



LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

June 22, 2022

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

Re: Fourth and Central Project

Dear Mr. Alan Como,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the Fourth and Central Project, 400 Central Avenue, Los Angeles, CA, 90013. The project is planned to contain 1,521 residential units, including affordable housing units and retail/commercial use. 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. *See addendum and attached map responding to the combined impact of developments, planned and under construction, served by the same schools which serve the Fourth and Central Project.*

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

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

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

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

- | | |
|---------------------------------------|---|
| Questions:
1, 1b, 2b, 4, 5 | The project is located in a HS attendance choice/option area. Please see LAUSD Schools Enrollments and Capacities Report details; |
| Question: 3 | Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 if more information regarding fees and student generation rates is needed. |

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. FOURTH AND CENTRAL PROJECT ADDENDUM
3. MAP OF SCHOOL SITES AND BOUNDARIES FOR SCHOOLS SERVING THE PROJECT AREA, INCLUDING A SAMPLING OF DTLA HOUSING DEVELOPMENT PROJECTS

Sincerely,

A handwritten signature in blue ink, appearing to read "Vincent Maffei", is written over a faint, larger version of the same signature.

Vincent Maffei, Director
School Management Services and Demographics

FOURTH and CENTRAL PROJECT ADDENDUM

The Fourth and Central Project planned project, located at 400 Central Avenue, Los Angeles, CA, 90013 in Downtown Los Angeles (DTLA) and served by an Elementary School, a Middle School and 7 High Schools belonging to the Belmont Zone of Choice family of High Schools.

- 9th Street Elementary School
- Hollenbeck Middle School
- Belmont Zone of Choice
 - Ramon C. Cortines School of Visual & Performing Arts
 - Miguel Contreras Learning Complex – Academic Leadership Community
 - Miguel Contreras Learning Complex - School of Business and Tourism
 - Miguel Contreras Learning Complex - School of Social Justice
 - Miguel Contreras Learning Complex - Los Angeles School of Global Studies
 - Edward R. Roybal Learning Center
 - Belmont Senior High

DTLA is an area which continues to experience rapid residential development growth. Within the localized Project area which is served by 9 schools identified above there are currently at least twelve known residential developments under construction which would be served by all of the same schools as the Project address.

As a demonstration of the scale and concentration of developments within DTLA, the total estimated number of units resulting from only the twelve developments listed below are estimated to generate 3,380 residential units which would open prior to the completion of 1,521 planned units for the Fourth and Central Project.

There are a large number of other developments already in construction or planned for the general area, which will also be served by one or more of the same schools. Depending on the number of families with children housed in the new developments, schools may be impacted by additional enrollments. Note that student generation rates developed at the District level are designed to deliver macro-level rates and may not reflect variances in more localized rates of students generated by new developments.

As seen in the LAUSD Enrollment and Capacities Report, there is a potential for resident area seating shortages at 9th St. ES and Hollenbeck MS in the future. Therefore, when considering the combined impacts of developments, planned and under construction, there is an increasing potential for future seating shortages among the schools serving the Project area.

Studies are initiated for schools which have a shortage of seats to determine how to adjust for enrollments exceeding capacity. Modifications to school capacities have been addressed through attendance boundary changes, transporting students to neighboring schools that have space available (Capacity Adjustment Program, or CAP), by implementing year-round calendars at schools, or the building of additions at existing schools. At this time, no new school construction is planned. The District is committed to maintaining single-track calendars at all schools.

	PROJECT NAME	PROJECT ADDRESS	TOTAL UNITS
1.	407 EAST 5 th STREET	407 E. 5th St.	150
2.	414 SOUTH CROCKER STREET	414 S. Crocker St.	175
3.	501 EAST 5 th STREET	501 E. 5 th St.	98
4.	6 th STREET PLACE	401 E. 6 th St.	95
5.	803 EAST 5 th STREET	803-821 E. 5 th St.	94
6.	LITTLE TOKYO GALLERIA	333 S. Alameda St.	994
7.	THE ALVIDREZ	609-612 E. 5 th St.	150
8.	THE CATALINA	443 S. San Pedro St.	78
9.	WEINGART TOWER 1A	554 S. San Pedro St.	685
10.	WEINGART TOWER 1B	562 S. San Pedro St.	104
11.	ATO	118 Astronaut Ellison S. Onizuka St.	77
12.	222 WEST 2 nd STREET	222 W. 2 nd St.	680

PROJECT SERVED: Fourth and Central Project, 400 Central Avenue, Los Angeles, CA, 90013 . The project is planned to contain 1,521 residential units, including affordable housing units and retail/commercial use.

SCHOOL YEAR: 2020-2021

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?
1550501	9th St EI	277	242	244	35	No	344	(67)	Yes
1817901	Hollenbeck MS	1042	1350	818	(308)	Yes	1185	(143)	Yes
a	SCHOOL CHOICE AREA TOTALS (schools listed below)	6955	6649	4439	306	No	6381	574	No
	BELMONT HS ZONE OF CHOICE								
1820701	Contreras LC ALC	615	-	485	-	-	-	-	-
1851601	Cortines Sch of VAPA	1465	-	1173	-	-	-	-	-
1851701	Contreras LC Bus Tr	513	-	402	-	-	-	-	-
1852701	Contreras LC Soc Jus	568	-	483	-	-	-	-	-
1854301	Belmont SH	2037	-	725	-	-	-	-	-
1854401	Roybal LC	1376	-	808	-	-	-	-	-
1877401	Contreras LC Gbl St	381	-	339	-	-	-	-	-

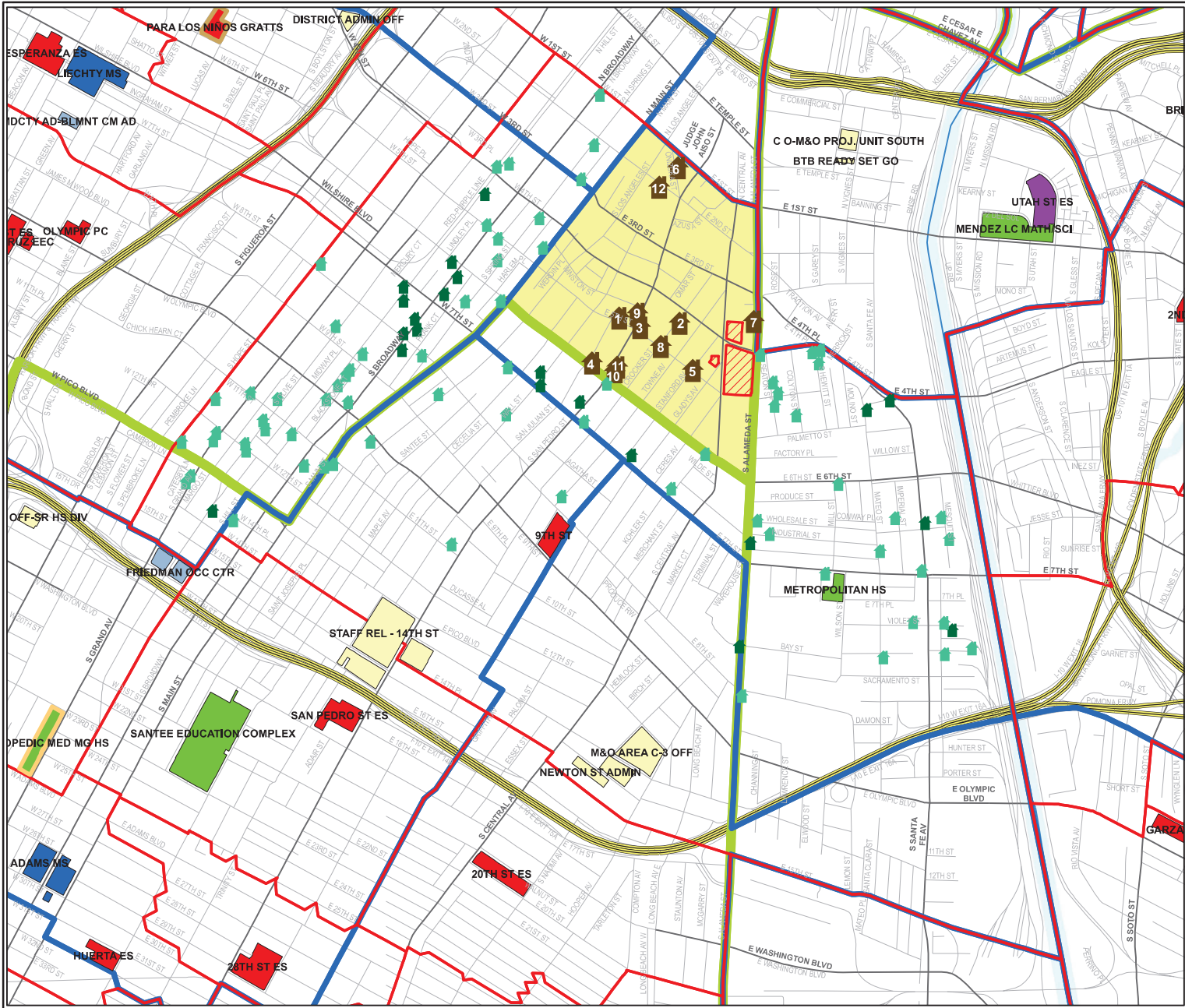
^a Schools & programs that are part of a "school choice area" pull enrollments from the area school(s) that have resident attendance boundaries. Seating overage/shortage and overcrowding is calculated and reported for the school choice area as a whole; capacity and actual enrollment is reported for each individual school and/or program listed in the shaded cells.

Schools Planned to Relieve Known Overcrowding

NONE

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 dual language and magnet programs.
- ⁴ The total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- ⁵ The number of all students actually attending all programs at the school at the start of the reported school year. Includes all dual language and magnet students.
- 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 be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- 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.



FOURTH & CENTRAL PROJECT

Project Site Residential Developments

- Residential Development Proposed
- Residential Project Under Construction
- Residential Development with Project Area
- Project Sites
- Fourth and Central Project area served by all schools listed in the Enrollment and Capacities report
- Elementary School
- Middle School
- High School
- Span School
- Self Contained Magnet School
Fill color indicated grade level
- Self Contained Charter School
Fill color indicated grade level
- Area Outside of LAUSD Boundary
- Elementary School Level Attendance Boundary
- Middle School Level Attendance Boundary
- High School Level Attendance Boundary
- LAUSD Boundary



All data displayed herein is correct as of 2021-22 school year, unless otherwise noted.
Facilities Services Division
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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 5505

COST CENTER: 1550501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR NINTH STREET 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 July 1, 1984 (updated 7-1-1994, 7-1-2009).

This is an official copy for your file.

(GRADES K - 5)

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER *
15TH STREET AND EXTENSION * CENTRAL AVENUE * 14TH PLACE * SAN PEDRO
STREET * 14TH STREET AND EXTENSION * MAIN STREET * 14TH STREET * HILL
STREET * VENICE BOULEVARD * HOPE STREET AND EXTENSION * FOURTH
STREET * OLIVE 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: 8179

COST CENTER: 1817901

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR HOLLENBECK MIDDLE SCHOOL EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2013) (CLARIFIED 7-1-2018).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2011 (updated 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)

AREA I

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER * SANTA MONICA FREEWAY * ALAMEDA STREET * SEVENTH STREET * MAIN STREET.

AREA II

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * STATE STREET (BOTH SIDES EXCLUDED) * SAN BERNARDINO FREEWAY * BRITTANIA STREET AND EXTENSIONS * CESAR E. CHAVEZ AVENUE * GOLDEN STATE FREEWAY * MICHIGAN AVENUE AND EXTENSION * ECHANDIA STREET * SANTA ANA FREEWAY * LOS ANGELES RIVER.

AREA III

FOURTH STREET * EUCLID AVENUE * WHITTIER BOULEVARD * FICKETT STREET * SIXTH STREET * MOTT STREET * LANFRANCO STREET (BOTH SIDES) * SAVANNAH STREET (BOTH SIDES EXCLUDED).

(GRADES 7 - 8)

MARENGO STREET * SOTO STREET * FAIRMOUNT STREET * FICKETT STREET * MALABAR STREET * MOTT STREET * CESAR E. CHAVEZ AVENUE * EVERGREEN AVENUE * FOURTH STREET * SAVANNAH STREET (BOTH SIDES) * LANFRANCO STREET (BOTH SIDES EXCLUDED) * MOTT STREET * SIXTH STREET * FICKETT STREET * WHITTIER BOULEVARD * EUCLID AVENUE * EIGHTH STREET AND EXTENSION * POMONA FREEWAY * SANTA MONICA FREEWAY * LOS ANGELES RIVER * THIRD STREET AND EXTENSION * PECAN STREET * FIRST STREET * SANTA ANA FREEWAY * ECHANDIA STREET AND EXTENSION * MICHIGAN AVENUE AND EXTENSION * GOLDEN STATE FREEWAY * CESAR E. CHAVEZ AVENUE * BRITTANIA STREET AND EXTENSIONS * SAN BERNARDINO FREEWAY * STATE STREET (BOTH SIDES EXCLUDED).

OPTIONAL: HOLLENBECK MIDDLE AND STEVENSON COLLEGE and CAREER PREPARATORY MIDDLE SCHOOLS

(GRADES 7 - 8)

SANTA MONICA FREEWAY * POMONA FREEWAY * EIGHTH STREET AND EXTENSION * GRANDE VISTA AVENUE * LOS ANGELES CITY BOUNDARY * LOS ANGELES RIVER.

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
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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: 8543

COST CENTER: 1854301

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR BELMONT HIGH SCHOOL
EFFECTIVE JULY 1, 2019.

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

This boundary supersedes boundary effective July 1, 2013 (clarified 7-1-2014, 7-1-2015, 7-1-2016, 7-1-2018).

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(GRADES 9 - 12)

MELROSE AVENUE * NORMANDIE AVENUE * HOLLYWOOD FREEWAY * VERMONT AVENUE * BEVERLY BOULEVARD * TEMPLE STREET * SILVER LAKE BOULEVARD * BELLEVUE AVENUE * MICHELTORNA STREET * MARATHON STREET * RAMPART BOULEVARD * SUNSET BOULEVARD * ALVARADO STREET * EFFIE STREET AND EXTENSION INCLUDING 1872 EFFIE STREET, 1698 AND 1699 LEMOYNE STREET, AND 1698 AND 1699 LUCRETIA AVENUE * LUCRETIA AVENUE * ECHO PARK AVENUE (BOTH SIDES EXCLUDED) * MORTON AVENUE (BOTH SIDES EXCLUDED) * MORTON PLACE, INCLUDING MORTON WALK (BOTH SIDES EXCLUDED) * SARGENT PLACE AND EXTENSION (BOTH SIDES, INCLUDING 1698 AND 1699 SARGENT PLACE, EXCLUDED) * ACADEMY ROAD AND EXTENSION EASTERLY AND SOUTHERLY TO THE INTERSECTION OF STADIUM WAY AND PASADENA FREEWAY * STADIUM WAY AND EXTENSION * NORTH SPRING STREET * ALAMEDA STREET * SIXTH STREET * MAIN STREET * PICO BOULEVARD * HARBOR FREEWAY * VENICE BOULEVARD * UNION AVENUE * PICO BOULEVARD * BONNIE BRAE STREET (BOTH SIDES EXCLUDED) * TWELFTH STREET * ALVARADO STREET * PICO BOULEVARD * VERMONT AVENUE * OLYMPIC BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * SAN MARINO STREET (BOTH SIDES EXCLUDED) TO ELDEN AVENUE * SAN MARINO STREET * HOOVER STREET * SEVENTH STREET (BOTH SIDES EXCLUDED) * WILSHIRE PLACE (BOTH SIDES EXCLUDED) * WILSHIRE BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * FOURTH STREET (BOTH SIDES) TO CATALINA STREET * FOURTH STREET * ALEXANDRIA AVENUE (BOTH SIDES) * THIRD STREET * KINGSLEY DRIVE * BEVERLY BOULEVARD * KINGSLEY DRIVE.

(OVER)

OPTIONAL: BELMONT ACADEMIC ZONE AND NORTHEAST ACADEMIC ZONE

NORTH SPRING STREET * BAKER STREET AND EXTENSION * LOS ANGELES RIVER * CESAR E. CHAVEZ AVENUE * ALAMEDA STREET.

Belmont Academic Zone: seven schools or educational programs that students will be able to make application to when resident to Belmont High School. For the current school year students have seven enrollment choices: Belmont High School, Academic Leadership Community at Miguel Contreras Learning Complex, Los Angeles School of Global Studies at Miguel Contreras Learning Complex, School of Business and Tourism at Miguel Contreras Learning Complex, School of Social Justice at Miguel Contreras Learning Complex, Ramon C. Cortines School of Visual and Performing Arts, and Edward Roybal Learning Center. All of these choices will serve grades 9-12.

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

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

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Department of Transportation, City of L. A.