middle School had a shortage of 498 seats and is considered overcrowded under existing conditions.

Assuming a capacity of 601 students, LAUSD's five-year projection for Joseph Le Conte Middle School indicates that the school is projected to have an enrollment of

1,015 students and a shortage of 414 seats. Therefore, Joseph Le Conte Middle School is projected to experience overcrowding in the future.

(iii) Hollywood High School

Hollywood High School is located at 1521 North Highland Avenue, approximately 0.8 mile northwest of the Project Site, and offers instruction for grades 9–12 on a single-track calendar. During the 2017–2018 academic year, Hollywood High School had a total capacity for 1,510 students, a resident enrollment of 1,234 students, and an actual enrollment of 1,535 students. Based on Hollywood High School's capacity of 1,510 students and its resident enrollment of 1,234 students, the school had an overage of 276 seats during the 2017–2018 school year. Therefore, Hollywood High School is not considered overcrowded under existing conditions.

Assuming a capacity of 1,510 students, LAUSD's five-year projection for Hollywood High School indicates that the school is projected to have an enrollment of 1,127 students and an overage of 383 seats. Therefore, Hollywood High School is not projected to experience overcrowding in the future.

(b) Charter Schools

Charter schools originated from the Charter School Act of 1992. Typically, a charter school is granted by the LAUSD Board of Education and approved by the state for a period of up to five years. LAUSD maintains two types of charter schools: conversion charters, which are existing LAUSD schools that later become charters; and start-ups, which are charter schools that are newly created by any member of the public (e.g., educators, parents, foundations, and others). Charter schools are open to any student residing in the State of California who wishes to attend. If the number of students who wish to attend a charter school exceeds the school's capacity, the school determines admission based on a public random drawing or lottery.[19] LAUSD has 280 independent and affiliated charter schools within its jurisdiction, serving over 138,000 students in grades kindergarten through 12th grade.[20] The charter schools in the vicinity of the Project Site include the Citizens of the World Charter—Hollywood, Citizens of the World Charter—Silver Lake, APEX Academy, and Santa Monica Boulevard Community Charter School.[21] Based on information provided by LAUSD, most charter schools do not have residential attendance

[19] *LAUSD, Charter Schools Division, About Charter Schools: http://achieve.lausd.net/Page/1816, accessed November 11, 2021.*

[20] *LAUSD, Charter Schools Division, About Charter Schools: http://achieve.lausd.net/Page/1816, accessed November 11, 2021.*

[21] *California Charter Schools Association (CCSA), www.ccsa.org/schools/, accessed November 11, 2021.*

boundaries, and enrollment data for charter schools are not regularly reported to LAUSD. Thus, enrollment projections or capacity analyses provided by LAUSD are not inclusive of all charter schools; as indicated above, capacity and/or enrollment information may not be reported for some independent charter schools.[22]

(c) Magnet Schools

As discussed above, the option to attend "magnet" programs is also available to students living within the service boundaries of LAUSD. Magnet programs provide specialized curriculums and instructional approaches to attract a voluntary integration of students from a variety of neighborhoods. Magnet programs typically establish a unique focus such as gifted and talented, math and science, performing arts, or basic skills programs. Some magnet programs occupy entire school sites, while other magnet centers are located on regular school campuses with access to activities and experiences shared with the host school. Currently, there are 310 magnet programs located within LAUSD.[23] Magnet programs offered at the following schools within the vicinity of the Project Site include, but are not limited to, Joseph Le Conte Middle School Center for Enriched Studies (CES) Communication and Arts Magnet, Joseph Le Conte Middle School Health/ Engineering/Applied Sciences/Technology Magnet, Bancroft Middle School and Performing Arts/STE[+A]M Magnets, Hollywood High School Visual Performing Arts Magnet, Melrose Elementary School Science/Technology/Math Magnet, and Fairfax High School Visual Arts Magnet.[24] Since enrollment is application-based for magnet schools, overcrowding is not determined for magnet schools.

(d) Pilot Schools

Pilot schools are a network of public schools that have autonomy over budget, staffing, governance, curriculum and assessment, and the school calendar.[25] Pilot schools were established in February 2007 when a Memorandum of Understanding was ratified by LAUSD and the United Teachers Los Angeles, a union that now represents more than 33,000 educators and health and human services professionals in the LAUSD, to create and implement ten small, autonomous Belmont Pilot Schools within LAUSD Local District 4 with a specific focus on creating new, innovative schools to relieve overcrowding at

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[22] *Email communication with LAUSD, Gwenn Godek, LAUSD OEHS, Contract Professional/CEQA Advisor. January 25, 2017.*

[23] *LAUSD, What are Magnet Programs?, https://echoices.lausd.net/magnet#gsc.tab=0, accessed November 11, 2021.*

[24] *LAUSD, Magnet Schools/Centers, https://echoices.lausd.net/Magnet/AlphabeticalList#gsc.tab=0, accessed November 11, 2021.*

[25] *LAUSD, Pilot Schools, FAQ, https://achieve.lausd.net/Page/2830, accessed November 11, 2021.*

Belmont High School.[26] As of July 2021, there are 40 pilot schools located within the LAUSD.[27]

(e) Proposed New Public Schools

As discussed above, the primary funding sources for the LAUSD Facilities Services Division are local bonds and matching funds from State bonds. The Facilities Services Division is managing a $25.6 billion program to build new schools to reduce overcrowding and modernize existing campuses throughout LAUSD's service area. To date, more than 600 new projects providing more than 170,000 new seats have been constructed, and more than 22,000 school modernization projects have completed construction to provide upgraded facilities.[28] According to LAUSD, there are no new proposed public schools planned to be built in the Project vicinity.[29]

(2) Private Schools in the Project Vicinity

In addition to publicly available schools, there are also a number of private schools in the Project Site vicinity that could potentially serve as alternatives to LAUSD schools. Specifically, there are approximately 11 private schools, ranging from pre-kindergarten through 12th grade, within one mile of the Project Site's street address.[30] Private school facilities generally have smaller student populations and higher teacher to student ratios than their public counterparts. This information is presented for factual purposes only, as it does not directly relate to current and future enrollment capacity levels of schools in LAUSD before or after implementation of the Project.

3. Project Impacts

a. Thresholds of Significance

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to schools if it would:

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[26] *LAUSD, Pilot Schools, Overview, https://achieve.lausd.net/Page/2841, accessed November 11, 2021*

[27] *LAUSD, Pilot Schools, Overview, https://achieve.lausd.net/Page/2841, accessed November 11, 2021.*

[28] *LAUSD Facilities Services Division, Facilities Services Division Strategic Execution Plan 2019.*

[29] *Written correspondence from Vincent Maffei, Interim Director, School Management Services/Master Planning & Demographics, LAUSD Facilities Services Division, dated September 15, 2020. See Appendix O of this Draft EIR.*

[30] *Private School Review, Private Schools within 1 miles [sic] of 1360 Vine Street, www.privateschoolreview.com/find-schools-by-location/1360%20vine%20st%2C%20los%20angeles%2C%20ca%2090028-original-address-1360%20n%20vine%2C%20los%20angeles%2C%20ca/34.0960681/-118.3263855/1/none/0/0/0/none/none/0, accessed November 11, 2021.*

Threshold (a): Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (i.e., schools), need for new or physically altered governmental facilities (i.e., schools), the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.

In assessing impacts related to schools in this section, the City will use Appendix G as the thresholds of significance. The factors and considerations identified below from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G thresholds. The *L.A. CEQA Thresholds Guide* identifies the following criteria to evaluate impacts to schools:

- The population increase resulting from the project, based in residential units or square footage of non-residential floor area;
- The demand for school services anticipated at the time of project buildout compared to the expected level of service available, and to consider as applicable, scheduled improvements to LAUSD services (facilities, equipment and personnel) and the project's proportional contribution to the demand;
- Whether (and the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions which would create a temporary or permanent impact on the school(s); and
- Whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to the LAUSD).

b. Methodology

Operation-related impacts on schools were quantitatively analyzed to assess the ability of LAUSD to accommodate the student population that would be generated by the Project. The anticipated number of students that would be generated by the Project was calculated by applying the rates from the 2020 LAUSD Developer Fee Justification Study.[31]

This analysis focuses on public schools that would serve the Project Site. This analysis does not take into account LAUSD options that would allow students generated by the Project to enroll at other LAUSD schools located away from their home attendance area, or students who may enroll in private schools or participate in home schooling. In

[31] *LAUSD, 2020 Developer Fee Justification Study, March 2020.*

any case, students who opt to enroll within districts other than their home districts are required to obtain inter-district transfer permits to ensure that existing facilities of the incoming schools would not suffer impacts due to the additional enrollment. Additionally, this analysis is also conservative as it does not account for the fact that there are several public school options such as charter schools and magnet schools, and private school options in the Project Site vicinity that could also serve Project residents, nor does it account for the Project's future residents who may already reside in the school attendance boundaries and would move to the Project Site.[32]

c. Project Design Features

No specific project design features are proposed with regard to schools.

d. Analysis of Project Impacts

Threshold (a): Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (i.e., schools), need for new or physically altered governmental facilities (i.e., schools), the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

As set forth in Section II, Project Description, of this Draft EIR, the Project proposes two development options—the Residential Option and the Office Option.

The Residential Option would develop a new high-rise building with four levels of subterranean parking consisting of up to 429 new residential units, including 36 units designated for Very Low Income households, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of 429 residential units.

The Office Option would develop a new high-rise building with eight levels of subterranean parking with approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses in the proposed building, as well as 8,988 square

[32] *Charter schools do not have residential attendance boundaries and enrollment data for charter schools are not regularly reported to LAUSD. Thus, enrollment projections or capacity analyses are not inclusive of charter schools.*

feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or nine residential units.

The following analysis accounts for both development options and the term "Project" is used unless stated otherwise.

(1) Impact Analysis

(a) Construction

The Project would generate part-time and full-time jobs associated with construction of the Project between the start of construction and Project buildout. However, due to the employment patterns of construction workers in Southern California, and the operation of the market for construction labor, construction workers are not likely to relocate their households as a consequence of the construction job opportunities presented by the Project. Therefore, the construction employment generated by the Project would not result in a notable increase in the resident population or a corresponding demand for schools in the vicinity of the Project Site. **Thus, Project construction would not result in the need for new or physically altered schools, the construction of which would cause significant environmental impacts.**

(b) Operation

Under the Residential Option, the Project would directly generate students through the construction of 429 new multi-family residential uses. As noted above, the Residential Option would also include development of neighborhood-serving commercial uses and a grocery store, which could indirectly generate students as employees of these uses may relocate to the Project Site vicinity. The Office Option would also directly generate students if developed with nine residential units within the bungalows. The Office Option's office and commercial components could also generate students as employees of the commercial uses may relocate to the Project Site vicinity. As shown in Table IV.I.3-4 on page IV.I.3-18, using the applicable LAUSD student generation rates for the Project's land uses, of the development options, the Project's Office Option with residential bungalows would generate the most number of students. Therefore, to provide a conservative analysis, this specific scenario is considered herein. Specifically, the Office Option with residential bungalows would generate approximately 541 new students consisting of 293 elementary school students, 80 middle school students, and 168 high school students.

As discussed in Section II, Project Description, of this Draft EIR, the Project includes removal of the existing vacant eight-unit multi-family residential building, the occupied 17,100-square-foot post-production facility, the occupied 26,088 square feet of post-production office uses, six bungalows of which three (i.e., 4,494 square feet) are

Table IV.I.3-4
Estimated Number of Students Generated by the Project

Land Use	Units	Students Generated[a]			
		Elementary School (K–6)	Middle School (6–8)	High School (9–12)	Total
Existing Occupied Uses					
Post-Production Office[b]	21,594 sf	14	4	8	*26*
Retail/Restaurant	8,044 sf	3	1	2	*6*
Existing Student Generation		*17*	*5*	*10*	*32*
Proposed Residential Option (restaurant bungalows)					
Residential	429 du	98	27	56	*181*
Grocery Store	55,000 sf	20	6	11	*37*
Retail	5,000 sf	2	1	1	*4*
Restaurant (bungalows)	8,988 sf	4	1	2	*7*
Total		*124*	*35*	*70*	*229*
Proposed Residential Option (residential bungalows)					
Residential (including bungalows)	429 du	98	27	56	*181*
Grocery Store	55,000 sf	20	6	11	*37*
Retail	5,000 sf	2	1	1	*4*
Total		*120*	*34*	*68*	*222*
Proposed Office Option (restaurant bungalows)					
Office	463,521 sf	285	77	163	*525*
Restaurant (including bungalows)	20,902 sf	8	*2*	5	*15*
Total		*293*	*79*	*168*	*540*
Proposed Office Option (residential bungalows)					
Office	463,521 sf	285	77	163	*525*
Restaurant	11,914 sf	5	2	3	*10*
Residential (bungalows)	9 du	3	1	2	*6*
Total		*293*	*80*	*168*	*541*
Project Net Student Generation (Residential Option with restaurant bungalows – Existing)		**107**	**30**	**60**	**197**
Project Net Student Generation (Residential Option with residential bungalows – Existing)		**103**	**29**	**58**	**190**
Project Net Student Generation (Office Option with restaurant bungalows – Existing)		**276**	**74**	**158**	**508**
Project Net Student Generation (Office Option with residential bungalows – Existing)		**276**	**75**	**158**	**509**

du = dwelling units

sf = square feet

Numbers may not sum due to rounding.

[a] *Based on student generation factors provided in the 2020 LAUSD Developer Fee Justification Study, March*

Table IV.I.3-4 (Continued)
Estimated Number of Students Generated by the Project

Land Use	Units	Students Generated[a]			
		Elementary School (K–6)	Middle School (6–8)	High School (9–12)	Total
2020. For residential uses, the following student generation rates were used: 0.2269 student per household (Grades K–6), 0.0611 student per household (Grades 7–8), and 0.1296 student per household (Grades 9–12). For non-residential uses, the following student generation rates were used: 0.001128 student per sf for "Standard Commercial Office" uses and 0.000638 student per sf for "Neighborhood Shopping Center" uses. Since the LAUSD Developer Fee Justification Study does not specify which grade levels students fall within for non-residential land uses, the students generated by the non-residential uses are assumed to be divided among the elementary school, middle school, and high school levels at the same distribution ratio observed for the residential generation factors (i.e., approximately 54 percent elementary school, 15 percent middle school, and 31 percent high school).					
[b] *Comprised of the 17,100-square-foot post-production facility and the three bungalows comprised of 4,494 square feet currently used for office/post production uses.*					
Source: Eyestone Environmental, 2021.					

occupied by post-production office uses, and the occupied 8,044-square-foot commercial building on-site. As shown in Table IV.I.3-4 on page IV.I.3-18, using the applicable LAUSD student generation rates, the existing occupied uses on the Project Site produce 17 elementary school students, 5 middle school students, and 10 high school students. Thus, when accounting for the removal of the existing occupied uses, the Office Option with residential bungalows would result in a net increase of 509 students consisting of 276 elementary school students, 75 middle school students, and 158 high school students.

Based on existing enrollment and capacity data from LAUSD, only Hollywood High School would have adequate capacity to accommodate the new students generated by the Project under existing conditions. Grant Elementary School and Joseph Le Conte Middle School would not have adequate existing capacity to serve the Project under existing conditions. Specifically, with the addition of Project-generated students under the most conservative scenario, Grant Elementary School would have a seating shortage of 323 students (i.e., existing shortage of 47 students in addition to the Project net student generation of 276 students), and Joseph Le Conte Middle School would have a seating shortage of 573 students (i.e., existing shortage of 498 students in addition to the Project net student generation of 75 students), while Hollywood High School would have a seating overage of 118 students (i.e., existing overage for 276 students less the Project net student generation of 158 students).

With regard to projected future capacity, Grant Elementary School would have a seating shortage of 188 students (i.e., future overage of 88 students less the Project net student generation of 276 students), Joseph Le Conte Middle School would have a seating shortage of 489 students (i.e., future shortage of 414 students in addition to the Project net

student generation of 75 students), and Hollywood High School would have a seating overage of 225 students (i.e., future overage for 383 students less the Project net student generation of 158 students).

The number of Project-generated students who could attend LAUSD schools serving the Project Site would likely be less than the above estimate because this analysis does not include LAUSD options that would allow students generated by the Project to enroll at other LAUSD schools located away from their home attendance area, or students who may enroll in private schools or participate in home-schooling. In addition, this analysis does not account for Project residents who may already reside in the school attendance boundaries and would move to the Project Site. Other LAUSD options, some of which are discussed above, that may be available to Project students include the following:

- Open enrollment that enables students anywhere within the LAUSD to apply to any regular, grade-appropriate LAUSD school with designated open enrollment seats;

- Magnet schools and magnet centers (such as Joseph Le Conte Middle School Center for Enriched Studies (CES) Communication and Arts Magnet, Joseph Le Conte Middle School Health/Engineering/Applied Sciences/Technology Magnet, Bancroft Middle School and Performing Arts/STE[+A]M Magnets, Hollywood High School Visual Performing Arts Magnet, Melrose Elementary School Science/Technology/Math Magnet, and Fairfax High School Visual Arts Magnet), which are open to qualified students in the LAUSD;

- The Permits With Transportation Program, which allows students to continue to go to the schools within the same feeder pattern of the school they were enrolled in from elementary through high school.[33] The LAUSD provides transportation to all students enrolled in the Permits With Transportation Program regardless of where they live within the LAUSD;

- Intra-district parent employment-related transfer permits that allow students to enroll in a school that serves the attendance area where the student's parent is regularly employed if there is adequate capacity available at the school;

- Sibling permits that enable students to enroll in a school where a sibling is already enrolled; and

- Child care permits that allow students to enroll in a school that serves the attendance area where a younger sibling is cared for every day after school hours by a known child care agency, private organization, or a verifiable child care provider.

[33] *A feeder pattern is the linkage from elementary school, middle school, and high school.*

Thus, for the reasons stated above, it is likely that the demand for school facilities would be decreased. In addition, while there are projected shortages as stated above, LAUSD does not currently have plans to build new or expand school facilities. Pursuant to SB 50, the Project would be required to pay development fees for schools to LAUSD prior to the issuance of the Project's building permit. Pursuant to Government Code Section 65995, the payment of these fees is considered full and complete mitigation of Project-related school impacts. Therefore, payment of the applicable development school fees to the LAUSD would offset the potential impact of additional student enrollment at schools serving the Project Site.

Accordingly, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (i.e., schools), the construction of which would cause significant environmental impacts.

(2) Mitigation Measures

Project-level impacts with regard to schools would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Project-level impacts related to schools would be less than significant without mitigation. Therefore, no mitigation measures were required, and the impact level remains less than significant.

e. Cumulative Impacts

(1) Impact Analysis

As identified in Section III, Environmental Setting, of this Draft EIR, there are 103 related projects located in the Project Site vicinity. Of Related Project Nos. 1 through 102, 73 were identified as being located within the attendance boundaries of Grant Elementary School, Joseph Le Conte Middle School, or Hollywood High School. Therefore, these 73 related projects are considered in this cumulative analysis as these related projects would have the potential to combine with the Project and cumulatively generate new students who would attend Grant Elementary School, Joseph Le Conte Middle School, or Hollywood High School. In addition, Related Project No. 103, the Hollywood Community Plan Update, is considered in the cumulative analysis below. However, as described in Section III, Environmental Setting, of this Draft EIR, the projected growth reflected by Related Project Nos. 1 through 102, which itself is a conservative

assumption, would account for any initial amount of growth that may occur between the adoption of the Hollywood Community Plan Update and Project build out.

As shown in Table IV.I.3-5 on page IV.I.3-23, the 73 related projects located within the attendance boundaries of the same schools that would serve the Project could potentially generate 1,800 Grant Elementary School students, 1,027 Joseph Le Conte Middle School students, and 2,040 Hollywood High School students, based on the rates provided in the 2020 LAUSD Developer Fee Justification Study. As indicated above, under the most conservative scenario, the Project would generate up to approximately 509 net new students consisting of 276 elementary school students, 75 middle school students, and 158 high school students. Therefore, the Project in combination with the 73 related projects would have the potential to generate a cumulative total of 2,076 Grant Elementary School students, 1,102 Joseph Le Conte Middle School students, and 2,198 Hollywood High School students.

Based on existing enrollment and capacity data from LAUSD, the schools serving the Project and the 73 related projects would not have adequate capacity. Specifically, with the addition of students generated by the Project in combination with the 73 related projects, Grant Elementary School would have a seating shortage of 2,123 students (i.e., existing shortage of 47 students in addition to the Project plus related projects student generation of 2,076 students), Joseph Le Conte Middle School would have a seating shortage of 1,600 students (i.e., existing shortage of 498 students in addition to the Project plus related projects student generation of 1,102 students), and Hollywood High School would have a seating shortage of 1,922 students (i.e., existing overage for 276 students less the Project plus related projects student generation of 2,198 students).

With regard to projected future capacity, Grant Elementary School would have a seating shortage of 1,988 students (i.e., future overage of 88 students less the Project plus related projects student generation of 2,076 students), Joseph Le Conte Middle School would have a seating shortage of 1,516 students (i.e., future seating shortage of 414 students in addition to the Project plus related projects student generation of 1,102 students), and Hollywood High School would have a seating shortage of 1,815 students (i.e., future overage capacity of 383 students less the Project plus related projects student generation of 2,198 students) with the addition of students generated by the Project in combination with the 73 related projects.

As such, the students generated by the Project in combination with the 73 related projects located within the school attendance boundaries would cause a shortage when compared to existing conditions and projected school capacity at Grant Elementary School, Joseph Le Conte Middle School, and Hollywood High School. The Project alone would comprise approximately 9.5 percent of the total estimated cumulative growth in students. However, overall cumulative growth would substantially increase the demand for LAUSD

Table IV.I.3-5
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[a,b,c]		
				Grant Elementary	Le Conte Middle	Hollywood Senior High
1	1610 N. Highland Ave.	Apartments	248 du	—	—	33
		Commercial	12,785 sf	—	—	3
2	1740 N. Vine St.	Residential	492 du	—	31	64
		Hotel	200 rm	—	1	1
		Office	100,000 sf	—	17	36
		Fitness Club	35,000 sf	—	4	7
		Retail	15,000 sf	—	2	3
		Restaurant	34,000 sf	—	4	7
3	5555 W. Melrose Ave.	Office	1,273,600 sf	—	211	—
		Retail	89,200 sf	—	9	—
		Stage	21,000 sf	—	2	—
		Support	1,900 sf	—	1	—
4	1824 N. Highland Ave.	Apartments	118 du	—	—	16
5	6200 Hollywood Blvd.	Apartments	1,014 du	231	62	132
		Live/Work	28 du	7	2	4
		Retail/Restaurant	175,000 sf	61	17	35
6	5800 W. Sunset Blvd.	Office/Studio Expansion	404,799 sf	249	67	—
7	1800 Argyle Ave.	Hotel	225 rm	—	6	13
9	6381 W. Hollywood Blvd.	Hotel	80 rm	—	3	5
		Restaurant	15,290 sf	—	2	4
12	6523 W. Hollywood Blvd.	Restaurant	10,402 sf	—	—	3
		Office	4,074 sf	—	—	2
		Storage	890 sf	—	—	1
13	6677 Santa Monica Blvd.	Apartments	695 du	—	—	91
		Commercial	24,900 sf	—	—	5
14	6100 W. Hollywood Blvd.	Apartments	220 du	50	14	29
		Retail/Restaurant	3,270 sf	2	1	1
15	6230 Yucca St.	Commercial	2,697 sf	—	1	1
		Apartments	114 du	—	7	15
16	5245 Santa Monica Blvd.	Apartments	49 du	—	3	—
		Retail	32,272 sf	—	4	—
18	5550 Hollywood Blvd.	Apartments	280 du	64	18	37
		Retail	12,030 sf	—	2	3
19	6417 Selma Ave.	Hotel	180 rm	—	—	10
		Restaurant/club	12,840 sf	—	—	3
20	1601 Vine St.	Office	100,386 sf	—	—	36
		Commercial	2,012 sf	—	—	1
21	1149 Gower St.	Apartments	57 du	—	4	8
22	5520 Sunset Blvd.	Target	163,862 sf	57	16	—
		Shopping Center	30,887 sf	11	3	—

Table IV.I.3-5 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[a,b,c]		
				Grant Elementary	Le Conte Middle	Hollywood Senior High
24	1133 Vine St.	Hotel	112 rm	—	—	7
		Café	661 sf	—	—	1
25	6121 Sunset Blvd.	Apartments	200 du	46	13	26
		Office	422,610 sf	260	70	148
		Retail/Restaurant	41,300 sf	15	4	9
		Hotel	125 rm	12	4	7
26	1718 Las Palmas Ave.	Condominiums	29 du	—	—	4
		Apartments	195 du	—	—	26
		Retail	985 sf	—	—	1
27	1546 Argyle Ave.	Apartments	276 du	63	17	36
		Retail	9,000 sf	4	1	2
		Restaurant	15,000 sf	6	2	3
28	1541 Wilcox Ave.	Hotel	200 rm	—	—	11
		Restaurant	9,000 sf	—	—	2
29	6230 Sunset Blvd.	Apartments	200 du	46	13	26
		Retail	4,700 sf	2	1	1
31	6201 W. Sunset Blvd.	Apartments	731 du	166	45	95
		Retail/Restaurant	24,000 sf	9	3	5
32	5600 W. Hollywood Blvd.	Apartments	33 du	8	3	5
		Commercial	1,289 sf	1	1	1
35	1921 N. Wilcox	Hotel	122 rm	—	—	7
		Restaurant	4,225 sf	—	—	1
37	1717 N. Bronson	Apartments	89 du	—	6	12
38	1525 N. Cahuenga Blvd.	Hotel	64 rm	—	—	4
		Restaurant/Lounge	700 sf	—	—	1
		Restaurant	3,300 sf	—	—	1
40	525 Wilton Pl.	Apartments	88 du	—	6	—
41	1233 N. Highland Ave.	Apartments	72 du	—	—	10
		Retail	12,160 sf	—	—	3
42	7107 W. Hollywood Blvd.	Apartments	410 du	94	26	54
		Retail	5,000 sf	2	1	1
		Restaurant	5,000 sf	2	1	1
43	1310 N. Cole Ave.	Apartments	369 du	—	—	48
		Office	2,570 sf	—	—	1
44	5750 W. Hollywood Blvd.	Apartments	161 du	37	10	21
		Commercial	4,747 sf	2	1	1
45	6421 W. Selma Ave.	Restaurant	1,993 sf	—	—	1
		Hotel	114 rm	—	—	7
46	1400 N. Cahuenga Blvd.	Hotel	221 rm	—	—	12
		Restaurant	3,000 sf	—	—	1

Table IV.I.3-5 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[a,b,c]		
				Grant Elementary	Le Conte Middle	Hollywood Senior High
47	1868 N. Western Ave.	Apartments	96 du	22	6	13
		Retail	5,546 sf	2	1	2
49	5460 W. Fountain Ave.	Apartments	75 du	—	5	—
50	6220 W. Yucca St.	Hotel	210 rm	—	6	12
		Apartments	136 du	—	9	18
		Restaurant	6,980 sf	—	1	2
51	5525 W. Sunset Blvd.	Apartments	293 du	67	18	—
		Commercial	33,980 sf	12	4	—
52	1657 N. Western Ave.	Apartments	91 du	21	6	12
		Retail	15,300 sf	6	2	4
53	1118 N. McCadden Pl.	Housing[d]	45 du	—	—	0
		Social Service Support	50,325 sf	—	—	10
		Office	17,040 sf	—	—	6
		Commercial/ Restaurant	1,885 sf	—	—	1
		Temporary Housing[d]	100 bed	—	—	0
54	1717 N. Wilcox Ave.	Hotel	133 rm	—	—	1
		Retail	3,580 sf	—	—	1
55	6516 W. Selma Ave.	Hotel	212 rm	—	—	1
		Bar/Lounge	3,855 sf	—	—	1
		Rooftop Bar/Event Space	8,500 sf	—	—	2
56	1749 N. Las Palmas Ave.	Apartments	70 du	—	—	10
		Retail	3,117 sf	—	—	1
57	6901 W. Santa Monica Blvd.	Apartments	231 du	—	—	30
		Restaurant	5,000 sf	—	—	1
		Retail	10,000 sf	—	—	2
58	5632 W. De Longpre	Apartments	185 du	42	12	—
59	6200 W. Sunset Blvd.	Apartments	270 du	62	17	35
		Restaurant	1,750 sf	1	1	1
		Pharmacy	2,300 sf	1	1	1
		Retail	8,070 sf	3	1	2
62	7143 Santa Monica Blvd.	Apartments	145 du	—	—	19
		Retail/Restaurant	7,858 sf	—	—	2
63	1718 N. Vine St.	Hotel	216 rm	—	6	12
		Restaurant	4,354 sf	—	1	1
64	1600 N. Schrader Blvd.	Hotel	168 rm	—	—	10
		Restaurant	4,028 sf	—	—	1
65	1350 N. Western Ave.	Apartments	204 du	—	13	—
		Retail/Restaurant	5,500 sf	—	1	—
67	1601 N. Las Palmas Ave.	Apartments	86 du	—	—	12

Table IV.I.3-5 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[a,b,c]		
				Grant Elementary	Le Conte Middle	Hollywood Senior High
68	7219 W. Sunset Blvd.	Hotel	93 rm	—	—	5
		Restaurant	2,800 sf	—	—	1
71	5420 W. Sunset Blvd.	Apartments	735 du	—	45	—
		Commercial	95,820 sf	—	9	—
72	6650 Franklin Ave.	Senior Housing[e]	68 du	—	—	—
73	1719 N. Whitley Ave.	Hotel	156 rm	—	—	9
74	6140 W. Hollywood Blvd.	Hotel	102 rm	10	3	6
		Condominiums	27 du	7	2	4
		Restaurant	11,460 sf	4	2	3
75	6400 W. Sunset Blvd.	Residential	232 du	—	—	31
		Commercial	7,000 sf	—	—	2
76	6430–6440 W. Hollywood Blvd.	Residential	260 du	—	—	34
		Office	3,580 sf	—	—	2
		Retail	11,020 sf	—	—	3
		Restaurant	3,200 sf	—	—	1
77	6630 W. Sunset Blvd.	Apartments	40 du	—	—	6
		Retail	6,634 sf	—	—	2
78	747 N. Western Ave.	Residential	44 du	—	3	—
		Retail	7,700 sf	—	1	—
82	1540–1552 Highland Ave.	Residential	950 du	—	—	124
		Hotel	308 rm	—	—	17
		Office	95,000 sf	—	—	34
		Commercial Retail	185,000 sf	—	—	37
83	1276 N. Western Ave.	Apartments	75 du	—	5	—
84	1723 N. Wilcox Ave.	Apartments	68 du	—	—	9
		Retail	3,700 sf	—	—	1
86	5651 W. Santa Monica Blvd.	Condominiums	375 du	—	23	—
		Retail	377,900 sf	—	36	—
88	6225 W. Hollywood Blvd.	Office	210,000 sf	—	35	74
89	1411 N. Highland Ave.	Apartments	76 du	—	—	10
		Commercial	2,500 sf	—	—	1
92	2580 Cahuenga Blvd. E.	Theater	311 seats	—	—	—
		Restaurant	5,400 sf	—	—	2
		Office	30 emp	—	—	8
93	1341 Vine St.	Office	285,719 sf	—	—	101
		Apartments	200 du	—	—	26
		Restaurant	16,135 sf	—	—	4
96	7445 W. Sunset Blvd.	Specialty Grocery	32,416 sf	—	—	7
98	6421 W. Selma Ave.	Quality Restaurant	17,607 sf	—	—	4

Table IV.I.3-5 (Continued)
Estimated Student Generation from Related Projects within the Attendance Boundaries of the Schools that Serve the Project Site

No.	Project Name/Address	Land Use	Unit/Area	Students Generated[a,b,c]		
				Grant Elementary	Le Conte Middle	Hollywood Senior High
99	Hollywood Central Park Hollywood Freeway (US-101)	Park (14.35 ac)	625,086 sf	N/A	N/A	N/A
		Amphitheater	500 seats	N/A	N/A	N/A
		Inn	5 rm	1	1	1
		Community Center	30,000 sf	11	3	6
		Banquet Space	15,000 sf	6	2	3
		Commercial	29,000 sf	11	3	6
		Apartments	15 du	4	1	2
101	6409 W. Sunset Blvd.	Hotel	275 rm	—	—	15
		Retail	1,900 sf	—	—	1
Total Generated from Related Projects				**1,800**	**1,027**	**2,040**
Total Net Generated from Project's Most Conservative Scenario				**276**	**75**	**158**
Total Generated from Related Projects and Project				**2,076**	**1,102**	**2,198**

ac = acres

du = dwelling units

rm = rooms

sf = square feet

stu = students

N/A = No generation rate available.

— = Related project is not located within the attendance boundary of that school; therefore, student generation was not calculated.

Related Project Nos. 8, 10, 11, 17, 23, 30, 33, 34, 36, 39, 48, 60, 61, 66, 69, 70, 79, 80, 81, 85, 87, 90, 91, 94, 95, 97, 100, and 102 are not located within the attendance boundaries of at least one of the schools serving the Project Site. These related projects are not included in this analysis of cumulative impacts to schools.

[a] *For residential uses, the following student generation rates were used: 0.2269 student per household (grades K–6), 0.0611 student per household (grades 7–8), and 0.1296 student per household (grades 9–12). Since the 2020 LAUSD Developer Fee Justification Study does not specify which grade levels students fall within for non-residential land uses, the students generated by non-residential uses are assumed to be divided among the elementary school, middle school, and high school levels at the same distribution ratio observed for the residential generation factors (i.e., approximately 54 percent elementary school, 15 percent middle school, and 31 percent high school).*

[b] *The 2020 LAUSD Developer Fee Justification Study does not provide a student generation factor for restaurant, special events, theater, studio, sound stage, stage support, museum, amphitheater, theme park, nightclub, coffee shop, bar/lounge, or gym types of land uses. Therefore, the highest available rate for comparable land uses is applied (i.e., 0.000638 student per square feet for Neighborhood Shopping Centers).*

[c] *For hotel uses, a square footage rate of 650 square feet per room is applied. Source: deRoos, J. A. (2011). Planning and programming a hotel [Electronic version]. Retrieved November 11, 2021, from Cornell University, School of Hospitality Administration site, http://scholarship.sha.cornell.edu/articles/310/*

[d] *Occupancy for housing provided by this related project is available only to persons 18-24 years of age. As such, this land use would not generate LAUSD students within the service area of the Project.*

[e] *Occupancy for housing provided by this related project is available only to senior citizens. As such, this land use would not generate LAUSD students.*

Source: Eyestone Environmental, 2022.

services in the Project Site vicinity, which could result in a need for new school facilities in the future. It is not known at this time if LAUSD plans to expand or construct new school facilities in order to meet that future demand. In the event that any of the related projects could trigger the construction of new school facility, a project-specific environmental analysis would need to be conducted to evaluate the potential environmental impacts of the school construction. Furthermore, as with the Project, future development, including the related projects, would be required to pay development fees for schools to the LAUSD prior to the issuance of building permits pursuant to SB 50. Pursuant to Government Code Section 65995, the payment of these fees would be considered full and complete mitigation of school impacts generated by the related projects. **Therefore, the Project's incremental contribution toward school impacts would not be cumulatively considerable, and cumulative impacts would be less than significant.**

(2) Mitigation Measures

Cumulative impacts related to schools would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Cumulative impacts related to schools were determined to be less than significant without mitigation. Therefore, no mitigation measures were required, and the impact levels remain less than significant.