

## **IV. Environmental Impact Analysis**

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### **I.1 Public Services—Police Protection**

#### **1. Introduction**

This section of the Draft EIR describes existing police protection services within the Project area and provides an analysis of the Project's potential impacts to these services. The focus of the analysis is the Los Angeles Police Department (LAPD) facilities that currently serve the Project Site and the ability of the LAPD to provide adequate police protection services to the Project and throughout the service area. This section is based, in part, on correspondence with information provided by the LAPD's Community Relationship Division, which is included in Appendix G of this Draft EIR.

#### **2. Environmental Setting**

##### **a. Regulatory Framework**

Several plans, regulations, and programs include policies, requirements, and guidelines regarding police protection and emergency services in the State and City of Los Angeles (City). As described below, these plans and guidelines include the California Vehicle Code (CVC), City of Los Angeles General Plan Framework, City of Los Angeles Charter and Administrative and Municipal Codes, and Central City Community Plan.

##### **(1) State**

###### *(a) California Vehicle Code*

Section 21806 of the CVC pertains to emergency vehicles responding to Code 3 incidents/calls.<sup>1</sup> This section of the CVC states the following:

*Upon the immediate approach of an authorized emergency vehicle which is sounding a siren and which has at least one lighted lamp exhibiting red light*

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<sup>1</sup> A Code 3 response to any emergency may be initiated when one or more of the following elements are present: a serious public hazard, an immediate pursuit, preservation of life, a serious crime in progress, and prevention of a serious crime. A Code 3 response involves the use of sirens and flashing red lights.

*that is visible, under normal atmospheric conditions, from a distance of 1,000 feet to the front of the vehicle, the surrounding traffic shall, except as otherwise directed by a traffic officer, do the following: (a)(1) Except as required under paragraph (2), the driver of every other vehicle shall yield the right-of-way and shall immediately drive to the right-hand edge or curb of the highway, clear of any intersection, and thereupon shall stop and remain stopped until the authorized emergency vehicle has passed. (2) A person driving a vehicle in an exclusive or preferential use lane shall exit that lane immediately upon determining that the exit can be accomplished with reasonable safety.... (c) All pedestrians upon the highway shall proceed to the nearest curb or place of safety and remain there until the authorized emergency vehicle has passed.*

*(b) California Constitution Article XIII, Section 35*

Section 35 of Article XIII of the California Constitution at subdivision (a)(2) provides: “The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.” Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051–30056 provide rules to implement Proposition 172. Public safety services include police protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on police protection services, as well as other public safety services. In *City of Hayward v. Board of Trustee of California State University* (2015) 242 Cal. App. 4th 833, the court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services and that it is reasonable to conclude that the city will comply with that provision to ensure that public safety services are provided.<sup>2</sup>

(2) Local

*(a) City of Los Angeles General Plan Framework Element*

The City of Los Angeles General Plan Framework Element (Framework Element), adopted in December 1996 and readopted in August 2001, sets forth general guidance regarding land use issues for the entire City and defines citywide policies regarding land

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<sup>2</sup> *City of Hayward v. Board Trustee of California State University* (2015) 242 Cal. App. 4th 833, 847.

use, including infrastructure and public services. Goal 9I of the Infrastructure and Public Services Chapter of the Framework Element specifies that every neighborhood have the necessary police services, facilities, equipment, and manpower required to provide for the public safety needs of that neighborhood. Objective 9.13 and Policy 9.13.1 require the monitoring and reporting of police statistics and population projections for the purpose of evaluating existing and future police protection needs. Objective 9.14 requires that adequate police services, facilities, equipment, and personnel are available to meet such needs. Furthermore, Objective 9.15 requires police services to provide adequate public safety in emergency situations by maintaining mutual assistance agreements with other local law enforcement agencies, state law enforcement agencies, and the National Guard. In addition to the Framework Element, the City's General Plan Safety Element recognizes that most jurisdictions rely on emergency personnel (police, fire, gas, and water) to respond to and handle emergencies.<sup>3</sup>

Presently, the LAPD operates under a Computer Statistics (COMPSTAT) Plus program that implements the General Plan Framework Element goal of assembling statistical population and crime data to determine necessary crime prevention actions. COMPSTAT Plus is based on the COMPSTAT program that was created in 1994 by then Police Commissioner of the New York Police Department and former LAPD Chief William J. Bratton. With its specialized crime control model, the COMPSTAT system implements a multi-layer approach to police protection services through statistical and geographical information system analysis of growing trends in crime. By embracing COMPSTAT, the City reduced Part 1 Crimes by approximately 4 percent in 2003 (homicides were reduced by approximately 21 percent during this period), when compared to 2002.<sup>4,5,6</sup> The use of COMPSTAT and COMPSTAT Plus by the LAPD has effectively and substantially reduced the occurrence of crime in Los Angeles communities. For example, for the four-week period after implementation of COMPSTAT Plus in the LAPD's Southeast Area in 2004, violent crimes were down 11 percent.<sup>7</sup>

<sup>3</sup> *The Framework Element of the Los Angeles General Plan, Chapter 9: Infrastructure and Public Services*, <http://cityplanning.lacity.org/Cwd/Framwk/chapters/09/09.htm>, accessed April 4, 2018.

<sup>4</sup> *Part 1 crimes include murder and non-negligent homicide, forcible rape, robbery, aggravated assault, burglary, motor vehicle theft, larceny-theft, and arson*, U.S. Department of Justice Federal Bureau of Investigation, *Uniform Crime Reporting (UCR) Offense Definitions*, [www.ucrdatatool.gov/offenses.cfm](http://www.ucrdatatool.gov/offenses.cfm), accessed April 4, 2018.

<sup>5</sup> *William J. Bratton and Sean W. Malinowski, Police Performance Management in Practice: Taking COMPSTAT to the Next Level*, 2008.

<sup>6</sup> *LAPD, COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed April 4, 2018.

<sup>7</sup> *LAPD, COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed April 4, 2018.

*(b) City of Los Angeles Charter and Administrative and Municipal Codes*

The law enforcement regulations and the powers and duties of the LAPD are outlined in the City of Los Angeles Charter, Article V, Section 570; the City of Los Angeles Administrative Code, Chapter 11, Section 22.240; and the Los Angeles Municipal Code (LAMC), Chapter 5, Article 2.

Article V, Section 570 of the City Charter gives the power and duty to the LAPD to enforce the penal provisions of the City Charter and City ordinances, as well as state and federal law. The City Charter also gives responsibility to the officers of the LAPD to act as peace officers, as defined by state law, and the power and duty to protect lives and property in case of a disaster or public calamity.

*(c) Central City Community Plan*

As discussed in more detail in Section IV.F, Land Use, of this Draft EIR, the Project Site is located within the planning boundary of the Central City Community Plan (Community Plan), which was last updated in January 2003. The adopted Community Plan lists specific goals and policies related to police protections services and public safety, including the following:

- Policy 5-1.1: Consult with the Police Department as part of the review of significant development projects and General Plan amendments affecting land use to determine the impact on law enforcement service demands.
- Policy 5-1.2: Promote the establishment of police facilities and programs which provide police protection at a neighborhood level.
- Policy 5-2.1: Promote the safety and security of personal property through proper design and effective use of the built environment which can lead to a reduction in the incidence and fear of crime, reduction in calls for police service, and to an increase in the quality of life.

## **b. Existing Conditions**

### **(1) LAPD Service Areas and Bureaus**

The LAPD service area covers approximately 473 square miles and is divided into four geographic bureaus: the Central Bureau, West Bureau, South Bureau, and Valley

Bureau.<sup>8</sup> These four bureaus are further divided into 21 service areas, which are serviced by the LAPD's 21 community police stations.<sup>9</sup> Each geographic bureau is comprised of four to five geographic area police stations.<sup>10</sup>

As of December 2016, the departmental staffing resources within the LAPD included 9,897 sworn officers. Based on a total City population of 3,962,726, the LAPD currently has an officer-to-resident ratio of 2.5 officers for every 1,000 residents.<sup>11</sup>

As shown in Figure IV.I.1-1 on page IV.I.1-6, the Project Site is located in the Central Bureau, which covers a territory of approximately 65 square miles with a population of approximately 900,000 residents.<sup>12</sup> The Central Bureau oversees operations in the Central, Hollenbeck, Newton, Northeast, Rampart, and Central Traffic Division Areas.<sup>13</sup> The Central Bureau borders Burbank, Glendale, Pasadena, and South Pasadena.<sup>14</sup>

## (2) LAPD Community Police Station

Within the Central Bureau, the Project Site is served by the Central Community Police Station, located at 251 East 6th Street, approximately 0.51 mile south of the site, as also shown in Figure IV.I.1-1. In total, the Central Community Police Station service area (Central Area) covers approximately 4.5 square miles and includes the Downtown communities of Chinatown, Little Tokyo, South Park, Central City East, Historic Core, Artists Lofts, Olvera Street, the Financial District, the Jewelry District, the Convention Center, and the Fashion District.<sup>15</sup> The boundaries of the Central Area are Stadium Way and the Pasadena Freeway to the north, Washington Boulevard and 7th Street to the south, Los Angeles River to the east, and the Harbor Freeway to the west. In 2016, the

<sup>8</sup> LAPD, *COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed April 4, 2018.

<sup>9</sup> LAPD, *LAPD Organization Chart*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/1063](http://www.lapdonline.org/inside_the_lapd/content_basic_view/1063), accessed April 4, 2018.

<sup>10</sup> LAPD, *COMPSTAT Plus*, [www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6364](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6364), accessed April 4, 2018.

<sup>11</sup> LAPD, *COMPSTAT Citywide Profile 12/04/16–12/31/16*.

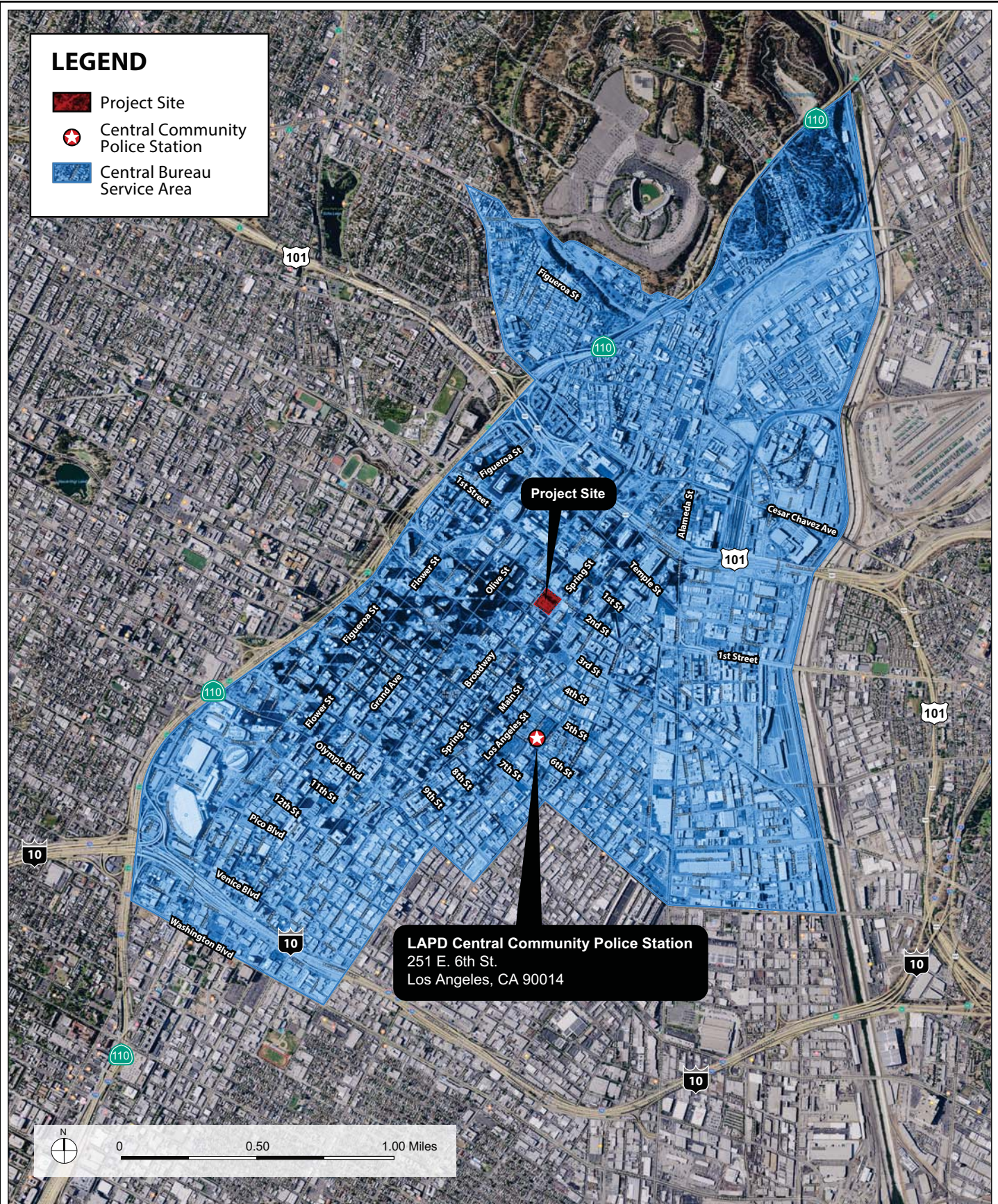
<sup>12</sup> LAPD, *About Central Bureau*, [www.lapdonline.org/central\\_bureau/content\\_basic\\_view/1908](http://www.lapdonline.org/central_bureau/content_basic_view/1908), accessed April 4, 2018.

<sup>13</sup> LAPD, *About Central Bureau*, [www.lapdonline.org/central\\_bureau/content\\_basic\\_view/1908](http://www.lapdonline.org/central_bureau/content_basic_view/1908), accessed April 4, 2018.

<sup>14</sup> LAPD, *About Central Bureau*, [www.lapdonline.org/central\\_bureau/content\\_basic\\_view/1908](http://www.lapdonline.org/central_bureau/content_basic_view/1908), accessed April 4, 2018.

<sup>15</sup> LAPD, *About Central Area, Central Community Police Station*, [www.lapdonline.org/central\\_community\\_police\\_station/content\\_basic\\_view/1681](http://www.lapdonline.org/central_community_police_station/content_basic_view/1681), accessed April 4, 2018.





**Figure IV.I.1-1**  
Central Bureau Service Area and Community Police Station

Source: LAPD, 2005; Apple Maps, 2017; Eystone Environmental, 2017.



average response time to emergency calls for service in the Central Area was 2.7 minutes and the average response time for non-emergency calls was 13.7 minutes, as compared with the Citywide average response times of 4.3 minutes for emergency calls and 22.5 minutes for non-emergency calls.<sup>16,17</sup> There are approximately 370 sworn officers and 30 civilian support staff assigned within the Central Area.<sup>18</sup> Based on data provided by the LAPD Community Relationship Division, the residential service population of the Central Area is approximately 40,000 residents, and the officer-to-resident ratio is approximately 9.3 officers per 1,000 residents.<sup>19,20</sup> Thus, the officer-to-resident ratio is substantially higher than the citywide ratio.

### (3) LAPD Crime Statistics

Table IV.I.1-1 on page IV.I.1-8 provides a comparison of the Central Community Police Station service area and citywide data regarding crimes. As shown therein, based on the most recent data from the LAPD Community Relationship Division and COMPSTAT for the year 2016, approximately 6,079 crimes were reported within the Central Community Police Station service area, and 125,430 crimes were reported citywide. Based on the residential service population of the Central Community Police Station, approximately 152 crimes per 1,000 residents (0.152 crime per capita) were reported in the Central Community Police Station service area, and 32 crimes per 1,000 residents (0.032 crime per capita) were experienced citywide.

Based on the number of sworn officers staffing the Central Community Police Station, the 2016 crime ratio was 16.4 crimes per officer. In comparison, the citywide ratio was 12.7 crimes per officer.

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<sup>16</sup> Written correspondence from Al Neal, Captain, Commanding Officer, Community Relationship Division, Los Angeles Police Department, March 28, 2017. See Appendix G of this Draft EIR.

<sup>17</sup> Written correspondence from Christopher Gibson, Officer, Community Relationship Division, Los Angeles Police Department, May 2, 2017. See Appendix G of this Draft EIR.

<sup>18</sup> Written correspondence from Al Neal, Captain, Commanding Officer, Community Relationship Division, Los Angeles Police Department, March 28, 2017. See Appendix G of this Draft EIR.

<sup>19</sup> Written correspondence from Al Neal, Captain, Commanding Officer, Community Relationship Division, Los Angeles Police Department, March 28, 2017. See Appendix G of this Draft EIR.

<sup>20</sup> The LAPD calculates its officer-to-population (or officer-to-resident) ratios based on permanent residential population only. Source: Written correspondence from Christopher Gibson, Officer, Community Relationship Division, Los Angeles Police Department, May 2, 2017. See Appendix G of this Draft EIR.

**Table IV.I.1-1  
2016 Crimes—Central Area and Citywide**

|  | <b>Crimes</b> | <b>Service<br/>Population<br/>(Residents)</b> | <b>Crimes per<br/>1,000 Residents</b> | <b>Crimes<br/>per Capita</b> |
|--|---------------|---|---------------------------------------|------------------------------|
| Central Area   | 6,079         | 40,000  | 152                                   | 0.152                        |
| Citywide   | 125,430       | 3,962,726                                     | 32                                    | 0.032                        |
| <p><i>Source: LAPD COMPSTAT Unit, COMPSTAT Central Area Profile 12/04/16–12/31/16 and COMPSTAT Citywide Profile 12/04/16–12/31/16.</i></p> |               |   |                                       |                              |

### 3. Project Impacts

#### a. Methodology

According to the *L.A. CEQA Thresholds Guide*, police service demand relates to the size and characteristics of the community, population, the geographic area served, and the number and the type of calls for service. Changes in these factors resulting from a project may affect the demand for services. As such, the determination of significance relative to impacts on police services is based on the evaluation of existing police services for the police station(s) serving the Project Site, including the availability of police personnel to serve the estimated Project population. The analysis herein presents statistical averages associated with the police station serving the Project Site and citywide services. The determination of impact on the capability of existing police services and personnel is based on the potential for the annual crimes per resident in the Central Area to exceed current averages due to the addition of the Project. Project design features and mitigation measures that would reduce the impact of the Project on police services are also described.

The need for or deficiency in adequate police protection services in and of itself is not a CEQA impact, but rather a social and/or economic impact.<sup>21</sup> To the extent a project generates demand for additional police services that results in the need to construct new facilities or expand existing facilities, and the construction could result in a potential impact to the environment, then that impact needs to be evaluated within the project EIR and mitigated (if feasible), if found to be significant. The ultimate determination of whether a significant impact to the environment related to police services would result from a project

<sup>21</sup> *City of Hayward v. Board Trustee of California State University* (2015) 242 Cal. App. 4th 833, 847.



is determined by whether construction of new or expanded police facilities is reasonably foreseeable as a direct or indirect effect of the project.

There are no current capital improvement plans for the construction or expansion of police facilities in the Project's impact area. Therefore, the City makes the following assumptions based on existing zoning standards and historical development of police facilities, that in the event the City determines that expanded or new police facilities are warranted, such facilities: (1) would occur where allowed under the designated land use; (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size; and (3) could qualify for a categorical exemption or Mitigated Negative Declaration under CEQA Guidelines Section 15301 or 15332.

## **b. Thresholds of Significance**

### **(1) State CEQA Guidelines Appendix G**

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

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

### **(2) 2006 L.A. CEQA Thresholds Guide**

The *L.A. CEQA Thresholds Guide* states that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate police protection:

- The population increase resulting from the proposed project, based on the net increase of residential units or square footage of non-residential floor area;
- The demand for police services anticipated at the time of project buildout compared to the expected level of service available. Consider as applicable, scheduled improvements to LAPD services (facilities, equipment, and officers) and the project's proportional contribution to the demand; and
- Whether the project includes security and/or design features that would reduce the demand for police services.

In assessing impacts related to police protection in this section, the City will use Appendix G as the thresholds of significance. The criteria identified above from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G threshold questions.

## **c. Analysis of Project Impacts**

### **(1) Project Design Features**

The following Project design features are proposed with regard to police protection:

- POL-PDF-1:** During construction, the Project Applicant or its successor shall implement appropriate temporary security measures, including, but not limited to, security fencing, low-level security lighting, and locked entry. During construction activities, the Project's contractor will document the security measures being implemented.
- POL-PDF-2:** During operation, the Project shall include access controls in the form of private on-site security, a closed circuit security camera system, 24-hour controlled access for the office and residential floors, and security patrols of the parking structure.
- POL-PDF-3:** The Project shall provide sufficient lighting of building entries and walkways to provide for pedestrian orientation and clearly identify secure pedestrian travel routes between the on-site Metro portal, parking garage, and points of entry into the building.
- POL-PDF-4:** The Project shall provide sufficient lighting in and around the existing parking garage to maximize visibility and reduce areas of concealment.
- POL-PDF-5:** The Project entrances to, and exits from, the building, open spaces, and pedestrian walkways shall be designed, to the extent practicable, to be open and in view of surrounding sites.
- POL-PDF-6:** Prior to the issuance of a building permit, the Project Applicant or its successor shall consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.
- POL-PDF-7:** Prior to the issuance of a certificate of occupancy, the Project Applicant or its successor shall submit a diagram of the Project Site to the LAPD Central Area Commanding Officer that includes access routes and any additional information that might facilitate police response.

Additionally, as discussed in Section IV.J, Transportation/Traffic, of this Draft EIR, pursuant to Project Design Feature TR-PDF-1, the Project Applicant or its successor would implement a Construction Traffic Management Plan that includes provisions for maintaining emergency access to the Project Site during construction.

## (2) Relevant Project Characteristics

As described in detail in Section II, Project Description, of this Draft EIR, the Project involves the development of a 30-story, mixed-use building consisting of 107 residential units (comprising an estimated 137,347 square feet), 7,200 square feet of ground level commercial retail uses, and 534,044 square feet of office uses. The proposed residences would be comprised of 12 studios, 42 one-bedroom units, 40 two-bedroom units, and 13 three-bedroom units. The existing five-level parking structure located on the southern portion of the Project Site would remain and be reconfigured to provide required vehicular parking and long-term bicycle parking for the proposed uses, with surplus parking remaining available for other nearby uses, as under existing conditions.

Construction activities would require involve limited demolition of paved areas and landscaping as well as approximately 7,000 cubic yards of graded soil materials, which would be exported off-site to Chiquita Canyon Landfill and/or Manning Pit in Irwindale. The haul route to/from Chiquita Canyon Landfill is anticipated to follow segments of 2nd Street, Spring Street, 3rd Street, and Aliso Street in Downtown Los Angeles; CA-110, US-101, CA-170, and I-5; as well as Newhall Ranch Road, SR-126, and Henry Mayo Drive in Castaic. Alternatively, the haul route to/from Irwindale Landfill would follow segments of 2nd Street, Spring Street, 4th Street, Los Angeles Street, El Monte Busway East, and Arcadia Street in Downtown; US-101 and I-10; and Vincent Drive in Irwindale.

## (3) Project Impacts

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

### *(a) Construction*

Project construction would not substantially increase LAPD's service population in the Central Area, as the daytime population at the Project Site during construction would be temporary in nature. Nonetheless, construction sites can be sources of nuisances and

hazards and invite theft and vandalism. When not properly secured, construction sites can contribute to a temporary increased demand for police protection services. Pursuant to Project Design Feature POL-PDF-1, the Applicant or its successor would implement temporary security measures, including, but not limited to, security fencing, lighting, and locked entry, to secure the Project Site during construction. In addition, the contractor would document the implementation of security measures.

**With implementation of these features, potential impacts associated with theft and vandalism during construction activities would be reduced, and there would be no need for construction of any new or modifications to any existing police stations or other department physical facilities. Impacts would be less than significant.**

Project construction activities could also potentially impact LAPD services and response times within the Central Area due to construction impacts on the surrounding roadways. As discussed in Section IV.J, Transportation/Traffic, of this Draft EIR, access to the Project Site and the surrounding vicinity could be impacted by Project-related construction activities, such as temporary lane closures, roadway/access improvements, utility line construction, and the generation of traffic as a result of construction equipment movement, hauling of soil and construction materials to and from the Project Site, and construction worker traffic. Although construction activities would be short-term and temporary, Project construction activities could increase response times for police vehicles along Broadway, Spring Street, 2nd Street, and other main connectors due to travel time delays caused by traffic. However, as discussed in Section IV.J, Transportation/Traffic, of this Draft EIR, the study intersections along the adjacent streets are all currently operating at LOS C or better during both the A.M. and P.M. peak hours. In addition, construction-related trips would not cause significant traffic impacts during the A.M. and P.M. peak hours in light of Project Design Feature TR-PDF-1, which involves implementation of a construction traffic management plan, including a worksite traffic control plan to ensure that adequate and safe access is available within and near the Project Site during construction activities. Additionally, Project Design Feature TR-PDF-1 would include measures to minimize the obstruction of traffic lanes on streets adjacent to the Project Site; schedule construction material deliveries during off-peak periods whenever possible; plan for deliveries and the staging of all equipment and materials to occur on-site as much as possible; and employ flag persons to control traffic movement during temporary traffic flow disruptions. Traffic management personnel would be trained to assist in emergency response by restricting or controlling the movement of traffic that could potentially interfere with emergency vehicle access. Appropriate construction traffic control measures (e.g., signs, delineators, etc.) also would be utilized to ensure emergency access to the Project Site and traffic flows are maintained on adjacent rights-of-way. The final construction traffic management plan would be developed in consultation with the Los Angeles Department of Transportation (LADOT). Furthermore, given the City's permitted hours of construction and



the nature of construction projects, most, if not all, of the construction worker trips would occur outside the typical weekday commuter A.M. and P.M. peak periods, thus reducing the potential for construction traffic-related conflicts. As a result, construction-related traffic generated by the Project would not significantly impact LAPD response times within the Project vicinity, as emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic, pursuant to CVC Section 21806.

Based on the above analysis, upon implementation of the Project design features and compliance with state law, construction-related impacts would be minimized and would not generate a demand for additional police protection services that would substantially exceed the capability of the LAPD to serve the Project Site or surrounding area. Project construction would not necessitate the provision of new or physically altered government facilities in order to maintain the LAPD's service capability; accordingly, the Project would not result in adverse physical impacts associated with the construction of new or altered facilities. Further, the Project would not cause a substantial increase in emergency response times as a result of increased traffic congestion attributable to the Project.

**Therefore, impacts on police protection services during Project construction would be less than significant.**

*(b) Operation*

As discussed in Section II, Project Description, of this Draft EIR, the Project involves the construction of 107 residential units, approximately 7,200 square feet of ground level commercial uses, and 534,044 square feet of office uses. The Project would introduce a new residential and visitor population to the Project Site and increase LAPD's residential service population in the Central Area.

The Project would be served by the Central Community Police Station located at 251 East 6th Street, approximately 0.51 mile south of the Project Site. The Central Community Police Station is staffed by 370 sworn officers and a 30-person civilian support staff. As shown in Table IV.I.1-2 on page IV.I.1-14, the Project's total estimated service population would be 2,492 persons, including permanent residents and daytime workers; of this total, the Project would generate an estimated 334 residents, which would increase the existing LAPD residential service population in the Central Area from approximately 40,000 persons to 40,334 residents.<sup>22</sup> With the increase in service population, the

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<sup>22</sup> *The Project's population estimates presented herein are based on the Service Population Conversion Factors provided in the L.A. City CEQA Thresholds Guide for purposes of evaluating impacts on LAPD (Footnote continued on next page)*

**Table IV.I.1-2  
Estimated Project-Generated Police Service Population**

| <b>Proposed Land Use<sup>a</sup></b>                    | <b>Units</b> | <b>Population Factor<sup>b</sup></b> | <b>Service Population</b>              |
|---|--------------|--------------------------------------|--|
| Residential: Studio, One-Bedroom, and Two-Bedroom Units | 94 du        | 3 persons/du                         | 282 Residents                          |
| Residential: Three-Bedroom Units                        | 13 du        | 4 persons/du                         | 52 Residents                           |
| Commercial  | 7,200 sf     | 0.003 person/sf                      | 22 Employees                           |
| Office  | 534,044 sf   | 0.004 person/sf                      | 2,136 Employees                        |
| <b>Police Service Population</b>                        |              |                                      | <b>2,492 Total<br/>(334 Residents)</b> |

*sf = square feet*  
*du = dwelling units*

<sup>a</sup> *The existing uses on-site consist of a parking lot and a parking structure (the latter would remain as part of the Project), which do not generate a police service population.*

<sup>b</sup> *Based on Service Population Conversion Factors provided in the L.A. City CEQA Thresholds Guide for purposes of evaluating impacts on LAPD services. These estimates are conservative and do not precisely reflect the Project's anticipated demographics. The LAPD Service Population Conversion Factors also vary from the population and employment projections provided in Section IV.H, Population, Housing and Employment, of this Draft EIR, which are based on more current and regularly updated demographic information. Projections in Section IV.H, Population, Housing, and Employment, of this Draft EIR, estimate that the Project would generate approximately 261 residents and 2,322 employees. However, based on population factors set forth in the L.A. City CEQA Thresholds Guide, which the LAPD uses for police planning purposes, the Project would result in a population of approximately 334 residents and 2,158 employees. Use of such rates yield more conservative population estimates, which are used herein to provide a conservative analysis of Project impacts on police services.*

*Source: Eyestone Environmental, 2018.*

officer-to-resident ratio for the Central Area would decrease from 9.3 to 9.2 officers per 1,000 residents, which would still be substantially higher than the citywide ratio of 2.5 officers per 1,000 residents. Accordingly, the Project would not cause a substantial change in service standards relative to the officer-to-resident ratio for the Central Community Police Station service area.

As shown in Table IV.I.1-1 on page IV.I.1-8, approximately 6,079 crimes were reported in the Central Area in 2016, which equates to a crime rate of approximately 152 crimes per 1,000 residents, or 0.152 crime per capita. Based on the assumption that the annual crime rate in Central Area would remain constant at 0.152 crime per capita, the

*services. These estimates do not precisely reflect the Project's anticipated demographics. The LAPD Service Population Conversion Factors also vary from the population and employment projections provided in Section IV.H, Population, Housing, and Employment, of this Draft EIR, which are based on more current and regularly updated demographic information.*

Project could potentially generate an estimated 51 new crimes per year.<sup>23</sup> This would increase the annual number of crimes reported in the Central Area from 6,079 to an estimated 6,130 reported crimes per year, or an increase of 0.84 percent.

As provided above in Project Design Features POL-PDF-2 through POL-PDF-5, the Project would include numerous operational design features to enhance safety within and immediately surrounding the Project Site. Specifically, as set forth in Project Design Feature POL-PDF-2, the Project would include a closed circuit security camera system and controlled access for the office and residential floors. In addition, pursuant to Project Design Features POL-PDF-3 and POL-PDF-4, the Project would include proper lighting of buildings and walkways to maximize visibility, provide for pedestrian orientation, and clearly identify secure pedestrian travel routes between the on-site Metro portal, parking garage, and points of entry into the building. The Project's building entrances and exits, open spaces, and pedestrian walkways also would be open and in view of surrounding sites, as provided in Project Design Feature POL-PDF-5. Furthermore, as specified in Project Design Features POL-PDF-6 and POL-PDF-7, the Applicant or its successor would consult with LAPD regarding the incorporation of crime prevention features and submit a diagram of the Project Site showing access routes and other information that might facilitate police response. In addition to these Project design features, the Project would generate revenues to the City's General Fund (in the form of property taxes, sales revenue, etc.) that could be applied toward the provision of new police facilities and related staffing in the community, as deemed appropriate.<sup>24</sup> The Project's design features, as well as the Project's contribution to the General Fund, would help offset the Project-related increase in demand for police services. Therefore, the Project's impact on police services would be less than significant.

Project-related traffic would have the potential to increase emergency vehicle response times to the Project Site and surrounding properties due to travel time delays caused by additional traffic congestion. As discussed in Section IV.J, Transportation/Traffic, of this Draft EIR, under Future With Project Conditions (2025), traffic generated by the Project would result in significant impacts at two study intersections during the weekday A.M. peak hours and two study intersections during the weekday P.M. peak hours, collectively including two intersections along Figueroa Street, which is a City-designated disaster route. Proposed mitigation identified in Section IV.J, Transportation/Traffic, of this Draft EIR would fully mitigate impacts at two of the affected intersections, but a significant and unavoidable impact would remain at the intersection of Figueroa Street and 2nd Street

<sup>23</sup> *Total crimes potentially generated by the Project = estimated crime rate of 0.152 crime per capita × Project-related residential service population of 334 persons = approximately 51 crimes.*

<sup>24</sup> *City of Los Angeles, Budget for the Fiscal Year 2017–18.*

during the A.M. peak hours, as well as at the intersection of Beaudry Avenue and 2nd Street during the P.M. peak hours. Thus, the Project's impacts could result in traffic congestion in the Central Area that may increase the average response times for police services.

Emergency vehicles would continue to access the Project Site directly from the surrounding roadways, including Broadway, 2nd Street, and Spring Street. As the Central Community Police Station is located south of the Project Site, police vehicles would not travel through impacted intersections along Figueroa Street to access the site. The Project would not include the installation of any barriers (e.g., perimeter fencing, fixed bollards, etc.) that could impede emergency vehicle access within or in the vicinity of the Project Site. As such, emergency access to the Project Site and surrounding uses would be maintained at all times. It is further noted that the average response times for both emergency and non-emergency calls in the Central Area are substantially less than the Citywide average response times, as previously discussed. In addition, in accordance with CVC Section 21806, drivers of police emergency vehicles have a variety of options for avoiding traffic, such as using sirens and flashing lights to clear a path of travel or driving in the lanes of opposing traffic. Accordingly, Project operation would not cause a substantial increase in emergency response times due to traffic congestion. Therefore, the Project's impact on emergency response times would be less than significant.

Based on the above analysis, the Project is not anticipated to generate a demand for additional police protection services that could exceed the LAPD's capacity to serve the Project Site and surrounding area. Furthermore, the Project would not result in a substantial increase in emergency response times as a result of increased traffic congestion attributable to the Project.

**Therefore, the Project would not result in a need to construct any new police facilities or modify any existing facilities. Accordingly, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, or the need for new or physically altered governmental facilities the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services. Impacts with regard to police protection would be less than significant.**

It is also noted that as of July 2017, the Los Angeles County Metropolitan Transportation Authority (Metro) contracts with LAPD to patrol Metro's stations, trains, and buses within City limits. This security provision increases the number of on-duty police officers within the City, including Downtown, and is estimated to improve response times by more than 50 percent. Once the on-site Regional Connector 2nd Street/Broadway rail station and portal (currently under construction) is operational in 2021, that portion of the



Project Site will be patrolled by LAPD per the Metro contract, thus reducing the need for LAPD response to the Project Site.<sup>25</sup>

## 4. Cumulative Impacts

As identified in Section III, Environmental Setting, of this Draft EIR, a total of 173 related projects are located in the vicinity of the Project Site. Much of this growth is anticipated by the City and will be incorporated into the Central City Community Plan update, known as the DTLA 2040 Plan, which the Department of City Planning is in the process of preparing (refer to Section IV.F, Land Use, of this Draft EIR for further discussion). According to the DTLA 2040 projections, an additional approximately 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.<sup>26</sup> Of the 173 related projects identified in the Project area, 140 projects fall within the service boundaries of the Central Community Police Station. A map of the related project locations is provided in Figure III-1 in Section III, Environmental Settings, of this Draft EIR.

### (a) Construction

In general, impacts to LAPD services and facilities during construction of each related project would be addressed as part of each individual project's development review process conducted by the City. Should Project construction occur concurrently with that of nearby related projects, coordination among these multiple construction sites may be required and implemented through each development's construction traffic management plan, as developed in consultation with LADOT, which would ensure that emergency access and traffic flow are maintained on adjacent rights-of-way. In addition, similar to the Project, each related project would be subject to the City's routine construction permitting process, which includes a review by the LAPD to ensure that sufficient security measures are implemented to reduce potential impacts to police protection services. Furthermore, given the short-term and intermittent nature of construction activities, construction-related traffic generated by the Project and the related projects would not significantly impact LAPD response times within the Project Site vicinity as drivers of police vehicles normally have a variety of options for avoiding traffic, pursuant to CVC Section 21806.

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<sup>25</sup> *Metro Board Report Re: Transit Law Enforcement Services, File No. 2017-0113, February 23, 2017; <http://losangeles.cbslocal.com/2017/02/23/lapd-to-begin-patrolling-metro-buses-trains-under-new-contract/>, accessed October 27, 2018.*

<sup>26</sup> *Growth projections current as of December 2018. Source: City of Los Angeles, DTLA 2040, About This Project, [www.dtl2040.org/](http://www.dtl2040.org/), accessed December 6, 2018.*

**Therefore, the Project's contribution to cumulative impacts on police protection services and emergency response during construction would not be significant.**

*(b) Operation*

As shown in Table IV.I.1-3 on page IV.I.1-19, based on the police service population conversion factors provided in the *L.A. CEQA Thresholds Guide*, growth from the related projects located within the Central Area is estimated to result in an estimated service population of 243,959 persons over time, including both residents (permanent population) and employees (daytime population). These are conservative estimates and overstated because they are not net new residents and employees. In other words, these estimates do not account for the removal of existing uses and their associated existing resident and employee populations resulting from the development of the related projects.

As described above, the Project would contribute to the cumulative increase by generating a new service population of approximately 2,492 persons, including permanent residents and daytime workers. When considering only residential population, the related projects are estimated to generate 155,455 residents, plus the Project's 334 residents, for a total estimated service population increase of 155,789 residents in the Central Area.<sup>27</sup> As a result, the Central Area's residential police service population would increase from approximately 40,000 to an estimated 195,789 residents, which in turn would decrease the officer-to-resident ratio for the Central Area to 1.9 officers per 1,000 residents. The additional population associated with related projects and general growth in the Project area would likewise have an effect on crime in the Central Area, which could increase based on per capita crime rates. Assuming the same crime rate per capita currently observed in the Central Area (i.e., 0.152 crime per capita), the combined residential population of the Project and related projects theoretically could generate an estimated additional 23,733 crimes per year. This degree of cumulative population growth and the associated increased crime statistics could increase the demand for LAPD services in the Central Area. However, as previously discussed, due to the Project design features that

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<sup>27</sup> *The population estimates presented herein are based on the Service Population Conversion Factors provided in the L.A. City CEQA Thresholds Guide for purposes of evaluating impacts on LAPD services. These estimates may not precisely reflect each related project's anticipated demographics. For instance, to estimate the residential population for the related projects, the highest rate (4 persons/unit; typically applicable to three- and four-bedroom units) was used, even though most proposed residential projects in Downtown Los Angeles will have fewer bedrooms per unit. Thus, the residential population estimates for the related projects is conservative and overestimates the number of permanent residents that the related projects would be expected to generate. In addition, the LAPD Service Population Conversion Factors also vary from the population and employment projections provided in Section IV.H, Population, Housing, and Employment, of this Draft EIR, which are based on more current and regularly updated demographic information.*

**Table IV.I.1-3  
Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>                              | <b>Land Use</b>                       | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|---|---------------------------------------|-------------|--------------------------|---------------------------|
| 1                        | Blossom Plaza<br>900 N. Broadway                    | Condominium                           | 223 du      | 0                        | 0                         |
|                          |   | Retail                                | 25,000 glsf | 0                        | 0                         |
|                          |   | Restaurant                            | 15,000 gsf  | 0                        | 0                         |
| 2                        | Ava Little Tokyo<br>200 S. Los Angeles St.          | Condominium                           | 570 du      | 0                        | 0                         |
|                          |   | Apartment                             | 280 du      | 0                        | 0                         |
|                          |   | Retail                                | 50,000 glsf | 0                        | 0                         |
| 3                        | 454 E. Commercial St.                               | Bus Maintenance Facility <sup>d</sup> | 2 ac        | N/A                      | 0                         |
| 4                        | Tenten Wilshire Expansion<br>1027 W. Wilshire Blvd. | Condominium                           | 356 du      | 4                        | 1,424                     |
|                          |   | Retail                                | 5,000 glsf  | 0.003                    | 15                        |
|                          |   | Office                                | 5,000 gsf   | 0.004                    | 20                        |
| 5                        | Vibiana Lofts<br>225 S. Los Angeles St.             | Condominium                           | 300 du      | 0                        | 0                         |
|                          |   | Retail                                | 3,400 glsf  | 0                        | 0                         |
| 6                        | 215 W. 9th St.                                      | Condominium                           | 210 du      | 4                        | 840                       |
|                          |   | Retail                                | 9,000 glsf  | 0.003                    | 27                        |
| 7                        | 1101 N. Main St.                                    | Condominium                           | 318 du      | 4                        | 1,272                     |
| 8                        | Amacon Project<br>1133 S. Hope St.                  | Apartment                             | 208 du      | 4                        | 832                       |
|                          |   | Retail                                | 5,069 glsf  | 0.003                    | 16                        |
| 9                        | Megatoys<br>905 E. 2nd St.                          | Condominium                           | 320 du      | 4                        | 1,280                     |
|                          |   | Retail                                | 18,716 glsf | 0.003                    | 57                        |
| 10                       | Park Fifth<br>427 W. 5th St., 437 S. Hill St.       | Condominium                           | 660 du      | 4                        | 2,640                     |
|                          |   | Restaurant                            | 13,742 glsf | 0.003                    | 42                        |
| 11                       | 1115 S. Hill St.                                    | Condominium                           | 172 du      | 4                        | 688                       |
|                          |   | Restaurant                            | 6,850 gsf   | 0.003                    | 21                        |
| 12                       | 1102 W. 6th St.                                     | Apartment                             | 649 du      | —                        | —                         |
|                          |   | Retail                                | 39,996 glsf | —                        | —                         |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>  | <b>Land Use</b>          | <b>Size</b>  | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|---|--------------------------|--------------|--------------------------|---------------------------|
| 13                       | 1130 W. Wilshire Blvd.  | Office                   | 88,224 gsf   | —                        | —                         |
|                          |   | Day Care                 | 20 stu       | —                        | —                         |
|                          |   | High-Turnover Restaurant | 248 gsf      | —                        | —                         |
|                          |   | Quality Restaurant       | 5,375 gsf    | —                        | —                         |
| 14                       | Metro Bus Maintenance & Operations<br>920 N. Vignes St.       | Bus Maintenance Facility | N/A          | 0                        | 0                         |
| 15                       | Glass Tower Project<br>1050 S. Grand Ave.                     | Condominium              | 151 du       | 4                        | 604                       |
|                          |   | Retail                   | 3,472 glsf   | 0.003                    | 11                        |
|                          |   | Restaurant               | 2,200 gsf    | 0.003                    | 7                         |
| 16                       | Embassy Tower<br>848 S. Grand Ave.                            | Condominium              | 420 du       | 4                        | 1,680                     |
|                          |   | Retail                   | 38,500 glsf  | 0.003                    | 116                       |
| 17                       | Beverly + Lucas Project<br>1430 W. Beverly Blvd.              | Apartment                | 243 du       | —                        | —                         |
|                          |   | Retail                   | 3,500 glsf   | —                        | —                         |
| 18                       | Wilshire Grand Redevelopment Project<br>900 W. Wilshire Blvd. | Hotel                    | 889 rm       | 1.5                      | 1,334                     |
|                          |   | General Office           | 369,300 gsf  | 0.004                    | 1,478                     |
|                          |   | Retail/Restaurant        | 34,776 gsf   | 0.003                    | 105                       |
| 19                       | Barlow Hospital Replacement & MP<br>2000 Stadium Way          | Condominium              | 800 du       | —                        | —                         |
|                          |   | Hospital                 | 56 beds      | —                        | —                         |
|                          |   | Retail                   | 15,000 glsf  | —                        | —                         |
| 20                       | 1435 W. 3rd St.   | Apartment                | 122 du       | —                        | —                         |
|                          |   | Retail                   | 3,500 glsf   | —                        | —                         |
| 21                       | Grand Ave. Project<br>225 S. Grand Ave.                       | Condominium              | 1,432 du     | 4                        | 5,728                     |
|                          |   | Apartment                | 357 du       | 4                        | 1,428                     |
|                          |   | Office                   | 681,000 gsf  | 0.004                    | 2,724                     |
|                          |   | Retail                   | 449,000 glsf | 0.003                    | 1,347                     |



**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>                             | <b>Land Use</b>         | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|-------------------------|-------------|--------------------------|---------------------------|
| 22                       | Metropolis Mixed-Use<br>899 S. Francisco St.       | Hotel                   | 480 rm      | 1.5                      | 720                       |
|                          |  | Condominium             | 836 du      | 4                        | 3,344                     |
|                          |  | Retail/Restaurant       | 46,000 gsf  | 0.003                    | 138                       |
|                          |  | Office                  | 988,225 gsf | 0.004                    | 3,953                     |
| 23                       | LA Civic Center Office<br>150 N. Los Angeles St.   | Office                  | 712,500 gsf | 0.004                    | 2,850                     |
|                          |  | Retail                  | 35,000 glsf | 0.003                    | 105                       |
|                          |  | Child Care <sup>e</sup> | 2,500 gsf   | 0.004                    | 10                        |
| 24                       | 1300 S. Hope St.                                   | Apartment               | 419 du      | 4                        | 1,676                     |
|                          |  | Retail                  | 42,200 glsf | 0.003                    | 127                       |
| 25                       | 928 S. Broadway                                    | Apartment               | 662 du      | 4                        | 2,648                     |
|                          |  | Live/Work               | 11 du       | 4                        | 44                        |
|                          |  | Retail                  | 47,000 glsf | 0.003                    | 141                       |
|                          |  | Office                  | 34,824 gsf  | 0.004                    | 140                       |
| 26                       | 1200 S. Grand Ave.                                 | Apartment               | 640 du      | 4                        | 2,560                     |
|                          |  | Retail                  | 45,000 glsf | 0.003                    | 135                       |
| 27                       | Valencia Project<br>1501 W. Wilshire Blvd.         | Apartment               | 218 du      | —                        | —                         |
|                          |  | Retail                  | 6,000 glsf  | —                        | —                         |
|                          |  | Restaurant              | 1,500 gsf   | —                        | —                         |
| 28                       | 1329 W. 7th St.                                    | Apartment               | 87 du       | —                        | —                         |
| 29                       | 534–552 S. Main St.,<br>539–547 S. Los Angeles St. | Apartment               | 160 du      | 4                        | 640                       |
|                          |  | Retail                  | 18,000 glsf | 0.003                    | 54                        |
|                          |  | Restaurant              | 3,500 gsf   | 0.003                    | 11                        |
|                          |  | Fast-Food Restaurant    | 3,500 gsf   | 0.003                    | 11                        |
| 30                       | 840 S. Olive St.                                   | Condominium             | 303 du      | 4                        | 1,212                     |
|                          |  | Restaurant              | 9,680 gsf   | 0.003                    | 30                        |
|                          |  | Retail                  | 1,500 glsf  | 0.003                    | 5                         |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>                                | <b>Land Use</b>                                | <b>Size</b>  | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|---|--|--------------|--------------------------|---------------------------|
| 31                       | 770 S. Grand Ave.                                     | Apartment                                      | 700 du       | 0                        | 0                         |
|                          |   | Retail   | 27,000 glsf  | 0                        | 0                         |
|                          |   | Restaurant                                     | 5,000 gsf    | 0                        | 0                         |
| 32                       | Santa Fe Freight Yard Redevelopment<br>950 E. 3rd St. | Apartment                                      | 635 du       | 4                        | 2,540                     |
|                          |   | Retail/Restaurant                              | 30,062 glsf  | 0.003                    | 91                        |
|                          |   | School <sup>f</sup>                            | 532 stu      | N/A                      | 532                       |
| 33                       | 201 S. Broadway                                       | Mixed<br>Office/Retail/Restaurant <sup>g</sup> | 27,675 gsf   | 0.004                    | 111                       |
| 34                       | The City Market<br>1057 S. San Pedro St.              | Office   | 549,141 gsf  | —                        | —                         |
|                          |   | Retail   | 224,862 glsf | —                        | —                         |
|                          |   | Cinema   | 744 seats    | —                        | —                         |
|                          |   | Apartment                                      | 877 du       | —                        | —                         |
|                          |   | Hotel  | 210 rm       | —                        | —                         |
|                          |   | Condominium                                    | 68 du        | —                        | —                         |
| 35                       | 400 S. Broadway                                       | Apartment                                      | 450 du       | 4                        | 1,800                     |
|                          |   | Retail   | 6,904 glsf   | 0.003                    | 21                        |
|                          |   | Bar  | 5,000 gsf    | 0.003                    | 15                        |
| 36                       | 1001 S. Olive St.                                     | Apartment                                      | 225 du       | 4                        | 900                       |
|                          |   | Restaurant                                     | 5,000 gsf    | 0.003                    | 15                        |
| 37                       | Camden Arts Mixed-Use<br>1525 E. Industrial St.       | Apartment                                      | 328 du       | 4                        | 1,312                     |
|                          |   | Retail   | 6,400 glsf   | 0.003                    | 20                        |
|                          |   | Restaurant                                     | 5,700 gsf    | 0.003                    | 18                        |
|                          |   | Office   | 27,300 gsf   | 0.004                    | 110                       |
| 38                       | 920 S. Hill St.                                       | Apartment                                      | 239 du       | 4                        | 956                       |
|                          |   | Retail   | 5,400 glsf   | 0.003                    | 17                        |
| 39                       | 955 S. Broadway                                       | Apartment                                      | 163 du       | 4                        | 652                       |
|                          |   | Retail   | 6,406 glsf   | 0.003                    | 20                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>           | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|---------------------------|-------------|--------------------------|---------------------------|
| 40                       | 801 S. Olive St.   | Apartment                 | 363 du      | 4                        | 1,452                     |
|                          |  | Restaurant                | 7,500 gsf   | 0.003                    | 23                        |
|                          |  | Retail                    | 2,500 glsf  | 0.003                    | 8                         |
| 41                       | 1212 S. Flower St.   | Condominium               | 730 du      | 4                        | 2,920                     |
|                          |  | Retail                    | 7,873 glsf  | 0.003                    | 24                        |
| 42                       | 820 S. Olive St.; 825 S. Hill St.  | Apartment                 | 589 du      | 4                        | 2,356                     |
|                          |  | Retail                    | 4,500 glsf  | 0.003                    | 14                        |
| 43                       | Sunset Everett Mixed-Use<br>1185 W. Sunset Blvd.                         | Apartment                 | 214 du      | 4                        | 856                       |
|                          |  | Condominium               | 6 du        | 4                        | 24                        |
|                          |  | Single-Family Residential | 6 du        | 4                        | 24                        |
| 44                       | 601 S. Main St.  | Condominium               | 452 du      | 4                        | 1,808                     |
|                          |  | Retail                    | 25,000 glsf | 0.003                    | 75                        |
| 45                       | 2051 E. 7th St.  | Apartment                 | 320 du      | 4                        | 1,280                     |
|                          |  | Retail                    | 15,000 glsf | 0.003                    | 45                        |
|                          |  | Restaurant                | 5,000 gsf   | 0.003                    | 15                        |
| 46                       | Herald Examiner<br>1111 S. Broadway & 156 W. 11th St. & 1201 S. Main St. | Apartment                 | 391 du      | 4                        | 1,564                     |
|                          |  | Retail                    | 49,000 glsf | 0.003                    | 147                       |
|                          |  | Office                    | 39,725 gsf  | 0.004                    | 159                       |
| 47                       | South Park Site 1<br>1120 S. Grand Ave.                                  | Apartment                 | 666 du      | 4                        | 2,664                     |
|                          |  | Retail                    | 20,600 glsf | 0.003                    | 62                        |
| 48                       | South Park Site 4<br>1230 S. Olive St.                                   | Apartment                 | 360 du      | 4                        | 1,440                     |
|                          |  | Retail                    | 6,400 glsf  | 0.003                    | 20                        |
| 49                       | 1247 S. Grand Ave.   | Apartment                 | 115 du      | 4                        | 460                       |
|                          |  | Retail                    | 4,610 glsf  | 0.003                    | 14                        |
| 50                       | Legal Aid Foundation of Los Angeles<br>1550 W. 8th St.                   | Office                    | 33,957 gsf  | —                        | —                         |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>                        | <b>Land Use</b>      | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|---|----------------------|-------------|--------------------------|---------------------------|
| 51                       | Variety Arts Mixed-Use<br>940 S. Figueroa St. | Theater <sup>f</sup> | 1,942 seats | N/A                      | 1,942                     |
|                          |   | Restaurant           | 10,056 gsf  | 0.003                    | 31                        |
|                          |   | Bar                  | 5,119 gsf   | 0.003                    | 16                        |
| 52                       | La Plaza Cultura Village<br>527 N. Spring St. | Apartment            | 345 du      | 4                        | 1,380                     |
|                          |   | Retail               | 23,000 gsf  | 0.003                    | 69                        |
|                          |   | Specialty Retail     | 21,000 gsf  | 0.003                    | 63                        |
|                          |   | Restaurant           | 11,000 gsf  | 0.003                    | 33                        |
| 53                       | 1036 S. Grand Ave.                            | Restaurant           | 7,149 gsf   | 0.003                    | 22                        |
| 54                       | Coca Cola<br>963 E. 4th St.                   | Office               | 78,600 gsf  | 0.004                    | 315                       |
|                          |   | Retail               | 25,000 gsf  | 0.003                    | 75                        |
|                          |   | Restaurant           | 20,000 gsf  | 0.003                    | 60                        |
| 55                       | 1335 W. 1st St.                               | Apartment            | 102 du      | —                        | —                         |
|                          |   | Retail               | 3,463 gsf   | —                        | —                         |
| 56                       | 459 S. Hartford Ave.                          | Apartment            | 101 du      | —                        | —                         |
| 57                       | 401 N. Boylston St.                           | Apartment            | 121 du      | —                        | —                         |
| 58                       | 1800 E. 7th St.                               | Apartment            | 122 du      | —                        | —                         |
|                          |   | Restaurant           | 4,605 gsf   | —                        | —                         |
|                          |   | Retail               | 3,245 gsf   | —                        | —                         |
| 59                       | 1150 W. Wilshire Blvd.                        | Apartment            | 80 du       | —                        | —                         |
|                          |   | Restaurant           | 4,589 gsf   | —                        | —                         |
| 60                       | 737 S. Spring St.                             | Apartment            | 320 du      | 4                        | 1,280                     |
|                          |   | Pharmacy/Drug Store  | 25,000 gsf  | 0.003                    | 75                        |
| 61                       | 520 S. Mateo St.                              | Apartment            | 600 du      | 4                        | 2,400                     |
|                          |   | Office               | 30,000 gsf  | 0.004                    | 120                       |
|                          |   | Retail               | 15,000 gsf  | 0.003                    | 45                        |
|                          |   | Restaurant           | 15,000 gsf  | 0.003                    | 45                        |
| 62                       | 1218 W. Ingraham St.                          | Apartment            | 80 du       | —                        | —                         |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>                 | <b>Size</b>  | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|---------------------------------|--------------|--------------------------|---------------------------|
| 63                       | Palmetto & Mateo<br>555 S. Mateo St.   | Retail                          | 153,000 glsf | 0.003                    | 459                       |
| 64                       | 732 S. Spring St.  | Apartment                       | 400 du       | 4                        | 1,600                     |
|                          |  | Pharmacy/Drug Store             | 15,000 gsf   | 0.003                    | 45                        |
| 65                       | 340 S. Hill St.  | Apartment                       | 428 du       | 4                        | 1,712                     |
|                          |  | Restaurant                      | 2,894 gsf    | 0.003                    | 9                         |
| 66                       | 1145 W. 7th St.  | Condominium                     | 241 du       | —                        | —                         |
|                          |  | Retail                          | 7,291 glsf   | —                        | —                         |
| 67                       | 540 S. Santa Fe Ave.   | Office                          | 89,825 gsf   | 0.004                    | 360                       |
| 68                       | 360 S. Alameda St.   | Apartment                       | 55 du        | 4                        | 220                       |
|                          |  | Office                          | 6,300 gsf    | 0.004                    | 26                        |
|                          |  | Restaurant                      | 2,500 gsf    | 0.003                    | 8                         |
| 69                       | 118 S. Astronaut E.S. Onizuka St.  | Apartment                       | 77 du        | 4                        | 308                       |
| 70                       | Kaiser Permanente Los Angeles Medical Center Expansion<br>765 W. College St. | Medical Office                  | 100,000 gsf  | 0.004                    | 400                       |
|                          |  | Inpatient Facility <sup>f</sup> | 62 beds      | N/A                      | 62                        |
| 71                       | Stadium Way & Chavez Ravine Apartments<br>959 E. Stadium Way                 | Apartment                       | 158 du       | —                        | —                         |
| 72                       | 700 W. Cesar Chavez Ave.   | Apartment                       | 299 du       | 4                        | 1,196                     |
|                          |  | Retail                          | 8,000 glsf   | 0.003                    | 24                        |
| 73                       | Clinic at 7th & Wall<br>649 S. Wall St.                                      | Medical Office                  | 66 emp       | N/A                      | 66                        |
|                          |  | Assisted Living <sup>f</sup>    | 55 beds      | N/A                      | 55                        |
| 74                       | Metro Emergency Security Operations Center<br>410 N. Center St.              | Office                          | 110,000 gsf  | 0.004                    | 440                       |
| 75                       | 500 S. Mateo St.   | Restaurant                      | 12,882 gsf   | 0.003                    | 39                        |
| 76                       | Medallion Phase 2<br>300 S. Main St.   | Apartment                       | 471 du       | 4                        | 1,884                     |
|                          |  | Retail                          | 5,190 glsf   | 0.003                    | 16                        |
|                          |  | Restaurant                      | 27,780 gsf   | 0.003                    | 84                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>                 | <b>Land Use</b> | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|-----------------|-------------|--------------------------|---------------------------|
| 77                       | Alexan S. Broadway<br>850 S. Hill St.  | Apartment       | 300 du      | 4                        | 1,200                     |
|                          |  | Retail          | 3,500 glsf  | 0.003                    | 11                        |
|                          |  | Restaurant      | 3,500 gsf   | 0.003                    | 11                        |
| 78                       | 340 N. Patton St.                      | Apartment       | 44 du       | —                        | —                         |
| 79                       | Alameda Hotel<br>400 S. Alameda St.    | Hotel           | 66 rm       | 1.5                      | 99                        |
|                          |  | Restaurant      | 2,130 gsf   | 0.003                    | 7                         |
|                          |  | Retail          | 840 glsf    | 0.003                    | 3                         |
| 80                       | Apex II<br>700 W. 9th St.              | Apartment       | 341 du      | 4                        | 1,364                     |
|                          |  | Retail          | 11,687 glsf | 0.003                    | 36                        |
| 81                       | 649 S. Olive St.                       | Hotel           | 241 rm      | 1.5                      | 362                       |
| 82                       | Sapphire Mixed-Use<br>1111 W. 6th St.  | Apartment       | 362 du      | —                        | —                         |
|                          |  | Retail          | 25,805 glsf | —                        | —                         |
| 83                       | Grand Residences<br>1233 S. Grand Ave. | Condominium     | 161 du      | 4                        | 644                       |
|                          |  | Restaurant      | 3,000 gsf   | 0.003                    | 9                         |
| 84                       | 675 S. Bixel St.                       | Hotel           | 126 rm      | —                        | —                         |
|                          |  | Apartment       | 422 du      | —                        | —                         |
|                          |  | Retail          | 4,874 glsf  | —                        | —                         |
| 85                       | 740 S. Hartford Ave.                   | Apartment       | 80 du       | —                        | —                         |
| 86                       | Lifan Tower<br>1235 W. 7th St.         | Condominium     | 304 du      | —                        | —                         |
|                          |  | Retail          | 5,699 glsf  | —                        | —                         |
| 87                       | 940 S. Hill St.                        | Apartment       | 232 du      | 4                        | 928                       |
|                          |  | Restaurant      | 14,000 glsf | 0.003                    | 42                        |
| 88                       | 1322 Linwood Ave.                      | Apartment       | 84 du       | —                        | —                         |
| 89                       | 1340 S. Olive St.                      | Apartment       | 156 du      | 4                        | 624                       |
|                          |  | Retail          | 5,000 glsf  | 0.003                    | 15                        |
|                          |  | Restaurant      | 10,000 gsf  | 0.003                    | 30                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>             | <b>Land Use</b>      | <b>Size</b>  | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|------------------------------------|----------------------|--------------|--------------------------|---------------------------|
| 90                       | 1334 S. Flower St.                 | Apartment            | 188 du       | 4                        | 752                       |
|                          |                                    | Retail/Restaurant    | 10,096 glsf  | 0.003                    | 31                        |
| 91                       | 929 E. 2nd St.                     | Retail               | 37,974 glsf  | 0.003                    | 114                       |
|                          |                                    | Other <sup>g</sup>   | 71,078 gsf   | 0.004                    | 285                       |
| 92                       | 633 S. Spring St.                  | Hotel                | 176 rm       | 1.5                      | 264                       |
|                          |                                    | Restaurant           | 8,430 gsf    | 0.003                    | 26                        |
|                          |                                    | Bar                  | 5,290 gsf    | 0.003                    | 16                        |
| 93                       | Luxe Hotel<br>1020 S. Figueroa St. | Hotel                | 300 rm       | 1.5                      | 450                       |
|                          |                                    | Condominium          | 435 du       | 4                        | 1,740                     |
|                          |                                    | Retail               | 58,959 glsf  | 0.003                    | 177                       |
| 94                       | 1200 S. Figueroa St.               | Residential          | 648 du       | 4                        | 2,592                     |
|                          |                                    | Restaurant           | 20,000 gsf   | 0.003                    | 60                        |
|                          |                                    | Retail               | 28,000 glsf  | 0.003                    | 84                        |
| 95                       | 701 S. Hill St.                    | Apartment            | 124 du       | 4                        | 496                       |
|                          |                                    | Retail               | 8,500 glsf   | 0.003                    | 26                        |
| 96                       | 525 S. Spring St.                  | Apartment            | 360 du       | 4                        | 1,440                     |
|                          |                                    | Retail               | 9,400 glsf   | 0.003                    | 29                        |
| 97                       | Case Hotel<br>1106 S. Broadway     | Hotel                | 151 rm       | 1.5                      | 227                       |
| 98                       | 425 W. 11th St.                    | Office               | 500 emp      | 0                        | 0                         |
| 99                       | Freehand Hotel<br>416 W. 8th St.   | Hotel                | 200 rm       | 1.5                      | 300                       |
| 100                      | The Bloc<br>700 S. Flower St.      | Office               | 737,710 gsf  | 0.004                    | 2,951                     |
|                          |                                    | Retail               | 260,000 glsf | 0.003                    | 780                       |
|                          |                                    | Restaurant           | 50,000 gsf   | 0.003                    | 150                       |
|                          |                                    | Theater <sup>f</sup> | 800 seats    | N/A                      | 800                       |
| 101                      | 1728 W. 7th St.                    | Restaurant/Bar       | 13,100 gsf   | —                        | —                         |



**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>                | <b>Size</b>  | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|--------------------------------|--------------|--------------------------|---------------------------|
| 102                      | Olympic Tower<br>815 W. Olympic Blvd.                                    | Hotel                          | 373 rm       | 1.5                      | 560                       |
|                          |  | Retail                         | 65,074 glsf  | 0.003                    | 196                       |
|                          |  | Condominium                    | 374 du       | 4                        | 1,496                     |
|                          |  | Office                         | 33,498 gsf   | 0.004                    | 134                       |
|                          |  | Conference Center <sup>e</sup> | 10,801 gsf   | 0.004                    | 44                        |
| 103                      | LA Gateway Project<br>1025 W. Olympic Blvd.                              | Apartment                      | 1,367 du     | 4                        | 5,468                     |
|                          |  | Restaurant                     | 20,000 gsf   | 0.003                    | 60                        |
|                          |  | Retail                         | 20,000 glsf  | 0.003                    | 60                        |
| 104                      | Oceanwide Plaza<br>1101 S. Flower St.                                    | Condominium                    | 504 du       | 4                        | 2,016                     |
|                          |  | Hotel                          | 183 rm       | 1.5                      | 275                       |
|                          |  | Retail                         | 120,583 glsf | 0.003                    | 362                       |
|                          |  | Restaurant                     | 46,000 gsf   | 0.003                    | 138                       |
| 105                      | Los Angeles Sports and Entertainment District<br>Figueroa St. & 11th St. | Office                         | 601,800 gsf  | 0.004                    | 2,408                     |
|                          |  | Convention Center <sup>e</sup> | 250,000 gsf  | 0.004                    | 1,000                     |
| 106                      | Hall of Justice<br>211 W. Temple St.                                     | Government Building            | 1,600 emp    | 0                        | 0                         |
|                          |  | Parking Structure              | 1,000 spc    | 0                        | 0                         |
| 107                      | 418 S. Spring St.  | High-Rise Condominium          | 96 du        | 0                        | 0                         |
|                          |  | Hotel                          | 122 rm       | 0                        | 0                         |
|                          |  | Retail                         | 10,000 glsf  | 0                        | 0                         |
|                          |  | Health Club                    | 2,000 gsf    | 0                        | 0                         |
|                          |  | Bar                            | 3,500 gsf    | 0                        | 0                         |
| 108                      | 1013 N. Everett St.  | Apartment                      | 49 du        | 4                        | 196                       |
| 109                      | 708 N. Hill St.  | Apartment                      | 162 du       | 4                        | 648                       |
|                          |  | Retail                         | 5,000 glsf   | 0.003                    | 15                        |
| 110                      | 211 W. Alpine St.  | Apartment                      | 122 du       | 4                        | 488                       |
|                          |  | Retail                         | 7,500 glsf   | 0.003                    | 23                        |
| 111                      | 130 S. Beaudry Ave.  | Apartment                      | 220 du       | 4                        | 880                       |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>        | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|------------------------|-------------|--------------------------|---------------------------|
| 112                      | College Station Mixed-Use<br>129 W. College St., 924 N. Spring St. | Condominium            | 770 du      | 4                        | 3,080                     |
|                          |  | Retail                 | 51,592 glsf | 0.003                    | 155                       |
| 113                      | Urban View Lots<br>495 S. Hartford Ave.                            | Apartment              | 218 du      | —                        | —                         |
| 114                      | 1316 W. Court St.  | Apartment              | 60 du       | —                        | —                         |
| 115                      | 8th & Figueroa Mixed-Use<br>744 S. Figueroa St.                    | Apartment              | 438 du      | 4                        | 1,752                     |
|                          |  | Retail                 | 7,500 glsf  | 0.003                    | 23                        |
| 116                      | 1201 N. Broadway   | Apartment              | 118 du      | 4                        | 472                       |
|                          |  | Office                 | 8,800 gsf   | 0.004                    | 36                        |
| 117                      | 1346–1354 W. Court St.   | Apartment              | 43 du       | —                        | —                         |
| 118                      | 433 S. Main St.  | Condominium            | 161 du      | 4                        | 644                       |
|                          |  | Mixed-Use <sup>9</sup> | 6,900 gsf   | 0.004                    | 28                        |
| 119                      | Downtown LA Hotel<br>926 W. James M. Woods Blvd.                   | Hotel                  | 247 rm      | 1.5                      | 371                       |
| 120                      | JMF Tower<br>333 W. 5th St.  | Condominium            | 100 du      | 4                        | 400                       |
|                          |  | Hotel                  | 200 rm      | 1.5                      | 300                       |
|                          |  | Restaurant             | 27,500 gsf  | 0.003                    | 83                        |
| 121                      | Times Mirror Square<br>202 W. 1st St.                              | Apartment              | 1,127 du    | 4                        | 4,508                     |
|                          |  | Office                 | 285,088 gsf | 0.004                    | 1,141                     |
|                          |  | Supermarket            | 50,000 gsf  | 0.003                    | 150                       |
|                          |  | Restaurant             | 75,589 gsf  | 0.003                    | 227                       |
| 122                      | 888 S. Hope St.  | Apartment              | 526 du      | 4                        | 2,104                     |
| 123                      | Sofia Los Angeles<br>1106 W. 6th St.                               | Apartment              | 606 du      | —                        | —                         |
|                          |  | Retail                 | 25,000 glsf | —                        | —                         |
| 124                      | Ferrante<br>1000 W. Temple St.                                     | Apartment              | 1,500 du    | 4                        | 6,000                     |
|                          |  | Retail                 | 30,000 glsf | 0.003                    | 90                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>            | <b>Size</b>  | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|----------------------------|--------------|--------------------------|---------------------------|
| 125                      | 640 S. Alameda St.,<br>1206 E. 6th St.   | Apartment                  | 1,305 du     | 4                        | 5,220                     |
|                          |  | Condominium                | 431 du       | 4                        | 1,724                     |
|                          |  | Hotel                      | 412 rm       | 1.5                      | 618                       |
|                          |  | Office                     | 253,514 gsf  | 0.004                    | 1,015                     |
|                          |  | Retail                     | 127,609 glsf | 0.003                    | 383                       |
|                          |  | School <sup>e</sup>        | 29,316 gsf   | 0.004                    | 118                       |
|                          |  | Art Space <sup>e</sup>     | 22,429 gsf   | 0.004                    | 90                        |
| 126                      | 1300 S. Figueroa St.   | Hotel                      | 1,024 rm     | 1.5                      | 1,536                     |
| 127                      | Budokan of Los Angeles<br>237–249 S. Los Angeles St.   | Sports Center <sup>e</sup> | 63,000 gsf   | 0.004                    | 252                       |
| 128                      | King's Arch<br>537 S. Broadway   | Office                     | 45,000 gsf   | 0.004                    | 180                       |
| 129                      | Title Insurance Building<br>433 S. Spring St.  | Office                     | 320,000 gsf  | 0.004                    | 1,280                     |
| 130                      | Subway Terminal Retail<br>417 S. Hill St.  | Retail/Office <sup>g</sup> | 130,000 glsf | 0.004                    | 520                       |
| 131                      | 405 S. Hewitt St.  | Office                     | 255,500 gsf  | 0.004                    | 1,022                     |
|                          |  | Retail                     | 4,970 glsf   | 0.003                    | 15                        |
|                          |  | Restaurant                 | 9,940 gsf    | 0.003                    | 30                        |
| 132                      | 333 S. Alameda St.   | Apartment                  | 994 du       | 4                        | 3,976                     |
|                          |  | Retail                     | 99,300 glsf  | 0.003                    | 298                       |
| 133                      | The San Pedro Towers<br>600–628 S. San Pedro St, 611–615 S.<br>Crocker St, 518–522 E. 6th St | Affordable Housing         | 298 du       | 4                        | 1,192                     |
|                          |  | Manager Apartment          | 5 du         | 4                        | 20                        |
|                          |  | Retail                     | 3,136 glsf   | 0.003                    | 10                        |
|                          |  | Office                     | 16,773 gsf   | 0.004                    | 68                        |
| 134                      | 1000 S. Hill St.   | Apartment                  | 498 du       | 4                        | 1,992                     |
|                          |  | Retail                     | 8,707 glsf   | 0.003                    | 27                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>                     | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|-------------------------------------|-------------|--------------------------|---------------------------|
| 135                      | 1011 N. Broadway   | Hotel                               | 92 rm       | 1.5                      | 138                       |
| 136                      | 1018 W. Ingraham St.   | Apartment                           | 43 du       | 4                        | 172                       |
|                          |  | Retail                              | 7,400 glsf  | 0.003                    | 23                        |
| 137                      | 1100 E. 5th St.  | Apartment                           | 220 du      | 4                        | 880                       |
|                          |  | Office                              | 20,021 gsf  | 0.004                    | 81                        |
|                          |  | Restaurant                          | 19,609 gsf  | 0.003                    | 59                        |
|                          |  | Retail                              | 9,250 glsf  | 0.003                    | 28                        |
| 138                      | 1100 S. Main St.   | Apartment                           | 379 du      | 4                        | 1,516                     |
|                          |  | Retail                              | 25,810 glsf | 0.003                    | 78                        |
| 139                      | 1625 W. Palo Alto St.  | Hotel                               | 88 rm       | —                        | —                         |
| 140                      | 1219 S. Hope St.   | Hotel                               | 75 rm       | 1.5                      | 113                       |
|                          |  | Restaurant                          | 7,700 gsf   | 0.003                    | 24                        |
| 141                      | 1246 W. Court St.  | Apartment                           | 54 du       | —                        | —                         |
| 142                      | 1307 W. 7th St.  | Apartment                           | 76 du       | —                        | —                         |
|                          |  | Retail                              | 6,035 glsf  | —                        | —                         |
| 143                      | 1322 W. Maryland St.   | Apartment                           | 47 du       | —                        | —                         |
|                          |  | Retail                              | 760 glsf    | —                        | —                         |
| 144                      | 1323 S. Grand Ave.   | Apartment                           | 284 du      | 4                        | 1,136                     |
|                          |  | Retail                              | 6,300 glsf  | 0.003                    | 19                        |
| 145                      | 656 S. Stanford Ave.   | Apartment                           | 82 du       | 4                        | 328                       |
| 146                      | The Weingart Towers<br>554–562 S. San Pedro St.,<br>555–561 S. Crocker St. | Affordable Housing                  | 378 du      | 4                        | 1,512                     |
|                          |  | Manager Apartment                   | 4 du        | 4                        | 16                        |
|                          |  | Retail                              | 1,758 glsf  | 0.003                    | 6                         |
|                          |  | Office                              | 4,410 gsf   | 0.004                    | 18                        |
|                          |  | Dining Room/Flex Space <sup>e</sup> | 5,932 gsf   | 0.004                    | 24                        |
| 147                      | 601 S. Central Ave.  | Apartment                           | 236 du      | 4                        | 944                       |
|                          |  | Retail                              | 12,000 glsf | 0.003                    | 36                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b> | <b>Land Use</b> | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|------------------------|-----------------|-------------|--------------------------|---------------------------|
| 148                      | 640 S. Santa Fe Ave.   | Office          | 107,127 gsf | 0.004                    | 429                       |
| 149                      | 641 S. Imperial St.    | Apartment       | 140 du      | 4                        | 560                       |
|                          |                        | Office          | 14,749 gsf  | 0.004                    | 59                        |
| 150                      | 643 N. Spring St.      | Apartment       | 203 du      | 4                        | 812                       |
|                          |                        | Retail          | 21,049 glsf | 0.003                    | 64                        |
| 151                      | 668 S. Alameda St.     | Apartment       | 475 du      | 4                        | 1,900                     |
|                          |                        | Office          | 43,000 gsf  | 0.004                    | 172                       |
|                          |                        | Retail          | 9,000 glsf  | 0.003                    | 27                        |
|                          |                        | Supermarket     | 15,000 gsf  | 0.003                    | 45                        |
|                          |                        | Restaurant      | w17,000 gsf | 0.003                    | 51                        |
| 152                      | 676 S. Mateo St.       | Apartment       | 172 du      | 4                        | 688                       |
|                          |                        | Retail          | 23,025 glsf | 0.003                    | 70                        |
| 153                      | 755 S. Los Angeles St. | Office          | 60,243 gsf  | 0.004                    | 241                       |
|                          |                        | Retail          | 16,694 glsf | 0.003                    | 51                        |
|                          |                        | Restaurant      | 26,959 gsf  | 0.003                    | 81                        |
| 154                      | 940 E. 4th St.         | Apartment       | 93 du       | 4                        | 372                       |
|                          |                        | Retail          | 14,248 glsf | 0.003                    | 43                        |
|                          |                        | Office          | 6,000 gsf   | 0.004                    | 24                        |
| 155                      | 1410 S. Flower St.     | Apartment       | 152 du      | 4                        | 608                       |
|                          |                        | Retail          | 1,184 glsf  | 0.003                    | 4                         |
| 156                      | 845 S. Olive St.       | Apartment       | 208 du      | 4                        | 832                       |
|                          |                        | Retail          | 810 glsf    | 0.003                    | 3                         |
|                          |                        | Restaurant      | 1,620 gsf   | 0.003                    | 5                         |
| 157                      | 330 S. Alameda St.     | Apartment       | 186 du      | 4                        | 744                       |
|                          |                        | Office          | 10,415 gsf  | 0.004                    | 42                        |
|                          |                        | Retail          | 11,925 glsf | 0.003                    | 36                        |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**


| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>   | <b>Land Use</b>                   | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|-----------------------------------|-------------|--------------------------|---------------------------|
| 158                      | 527 S. Colyton St.   | Condominium                       | 310 du      | 4                        | 1,240                     |
|                          |  | Retail                            | 11,375 glsf | 0.003                    | 35                        |
|                          |  | Art Production Space <sup>e</sup> | 11,736 gsf  | 0.004                    | 47                        |
| 159                      | Fashion District Residences<br>212–230 E. 7th St., 701–739 S. Maple Ave. | Apartment                         | 452 du      | 4                        | 1,808                     |
|                          |  | Retail                            | 6,802 glsf  | 0.003                    | 21                        |
|                          |  | Restaurant                        | 6,802 gsf   | 0.003                    | 21                        |
| 160                      | 755 S. Wall St.  | Apartment                         | 323 du      | 4                        | 1,292                     |
|                          |  | Retail                            | 4,400 glsf  | 0.003                    | 14                        |
|                          |  | Event Space <sup>f</sup>          | 125 per     | N/A                      | 125                       |
|                          |  | Office                            | 53,200 gsf  | 0.004                    | 213                       |
|                          |  | Restaurant                        | 4,420 gsf   | 0.003                    | 14                        |
| 161                      | 1101 E. 5th St., 445–457 S. Colyton St.                                  | Live/Work                         | 129 du      | 4                        | 516                       |
|                          |  | Retail                            | 26,979 glsf | 0.003                    | 81                        |
|                          |  | Restaurant                        | 31,719 gsf  | 0.003                    | 96                        |
|                          |  | Hotel                             | 113 rm      | 1.5                      | 170                       |
|                          |  | Art Uses <sup>e</sup>             | 13,771 gsf  | 0.004                    | 56                        |
| 162                      | 1045 S. Olive St.  | Apartment                         | 800 du      | 4                        | 3,200                     |
| 163                      | Figueroa Centre<br>913 S. Figueroa St.                                   | Hotel                             | 220 rm      | 1.5                      | 330                       |
|                          |  | Apartment                         | 200 du      | 4                        | 800                       |
|                          |  | Retail                            | 94,080 glsf | 0.003                    | 283                       |
| 164                      | 8th, Grand & Hope Tower<br>754 S. Hope St.                               | Apartment                         | 409 du      | 4                        | 1,636                     |
|                          |  | Retail                            | 7,329 sf    | 0.003                    | 22                        |
| 165                      | 1340 S. Hill St.   | Apartment                         | 233 du      | 4                        | 932                       |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b> | <b>Project/Address</b>                   | <b>Land Use</b>          | <b>Size</b>   | <b>Conversion Factor</b> | <b>Service Population</b> |
|--------------------------|--|--------------------------|---------------|--------------------------|---------------------------|
| 166                      | 670 Mesquit St.                          | Apartment                | 308 du        | 4                        | 1,232                     |
|                          |  | Hotel                    | 236 rm        | 1.57                     | 354                       |
|                          |  | Office                   | 944,055 gsf   | 0.004                    | 3,777                     |
|                          |  | Retail                   | 79,240 glsf   | 0.003                    | 238                       |
|                          |  | Restaurant               | 89,576 gsf    | 0.003                    | 269                       |
|                          |  | Event Space <sup>e</sup> | 93,617 gsf    | 0.004                    | 375                       |
|                          |  | Gym <sup>e</sup>         | 62,148 gsf    | 0.004                    | 249                       |
|                          |  | Grocery                  | 56,912 gsf    | 0.003                    | 171                       |
| 167                      | 1030–1380 N. Broadway, 1251 N. Spring St | Apartment                | 920 du        | 4                        | 3,680                     |
|                          |  | Retail                   | 21,406 glsf   | 0.003                    | 65                        |
| 168                      | Alameda Square<br>777 S. Alameda St.     | Office                   | 1,300,000 gsf | —                        | —                         |
|                          |  | Retail                   | 250,000 glsf  | —                        | —                         |
| 169                      | 1248 S. Figueroa St.                     | Hotel                    | 1,162 rm      | 1.5                      | 1,743                     |
|                          |  | Restaurant               | 13,145 gsf    | 0.003                    | 40                        |
| 170                      | 215 W. 14th St.                          | Apartment                | 154 du        | 4                        | 616                       |
|                          |  | Retail                   | 10,700 glsf   | 0.003                    | 33                        |
| 171                      | 1745 E. 7th St.                          | Apartment                | 57 du         | 4                        | 228                       |
|                          |  | Retail                   | 6,000 glsf    | 0.003                    | 18                        |
| 172                      | 354 S. Spring St.                        | Apartment                | 212 du        | 4                        | 848                       |
|                          |  | Restaurant               | 15,280 gsf    | 0.003                    | 46                        |
| 173                      | Alameda District Plan                    | Residential              | 22 du         | 4                        | 88                        |
|                          |  | Office                   | 7,443,200 gsf | 0.004                    | 29,773                    |
|                          |  | Retail                   | 645,000 glsf  | 0.003                    | 1,935                     |
|                          |  | Hotel                    | 750 rm        | 1.5                      | 1,125                     |
|                          |  | Restaurant               | 20,000 gsf    | 0.003                    | 60                        |
|                          |  | Museum <sup>e</sup>      | 70,000 gsf    | 0.004                    | 280                       |



**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| <b>No.<sup>a,b</sup></b>  | <b>Project/Address</b>   | <b>Land Use</b> | <b>Size</b> | <b>Conversion Factor</b> | <b>Service Population</b> |
|---|--|-----------------|-------------|--------------------------|---------------------------|
|   | <b>Related Projects Service Population</b>                                   |                 |             |                          | <b>243,959</b>            |
|   | <b>Net Project Service Population</b>  |                 |             |                          | <b>2,492</b>              |
|   | <b>Total Service Population for Related Projects and Project</b>             |                 |             |                          | <b>246,451</b>            |
|   | <b>Related Projects Residential Service Population</b>                       |                 |             |                          | <b>155,455</b>            |
|   | <b>Net Project Residential Service Population</b>                            |                 |             |                          | <b>334</b>                |
|   | <b>Total Residential Service Population for Related Projects and Project</b> |                 |             |                          | <b>155,789</b>            |
| <p>ac = acres<br/> du = dwelling units<br/> emp = employees<br/> glsf = gross leasable square feet<br/> gsf = gross square feet<br/> per = persons<br/> spc = spaces<br/> stu = students<br/> N/A = Information is not available.</p> <p> This indicates that the related project is not located within the Central Community Police Station service area. Therefore, the service population was not calculated.</p> <p>Totals calculated have been rounded up to the nearest whole number and may not sum due to rounding.</p> <p><sup>a</sup> Project No. corresponds to Table III-1, List of Related Projects, and Figure III-1, in Section III, Environmental Setting, of this Draft EIR.</p> <p><sup>b</sup> Related Project Nos. 1, 2, 5, 14, 31, 98, 106, and 107 have been built and are operational. As these related projects have already been accounted for in existing conditions, the respective service populations were not calculated.</p> <p><sup>c</sup> The following L.A. CEQA Thresholds Guide Police Service Population Conversion Factors were used: Residential (three-, four-bedroom units): 4 persons/unit (the highest rate available); Office: 4 persons/1,000 sf; Retail: 3 persons/1,000 sf; Hotel: 1.5 persons/room/day.</p> <p><sup>d</sup> This project is an expansion of existing Metro bus maintenance and inspection facilities. Therefore, the police service population is not</p> |  |                 |             |                          |                           |

**Table IV.I.1-3 (Continued)**  
**Estimated Service Population from Related Projects Within Central Area**

| No. <sup>a,b</sup>   | Project/Address | Land Use | Size | Conversion Factor | Service Population |
|--|-----------------|----------|------|-------------------|--------------------|
| <p><i>expected to increase.</i></p> <p><sup>e</sup> <i>The L.A. CEQA Thresholds Guide does not provide a police service population factor for this type of land use. Therefore, the highest available rate for non-residential land uses (i.e., 4 persons per 1,000 sf for office uses) is applied.</i></p> <p><sup>f</sup> <i>The L.A. CEQA Thresholds Guide does not provide a police service population factor for land uses per student, employee, person, bed, or seat. Therefore, the police service population is assumed to be equivalent to the number of individual, beds, or seats.</i></p> <p><sup>g</sup> <i>This related project does not specify the land use. Therefore, the highest available rate for non-residential land uses (i.e., 4 persons per 1,000 sf for office uses) is applied.</i></p> <p><i>Source: Eyestone Environmental, 2018.</i></p> |                 |          |      |                   |                    |

would be implemented as part of the Project, the Project's contribution to the General Fund, and LAPD's policing services within the on-site Metro station and portal, the Project is not anticipated to generate a demand for additional police protection services that would exceed the LAPD's capacity to serve the Project Site.<sup>28</sup>

As previously discussed, it is noted that much of this growth is anticipated by the City and will be incorporated into the DTLA 2040 Plan currently being prepared by the Department of City Planning. Current DTLA 2040 projections indicate an additional approximately 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.<sup>29</sup> While these DTLA 2040 projections are lower than the estimated population growth attributable to the related projects based on the police service population conversion factors provided in the *L.A. CEQA Thresholds Guide*, the latter population rates are used by the LAPD for purposes of evaluating impacts on police services and may not necessarily reflect more current and regularly updated demographic information. Furthermore, the estimated number of cumulative residents (permanent population) and employees (daytime population) evaluated herein is considered conservative and overstated because it does not reflect the removal of existing uses and their associated existing resident and employee populations resulting from the development of the related projects. Moreover, as indicated above, it is anticipated that many of the related projects will not ultimately proceed to approval and construction.

In any case, similar to the Project, each related project would be subject to the City's routine construction permitting process, which includes review by the LAPD to ensure sufficient security measures are implemented to reduce potential impacts to police protection services. In accordance with the police protection-related goals, objectives, and policies set forth in the City's Framework Element, as discussed in the regulatory framework above, the LAPD would also continue to monitor population growth and land development throughout the City and identify additional resource needs, including staffing, equipment, vehicles, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. Through the City's regular budgeting efforts, the LAPD's resource needs would be identified and monies allocated according to the priorities at the time.<sup>30</sup> As such, it is premature and speculative to estimate any specific type, location, or intensity of future police resource expansions, whether in terms of personnel or facilities. In addition, it is anticipated that the related

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<sup>28</sup> Of the estimated 23,733 crimes per year, the Project's contribution would be only 51 crimes per year, or approximately 0.21 percent of the cumulative crime increase.

<sup>29</sup> Growth projections current as of December 2018. Source: City of Los Angeles, DTLA 2040, *About This Project*, [www.dtl2040.org/](http://www.dtl2040.org/), accessed December 6, 2018.

<sup>30</sup> City of Los Angeles, *Budget for the Fiscal Year 2017–18*.

projects would implement adequate security features similar to the Project's, including mitigation measures if appropriate, which would reduce cumulative impacts to police protection services. Furthermore, the Project, as well as the related projects, would generate revenues to the City's General Fund (in the form of property taxes, sales revenue, etc.) that could be applied toward the provision of new police facilities and related staffing, as deemed appropriate.

With regard to emergency response, the Project and related projects would introduce new uses in the Project area that would generate additional traffic. Any resulting traffic congestion would have the potential to increase emergency vehicle response times to the Project Site and surrounding properties due to travel time delays. As discussed above, the Project is not anticipated to substantially affect emergency response times in the Central Area, and the Project would not contribute to a significant cumulative impact relative to emergency response times. It is further noted that the current average response times for both emergency and non-emergency calls in the Central Area are substantially less than the Citywide average response times. Moreover, the drivers of emergency vehicles would continue to have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic, in accordance with CVC Section 21806.

In addition, LAPD will continue to patrol Metro's stations, trains, and buses within City limits, including the future on-site station and portal (currently under construction), which will become operational in 2021. As discussed above, this security provision increases the number of on-duty police officers within the City, including Downtown, and is estimated to improve response times by more than 50 percent.<sup>31</sup> As the Downtown area has a high concentration of Metro stations and bus lines, the police presence in the Project vicinity is expected to be considerable, particularly when accounting for regular LAPD patrols of the Central Area.

With regard to cumulative impacts on police protection, consistent with the *City of Hayward v. Board Trustees of California State University* (2015) 242 Cal.App.4th 833 ruling and the requirements stated in California Constitution Article XIII, Section 35(a)(2), the obligation to provide adequate police services is the responsibility of the City. LAPD will continue to monitor population growth and land development in the City and identify additional resource needs, including staffing, equipment, basic cars, other special apparatuses, and possibly station expansions or new station construction needs that may become necessary to achieve the required level of service. Through the City's regular

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<sup>31</sup> *Metro Board Report Re: Transit Law Enforcement Services, File No. 2017-0113, February 23, 2017; <http://losangeles.cbslocal.com/2017/02/23/lapd-to-begin-patroling-metro-buses-trains-under-new-contract/>, accessed October 27, 2018.*

budgeting efforts, LAPD's resource needs will be identified and allocated according to the priorities at the time. At this time, LAPD has not identified any new station construction in the area impacted by this Project either because of this Project or other projects in the service area. If LAPD determines that new facilities are necessary at some point in the future, such facilities: (1) would occur where allowed under the designated land use; (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size; and (3) could qualify for a categorical exemption or Mitigated Negative Declaration under CEQA Guidelines Section 15301 or 15332 and would not be expected to result in significant impacts. Further analysis, including a specific location, would be speculative and beyond the scope of this document.

**Based on the above considerations, the Project would not contribute to cumulative adverse impacts associated with the provision of new or physically altered government facilities, or the need for new or physically altered governmental facilities the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services. As such, the Project's contribution to cumulative operational impacts to police protection services would not be cumulatively considerable, and cumulative impacts on police protection services would be less than significant.**

## **5. Mitigation Measures**

Project-level and cumulative impacts with regard to police protection services would be less than significant. Therefore, no mitigation measures are required.

## **6. Level of Significance After Mitigation**

Project-level and cumulative impacts related to police protection services would be less than significant without mitigation.