

Appendix I
**Public Services
Correspondence**

Appendix I-1
**Culver City Fire Department
Correspondence**



INTEROFFICE MEMORANDUM

DATE: December 22, 2020

TO: Jessie Fan, ESA

FROM: Jeremy DeBie, Fire Chief

SUBJECT: REQUEST FOR INFORMATION REGARDING FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES AND FACILITIES FOR THE 11111 JEFFERSON BOULEVARD MIXED-USE PROJECT, CULVER CITY

In coordination with the Culver City Planning Division, ESA is preparing an Environmental Impact Report (EIR) for the proposed 11111 Jefferson Boulevard Mixed-Use Project (Project) pursuant to the California Environmental Quality Act (CEQA). The EIR will include an assessment of the Project's potential impacts on fire protection and emergency medical services and facilities. Since the Project is located within the jurisdiction of the Culver City Fire Department (CCFD), we are requesting information from your agency with regards to fire protection and emergency medical services and facilities.

For the analysis, please see the following responses regarding the CCFD and issues relating to the provision of fire protection and emergency medical services and facilities for the Project area, as appropriate.

1. Please confirm which of the three fire stations would provide primary service to the Project Site, as well as which ones would provide back-up services.
 - a. **CCFD Response: Station 3 primary, with service from Stations 1 and 2.**
2. Please provide information regarding existing fire service operations and station(s) serving the Project Site:
 - a. Existing fire station service boundaries and service area population. If applicable, please note any anticipated future changes.

1. **CCFD Response: See page 79 of CRASOC document. Population of Station 3 area is 12,588; no changes anticipated.**

- b. Equipment and staffing for existing stations (e.g., engines, trucks, squads, total full-time and part-time staff, number of firefighters on 24-hour duty, paramedic staff and services, etc.).

- 1. CCFD Response: Note pages 39-41 of CRASOC

- c. A general overview of the CCFD's emergency response system (i.e., emergency response plans, standard operation protocols and procedures, signal pre-emption systems, etc.).

- 1. CCFD Response: See CRASOC document. Note pages 66-77 for critical task analysis.

- d. The CCFD's response time goal(s) for fire incidents.

- 1. CCFD Response: For high risk fire incidents 90th percentile – 7 minutes for first in unit; 14 minutes Effective Response Force (For moderate risk EMS incidents: 6:20 1st due; 9:50 ERF / For moderate risk technical rescue incidents: 7:30 1st due; 12 minutes ERF / For moderate risk hazardous materials incidents: 8 minutes 1st due; 9 minutes effective response force.)

- e. Most recent data on yearly emergency incidents for each station serving the Project area (broken up by type) and associated average response times. The statistics online provide up to 2018.

- 1. CCFD Response: (In 2019, there was 1 high risk fire, which had a 6:00-minute response time; 5-year aggregate=10:02 keeping in mind only have 1 or 2 per year) Other incident types: EMS aggregate 8:13 1st due and 10:35 ERF; technical rescue aggregate of 9:40 for 1st due unit; hazardous materials 10:02 1st due unit.

- 3. Please describe any planned changes to fire staffing and operations to serve anticipated future development in the area. Please describe any planned improvements to the fire protection facilities in the service area of the Project Site (i.e., expansion, new facilities, additional staffing, etc.).

- a. CCFD Response: The department needs to add a third rescue, which would be housed at Station 2.

- 4. Beyond any planned improvements or changes in operations discussed under Response 3, would Project implementation require the physical expansion of an existing fire station(s) or construction of a new fire station, and if so please describe the characteristics of such to the extent feasible?

- a. CCFD Response: No need for expansion or construction of fire stations.
5. Would implementation of the Project require any new staff required, and if so what positions would be needed and at what locations?
- a. CCFD Response: The new staff mention in 4. is anticipated in the future. We would ask the project to contribute to sending two members of the department to Paramedic School at a cost of approximately \$120,000.
6. What would be the anticipated CCFD response time for fire incidents to the Project Site? What would be the response time goal to the site with the Project?
- a. CCFD Response: A rough estimate based on previous response times would deliver the 1st due unit to the scene in 9:55 with an effective response force arriving within 10:16 90% of the time. Response time goal remains at 7 minutes for the first-in unit 90% of the time; 14-minute effective response force.
7. Development requirements as relevant to the Project including:
- a. Fire flow requirements for buildings of this design, height, and location;
 - i. CCFD Response: The required fire flow for this project is 4000gpm @20psi for 4hrs
 - b. Fire protection devices (e.g., sprinklers, alarms);
 - i. CCFD Response: Fire Alarm, Fire Sprinklers, & Emergency Radio Response System
 - c. Any Project-specific fire access during Project construction and Project operation (including ingress/egress, turning radii, driveway width, grading, etc.) or concerns;
 - i. CCFD Response: There are no special requirements for Fire Dept. Access.
 - d. Fire hydrants and spacing:
 - i. CCFD Response: Additional fire hydrants may be required based on Fire Flow and existing hydrant layout.
8. Any other design features special fire protection equipment required due to the height, location, uses or other attributes of the Project.
- a. CCFD Response: Potential needs as a result of the project site: fire pre-planning software, electric gurneys, Lucas devices, radios.

Appendix I-2
**Culver City Police Department
Correspondence**

Culver CITY

INTEROFFICE MEMORANDUM

DATE: September 23, 2020
TO: MICHAEL ALLEN, PLANNING MANAGER
FROM: JASON SIMS, ASSISTANT CHIEF OF POLICE
SUBJECT: 11111 Jefferson Blvd., Mixed-Use Project

1. The Culver City Police Department (CCPD) located at 4040 Duquesne Ave. in Culver City is the primary police service provider for the site. We collaborate with our regional partners and the Los Angeles County Sheriff's Department to provide additional police resources to each other when needed for large police related events.
2.
 - a. The CCPD's current staffing level is 110 sworn officers and 40 professional staff.
 - b. The residential population of Culver City is approximately 40,000 while the daytime population is approximately 300,000 to 400,000.
 - c. The CCPD is staffed with two full time K-9 units, an Emergency Response Team (ERT), a Crisis Response Team (CRT), a Mental Health Evaluation Team (MET), and a Partnership in Policing Team (PIP).
 - d. CCPD contracts with the South Bay Regional Public Communications Authority for dispatch services. More information can be found here : <https://rcc911.org/> .
 - e. Information on Culver City Crime statistics can be found here: <https://www.culvercitypd.org/office-of-the-chief-police/monthly/-folder-704>
 - f. CCPD's response time for emergency calls is around 4 minutes and 9 minutes for non-emergency.

g. More about our response time can be found:
<https://www.culvercitypd.org/office-of-the-chief-police/monthly/-folder-704>

3. The addition of 230 residential units and retail will undoubtedly create an additional workload for CCPD. There will be additional workload related to traffic control and enforcement and theft/burglary related calls related to the retail establishments and the residences/vehicles. Additionally, we will undoubtedly experience an increase in family and domestic dispute type calls associated with this project. For these reasons, additional police resources may be required to adequately police the project site.
4. No.
5. Possibly additional police officers.
6. Between 4 and 9 minutes.
7. No.



September 17, 2020

Acting Chief Manny Cid
CULVER CITY POLICE DEPARTMENT
4040 Duquesne Avenue
Culver City, CA 90232

Re: Request for Information Regarding Police Protection Services and Facilities for the 11111 Jefferson Boulevard Mixed-Use Project, Culver City

Dear Acting Chief Cid:

In coordination with the Culver City Planning Division, ESA is preparing an Environmental Impact Report (EIR) for the proposed 11111 Jefferson Boulevard Mixed-Use Project (Project) pursuant to the California Environmental Quality Act (CEQA). The EIR will include an assessment of the Project's potential impacts on police protection and facilities. Since the Project is located within the jurisdiction of the Culver City Police Department (CCPD), we are requesting information from your agency with regards to police protection and facilities. A description of the Project, including the Project Site, is attached.

For the analysis, please provide the following information regarding the CCPD and issues relating to the provision of police services and facilities for the Project area, as appropriate.

1. According to the CCPD website, the nearest Police Station is located at 4040 Duquesne Avenue would provide primary service to the site. Please confirm. Do any other police stations serve the site (i.e., back-up responders)? Are there any collaborations with County staff or stations?
 2. Please provide information existing police service operations and station(s) serving the Project Site, including:
 - a. Existing staffing and equipment for each police facility serving the Project Site (i.e., patrol cars, total full-time and part-time staff, number of officers on 24-hour duty):
 - b. Population served and boundaries of police facilities;
 - c. Special service teams (i.e., SWAT and K-9) available within the police stations;
 - d. A general overview of the CCPD's emergency response system (i.e., dispatch system, standard procedures and protocols, signal pre-emption systems, etc.);
 - e. Crime statistics for police facilities serving the Project Site.
 - f. The CCPD's response time goals(s).
-



Acting Chief Cid
September 17, 2020
Page 2

- g. Most recent data on associated response times for the station/facility serving the Project area and the overall CCPD, if known.
3. Please describe any planned changes to police staffing and operations that may be needed to serve the Project. Please also describe any planned improvements to the police protection facilities in the service area of the Project Site (i.e., expansion, new facilities, additional staffing, etc.).
4. Beyond any planned improvements or changes in operations discussed under Response 3, would Project implementation require the physical expansion of an existing police station(s) or construction of a new police station, and if so please describe the characteristics of such to the extent feasible?
5. Would implementation of the Project require any new staff required, and if so what positions would be needed and at what locations?
6. What would be the anticipated CCPD response time for crime incidents to the Project Site with the Project? What would be the response time goal to the site with the Project?
7. Any other design features or special police protection requirements due to the specific attributes of the Project?

Please feel free to e-mail your response to this information request at JFan@esassoc.com. Thank you for your time and assistance.

Sincerely,

Jessie Fan
Project Manager

Attachment: Project Description

11111 JEFFERSON BOULEVARD MIXED-USE PROJECT PROJECT DESCRIPTION

Project Location and Surrounding Area

The Project Site encompasses approximately 3.43 acres (149,553 sf), consisting of four lots (APN Nos. 4215-001-010, -013, -016, and -020) and generally located at 11111 Jefferson Boulevard in Culver City as shown in **Figure A-1**, *Regional and Site Location Map*. The Project Site is bounded by Jefferson Boulevard to the east, Machado Road to the north and Sepulveda Boulevard to the west in the Studio Village community. Primary regional access is provided by the San Diego Freeway (I-405) and the Marina Freeway/Expressway (SR-90), both located approximately 0.7 miles southwest of the Project Site. Nearby land uses north of Machado Boulevard include a residential neighborhood (Heritage Park) and a private K-12 school (ECF). To the east across Jefferson Boulevard is the Studio Village Shopping Center and surface parking lot. South and west of the Project Site across Sepulveda Boulevard is a temple (Temple Akiba) and commercial uses. There are also residential uses north of Temple Akiba along Sepulveda Boulevard (Studio Village Townhomes), backing the commercial uses along Sepulveda Boulevard (Sunset Park Neighborhood), and to the south of the Studio Village Shopping Center (Blanco Park Neighborhood).

Existing Conditions

The Project Site is relatively flat with elevations ranging from approximately 33 to 35 feet. The Project Site includes four parcels from north to south. The northernmost parcel (APN 4215-001-020) consists of a surface parking lot with 34 parking spaces used by ECF as off-site parking. The Project Site includes approximately 216 existing vehicle parking spaces, including 194 regular spaces, 12 truck loading spaces, and 10 handicap spaces. The northern central parcel (APN 4215-001-016) is occupied by a United States Post Office (27,225 sf) built in the early 1960s. The next parcel to the south (APN 4215-001-010) is occupied by Coco's Casual Restaurant chain (6,064 sf) built in the late 1960s. The southernmost parcel (APN (4215-001-013) is occupied by Valvoline Instant Oil Change (1,722 sf) built in the 1990s.

Proposed Project

The Project would involve demolition of 35,011 sf of existing buildings on the Project Site to support the new mixed-use development. The proposed five-story building would be 67 feet tall (70.5 feet including the parapet) with a total building area of 555,221 sf, including all parking areas (subterranean, ground level, and above-ground) and usable building area of 311,109 sf. The Project would have a 2.08 floor area ratio (FAR). The Project includes 244,609 sf of residential uses (including the residential lobby and amenity room) with 230 residential apartment units (including 19 affordable to very low income units). The ground floor level of the building would include a 38,600 sf market, 10,600 sf of restaurants and café, 3,900 sf of retail spaces, 1,950 sf gym, a 2,500 sf residential lobby and leasing office, and 81 vehicle parking spaces for retail uses, with a significant amount of outdoor landscaped open space. The second level would include 11,450 sf of office space, and 230 vehicle parking spaces for commercial uses. The third level would include 76 residential units, one residential amenity courtyard at 24,000 sf, and a 2,500 sf amenity room.

The fourth level would include 77 residential units, and the fifth level would include 77 residential units. An additional 241,256 sf would be developed for parking (subterranean, ground level, and second level).

The Project would provide an approximately 15,000 sf Machado Park, which would be publicly accessible but privately maintained, that is expected to include such amenities as a children's play area, and terraced landscaping and seating. The City also intends to include a bicycle share facility adjacent to Machado Park, as further described below. The Machado Park would link the publicly accessible open space areas along Machado Road from Sepulveda Boulevard to Jefferson Boulevard. An approximately 13,000 sf Paseo Courtyard at the corner of Sepulveda Boulevard and Jefferson Boulevard and between the retail spaces at the southern end of the Project Site would welcome pedestrian, bike, bus and other foot traffic through and into the Project Site. An additional 2,000 sf courtyard (Entry Courtyard) at the entrance on Sepulveda Boulevard across from Janisann Avenue would also be provided to welcome patrons to enjoy both corner food offerings as well as a direct path to both the grocer entrance and the courtyard spaces internally sheltered from area traffic. All publicly accessible open space areas on the ground floor would be accessed from Machado Road, Sepulveda Boulevard, and Jefferson Boulevard, as well as from the interior of the Project Site from the ground-floor parking level or via escalators from the above- and below-ground parking levels.

The General Plan Land Use designation for the Project Site is General Corridor Commercial, which allows commercial uses with an emphasis on community serving retail. The Project is proposing to change the zoning designations for the Project Site to Planned Development (PD) with adoption of a Comprehensive Plan that would serve as the overarching entitlement mechanism for the Project Site. Per the Zoning Code, a Comprehensive Plan is appropriate for large-scale development as it allows flexibility in the application of zoning code standards to encourage innovation in site planning and design and to support more effective responses to the settings of such properties and other environmental considerations. To permit this, a Comprehensive Plan regulates permitted uses, development standards, and conditions of approval on a Project Site. The proposed PD zoning is consistent with the General Corridor Commercial land use designation, therefore, no change to the Project Site's existing General Plan designation is proposed.

Vehicular access to the Project Site would be provided from three driveways: one on Sepulveda Boulevard at Janisann Avenue and two on Machado Road. The driveway on Sepulveda Boulevard and the east driveway on Machado Road (closer to Jefferson Boulevard) would serve retail, market, and office uses. The west driveway on Machado Road opposite Heritage Place would provide access for resident and resident guest parking, and for ECF parking all located below grade. Access for trucks and deliveries would be off of Machado Road where they would access a 2,856 sf loading dock within the Project Site via the eastern-most retail entrance.

Machado Road currently includes an 8-foot sidewalk, two eastbound vehicle through lanes which expand to three lanes at the intersection to accommodate the turn pockets (10 feet, 10 feet, and 13 feet wide), an eight-foot landscaped median, two westbound vehicle through lanes that transition into three lanes at the intersection to accommodate the turn pockets (10 feet, 10 feet, and 13 feet wide), and then another sidewalk. The Project would provide new 8-foot sidewalk, curb, and street trees on the Western edge of Machado Road.

Lighting for the Project is intended to minimize light trespass and glare from buildings and the Project Site onto adjacent properties, to provide comfort, safety, and nighttime visibility through shielded, focused and directed illumination. Project materials would also be selected to avoid highly reflective surfaces that would result in adverse glare effects on motorists or adjacent uses. Signage for the Project's residential, office and market/retail uses would be provided in accordance with the CCMC. There would be wayfinding signage for Project residents, employees and visitors, as well as public signage identifying access to parking facilities. Additional signage would be available to ensure that routes to rideshare, bus stops, and other transportation is clear for those accessing and departing from the Project Site.

The Project would incorporate a security program to ensure the safety of Project residents, employees, and visitors. Controlled access to the building interiors would be provided as appropriate. For example, controlled access would be provided to the residential areas of the Project Site at all times. Access to retail uses and publicly accessible open space areas would be unrestricted during business hours. Public access would be available to those who wish to use or interact with these spaces, including the Machado Park, after business hours; however, on-site security would be available to ensure that residents and visitors are not disturbed. Facility operations would include staff training and building access/design to assist in crime prevention efforts and to reduce the demand for police protection services. Site security would include the provision of 24-hour video surveillance and security personnel. Duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access; monitoring entrances and exits of buildings, including parking; managing and monitoring fire/life/safety systems; and patrolling the property. Project design would also include lighting of entryways, publicly accessible areas, parking areas, and common building and open space residential areas for security purposes.



SOURCE: Mapbox, 2019.

11111 Jefferson Boulevard Mixed-Use Project

Figure A-1
Regional and Site Location Map

