

APPENDIX G:
UTILITIES AND SERVICE PROVIDER RESPONSE LETTERS

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CITY OF LOS ANGELES

CALIFORNIA



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WASTEWATER ENGINEERING
SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

August 26, 2019

Ms. Adrianna Gjonaj, Environmental Planner
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Gjonaj,

ENLIGHTENMENT PLAZA PROJECT - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your August 20, 2019 letter requesting a review of your proposed residential project bordered by: west of N Juanita Avenue, north of Oakwood Avenue, east to N Madison Avenue, and south of two commercial buildings with associated parking lots in the city of Los Angeles, CA 90731. The project will consist of 454 residential units. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

| Type Description | Average Daily Flow per Type Description (GPD/UNIT) | Proposed No. of Units | Average Daily Flow (GPD) |
|--------------------------|--|--------------------------|--------------------------|
| <i>Proposed</i> | | | |
| Residential: Studio | 75 GPD/ DU | 370 DU | 27,750 |
| Residential: APT-1 BDRM | 110 GPD/ DU | 71 DU | 7,810 |
| Residential: APT-2 BDRMS | 150 GPD/ DU | 13 DU | 1,950 |
| Supportive Services | 50 GPD/1000 SQ.FT | 19,641 SQ.FT | 982 |
| Common Area | 50 GPD/1000 SQ.FT | 6,595 SQ.FT | 330 |
| Total | | | 38,822 |

zero waste • one water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Juanita Ave. The sewage from the existing 8-inch line feeds into a 20-inch line on Berendo St before discharging into a 48-inch sewer line on Normandie Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

| Pipe Diameter (in) | Pipe Location | Current Gauging d/D (%) | 50% Design Capacity |
|--------------------|----------------|-------------------------|---------------------|
| 8 | Juanita Ave. | * | 229,323 GPD |
| 18 | Madison Ave. | 33 | 2.59 MGD |
| 20 | Berendo St. | 31 | 2.05 MGD |
| 48 | Normandie Ave. | 27 | 29.86 MGD |

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. Any sewer ejector shall be reviewed by LASAN staff prior to City of Los Angeles Department of Building and Safety (LADBS) approval. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, LA Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input

regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as

recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

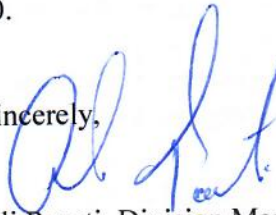
To help offset costs of water conservation and reuse systems, LADWP offers Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

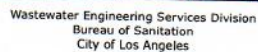


Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: sa

Attachment: Figure 1 - Sewer Map

c: Kosta Kaporis, LASAN
Cyrous Gilani, LASAN
Christopher DeMonbrun, LASAN





LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

DATE: September 17, 2019

TO: Adrianna Gjonaj
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Santa Clarita, CA 91355

FROM: Rena Perez, Director
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: **ENLIGHTENMENT PLAZA PROJECT**, 312, 316, 322, 328 North Juanita Avenue; 317, 321, 327, 333, 339, 345 North Madison Avenue; and 3812, 3812 1/2, 3814, 3814 1/2, 3818, 3820, 3838 Oakwood Avenue, Los Angeles, CA 90004. The project is planned to construct five 100 percent affordable housing multifamily residential buildings with 454, (71 one-bedroom, 13 two-bedroom and 370 studios), low-income dwelling units.

Included please find a **LAUSD Schools Enrollments and Capacities Report** for the schools and programs serving the project address. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

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

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

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


MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Question: 1 & 2 Please see LAUSD Schools Enrollments and Capacities Report details;

ATTACHMENTS

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

Sincerely,


Rena Perez, Director

PROJECT SERVED: ENLIGHTENMENT PLAZA PROJECT, 312, 316, 322, 328 North Juanita Avenue; 317, 321, 327, 333, 339, 345 North Madison Avenue; and 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3838 Oakwood Avenue, Los Angeles, CA 90004. The project is planned to construct five 100 percent affordable housing multifamily residential buildings with 454, (71 one-bedroom, 13 two-bedroom and 370 studios), low-income dwelling units.

SCHOOL YEAR: 2017-2018

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|------------------|----------------------|----------|---------------------|-------------------|---------------------------------------|------------------|----------------------|---|--------------------------------------|
| Cost Center Code | School Name | Capacity | Resident Enrollment | Actual Enrollment | Current seating overage/(shortage) | Overcrowded Now? | Projected Enrollment | Projected seating overage/(shortage) | Overcrowding Projected in Future? |
| 1230701 | Lee El Med Hlth Mag | 702 | 688 | 1131 | 14 | Yes | 682 | 20 | Yes |
| 1820801 | King MS Mag Flm/Mdia | 2140 | 2197 | 2455 | (57) | Yes | 2160 | (20) | Yes |
| 1875001 | Marshall SH | 2677 | 2143 | 2403 | 534 | No | 2263 | 414 | No |

Schools Planned to Relieve Known Overcrowding

NONE

see next page

NOTES:

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



Los Angeles Unified School District
All Youth Achieving

can't find something?

Search this Site...



Resident School Identifier

Instructions:

In the search field below, please enter a street address to identify the designated resident schools associated with the property in question. Please be sure to include the Address Number; Street Direction (i.e. N, S, E, or W); Street Name; Street Suffix/Type, where applicable (i.e. St, Ave, Blvd, etc.); Suffix Direction, where applicable after the Street Suffix/Type (i.e. N, S, E, or W); and Zip Code. An example of this suggested formatting would be 1414 W Vernon Ave, 90062. When searching for an address on a numbered street, please include the appropriate ordinal suffix (i.e. 12th, 41st, 62nd, or 103rd). Please omit any unit designations such as Apt A, Unit 1, or any fractions added to the house number. If you are experiencing difficulties in finding the designated resident schools for your search address, please try this [alternative search method](#).

To identify the LAUSD Board District you reside in, click this link <http://rrcc.lacounty.gov/OnlineDistrictmapApp/>

For questions regarding Resident School Identifier, click this link mpd@lausd.net



Results for address: **312 N Juanita Ave, Los Angeles, California, 90004**

If the above search result is not the intended address, please select the 'Show more results' link, if displayed within the map area. Additionally, please verify your search entry following the instructions listed above.

The resident LAUSD School assignments listed below are in effect for this school year and are applicable to students currently eligible to enroll. School attendance boundaries are subject to change as warranted by shifts and growth in student population, by opening of new schools and the reopening of closed schools, and as deemed necessary by LAUSD. Information about schools with boundary changes effective in the upcoming school year and the areas affected by the changes is available on the [Boundary Change Information Page](#).

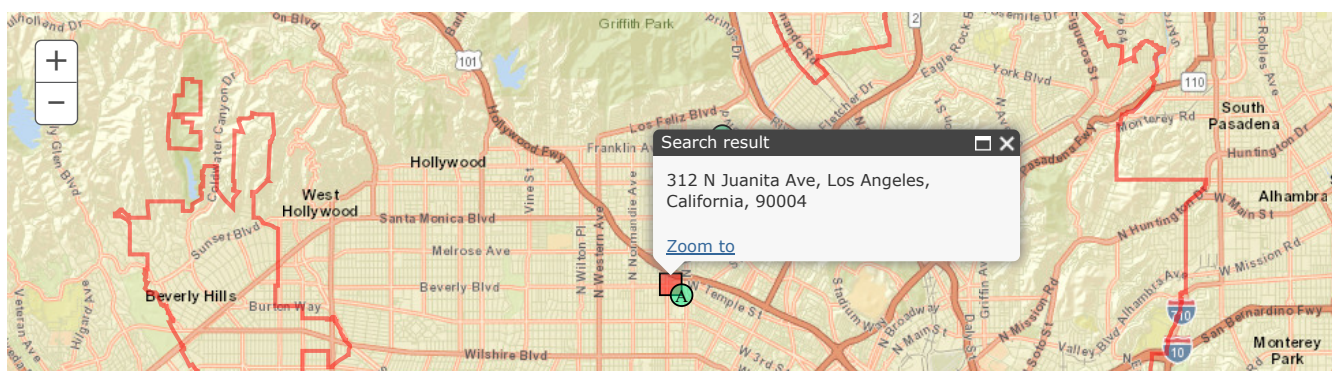
| CAMPUS | LOCN | SCHOOL NAME | GRADES | ENROLLMENT OPTION | LOCAL DISTRICT | BOARD DISTRICT | ADDRESS | PHONE |
|--------|------|---|--------|--|----------------|----------------|--|--------------|
| A | 2307 | Dr Sammy Lee Elementary Medical and Health Science Magnet | K-5 | SCHOOL IN CHOICE AREA SEE NOTE(S) BELOW ⁵⁶ | C | 2 | 3600 COUNCIL ST, LOS ANGELES, CA 90004 | 213-368-8775 |
| B | 8208 | Thomas Starr King Middle School Magnet: Film and Media | 6-8 | SCHOOL IN CHOICE AREA SEE NOTE(S) BELOW ⁵⁷ | C | 5 | 4201 FOUNTAIN AVE, LOS ANGELES, CA 90029 | 323-644-6700 |
| C | 8750 | John Marshall Senior High | 9-12 | ASSIGNED RESIDENT SCHOOL | C | 5 | 3939 TRACY ST, LOS ANGELES, CA 90027 | 323-671-1400 |

⁵⁶Students choosing to attend Dr. Lee Medical and Health Science Magnet ES will need to submit a Choices Application. For further information on the Choices Application process, please visit the E-Choices Website at: <http://echoices.lausd.net>, or contact the school directly.

⁵⁷Students choosing to attend King MS Film and Media Magnet will need to submit a Choices Application. For further information on the Choices Application process, please visit the E-Choices Website at: <http://echoices.lausd.net>, or contact the school directly.

Mapped Results:

The red square marks the location of the entered address. The lettered map markers represent individual campus locations and correspond to the campus letter in the resident schools list above. In some instances multiple schools may exist on a single campus. Users may need to use the pan and/or zoom functions to change the map view in order to see all the school markers indicated on the list.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

LOC. CODE: 2307

COST CENTER: 1230701

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR Dr. SAMMY LEE MEDICAL & HEALTH SCIENCES MAGNET SCHOOL EFFECTIVE JULY 1, 2013.

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

This boundary supersedes boundary effective (New School).

This is an official copy for your file.

(GRADES K - 5)

HOLLYWOOD FREEWAY * SILVER LAKE BOULEVARD * TEMPLE STREET TO HOOVER STREET * TEMPLE STREET (BOTH SIDES EXCLUDED) TO ROBINSON STREET * ROBINSON STREET (BOTH SIDES EXCLUDED) * BEVERLY BOULEVARD (BOTH SIDES EXCLUDED) TO HOOVER STREET * BEVERLY BOULEVARD (BOTH SIDES) * FIRST STREET (BOTH SIDES) * WESTMORELAND AVENUE (BOTH SIDES) AND EXTENSION * SECOND STREET (BOTH SIDES EXCLUDED) * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) TO THIRD STREET * WESTMORELAND AVENUE (BOTH SIDES) * FOURTH STREET (BOTH SIDES) * VERMONT AVENUE.

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

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

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

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

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8208

COST CENTER: 1820801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR THOMAS STARR KING MIDDLE SCHOOL
FILM & MEDIA STUDIES MAGNET EFFECTIVE JULY 1, 2011 (UPDATE 7-1-2012;
7-1-2014) (NAME CHANGE 7-1-2013).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011 (update 7-1-2012; name change 7-1-2013). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * LOS ANGELES RIVER * SILVER LAKE BOULEVARD EXTENDED SOUTHERLY, THEN SOUTHWESTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE * SILVER LAKE BOULEVARD AND EXTENSION * SILVER RIDGE AVENUE * GLENDALE BOULEVARD * SILVER LAKE BOULEVARD * FANNING STREET * EFFIE STREET * SILVERWOOD TERRACE (BOTH SIDES EXCLUDED) * ANGELUS AVENUE AND EXTENSIONS (BOTH SIDES EXCLUDED), THROUGH AND EXCLUDING 2810 RESERVOIR STREET, TO AND INCLUDING 2807 SUNSET BOULEVARD * SUNSET BOULEVARD * RAMPART BOULEVARD * MARATHON STREET * MICHELTORRENA STREET * BELLEVUE AVENUE * SILVER LAKE BOULEVARD * TEMPLE STREET * BEVERLY BOULEVARD * VERMONT AVENUE * MONROE STREET * HOOVER STREET * ADRIAN STREET AND EXTENSION * LUCILE AVENUE (BOTH SIDES) * DEL MAR AVENUE AND EXTENSION * SANBORN AVENUE * SUNSET BOULEVARD * MANZANITA STREET * FOUNTAIN AVENUE * FOUNTAIN AVENUE * TALMADGE STREET * PROSPECT AVENUE * HILLHURST AVENUE * MELBOURNE AVENUE * RODNEY DRIVE * FRANKLIN AVENUE * RODNEY DRIVE AND EXTENSION TO THE INTERSECTION OF GAINSBOROUGH AVENUE AND HILLHURST AVENUE * HILLHURST AVENUE (BOTH SIDES EXCLUDED) * VERMONT AVENUE (BOTH SIDES EXCLUDED) TO GRIFFITH PARK BOUNDARY * A LINE NORTHERLY FROM GRIFFITH PARK BOUNDARY AT VERMONT AVENUE TO RIVERSIDE DRIVE AT ZOO DRIVE * RIVERSIDE DRIVE.

(GRADES 7 - 8)

AREA I

SOUTH BOUNDARY OF GRIFFITH PARK * VERMONT AVENUE (BOTH SIDES) * HILLHURST AVENUE (BOTH SIDES) TO THE INTERSECTION OF HILLHURST AVENUE AND GAINSBOROUGH AVENUE * RODNEY DRIVE AND EXTENSION FROM THE INTERSECTION OF GAINSBOROUGH AVENUE AND HILLHURST AVENUE * AMBROSE AVENUE * RODNEY DRIVE * FINLEY AVENUE * RODNEY DRIVE * FRANKLIN AVENUE * RODNEY DRIVE * MELBOURNE AVENUE * HILLHURST AVENUE * PROSPECT AVENUE * TALMADGE STREET * FOUNTAIN AVENUE * MANZANITA STREET AND EXTENSION * SUNSET BOULEVARD * SANBORN AVENUE * DEL MAR AVENUE * HYPERION AVENUE (BOTH SIDES) * ADRIAN STREET * HOOVER STREET * MONROE STREET * EDMONT STREET * SUNSET BOULEVARD * NORMANDIE AVENUE * HOLLYWOOD BOULEVARD * KINGSLEY DRIVE AND EXTENSION * DE MILLE DRIVE (BOTH SIDES) * LOS FELIZ BOULEVARD (BOTH SIDES) TO LAUGHLIN PARK DRIVE * LOS FELIZ BOULEVARD * FERN DELL DRIVE (BOTH SIDES EXCLUDED).

AREA II

SILVER LAKE BOULEVARD * TEVIOT STREET TO BRIER AVENUE * TEVIOT STREET (BOTH SIDES EXCLUDED) * BANCROFT AVENUE TO HIDALGO AVENUE * BANCROFT AVENUE (BOTH SIDES) * EARL STREET AND EXTENSION (BOTH SIDES) * GLENDALE FREEWAY * OAK GLEN PLACE * ALLESANDRO AVENUE * OAK GLEN PLACE AND EXTENSION (BOTH SIDES EXCLUDED) * LAKESHORE AVENUE (BOTH SIDES) TO THE SOUTH INTERSECTION OF LAKESHORE AVENUE AND RAVINE ROAD * RAVINE ROAD (BOTH SIDES EXCLUDED) * FELLOWSHIP PARK WAY AND EXTENSION (BOTH SIDES) * LANDA STREET AND EXTENSION (BOTH SIDES) INCLUDING ALL OF TWIN OAK STREET * GOLDEN STATE FREEWAY * ELYSIAN PARK (WEST BOUNDARY) * EFFIE STREET EXTENSION EXCLUDING 1698 AND 1699 SARGENT PLACE * MORTON AVENUE (BOTH SIDES) * ECHO PARK AVENUE (BOTH SIDES) * LUCRETIA AVENUE AND EXTENSION WESTERLY EXCLUDING 1698 AND 1699 LUCRETIA AVENUE, 1698 AND 1699 LEMOYNE STREET AND 1872 EFFIE STREET * EFFIE STREET * ALVARADO STREET * SUNSET BOULEVARD TO AND EXCLUDING 2807 SUNSET BOULEVARD * ANGELUS AVENUE (BOTH SIDES) AND EXTENSIONS, INCLUDING 2810 RESERVOIR STREET * SILVERWOOD TERRACE (BOTH SIDES) * EFFIE STREET * FANNING STREET * SILVER LAKE BOULEVARD TO GLENDALE BOULEVARD * GLENDALE BOULEVARD.

OPTIONAL: KING MIDDLE SCHOOL FILM & MEDIA STUDIES MAGNET AND CAMINO NUEVO CHARTER ACADEMY No. 4 SPAN SCHOOL

(GRADES 7 – 8)

SUNSET BOULEVARD * PARK AVENUE * GLENDALE BOULEVARD * MONTROSE STREET * ALVARADO STREET.

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

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

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

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

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8750

COST CENTER: 1875001

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JOHN MARSHALL HIGH SCHOOL
EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2012).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * GLENDALE BOULEVARD * LOS ANGELES RIVER * SILVER LAKE BOULEVARD EXTENDED SOUTHERLY, THEN SOUTHWESTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE * SILVER LAKE BOULEVARD AND EXTENSION * SILVER RIDGE AVENUE * GLENDALE BOULEVARD * SILVER LAKE BOULEVARD * TEVIOT STREET TO BRIER AVENUE * TEVIOT STREET (BOTH SIDES EXCLUDED) * BANCROFT AVENUE TO HIDALGO AVENUE * BANCROFT AVENUE (BOTH SIDES) * EARL STREET AND EXTENSION (BOTH SIDES) * GLENDALE FREEWAY * OAK GLEN PLACE * ALLESANDRO AVENUE * OAK GLEN PLACE (BOTH SIDES EXCLUDED) * ALVARADO STREET AND EXTENSION * SUNSET BOULEVARD * RAMPART BOULEVARD * MARATHON STREET * MICHELTORENA STREET * BELLEVUE AVENUE * SILVER LAKE BOULEVARD * TEMPLE STREET * BEVERLY BOULEVARD * VERMONT AVENUE * FOUNTAIN AVENUE * EDGEMONT STREET * SUNSET BOULEVARD * NORMANDIE AVENUE * HOLLYWOOD BOULEVARD * KINGSLEY DRIVE AND EXTENSION * DE MILLE DRIVE (BOTH SIDES) * LOS FELIZ BOULEVARD (BOTH SIDES) TO LAUGHLIN PARK DRIVE * LOS FELIZ BOULEVARD * FERN DELL DRIVE (BOTH SIDES EXCLUDED) * GRIFFITH PARK BOUNDARY TO VERMONT AVENUE * A LINE NORTHERLY FROM GRIFFITH PARK BOUNDARY AT VERMONT AVENUE TO RIVERSIDE DRIVE AT ZOO DRIVE * RIVERSIDE DRIVE.

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

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

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Transportation Branch

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

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

May 30, 2019

Jim Ries
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

EARLY CONSULTATION MEETING VERIFICATION (312-328 North Juanita Avenue, 317-345 North Madison Avenue)

Dear Applicant:

Los Angeles Municipal Code Section 12.33 C.1 requires that applicants participate in an early consultation with the Department of Recreation and Parks staff, and Department of City Planning staff, in advance of submitting a tract map application for a project of more than 50 residential dwelling units. The purpose of this early consultation is to discuss whether the City may require a land dedication for the project and/or to discuss credits available to the applicant, if any.

Los Angeles Municipal Code Section 12.33 D.1 requires the Department of Recreation and Parks provide written verification of this early consultation to the project applicant within ten (10) business days of the meeting. Written verification of the early consultation is required before the Department of City Planning may accept an application for a tentative tract map that is subject to the requirements of Los Angeles Municipal Code Section 12.33 D.1.

This letter serves as verification that, on **May 30, 2019**, the applicant/representative of a proposed residential project located at **312-328 North Juanita Avenue, 317-345 North Madison Avenue** participated in an early consultation meeting with the Department of Recreation and Parks.

As currently conceptualized, the project at **312-328 North Juanita Avenue, 317-345 North Madison Avenue** proposes four new buildings containing a total of 431 residential dwelling units (100% affordable except for managers' units). This project will also include supportive social services on-site and common open space areas. This project is located in the Hollywood area of Los Angeles.

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land, or pay a fee in-lieu, or provide a combination of land dedication and in-lieu fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.



The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 D.2. Based on the project description above, and the formula detailed in Los Angeles Municipal Code Section 12.33 D.2, the project at **312-328 North Juanita Avenue, 317-345 North Madison Avenue** may be required by the City to dedicate a maximum of **3.12** acres of land to the City for park and recreational purposes. Per Los Angeles Municipal Code Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius of the project site.

Following the submission of Tract Map Application for this project to the City, the Advisory Agency will distribute a notification to the Department requesting the Department provide its report and recommendations on the project. Once the Department receives said notification, the Department will prepare a report, with its recommendations for how the project should be required to meet its obligations under Los Angeles Municipal Code Section 12.33 (either through a dedication of park land or the payment of fees in lieu). That report will then be submitted to the Board of Recreation and Park Commissioners for their review and approval. Meetings of the Board of Recreation and Park Commissioners are regularly scheduled and are open to the public (<http://www.laparks.org/commission>). Once the Board of Recreation and Park Commissioners has approved a recommendation for the project, the Department will prepare and submit its report and recommendations on the project to the Advisory Agency.

If you have any questions or comments regarding this information, please feel free to contact Darryl Ford, of my staff, at (213) 202-2682, at your convenience.

Sincerely,

MICHAEL A. SHULL
General Manager



 CATHIE M. SANTO DOMINGO, P.E.
Acting Assistant General Manager

MAS/CSD:wc

Cc: Reading file