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November 30, 2017

Mr. Richard F. Harasick  
Senior Assistant General Manager for Water System  
Los Angeles Department of Water & Power  
111 North Hope Street, Room 1455  
Los Angeles, CA 90012-5701

**RE: REQUEST FOR WATER SUPPLY ASSESSMENT – 1045 OLIVE PROJECT,  
LOCATED AT 1033 - 1057 S Olive St., Los Angeles, CA 90010; CITY OF LOS  
ANGELES ENVIRONMENTAL CASE NO. ENV-2016-4630-EIR**

Dear Mr. Harasick:

The Department of City Planning is acting as the lead agency and is preparing an Environmental Impact Report in accordance with the California Environmental Quality Act ("CEQA") for a proposed mixed-use residential and retail tower project ("Project") located at 1033-1057 S. Olive St., Los Angeles, CA 90010 (APNs: 5139-010-001, -002, -008, -010, -011). State law SB 610 (Water Code §§ 10910-10915) requires a Water Supply Assessment ("WSA") to be prepared by a proposed project's water service provider where the project meets the criteria of Water Code Section 10912. The Project meets these criteria because, among other potential reasons, it proposes the development of more than 500 dwelling units. Accordingly, SB 610 requires a WSA to be prepared for the Project.

The Project is located within the service area of the Los Angeles Department of Water and Power ("LADWP"). Accordingly, the Planning Department is requesting that LADWP prepare a WSA for the Project, which would analyze whether LADWP's projected water supplies over a 20-year time horizon based on normal, single dry, and multiple dry years would be sufficient to meet the projected demand of the Project.

A description of the proposed Project is provided below.

**Project Title:**

1045 Olive Project

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**Project Applicant:**

1045 Olive, LLC  
2200 Biscayne Blvd  
Miami, FL 33137

Contact: Adam Tartakovsky  
Phone: (424)653-2100  
Email: 1045olive@crescentheights.com

**Contact Information for CEQA Lead Agency:**

City of Los Angeles  
Department of City Planning  
Contact: Sarah Molina Pearson, City Planner, Major Projects  
Phone: (213)473-9983  
Email: [sarah.molina-pearson@lacity.org](mailto:sarah.molina-pearson@lacity.org)

**Contact Information for EIR Consultant:**

ESA  
233 Wilshire Boulevard  
Suite 150  
Santa Monica, CA 90401

Contact: Jessie Barkley  
jbarkley@esassoc.com  
Phone: (310) 451-4488 x4319

**Project Location and Surrounding Uses:**

The Project sits on an approximately 0.96-acre Site, approximately 0.6 miles north of the Santa Monica Freeway (I-10) and 0.60 miles east of the Harbor Freeway (I-110) in the South Park community of Downtown Los Angeles. The Project Site is located at the northwest corner of the intersection of Olive Street and 11<sup>th</sup> Street. It is comprised of 10 street addresses (1033, 1035, 1039, 1041, 1045, 1047, 1049, 1053, 1055 and 1057 South Olive Street) and six tax parcels (APNs: 5139-010-001, -002, -008, -010, -011). Surrounding uses include a 7-story mixed-use project to the northeast, surface parking lot to the south, 7-story mixed-use project to the east, single story commercial uses to the east and a 25-story mixed-use high-rise building to the west.

**Existing Project Site Uses:**

All existing improvements to be removed.

See Table 1

Table 1		
Existing Uses		Square Feet
1057 S Olive	CRP Tu Glass Tower Owner, LLC (Vacant)	7,652
1045-1055 S Olive	Pacific Stair Corporation (Manufacturing)	14,653
1041 S Olive	Hudson Productions, LLC DBA (Specialty Retail)	3,371
1039 S Olive	MapJacks Evan & Ross Weitzberg (Vacant)	2,945
1035 S Olive	Task Force LA, LLC (Clothing) (Retail)	1,800
1033 S Olive	Hudson Productions, LLC DBA (Vacant)	5,230
Total Leasable Area		35,651
Surface Parking		5,952
Existing Landscaping		0 SF
Cooling Towers		0

Water is provided for all existing uses/addresses.

**Existing Project Site Billing Record Information:**

Existing site addresses: 1033, 1035, 1039, 1041, 1045, 1047, 1049, 1053, 1055 and 1057 South Olive Street

Meter/Service numbers:

1057 Fire Service Acct #3487482245

1053 Water & Sewer Acct #6767158269

1041 Electric, Water & Sewer Acct #0568626054

1035 Water, Sewer, Sprinklers Acct #3487482245

Customer name/number:

SEE TABLE 1

Covered uses

Domestic and fire for all.

**Project Characteristics:**

The Project includes the removal of four existing commercial buildings and the construction of an approximately 751,777 square foot mixed-use high-rise building containing a maximum of 794 residential units and 12,504 square feet of commercial uses, including restaurant uses, located at the ground and mezzanine levels. At roughly 70 stories, the Project will reach up to 770 feet in height. The neighborhood-serving commercial uses and residential lobby would front along 11th & Olive Streets. Vehicle and

bicycle parking would be provided per LAMC requirements within approximately six (6) subterranean parking levels and eight (8) partial levels above grade (some above-grade levels will contain residential units and other active uses along the 11<sup>th</sup> and Olive Street frontages). The Project is located on a lot with a total buildable area of 57,829 square feet.

**Proposed Residential Uses:**

Table 2	
Unit Size	Number
Studio	112
1 BR/Liner	366
2 BR	220
3 BR	96
<b>Total</b>	<b>794</b>
<b>Total Residential Floor Area</b>	<b>739,273 sq ft</b>

**Proposed Commercial Uses and Residential Support and Amenity Uses:**

Table 3			
Use Type	Use	Sq Ft	Total Sq Ft
Commercial	Retail and Restaurant (full service)	12,504	12,504
Residential	Support/Office	960	80,562
	Spa	13,322	
	Gym	10,680	
	Other Amenity	55,600	

**Parking Information:**

- Parking stalls – 891 (per code)
- Parking Area -- 426,458 SF, which includes approximately six (6) levels below grade and eight (8) partial levels above grade. All parking will be enclosed in a garage structure
- No restrooms in parking area

**Land Use Consistency:**

- The Project does not require a General Plan amendment or a zone change
- The project is consistent with the growth projection in the most recent SCAG/RTP

**Community Plan Area:** Central City Community Plan

**Vicinity Map and Site Plan:** See Attached Plans

**Cooling Tower:**

1,400 tons of cooling running approximately 12 hours per day, 7 days/week, 52 weeks/year.

**Water use of a cooling tower**

Water consumption = Evaporation + Blow-Down

Evaporation = Flow (GPM) X Range (F) X .001

Blow-Down = Evaporation / (Cycles of Concentration (3.5 -1)

Tonnage	GPM (gallon per minute)	Evapor- ation	Blow- down	Water consumption GPM	Water consumption, Gal per day	Annual Hours at 12 hrs per day	Annual Water needed, gals
1400	3360	33.6	13.4	47	33,840	4380	12,351,600

**Landscaping/ Hydrozone Area (California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance):**

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET <sub>o</sub> )		49.15	Project Type		Residential		0.55
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low water use plants	0.2	Drip	0.81	0.25	4,516.00	1,115.06	33,979.28
Mod water use plants	0.5	Drip	0.81	0.62	6,774.00	4,181.48	127,422.29
				Totals	11,290.00	5,296.54	161,401.56
Special Landscape Areas							
				1		0.00	0.00
				1		0.00	0.00
				1		0.00	0.00
				1		0.00	0.00
				Totals	0.00	0.00	0.00
						ETWU Total	161,401.56
						Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	189,222.09

Maximum allowable water applied and estimated total water use are in gallons per year. CIMIS weather station #219 - Location: West Hills, CA - Evapotranspiration rate: 49.15 in/yr. Project type: Residential with ETAF: 0.55

Hydrozone: Low Water Use Plants: 40% of total landscape area (PF:0.2) Moderate Water Use Plants : 60% of total landscape area (PF:0.5). Total landscape area: 11,290 SF.

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**Environmental Design Features/LEED Certification:**

The project will pursue qualification as an Environmental Leadership Development Project (ELDP) as certified from the Governor's Office of Planning and Resources. In so doing the project will achieve LEED Silver certification (or greater), maximize transit friendly features and be 'Net-Zero' in carbon/GHG emissions. Wraparound cantilevered balconies on every residential level will provide shade and minimize solar gain throughout the building. Further considerations include native plants and drip/subsurface irrigation systems (as feasible at landscaping), individual metering or sub metering for water use, leak detection systems and rainwater harvesting.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the proposed Project's impacts on water demand is accurate and complete. If you have any questions or comments, please reach out to me or the environmental consultant, Jessie Barkley of ESA.

Sincerely,



Sarah Molina Pearson  
City Planner  
Department of City Planning

cc. Jin Hwang (via email only)  
Delon Kwan (via email only)

**Attachments:**

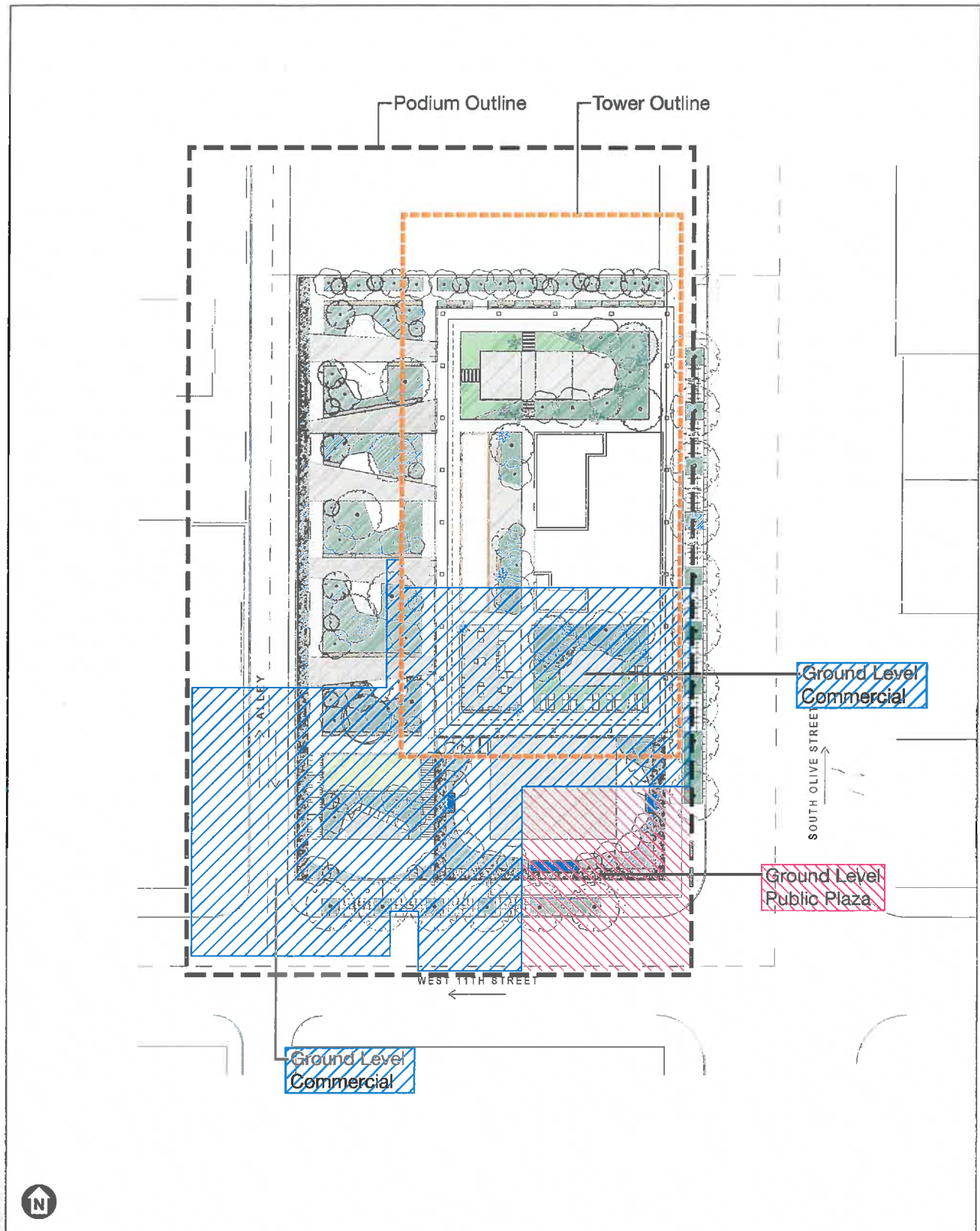
Figure 1, Project Location Map  
Figure 2, Conceptual Site Plan  
Figure 3, Conceptual Project Rendering



1045 Olive Street

**Figure 1**  
**Regional and Site Location Map**





SOURCE: ODA New York, 2017; ESA, 2017

1045 Olive Street

**Figure 2**  
Conceptual Site Plan



SOURCE: ODA New York, 2017

1045 Olive Street

**Figure 3**  
Conceptual Project Rendering