

# APPROVED

DEC 17 2020

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-244

DATE December 17, 2020

C.D. 15

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82619 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	<i>for</i> C. Santo Domingo	<i>DF</i>
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency include the following condition language for Tract Map No. VTT-82619 (Project):  
  
 "Pursuant to the provisions of Ordinance 182,682 (Jordan Downs Urban Village Specific Plan), specifically the provisions listed under Section 3.B.8 of the Jordan Downs Urban Village Specific Plan, the Project's requirements to dedicate land or pay in-lieu fees to the City for recreation purposes that are associated with approvals pursuant to Los Angeles Municipal Code (LAMC) Sections 12.33, 17.58, and 17.12 are waived."
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 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).

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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 9800 South Grape Street in the South Los Angeles community of the City, proposes the construction of 581 housing units, 506 rental units and 75 townhomes. The Project will be built in seven phases and consists of nineteen (19) proposed parcels. The proposed Project is located within the Jordan Downs Urban Village Specific Plan (JDUVSP) and is subject to the requirements set forth by the JDUVSP.

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

### JORDAN DOWNS URBAN SPECIFIC PLAN (JDUVSP)

The Housing Authority of the City of Los Angeles (HACLA) owns and operates the Jordan Downs Public Housing Development, which is comprised of 700 public housing units located in the Watts community of the City. HACLA is currently redeveloping the existing Jordan Downs public housing project into a master-planned community to create a vibrant and sustainable mixed-used and mixed-income urban village. The redeveloped Jordan Downs will include new housing, neighborhood-serving retail, parks, and a community center. Part of the plan for Jordan Downs includes the rebuilding, redevelopment, and expansion of the existing open spaces, community center, recreational spaces in connection with the new housing units and retail facilities. The Jordan Downs project will include approximately 9 acres of passive and active recreational areas, and a large community center. The open space will be distributed throughout the site and will include a large central park and three other community parks.

The JDUVSP provides the framework for the redevelopment of the existing Jordan Downs Community. The JDUVSP is intended to provide the land use framework for the redevelopment of the 118-acre public housing, commercial, industrial, and civic site with a mix of housing, retail, parks, schools, employment opportunities, social services and civic uses.

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The JDUVSP was formally established and adopted by the City Council through Ordinance No. 182,682. Section 3.B.8 of the JDUVSP, "Park and Recreation Site Acquisition & Development Provisions" states the following:

Fees and the dedication of land for recreation purposes that are associated with approvals pursuant to LAMC Sections 12.33, 17.58, and 17.12 are waived, because this Specific Plan includes a pre-determined allowance of land for recreation. The dedication of over 6 acres for a new Jordan Downs Central Park, which consists of a variety of passive and active recreational areas, and an additional 2.9 acre network of pocket parks, greenways and other open spaces, are found to satisfy the requirements of Section 17.12 of the LAMC for dedication of real property for park and recreational purposes, or for the payment of a fee in lieu thereof, in connection with the construction or development of any and all dwelling units within the Specific Plan area. Park or recreational space provided anywhere within the Specific Plan area shall satisfy the foregoing requirement for any particular residential development, provided that such space will be accessible to the residents of such development. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Section 17.12 of the LAMC."

### 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 **November 30, 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 1, 2020**. On August 31, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**Upon Receipt**." The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and advised them that the project had not yet participated in the required Early Consultation meeting and that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP's comments for the proposed Project would be provided after the required Early

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Consultation meeting was held and the Board had an opportunity to consider the Project and provide a report to the Advisory Agency.

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**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **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**
  - **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 581 units would be:

$$4.20 \text{ Acres} = (581 \times 2.88) \times 0.00251$$

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.

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As currently proposed, the Project has 417 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:

$$1.19 \text{ Acres} = (164 \times 2.88) \times 0.00251$$

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.

### 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:

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

The maximum Park Fees payment for the Project's proposed 581 units would be:

$$\mathbf{\$7,906,829} = \$13,609.00 \times 581 \text{ dwelling units}$$

As currently proposed, the Project has 417 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:

$$\mathbf{\$2,231,876.00} = \$13,609.00 \times 164 \text{ dwelling units}$$

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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 consideration, 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 South Los Angeles community of the City and within the Southeast Los Angeles Community Plan Area. Currently, the Project site is a residential development. It is surrounded by residential 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).

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The proposed Project is located in a low-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): 8,897 persons (14,122 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Southeast Los Angeles Community Plan Area (2017 American Community Survey): 19,253 persons per square mile

### Project Open Space and Recreational Areas

As previously discussed, the JDUVSP set aside approximately nine acres of land for recreational purposes through General Plan land use and zoning designations. These areas were designated by the General Plan for Open Space and zoned OS-UV, which ensured land was set aside consistent with the provisions of JDUVSP Section 3.B.8. Further, the Project's Environmental Impact Report considered recreational amenities, park improvements and accessibility as project design features.

The common open space being provided by the proposed Project is required by the JDUVSP and will be subject to the review of the Department of City Planning in order to determine if the open space is in compliance with the said requirements.

### Public Park Access

There are no RAP-owned public parks within a half-mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5). It should be noted that the existing Jordan Downs Recreation Center, which is owned by HACLA, and is proposed to be redeveloped as a part of the JDUVSP, is located within a half-mile walking distance from the Project site. 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 **293** 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 are no new public parks currently in development within a two (2) mile radius of the Project site.

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There are two (2) 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:

- Green Meadows Recreation Center – Distributed Energy Resources and Resiliency Resources Project
- Green Meadows Recreation Center – Playground Replacement (PRJ21209) Project

There is one (1) 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:

- Green Meadows Recreation Center – HVAC Replacement Project

### Staff Recommendation

JDUVSP Section 3.B.8 waives the fees and the dedication of land for recreation purposes associated with approvals pursuant to LAMC Sections 12.33, 17.58, and 17.12, because the JDUVSP includes a pre-determined allowance of land for recreation. In addition, JDUVSP Section 3.B.8 authorizes maps for residential purposes to be recorded without any further compliance with LAMC Section 17.12. Thus, staff recommends that the Board recommend the inclusion of the language in Recommendation 1 to Tract Map No. VTT-82619.

Additionally, it should be noted that while the proposed Project is within a park service area gap, the construction of approximately 9 acres of open space are meant to serve the residents of the proposed Project as well as the residents of the larger JDUVSP.

### 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:** The recommendation provided in this report is consistent with the requirements of the JDUVSP and ultimately 9 acres of open space will serve the residents of the development.

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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
- 7) JDUVSP Maps





Aerial Perspective  
PERSPECTIVA AÉREAL

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COMMISSION OFFICE  
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CITY PLANNING COMMISSION  
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PRESIDENT  
VAHID KHORSAND  
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82619  
Tract Map Date: 10/01/2020  
Property Address: 9800 South Grape St.  
Community Plan: Wilshre

COUNCIL DISTRICT NO. 15

Neighborhood Council District:

Watts

Bureau of Engineering

Dept. of Building and Safety - Grading

Dept. of Building and Safety – Zoning

Dept. of Transportation

DWP Real Estate

DWP Water Distribution Engineering

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

Distribution Date: October 27, 2020

Case Filing Date: 10/01/2020

Hillside  Yes  No

Bureau of Sanitation

St. Services / Investigation & Enforcement-(haul routes - email ONLY: [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org))

Urban Forestry / Land Development Section

Housing Department (No P.S.)

Board of Education/Environmental Health & Safety (No P.S.)

Board of Education/Transportation (No P.S.)

County Health Department (No P.S.)

GIS (Final Map & LOD)

**DATE DUE: UPON RECEIPT**

Please send your reports to the following e-mail address: [jeanalee.obergfell@lacity.org](mailto:jeanalee.obergfell@lacity.org). Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency 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.

VINCENT P. BERTONI, AICP  
Advisory Agency

Connie Chauv  
Deputy Advisory Agency  
200 N. Spring Street, Room 721



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



**LEGEND**

- City Limits

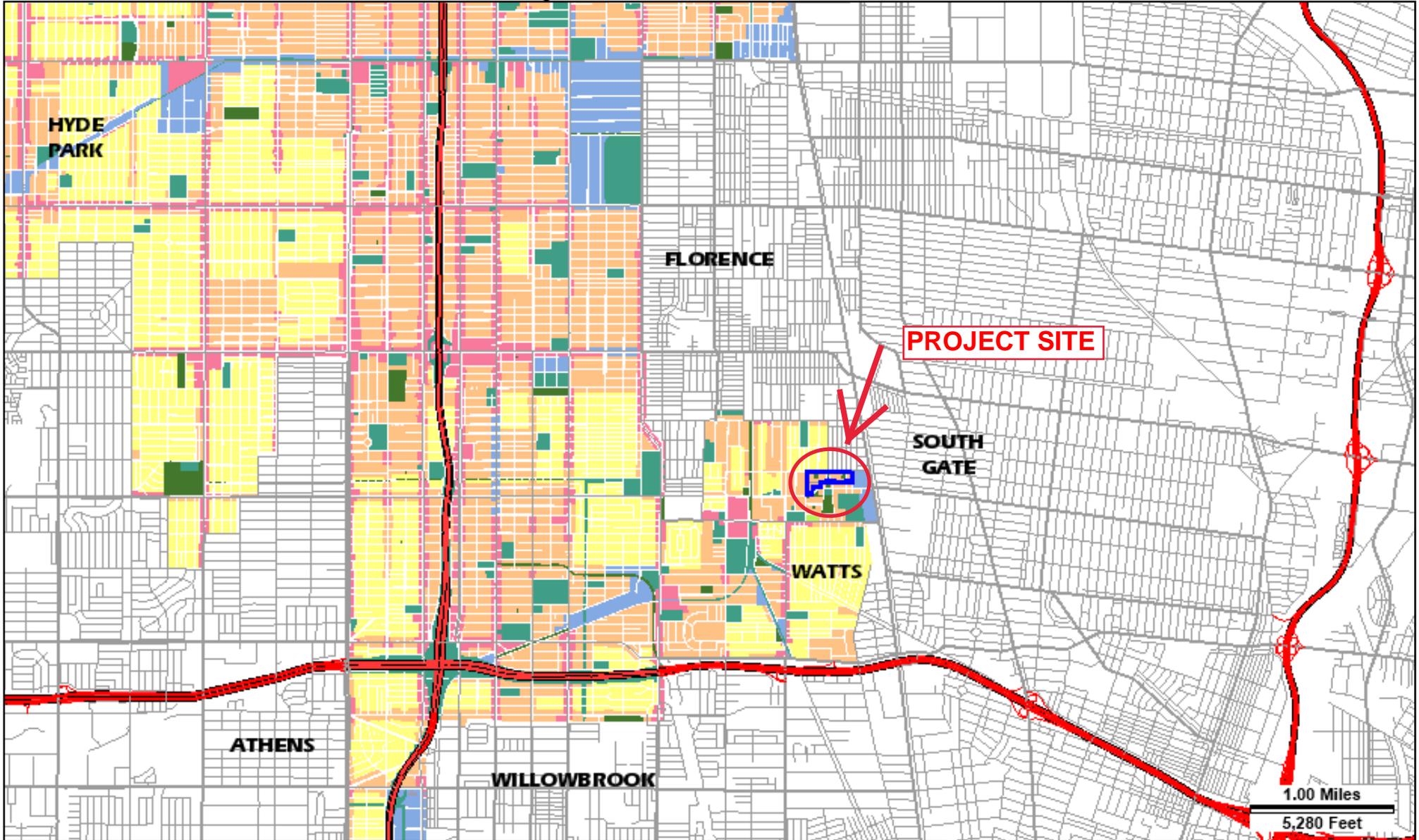
**NOTES**

0 0 Miles 0 0

SCALE 1: 4,514

Disclaimer: This map 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 map. The map and associated data are provided "as is" without warranty of any kind.

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Printed: 11/09/2020



Address: 9800 S GRAPE ST

APN: 6046019930

PIN #: 093A217 176

Tract: TR 16154

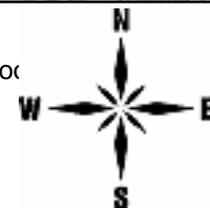
Block: None

Lot: FR 1

Arb: None

Zoning: OS(UV), R3(UV), RAS3(UV)

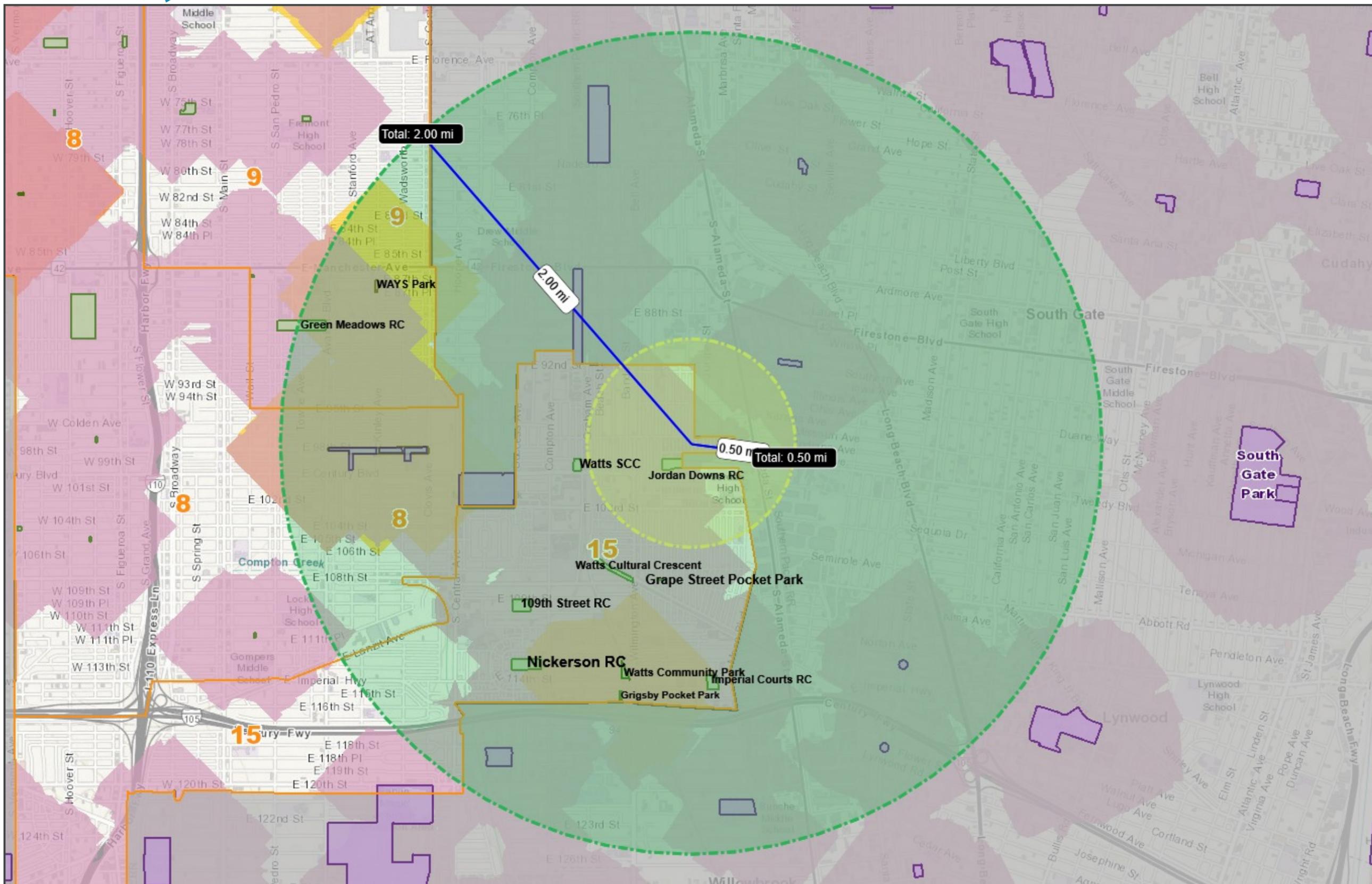
General Plan: Medium Residential, Neighborhor  
Open Space





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

Project Site and Surrounding Parks



**LEGEND**

- City Council Districts
- Existing Parks
  - Non-RAP
  - RAP
- Future Parks
- City Limits
- All Improved Service Areas
- Future Improved Service Area:
  - FY15
  - FY16
  - FY17
  - FY18
  - FY19

**NOTES**



SCALE 1: 36,112

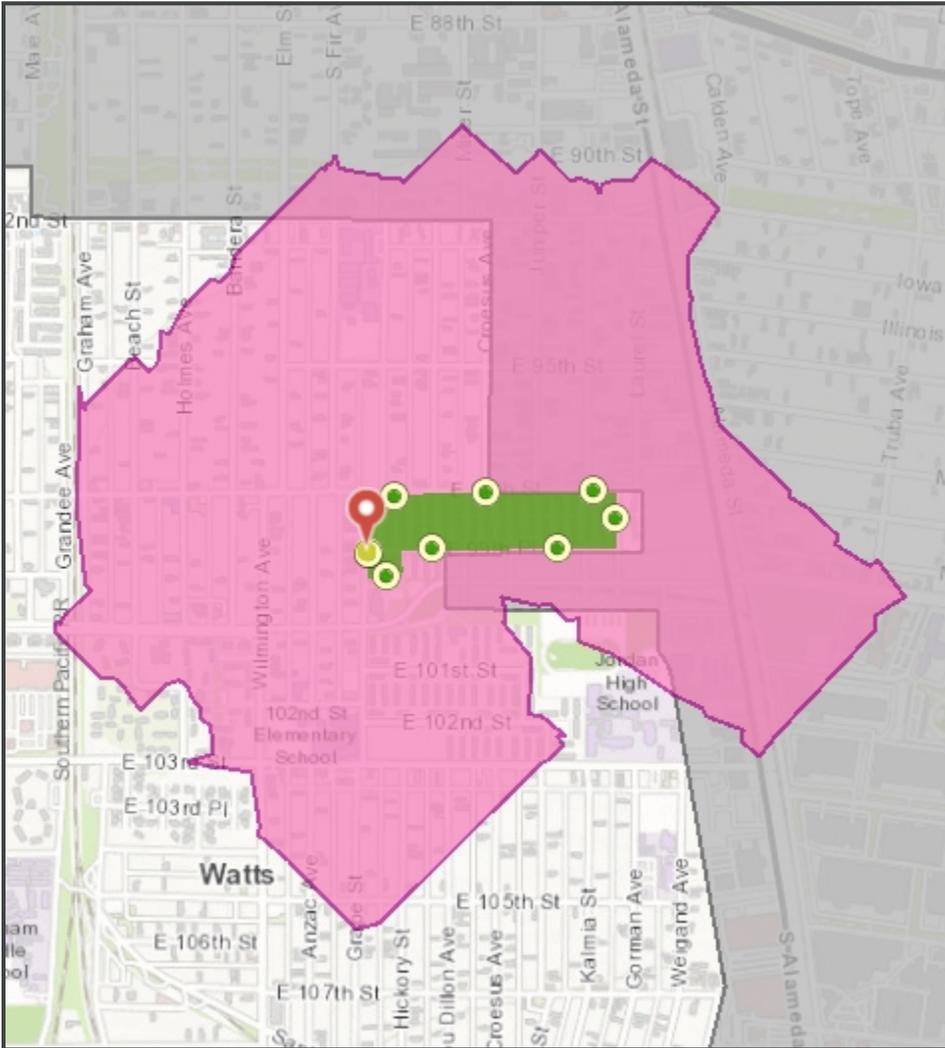
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**EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM**

**Park Analysis Report**



**Scenario Information**

Scenario Name:

VTT-82619

Description:

Portion of the Jordan Downs Specific Plan project.

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**

**Household and Income Breakdown**

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	8,897	293

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,027	56

**Residents Served by Age**

**Households Served by Annual Income**

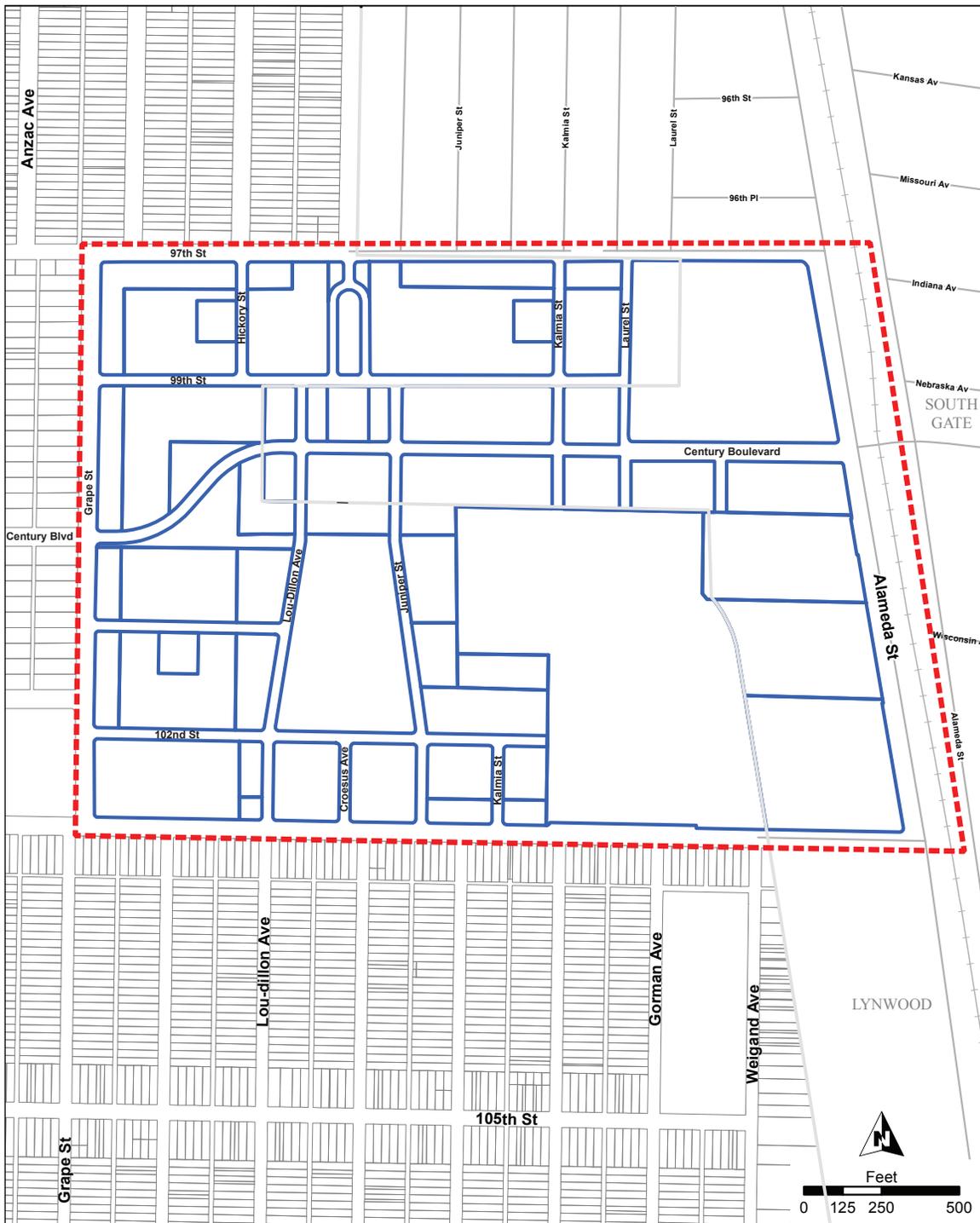
Under Age 5:	1,006	35
Age 5 to 9:	951	37
Age 10 to 14:	917	23
Age 15 to 17:	604	20
Age 18 to 64:	5,005	162
Age 65 and Over:	414	16

Under \$25,000:	969	10
\$25,000 to \$34,999:	216	13
\$35,000 to \$49,999:	284	9
\$50,000 to \$74,999:	232	7
\$75,000 and Over:	326	17

Source: Census/ACS 2010

# Map 1: Specific Plan Boundaries Map

## Jordan Downs Urban Village Specific Plan

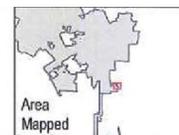


### Jordan Downs Specific Plan: Key Map

Disclaimer:  
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-  Specific Plan Area
-  City Boundary

Not to be used for official recording purposes



## Map 2: Specific Plan Zoning Map Jordan Downs Urban Village Specific Plan



Legend					
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2ECC71; border: 1px solid black;"></span>	PF-UV	<span style="display: inline-block; width: 15px; height: 15px; background-color: #F1C40F; border: 1px solid black;"></span>	A1-UV	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span>	RAS4-UV
<span style="display: inline-block; width: 15px; height: 15px; background-color: #27AE60; border: 1px solid black;"></span>	OS-UV	<span style="display: inline-block; width: 15px; height: 15px; background-color: #F1C40F; border: 1px solid black;"></span>	RAS3-UV	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span>	R3-UV
				<span style="display: inline-block; width: 15px; height: 15px; background-color: #5dade2; border: 1px solid black;"></span>	CM-UV