BOARD REPORT

DATE: January 21, 2021
C.D: 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-83213 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz
H. Fujita
V. Israel
M. Rudnick
C. Santo Domingo
N. Williams

General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-83213 (Project) to pay in-lieu fees to the City in order fulfill the Project’s requirements under provisions of Los Angeles Municipal Code Section 12.33; and,

2. Authorize the Department of Recreation and Parks’ (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners’ (Board) recommendation.

PARK FEE SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states that “[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...”. The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.
LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision... ".

**PROJECT SUMMARY**

The proposed Project, located at 514–550 South Shatto Place and 3119 West 6th Street in the Koreatown community of the City, proposes the removal of four (4) existing parking lots to construct a mixed-use high-rise development with 367 units, 42 of which are affordable units, along with commercial, and restaurant space. An existing church and basketball court on the Project site will be repurposed for restaurant uses. The proposed subdivision would contain one ground lot and four airspace lots.

The proposed Project also includes approximately 33,169 square-feet (SF) of common open space, which includes ground floor plazas, a pool lounge and deck, fitness areas, courtyards, a sky lounge and rooftop terrace.

The Project, as submitted to City Planning, is not proposing to make a park land dedication to the City of Los Angeles either on-site or off-site of the Project location.

Conceptual renderings of the Project are attached (Attachment 1).

The Board has previously taken action on a project at the proposed Project site, filed as VTT-82171 (Report 18-180). However, VTT-82171 is no longer moving forward, and the proposed Project is to replace it.

**EARLY CONSULTATION MEETING**

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **October 9, 2020**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.
ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on October 16, 2020. On November 23, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as “January 4, 2021.” The Advisory Agency Filing Notification is attached (Attachment 2).

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, “All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

• LD = (DU x P) x F
  o LD = Land to be dedicated in acres.
  o DU = Total number of new market-rate dwelling units.
  o P = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    • P = 2.88
  o F = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    • F = 0.00251 (2.51 acres of park land per 1,000 residents)

The maximum required land dedication for the Project’s proposed 367 units would be:

2.65 Acres = (367 x 2.88) x 0.00251

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of
exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 42 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

\[
2.35 \text{ Acres} = (325 \times 2.88) \times 0.00251
\]

Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

a) Neighborhood Park: within a 2-mile radius
b) Community Park: within a 5-mile radius
c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, “Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50.” The Project applicant states that the Project is not a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code.
In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\[ \$13,609.00 \times \text{number of new non-exempt dwelling units} \]

The maximum Park Fees payment for the Project's proposed 367 units would be:

\[ \$4,994,503.00 = \$13,609.00 \times 367 \text{ dwelling units} \]

As currently proposed, the Project has 42 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

\[ \$4,422,925.00 = \$13,609.00 \times 325 \text{ dwelling units} \]

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

a) Neighborhood Park: within a 2-mile radius  
b) Community Park: within a 5-mile radius  
c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board’s review and approval, RAP staff analyzes each proposed development project, including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities reduce the need for new public recreation and park facilities to serve the project residents.
One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor’s Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The proposed Project is located within the Koreatown community of the City and within the Wilshire Community Plan Area. Currently, the Project site is an office building and church. It is surrounded by industrial, residential and commercial uses on all sides.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site is also attached (Attachment 4).

The proposed Project is located in a high-density area of the City. Below is analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 18,034 persons (34,026 persons per square mile)
- Wilshire Los Angeles Community Plan Area (2017 American Community Survey): 20,312 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 33,169 SF of open space, which includes ground floor plazas, a pool lounge and deck, fitness areas, courtyards, a sky lounge and rooftop terrace.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City’s Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.
As currently proposed, these recreational amenities would likely not significantly reduce the Project’s impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project’s residents.

Public Park Access

There are two (2) RAP-owned public parks within a half-mile walking distance from the Project site.

- Shatto Recreation Center is a 5.45-acre facility located at 3191 West 4th Street. Shatto Recreation Center features a gymnasium, tennis courts, a baseball field, a multipurpose field, a children's play area, basketball courts, and outdoor fitness equipment and provides a variety of services and programs, which are heavily utilized by the surrounding community.
- Lafayette Park is a 9.72-acre park located at 625 South Lafayette Park Place. Lafayette Park features an indoor gymnasium and community center, a small synthetic field, a skate park, two basketball courts (which are striped with three badminton courts each), two tennis courts (which are striped with four badminton courts each) and two children play areas.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately 0 new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Nearby Public Park Projects

There is one new public park currently in development within a two (2) mile radius of the Project site.

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff regarding the development of a Memorandum of Agreement to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is
currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in June 2023. The current total project budget for the Pio Pico Library Park (PRJ20934) Project is $19,256,609. The Pio Pico Library Park (PRJ20934) Project is considered fully funded at this time.

There are four (4) park renovation projects in development within a two (2) mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Lemon Grove Recreation Center – Playground Replacement (PRJ21345) Project
- Normandie Recreation Center – New Synthetic Field (PRJ21242) Project
- Shatto Recreation Center – HVAC and Building Improvements (PRJ21363) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project

There are twelve (12) park renovation projects currently in various stages of planning and development within a two (2) mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Echo Park – Building Improvement (PRJ21424) Project
- Echo Park – Lower Echo Park Improvements and Restroom (PRJ21250) Project
- Hope and Peace Park – Playground Replacement Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Macarthur Park – HVAC Replacement Project
- Macarthur Park – New Boathouse (PRJ21108) Project
- Macarthur Park – Outdoor Improvements (PRJ21027) Project
- Macarthur Park – Master Plan
- Macarthur Park – Playground Replacement Project
- Macarthur Park – New Playground Project
- Normandie Recreation Center – Outdoor Improvements (PRJ21060) Project
- Pico Union Park – Playground Replacement (PRJ21218) Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

Additionally, since the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously
noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP’s General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP’s Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities
Outcome No. 3: Increased park maintenance, with a focus on cleanliness.
Result: Collected fees will fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1) Conceptual Project Renderings
2) Advisory Agency Filing Notice
3) Aerial View of Project Site
4) Generalized Zoning
5) Project Location and Surrounding Parks
6) EPADSS Report
EXISTING SITE AERIAL - FROM NORTH
**SURROUNDING ARCHITECTURAL CONTEXT**

Taking a survey from the neighborhood significant buildings across multiple periods of architectural styles, the project is engendering dialogue with three of them. The architectural landscape includes the church, the Spanish Colonial Revival church on the south side, and the Spanish Colonial Revival church on the north side, and the Spanish Colonial churches on the north and south sides. The architectural language for the project is developed through the three reference projects and historic, contemporary, and character. There is no attempt to translate the references in any way. This project is a unique dialogue between three Spanish Colonial Revival churches in this rich architectural environment. The architectural language is a dialogue with the present site, the Spanish Colonial Revival church on the north side, and the Spanish Colonial Revival church on the south side.

**DESCRIPTION**

The project is an ensemble of buildings composed of a historic church, a modern residential tower, and a modern restaurant. The intent is to create a unity in the composition of the project through the use of the 1910 and 1953 buildings and the new residential tower. The new tower will become a strong character in the history of the street and the project.

**DESIGN CONCEPT**

The primary outdoor spaces on the ground floor are organized by a triangular church, a large-shaded new tower, and pedestrian access. The outdoor spaces framed by the historic church are clear in nature, the dining area with a large shaded outdoor space, the north plaza with a way towards the church, and the south plaza with a way towards the new tower.

**ARCHITECTURAL LANGUAGE**

Art Deco, which is closely associated with the 1920s and 1930s, is recognizable by its use of geometric and zigzag patterns, and its bold, confident lines. A more dynamic treatment adds a sense of movement and fluidity to the design.

**ARCHITECTURAL CONCEPT**

The porte-cochere under the tower edge facing Shatto Place is a small campus with the church being the center of the two large buildings.

**NOT FOR CONSTRUCTION**

514-550 SHATTO

05.2655.000

06/26/2020   ENTITLEMENT SUBMITTAL

08/28/20 ENTITLEMENT SUBMITTAL

Tel  213.327.3600

TF SHATTO LP
514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler
100 South Figueroa Street
Los Angeles, California 90071

United States

Tel 213.327.3600

Fax 213.327.4000

514-550 SHATTO

05.2655.000

06/26/2020   ENTITLEMENT SUBMITTAL
VIEW FROM NORTH EAST
STREET VIEW ON SHATTO PL
STREET VIEW FROM 5TH ST & WESTMORELAND AVE
STREET VIEW FROM 6TH ST & WESTMORELAND AVE
STREET VIEW FROM 6TH ST & SHATTO PL
VIEW FROM SHATTO PL OF PLAZA
### Credit Areas

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### Total Provided

**Closed Areas**

- **Total Provided**: 146,103 SF
- **Minimum Area of Landscaping (SF)**: 4,147 SF
- **Maximum Area of Landscaping (SF)**: 4,128 SF

### Requirements

- **COMMON OPEN SPACE - OUTDOORS**: 16,510 SF
- **PRIVATE OPEN SPACE**: 16,509 SF
- **REC & PARKS CREDIT**: 33,019 SF

### Condition Met

- **Project Name**: 514-550 Shatto
- **Description**: 05/26/2000
- **Scale**: 1” = 40'-0"
NOTES
1. N16 - OUTSIDE STREET SIGN
2. EXISTING N16 - OUTER FRAME, REPLACE AS SHOWN
3. EXISTING N16 - REMOVE GLASS
4. EXISTING N16 - REMOVE TO REMAIN
5. N17 - OUTER FRAME, REPLACE AS SHOWN
6. N17 - REMOVE TO REMAIN
7. N18 - OUTER FRAME, REPLACE AS SHOWN
8. N18 - REMOVE TO REMAIN
9. N19 - OUTER FRAME, REPLACE AS SHOWN
10. N19 - REMOVE TO REMAIN
11. N20 - OUTER FRAME, REPLACE AS SHOWN
12. N20 - REMOVE TO REMAIN
13. N21 - OUTER FRAME, REPLACE AS SHOWN
14. N21 - REMOVE TO REMAIN
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29. N29 - OUTER FRAME, REPLACE AS SHOWN
30. N29 - REMOVE TO REMAIN
31. N30 - OUTER FRAME, REPLACE AS SHOWN
32. N30 - REMOVE TO REMAIN
33. N31 - OUTER FRAME, REPLACE AS SHOWN
34. N31 - REMOVE TO REMAIN
12' WIDE OPENING & STOREFRONT RETAIN WINDOW OUTER FRAME, REPLACE STAINED GLASS W/ REPATTERNED STAINED GLASS WINDOW TO REMAIN ROSE WINDOW LOCATION CURRENTLY, SCOPE PLASTER TO BE REPAIRED AS NEEDED, PAINT TO MATCH EXISTING WINDOW AT EXISTING LOCATION WINDOW OPENINGS BEYOND AT INTERIOR WALL OF Arcade SKYLIGHT GATE / GLASS FACADE SCREEN SYSTEM, OPERABLE TO MIN 14' CLR FOR LOADING GLASS FACADE SCREEN SYSTEM, ORIGINAL WINDOW OPENING BEHIND TO REMAIN MECH LOUVER EXTERIOR EXIT STAIR UTILITY DOORS

NORTH ELEVATION

SOUTH ELEVATION

NOTES
1. EXISTING WINDOW OUTER FRAME, REPLACE STAINED GLASS W/ REPATTERNED STAINED GLASS
2. ROSE WINDOW LOCATION CURRENTLY, SCOPE PLASTER TO BE REPAIRED AS NEEDED, PAINT TO MATCH EXISTING
3. WINDOW AT EXISTING LOCATION
4. WINDOW OPENING BEHIND TO REMAIN
5. MECH LOUVER
6. EXTERIOR EXIT STAIR
7. UTILITY DOORS
8. GLASS FACADE SCREEN SYSTEM, OPERABLE TO MIN 14' CLR FOR LOADING
9. GLASS FACADE SCREEN SYSTEM, ORIGINAL WINDOW OPENING BEHIND TO REMAIN
01. EXPANDED METAL PANELS
02. EXPOSED CONCRETE
03. FROSTED GLASS
04. METAL GUARDRAILS
05. GLASS GUARDRAILS
06. ALUMINUM STOREFRONT
07. ALUMINUM GLAZING SYSTEM
08. FOLDING DOOR SYSTEM
09. PREFORATED SCREEN
10. COLORED TILE
11. DECORATIVE CONCRETE
12. HARDSCAPE PAVERS
Filing Notification and Distribution

ADDRESS: 550 South Shatto Place
COMMUNITY PLAN: Wilshire

EXPEDITED PROCESSING SECTION

DATE OF FILING AND MAP STAMP
DATE: 10/16/2020

VTT- MAP NO: VTT-83213
CPC-2020-6192-GPAJ-VZCJ-HD-CU-MCU-P-SPR-HCA
VT-82171-CN
ZA-2018-3985-MCU-TOC-WDI-SPR
ENV-2018-3986-SCEA

DEEMED COMPLETE AND DISTRIBUTION
DATE: 11/23/2020

Hillside: ( )Yes (X) No

(X) COUNCIL DISTRICT NO: 13
( ) Neighborhood Planning (Check Office below)
( ) Valley
( ) West Los Angeles
( ) Harbor
( ) Metro E/S

Department of Public Works
(X) Bureau of Engineering
(X) Bureau of Sanitation

Department of Building and Safety
(X) Grading Engineer
(X) Zoning Engineer

(X) Department of Transportation

Department of Water and Power
( ) Underground Design
(X) Real Estate
(X) Water System
(X) Fire Department (mark "Fire")

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

RECOMMENDATION REPORTS DUE BY: 1/4/2021
Please forward reports to the following e-mail address:
planning.expedited@lacity.org
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only
Case No. ____________
Date of Filing ____________

(2) Tract No. 83213 ☒ Vesting ☐ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

550 SHATTO PLACE (N, S, W, E, of) W 6TH ST
(Circle one)

Map reference location:


(6) Proposed number of lots __5__

(7) Tract area: 1.685 net acres within tract border; 1.685 gross acres.
73,407 net square feet after required dedication.

(8) Tract proposed for:

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(10) Number/type of units to be demolished

(11) Community Plan area WILSHIRE Council District # 13

(12) Community planning designation COMMUNITY COMMERCIAL to N/A DU's/GA

- I -
*Multiple dwelling projects only

(13) The existing zone is __CR-1 and C2-1__. The proposed zone is __NO CHANGE__. approved under City Planning Case No. ____________ on ________ by the( ) City Planning Commission and/or ( ) City Council (CF No ____________).

a. Has the tract map been filed to effectuate a zone change?  
   Yes ( ) No (x).

b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
   Yes ( ) No (x).

c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
   Yes ( ) No (x).

d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) _____________________________.  
   Under Case Nos. _____________________________.

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No (x).
   How many? N/A

   If yes, how many are 4 inches or more in diameter? N/A
   How many absolutely must be removed? N/A

   Are there other trees 12 inches or more in diameter? Yes ( ) No (x).

   If yes, how many? N/A. How many must be removed? N/A. Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

   (Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?  
   Yes ( ) No (x).

   In a fault rupture study area? Yes ( ) No (x).

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (x).

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( ) No (x).
   Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?  
   Yes ( ) No (x). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (x). If yes, attach a sketch showing each unit or phase.
(20) Tenant information for demolitions and conversions (attach CP-6345).

(21) Is the project in a horsekeeping (K) district? Yes ( ) No (x)
Is the project within a plan-designated horsekeeping area? Yes ( ) No (x)
Is the project in an RA or more restrictive zone? Yes ( ) No (x)

(22) If the tract is for condominium or cooperative conversion purposes, list:
   a. Anticipated range of sales prices
   b. Anticipated sales terms to tenants
      Note: Attach separate sheet, if necessary.
   c. Number of existing parking spaces __________. A certified parking plan is required for all conversions.

(23) Is a haul route approval being requested at this time? Yes (x) No ( )

(24) Has a Land Development Counseling Session taken place? Yes ( ) No ( )
If so, what is LDCC No. __________________________?

(25) Describe your proposal briefly here or on an attached sheet:

I certify that the statements on this form are true to the best of my knowledge.

Signed __________________________
Date 2020-09-09

RECORD OWNER(S)
(From Latest Adopted Tax Roll)

Name __________________________
Address __________________________
City __________________________
Phone __________________________
Fax No __________________________

Name __________________________
Address __________________________
City __________________________
Phone __________________________
Fax No __________________________

Name __________________________
Address __________________________
City __________________________
Phone __________________________
Fax No __________________________

SUBDIVIDER

Name __________________________
Address __________________________
City __________________________
Phone __________________________
Fax No __________________________

ENGINEER OR LICENSED SURVEYOR

Name ED MELO, PE

Name __________________________
Address 700 S FLOWER ST, SUITE 1800
City LOS ANGELES, CA 90017
Phone (213) 596-4550
Fax No (213) 596-4599

CP-6111 (04/27/06)
C:\Documents and Settings\meredith\Desktop\6111.wd
APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

Case Number

ENV-2018-3486-SCEA

Application Type

6PRS-UR2S-HD-CU-MCUP-SPR-(HCA)

Case Filed With (Print Name)

Surefi Omega

Date Filed 10/14/20

Application Includes letter requesting:

☑ Waived hearing
☐ Concurrent hearing
☐ Hearing not be scheduled on a specific date (e.g. vacation/hold)

Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 1: 514, 522, 530, and 550 Shatto Pl., 3119 W 6th St.

Unit/Space Number

Legal Description 2: (Lot, Block, Tract) Lots 10, 11, 12, and 13; Block 3, Tract Shatto Place

Assessor Parcel Number 5077-004-025; -033

Total Lot Area 73407

2. PROJECT DESCRIPTION

Present Use: School with existing basketball court, Church, Office Building

Proposed Use: Mixed Use high rise project

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project: New construction of a 440,442 sq. ft. Mixed Use high rise project containing 367 dwelling units (42 Affordable units), 470 subterranean parking stalls, and 36,400 sq. ft. of ground floor commercial uses with a maximum height of 483 ft. Project includes interior remodel of existing church structure which is proposed for 19,972 sq. ft. of commercial restaurant space. Entitlements requested: GPA to Regional Center Commercial, ZC to C2-2, SPR.

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)
☐ Site has existing buildings (provide copies of building permits)
☐ Site is/has developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad
☐ Site is located within 500 feet of a sensitive use (e.g. school, park)
☐ Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

CP-7771.1 DCP Application Form (12/17/2019)
Proposed Project Information

(Check all that apply or could apply)

☑ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☑ Grading
☐ Removal of any on-site tree
☐ Removal of any street tree
☐ Removal of protected trees on site or in the public right of way
☑ New construction: 440442 square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☑ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing N/A – Demolish(ed)\(^3\) N/A + Adding 367 = Total 367

Number of Affordable Units\(^4\) Existing N/A – Demolish(ed) N/A + Adding 42 = Total 42

Number of Market Rate Units Existing N/A – Demolish(ed) N/A + Adding 325 = Total 325

Mixed Use Projects, Amount of Non-Residential Floor Area: 36400 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required)  ☑ YES  ☐ NO
Is your project required to dedicate land to the public right-of-way?  ☐ YES  ☑ NO
If so, what is/are your dedication requirement(s)? _______ ft.
If you have dedication requirements on multiple streets, please indicate: __________________________________________________________

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  ☐ YES  ☑ NO

Authorizing Code Section  See Attached

Code Section from which relief is requested (if any): __________________________________________________________

Action Requested, Narrative: __________________________________________________________

Authorizing Code Section  See Attached

Code Section from which relief is requested (if any): __________________________________________________________

Action Requested, Narrative: __________________________________________________________

Additional Requests Attached  ☑ YES  ☐ NO

\(^3\) Number of units to be demolished and/or which have been demolished within the last five (5) years.

\(^4\) As determined by the Housing and Community Investment Department

CP-7771.1  DCP Application Form (12/17/2019)
4. **RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  
☐ YES  ☐ NO

If YES, list all case number(s)  
ZA-2018-3985-MCUP-TOC-WDI-SPR; VTT-82171-CN

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

- [ ] Case No. _______________________________  
- [ ] Ordinance No.: _______________________________

☐ Condition compliance review  
☐ Clarification of Q (Qualified) classification

☐ Modification of conditions  
☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans  
☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  
☐ YES  ☐ NO

Have you filed, or is there intent to file, a Subdivision with this project?  
☐ YES  ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. **RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _______________________________
- b. Geographic Project Planning Referral _______________________________
- c. Citywide Design Guidelines Compliance Review Form _______________________________
- d. Affordable Housing Referral Form _______________________________
- e. Mello Form _______________________________
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _______________________________
- g. HPOZ Authorization Form _______________________________
- h. Management Team Authorization _______________________________
- i. Expedite Fee Agreement _______________________________
- j. Department of Transportation (DOT) Referral Form _______________________________
- k. Preliminary Zoning Assessment Referral Form _______________________________
- l. SB330 Preliminary Application _______________________________
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _______________________________
- n. Order to Comply _______________________________
- o. Building Permits and Certificates of Occupancy _______________________________
- p. Hillside Referral Form (BOE) _______________________________
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _______________________________
- r. SB330 Determination Letter from Housing and Community Investment Department _______________________________
- s. Are there any recorded Covenants, affidavits or easements on this property?  
☐ YES (provide copy)  ☐ NO
PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant's name   Damon Chan

Company/Firm       TF Shatto Limited Partnership

Address: 850-11400 W Olympic Blvd. Unit/Space Number

City               Los Angeles   State CA   Zip Code: V5X 0C3

Telephone         (604) 649-2125   E-mail:

Are you in escrow to purchase the subject property?   □ YES    □ NO

Property Owner of Record   ☑ Same as applicant   □ Different from applicant

Name (if different from applicant) __________________________________________

Address __________________________________________ Unit/Space Number ________

City __________________________________________ State ____________ Zip Code: ______

Telephone __________________________________________ E-mail:______________

Agent/Representative name  Timothy Moran

Company/Firm       Irvine & Associates, Inc

Address: 660 S Figueroa Street Unit/Space Number 1780

City               Los Angeles   State CA   Zip: 90017

Telephone         (213) 437-3403   E-mail: tim@irvineassoc.com

Other (Specify Architect, Engineer, CEQA Consultant etc.)

Name __________________________________________

Company/Firm __________________________________________

Address: __________________________________________ Unit/Space Number ________

City __________________________________________ State ____________ Zip Code: ______

Telephone __________________________________________ E-mail:______________

Primary Contact for Project Information   ☑ Owner   □ Applicant

                     ☑ Agent/Representative   □ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

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An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner’s signatures must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the “wet” notary stamp. A Notary Acknowledgement is available for your convenience on following page.

Signature 

[Signature]

Print Name TF Shatto Limited Partnership richness

Signature 

[Signature]

Print Name 

[Print Name]

Date Sept 17/20

CP-7771.1 DCP Application Form (12/17/2019) Page 5 of 8
California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
Consulate General of the
United States of America
Vancouver, BC, Canada

County of

On September 17, 2020 before me, (Insert Name of Notary Public and Title)

personally appeared Richard Tich, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

John Anthony Hoyle
Notarizing Officer of the
United States of America

Richard Tich
8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

   *The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

   Signature: __________________________ Date: Sept. 17, 2020

   Print Name: Richard Aich
Scenario Information

Scenario Name:
VTT-83213

Description:
Demolition of 2 buildings and construction of 367-unit mixed use project (42 affordable units) with 36,400 sq ft of office and restaurant space. Repurpose existing church into additional restaurant uses.

Scenario Type:
New Park

Park Class:
Improved

Baseline Dataset*:
All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total Residents Served</th>
<th>Currently Non-Served Residents Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>1,118</td>
<td>0</td>
</tr>
<tr>
<td>Age 5 to 9</td>
<td>805</td>
<td>0</td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>720</td>
<td>0</td>
</tr>
<tr>
<td>Age 15 to 17</td>
<td>508</td>
<td>0</td>
</tr>
<tr>
<td>Age 18 to 64</td>
<td>13,492</td>
<td>0</td>
</tr>
<tr>
<td>Age 65 and Over</td>
<td>1,391</td>
<td>0</td>
</tr>
</tbody>
</table>

Household and Income Breakdown

<table>
<thead>
<tr>
<th>Total Households Served</th>
<th>Currently Non-Served Households Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,950</td>
<td>0</td>
</tr>
</tbody>
</table>

Residents Served: 18,034

Households Served: 7,950

Residents Served by Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Residents Served by Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>Under $25,000: 2,844</td>
</tr>
<tr>
<td>Age 5 to 9</td>
<td>$25,000 to $34,999: 1,130</td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>$35,000 to $49,999: 1,369</td>
</tr>
<tr>
<td>Age 15 to 17</td>
<td>$50,000 to $74,999: 1,322</td>
</tr>
<tr>
<td>Age 18 to 64</td>
<td>$75,000 and Over: 1,285</td>
</tr>
<tr>
<td>Age 65 and Over</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: Census/ACS 2010

Disclaimer: This report is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this report. The map and associated data are provided “as is” without warranty of any kind.