



**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
*Facilities Services Division*

August 10, 2021

Sherrie Cruz  
CAJA Environmental Services, LLC  
15350 Sherman Way, Suite 315  
Van Nuys, CA 91406

Re: 6521 S. Sepulveda Boulevard Project

Dear Ms. Sherrie Cruz,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the 6521 S. Sepulveda Boulevard Project, located at 6501-6521 South Sepulveda Boulevard and 6502-6520 South Arizona Avenue, Los Angeles, CA 90045. The project is planned to contain 362-unit multi-family residential units, (126 studios, 110 1 bedroom, 126 2 bedroom), including retail/commercial use. At this time reporting is based on individual project address, without reporting on the combined impacts of other project addresses served by the same schools. 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**

- Questions: 1-2** The project is located in a **MS** 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. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT  
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

  
Vincent Maffei, Director  
School Management Services and Demographics

**PROJECT SERVED: the 6521 S. Sepulveda Boulevard Project, located at 6501-6521 South Sepulveda Boulevard and 6502-6520 South Arizona Avenue, Los Angeles, CA 90045. The project is planned to contain 362-unit multi-family residential units, (126 studios, 110 1 bedroom, 126 2 bedroom), including 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?
1326001	Cowan Ave El	488	369	393	119	No	506	(18)	Yes
1524001	Johnson STEM Academy	173	-	142	-	-	-	-	-
	<b>WRIGHT MS CEM</b>	<b>643</b>	<b>888</b>	<b>435</b>	<b>(245)</b>	<b>Yes</b>	<b>950</b>	<b>(307)</b>	<b>Yes</b>
1849301	Wright Eng Des Mag	-	-	435	-	-	-	-	-
	<b>WESTCHESTER HS CEM</b>	<b>945</b>	<b>952</b>	<b>730</b>	<b>(7)</b>	<b>Yes</b>	<b>1012</b>	<b>(67)</b>	<b>Yes</b>
1894301	WESM Hlth/Sports Med	-	-	360	-	-	-	-	-
1894309	WESM Gifted/STEAM Mag	-	-	147	-	-	-	-	-
1894310	WESM Env Natrl Sci	-	-	223	-	-	-	-	-

<sup>a</sup> 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:**

- <sup>1</sup> School's ID code.
- <sup>2</sup> School's name
- <sup>3</sup> 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.
- <sup>4</sup> 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.
- <sup>5</sup> 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.
- <sup>6</sup> Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).
- <sup>7</sup> 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.
- <sup>8</sup> 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.
- <sup>9</sup> Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).
- <sup>10</sup> 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.
- <sup>o</sup> 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.
- <sup>\*</sup> Enrollment is by application only.

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Facilities Services Division**

**LOC. CODE:** 3260

**COST CENTER:** 1326001

**SUBJECT:** NEW SERVICE BOUNDARY DESCRIPTION FOR COWAN AVENUE SCHOOL  
EFFECTIVE JULY 1, 2017.

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, 1995 (clarified 5-14-2003).

This is an official copy for your file.

(GRADES K - 5)

A LINE EASTERLY AND NORTHERLY, FROM THE NORTHERN EXTENSION OF GEORGETOWN AVENUE, ALONG THE BLUFFS SOUTH OF TEALE STREET, SEWER ROAD, BLUFF CREEK DRIVE \* CENTINELA AVENUE (BOTH SIDES EXCLUDED) TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* SEPULVEDA BOULEVARD \* 80TH STREET \* GEORGETOWN AVENUE EXTENDED.

(GRADES 1 - 5)

STOCKER STREET \* ANGELES VISTA BOULEVARD \* SLAUSON AVENUE \* OVERHILL DRIVE \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* FAIRFAX AVENUE.

WESTSIDE ELEMENTARY SCHOOL ZONE of CHOICE

(GRADES K - 5)

JEFFERSON BOULEVARD \* WESTLAWN AVENUE AND EXTENSION \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE AND SEWER ROAD, TO SOUTHERLY EXTENSION OF McCONNELL AVENUE \* McCONNELL AVENUE AND EXTENSION.

**Westside Elementary School Zone of Choice:** eight schools or educational programs that students will be able to make application to when resident to this attendance boundary area. For the current school year students in grades K - 5 have seven choices: Cowan Avenue; Kentwood; Loyola Village Fine Arts Elementary School Magnet; Playa Del Rey; Playa Vista; Short Avenue; or Westport Heights. Students entering Kindergarten will have the addition of Cowan Avenue Dual Language Center, or Paseo Del Rey Natural Sciences Elementary School Magnet.

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:** 5240

**COST CENTER:** 1524001

**SUBJECT:** NAME CHANGE OF NEW MIDDLE SCHOOL PATHWAY TO KATHERINE JOHNSON STEM ACADEMY EFFECTIVE JULY 1, 2017 (UPDATED 7-1-2018) (NAME CHANGE 7-2-2018).

This name change does not change the intent of the attendance area boundary as it was approved for July 1, 2017 (updated 7-1-2018). 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.

KATHERINE JOHNSON STEM ACADEMY

(GRADES 6 - 8)

BALLONA CREEK \* BAY STREET AND EXTENSION \* JEFFERSON BOULEVARD \* CAMPUS CENTER DRIVE AND EXTENSION \* A LINE EASTERLY AND NORTHERLY ALONG THE BLUFFS SOUTH OF TEALE STREET, SEWER ROAD, AND BLUFF CREEK DRIVE \* CENTINELA AVENUE (BOTH SIDES EXCLUDED) TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* PACIFIC OCEAN.

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

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
Facilities Services Division

**LOC. CODE:** 8493

**COST CENTER:** 1849301

**SUBJECT:** NEW SERVICE BOUNDARY DESCRIPTION FOR ORVILLE WRIGHT MIDDLE SCHOOL ENGINEERING & DESIGN MAGNET EFFECTIVE JULY 1, 2017.

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, 2016.

This is an official copy for your file.

(GRADES 6 - 8)

BALLONA CREEK \* BAY STREET AND EXTENSION \* JEFFERSON BOULEVARD \* DAWN CREEK AND EXTENSION \* A LINE EASTERLY AND NORTHERLY ALONG THE BLUFFS SOUTH OF TEALE STREET, SEWER ROAD, AND BLUFF CREEK DRIVE \* CENTINELA AVENUE (BOTH SIDES EXCLUDED) TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* PACIFIC OCEAN.

OPTIONAL: WRIGHT MIDDLE SCHOOL ENGINEERING & DESIGN MAGNET AND MARINA del REY MIDDLE SCHOOL

JEFFERSON BOULEVARD \* CAMPUS CENTER DRIVE AND EXTENSION \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE AND SEWER ROAD, TO EXTENSION SOUTHERLY OF DAWN CREEK \* DAWN CREEK AND EXTENSION.

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

**LOS ANGELES UNIFIED SCHOOL DISTRICT**

Facilities Services Division

**LOC. CODE:** 8943

**COST CENTER:** 1894301

**SUBJECT:** CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR WESTCHESTER ENRICHED SCIENCES MAGNETS HIGH SCHOOL EFFECTIVE JULY 1, 2016 (CLARIFIED 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2016. 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)

BALLONA CREEK \* LINCOLN BOULEVARD TO BLUFF CREEK DRIVE \* EXTENSION WESTERLY OF BLUFF CREEK DRIVE THROUGH AND EXCLUDING 7599 CABORA DRIVE \* VERAGUA DRIVE EXTENSION \* BERGER AVENUE (BOTH SIDES) \* 80TH STREET \* RAYFORD DRIVE \* 81ST STREET AND EXTENSION TO LINCOLN BOULEVARD \* LINCOLN BOULEVARD (BOTH SIDES) TO LOYOLA MARYMOUNT UNIVERSITY DRIVE \* LINCOLN BOULEVARD \* CABORA DRIVE (BOTH SIDES) AND EXTENSION TO EXTENSION OF DAWN CREEK \* A LINE EASTERLY AND NORTHERLY ALONG THE BLUFFS SOUTH OF TEALE STREET, SEWER ROAD, AND BLUFF CREEK DRIVE \* CENTINELA AVENUE (BOTH SIDES EXCLUDED) TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY \* PACIFIC OCEAN.

OPTIONAL: VENICE HIGH SCHOOL AND WESTCHESTER ENRICHED SCIENCES MAGNETS HIGH SCHOOL

BALLONA CREEK, NORTHERLY AND EASTERLY, FROM LINCOLN BOULEVARD TO EXTENSION OF BAY STREET \* BAY STREET AND EXTENSION \* JEFFERSON BOULEVARD \* CAMPUS CENTER DRIVE AND EXTENSION \* A LINE WESTERLY AND SOUTHERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE AND SEWER ROAD, TO SOUTHERLY EXTENSION OF DAWN CREEK \* A LINE SOUTHERLY AND WESTERLY, ALONG THE BLUFFS SOUTH OF BLUFF CREEK DRIVE, FROM SOUTHERLY EXTENSION OF DAWN CREEK TO EXTENSION OF CABORA DRIVE \* CABORA DRIVE (BOTH SIDES EXCLUDED) \* LINCOLN BOULEVARD TO LOYOLA MARYMOUNT UNIVERSITY DRIVE \* LINCOLN BOULEVARD (BOTH SIDES EXCLUDED) TO EXTENSION OF 81ST STREET \* 81ST STREET AND EXTENSION \* RAYFORD DRIVE \* 80TH STREET \* BERGER AVENUE (BOTH SIDES EXCLUDED) \* VERAGUA DRIVE EXTENSION THROUGH AND INCLUDING 7599 CABORA DRIVE \* A LINE FROM 7599 CABORA DRIVE TO LINCOLN BOULEVARD AT BLUFF CREEK DRIVE \* LINCOLN BOULEVARD.

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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