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Sent time: 09/19/2018 03:51:16 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> (elva.nuno-odonnell@lacity.org) <elva.nuno-odonnell@lacity.org>; Estrada, Robert <Robert.Estrada@ladwp.com>
Subject: Hollywood Center Project Water Conservation Meeting
Hollywood Center Project - Wtr Consv Mtg Agenda.doc Hollywood Center WSA Request Ltr.pdf Hollywood Center Project WSA - Scope
Attachments: Questions.eml Sample Conservation Commitment Letter.doc Resid and Coml_CALGreen_Plumbing_Tips_JK_8.6.18.pdf Water Conservation for New Construction March 2017.xls

Hello all,

Please attend the Water Conservation Meeting for Hollywood Center Project Water Supply Assessment by conference call.

Meeting Number: 995 525 935
Meeting Password: Not required
Phone Number(s): (213) 367-0100, (818) 771-3100, (661) 294-3300, (310) 522-1400

Handouts:

- Meeting agenda
- WSA request letter
- 8 scope questions sent on 9/18/18
- Sample Conservation Commitment Letter*
- State and City Plumbing Codes - Draft
- Water Conservation for New Construction (version March 2017)

*The attached sample conservation commitment letter is updated to the latest code and can be used for revisions.

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Hollywood Center Project Water Conservation Meeting

September 24, 2018, 1:00 p.m.

1. Introduction of Attendees
2. Water Supply Assessment
3. Project Description
4. Project Scope Questions
5. Recycled Water
6. Water Conservation Measures / Rebate Program
7. Water Conservation Commitment Letter

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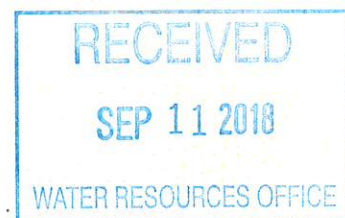
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September 6, 2018

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 FOR PROJECT LOCATED AT
1720, 1759, 1750, and 1770 VINE STREET; 1770 IVAR AVENUE; AND 1733
NORTH ARGYLE AVENUE, ENV-2018-2116-EIR, SCH# 2018051002**

Dear Mr. Harasick:

The Department of City Planning is preparing an Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) for a proposed project located at 1720, 1759, 1750, and 1770 Vine Street; 1770 Ivar Avenue; and 1733 North Argyle Avenue (Proposed Project). Pursuant to CEQA Guidelines Section 15206(b)(2)(B), this project meets the criteria for being of "regional significance" because it includes the development of more than 500 dwelling units, a shopping center or business establishment encompassing more than 500,000 square feet of floor space or employing more than 1,000 persons, and a commercial office building encompassing more than 250,000 square feet of floor space or employing more than 1,000 persons.

For this reason, the proposed project must comply with the water supply assessment requirements of State Water Code (Section 10910-10915). As such, we are requesting that the Los Angeles Department of Water & Power prepare a water supply assessment to determine its ability to meet the water demands of this project. Provided below is a description of the proposed project:

Project Information:

Project Title:

Hollywood Center Project

Project Developer

MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC,
1733 North Argyle LLC, and 1720 North Vine LLC
1995 Broadway, 3rd Floor
New York, NY, 10023

Contact Information

Department of City Planning
Elva Nuno-O'Donnell, City Planner
(818) 374-5066
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EIR Consultant

Environmental Science Associates (ESA)
Addie Farrell, Project Manager
(626) 714-4610
AFarrell@esassoc.com

Project Location

The Project Site is located within the boundaries of the Hollywood Community Plan Area of the City of Los Angeles. The Project Site consists of 10 individual parcels covering approximately 4.46 acres and is bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and Hollywood Boulevard on the south, and is bifurcated by Vine Street. The portion of the Project located between Ivar Avenue and Vine Street is identified as the "West Site," and the portion located between Vine Street and Argyle Avenue is identified as the "East Site." A list of the property addresses and assessor parcel numbers associated with the Project Site are identified in **Table 1, Project Site Addresses and Assessor Parcel Numbers**. The Project location is shown in **Figure 1, Project Location Map** (attached).

Table 1 Project Site Addresses and APNs		
Address	APN	Current Use
1720-1724 North Vine Street	5546-030-034	Surface Parking
1745-1753 North Vine Street	5546-004-020	Surface Parking
6236 West Yucca Street, 1740-1768 North Vine Street	5546-030-028	Office Building (Capitol Records Complex)
1770 North Vine Street	5546-030-032	Office Building (Capitol Records Complex)
6270 West Yucca Street	5546-030-031	Office Building (Capitol Records Complex)
6334 West Yucca Street	5546-004-029	Storage Building
1746-1764 North Ivar Avenue	5546-004-006	Surface Parking
1733-1741 North Argyle Avenue	5546-030-033	Surface Parking
No Address	5546-004-021	Surface Parking
No Address	5546-004-032	Surface Parking

Existing Uses

The Project Site is currently developed with a single story building leased by the American Musical and Dramatic Academy (AMDA) and surface parking lot on the West Site and the Capitol Records Building and Gogerty Building (the Capitol Records Complex) with a surface parking lot on the East Site. As summarized in **Table 2, Existing Land Uses on the Project Site**, below, there is approximately 115,540 square feet of existing improved structural floor area within the Project Site.

Table 2 Existing Land Uses on the Project Site ^a		
Location	Land Use Type	Net Developed Floor Area (square feet)
1751 North Vine Street	Storage Building	1,237 sf
1740 North Vine Street 1750 North Vine Street 6236 West Yucca Street	Office Building (Capitol Records Building)	92,664 sf
1760 North Vine Street -- 1770 North Vine Street	Office Building (Gogerty Building)	21,639 sf
TOTAL		115,540 sf
^a Of the existing square footage, surface parking areas and the 1,237 square foot Storage Building would be demolished. The Capitol Records Complex would not be modified as part of the Project.		
SOURCE: Handel Architects LLP, 2018 and James Corner Field Operations, 2018		

While there is an existing 1,237 square-foot storage building on the Project Site that would be demolished, it is currently leased by AMDA as a work space, and there is minimal regular water use. Additionally, the 114,303 square-foot Capitol Records Complex would not be affected by the Project. Therefore, for conservative purposes, it is assumed that there is no existing water demand on the portions of the Project Site that would be demolished for the Project. All new water demand associated with the Project would be a net increase.

Project Characteristics

The Capital Records Complex on the East Site would be preserved, although some of its supporting parking area not adjacent to the complex would be reconfigured and relocated to the East Site five-floor subterranean and grade-level parking garage. The remaining surface parking uses on the Project Site would be removed in order to develop a mix of land uses, including residential uses (market-rate and senior affordable housing units), commercial uses, parking, and associated landscape and open space amenities. As shown in **Figure 2, Conceptual Site Plan**, four new buildings are proposed, including a 35-story building on the West Site (West Building), a 46-story building on the East Site (East Building), and two 11-story senior buildings (West Senior Building and East Senior Building) set aside for extremely-low and very-low income households (one building on each site). The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential housing units (872 market-rate units and 133 senior affordable housing units) totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area (retail and restaurant uses), approximately 160,707 square feet of open space and amenities, approximately 1,521 vehicle parking spaces, and approximately 551 bicycle parking spaces. The Project would have a floor-area ratio (FAR) of 6.975:1 (up to 7:1, see Anticipated Approvals below), which includes the existing 114,303 square-foot Capitol Records Complex, and would result in 1,401,453 square feet of developed floor area on the Project Site.

Under a proposed Hotel Option associated with the East Site, the Project would replace 104 residential units within East Building Levels 3 through 12 with a 220-room hotel, with no change to building heights and massing. The number of affordable residential units within the East Senior Building would be reduced by 17 units and the height of the building would be reduced from 11 stories to 9 stories. Overall under the Hotel Option, there would be approximately 1,272,741 square feet of developed floor area, including 884 residential housing units (768 market-rate units and 116 senior affordable housing units) with approximately 1,112,287 square feet of residential floor area, a 220-room hotel with approximately 130,278 square feet of floor area, 30,176 square feet of other commercial floor area, 147,366 square feet of open space and amenities, 1,521 vehicle parking spaces, and 554 bicycle parking spaces. The Hotel Option would have a FAR of 6.903:1 (up to 7:1, see Anticipated Approvals below), which includes the existing Capitol Records

Complex, and would result in 1,387,044 square feet of developed floor area on the Project Site.

The Project would require two cooling towers (one for the East and one for the West Building) with a total capacity of 2,925 tons (1,450 tons for the East Building and 1,475 tons for the West Building). Under the Hotel Option, the cooling towers would have a total capacity of 3,000 (1,525 tons for the East Building and 1,475 tons for the West Building). The cooling towers, under both the Residential and Hotel Options, would be part-time operational and would run 12 hours per day / 85 hours per week / 4,500 hours annually.

A summary of the land uses and amount of square feet of development for the Residential Option as defined by the LAMC is presented in **Table 3**, Proposed Development Program. Elevations of the Project are provided in **Figures 3 to 5**, attached; illustrative renderings are provided in **Figures 6 and 7**.

Table 3 Proposed Development Program			
	West Site^a	East Site	Total (Across Project Site)
Site Area (Pre-Dedication)	78,629 sf	115,866 sf	194,495 sf (4.46 Acres)
Site Area (Post-Dedication) ^b	83,792 sf	117,133 sf	200,925 sf (4.61 Acres)
Maximum Building Height	469 feet	595 feet	595 feet
Residential			
<i>Market-Rate Units</i>			
One-Bedroom	195 du	175 du	370 du
Two-Bedroom	198 du	172 du	370 du
Three-Bedroom	56 du	76 du	132 du
<i>Subtotal Market-Rate Units</i>	<i>449 du</i>	<i>423 du</i>	<i>872 du</i>
<i>Subtotal Market-Rate Residential Floor Area</i>	<i>534,947 sf</i>	<i>529,092 sf</i>	<i>1,064,039 sf</i>
<i>Senior Affordable Units</i>			
One-Bedroom	59 du	53 du	112 du
Two-Bedroom	9 du	12 du	21 du
<i>Subtotal Senior Affordable Units</i>	<i>68 du</i>	<i>65 du</i>	<i>133 du</i>
<i>Subtotal Senior Affordable Residential Floor Area</i>	<i>62,289 sf</i>	<i>61,777 sf</i>	<i>124,066 sf</i>
<i>Indoor Residential Amenities and Lobbies</i>			
Market Rate Residential	35,001 sf	26,178 sf	61,179 sf
Senior Affordable Residential	3,815 sf	3,875 sf	7,690 sf
<i>Subtotal Indoor Residential Amenities and Lobbies Floor Area</i>	<i>38,816 sf</i>	<i>30,053 sf</i>	<i>68,869 sf</i>

**Table 3
 Proposed Development Program**

	West Site ^a	East Site	Total (Across Project Site)
Commercial			
Restaurant/Retail	12,691 sf	17,485 sf	30,176 sf
Other Commercial			
<i>Subtotal Commercial floor Area</i>	<i>12,691 sf</i>	<i>17,485 sf</i>	<i>30,176 sf</i>
Total Floor Area	648,743 sf	638,407 sf	1,287,150 sf
Total Buildable Floor Area for Floor Area Ratio			1,401,453 sf
Floor Area Ratio			6.975:1^c
Parking			
Vehicular Parking			
Required	443 spaces	544 spaces	987 spaces
Proposed	837 spaces	684 spaces	1,521 spaces
Bicycle Parking			
Long-Term	247 spaces	242 spaces	489 spaces
Short-Term	30 spaces	32 spaces	62 spaces
Open Space			
Outdoor Common Open Space	38,973 sf	43,575 sf	82,548 sf
Indoor Common Open Space	20,791 sf	11,068 sf	31,859 sf
<i>Subtotal Common Open Space</i>	<i>59,764 sf</i>	<i>54,643 sf</i>	<i>114,407 sf</i>
Private Balconies	22,100 sf	24,200 sf	46,300 sf
Total Open Space Provided	81,864 sf	78,843 sf	160,707 sf
Total Open Space Required	61,075 sf	59,100 sf	120,175 sf
a "sf" = "square feet", "du" = "dwelling units" b Post-dedication square footage is calculated with the inclusion of the 1,267 square-foot East Site Alley Merger and the 5,163 sidewalk merger (along Yucca Street and both sides of Vine Street) area. c The FAR is calculated by: the total buildable area (1,401,453 square feet) divided by the total Project Site lot area (200,925 square feet) = 6.975.			
SOURCE: Handel Architects LLP, 2018 and James Corner Field Operations, 2018			

Construction of the Project would be completed over an approximately six-year period. Activities would begin on the West Site in 2021 and construction on the East Site would begin in 2024. It is anticipated that the Project would be fully operational by 2027.

Proposed Entitlements

In order to develop the Project as proposed, the following entitlements are required:

1. Pursuant to the Los Angeles Municipal Code (the "LAMC") Section 12.32-F, a Zone Change to C2-2-SN;

2. Pursuant to LAMC Section 12.32-F, a Height District Change for the Property to remove the D Limitation, which limits FAR;
3. Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
 - a. A floor area modification to allow additional floor area up to 7:1 FAR in lieu of the eligible 8.1:1 FAR;
 - b. A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
 - c. A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units;
4. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
5. Pursuant to LAMC Section 12.24-W.19, a Conditional Use Permit for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to merge (i) an alley to add 1,267 square feet to the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; associated haul route, and removal of 19 street trees; and
8. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

In addition to the entitlements identified above, approvals are also required from other City entities for the Project, including, but not limited to, approvals and permits from the City's Department of Building and Safety and Public Works (and other municipal agencies) for Project construction activities, such as demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, and the removal and replacement of trees on public and/or private property.

Land Use Consistency and Growth Projections

The proposed Project is consistent with the demographic projections presented in Southern California Association of Government (SCAG)'s 2012 Regional Transportation Plan (RTP) and 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Project's contribution to population, housing, and employment opportunities are shown below in **Table 4, Project (Residential Option) Increases in Population, Housing, and Employment** and **Table 5, Project (Hotel Option) Increases in Population, Housing, and Employment**.

While the City often uses the Los Angeles Unified School District (LAUSD) 2016 Developer Fee Justification Study employee generation factors to calculate the number of employees generated by the Project, an Economic and Fiscal Impact Report (Economic Report) was prepared specifically for the Project on April 24, 2018 and provides a more detailed estimate of employees that would be generated by the Project using IMPLAN modeling. The estimated Project increase in employees based on the LAUSD employee generation factors are shown as footnotes in Table 4 and 5 for informational purposes. For conservative purposes, the Project increases based on the Economic Report are used to confirm the Project's consistency with SCAG's 2012 RTP and 2016 RTP/SCS.

Table 4 Project (Residential Option) Increases in Population, Housing, and Employment		
<u>Housing Units and Population</u>		
Total Housing Units	Average Household Size^a	Total Population
1,005	2.43	2,443
<u>Employees</u>		
Use	Amount	Number of Employees^b
Proposed		
Market Rate Units	872 dwelling units	467
Affordable Units	133 dwelling units	17
Restaurant Uses	30,176 square feet	205
Total Employees Generated		689
^a The average household size reflects the Citywide Person Per Household factor for multi-family units as published in the 2016 American Community Survey. ^b For reference, based on the LAUSD 2016 Developer Fee Justification Study, the restaurant/retail uses would use the Neighborhood Shopping Centers generation factor (0.00271 employees per sf) and would generate approximately 82 employees. Using the LAUSD 2016 Developer Fee Justification Study, the total Project under the Residential Option (including residential and restaurant/retail uses) would generate a total of approximately 82 employees.		

**Table 5
 Project (Hotel Option) Increases in Population, Housing, and Employment**

Housing Units and Population		
Total Housing Units	Average Household Size^a	Total Population
884	2.43	2,149
Employees		
Use	Amount	Number of Employees^b
Proposed		
Market Rate Units	768 dwelling units	435
Affordable Units	116 dwelling units	16
Restaurant Uses	30,176 square feet	205
Hotel	130,278 square feet	170
Total Employees Generated		825

^a The average household size reflects the Citywide Person Per Household factor for multi-family units as published in the 2016 American Community Survey.

^b For reference, based on the LAUSD 2016 Developer Fee Justification Study, the restaurant/retail uses would use the Neighborhood Shopping Centers generation factor (0.00271 employees per sf) and would generate approximately 82 employees. The hotel component would use a generation factor of 0.00113 employees per sf and would generate approximately 148 employees. Using the LAUSD 2016 Developer Fee Justification Study, the total Project under the Hotel Option (including residential, restaurant/retail, and hotel uses) would generate a total of approximately 230 employees.

Tables 6 through 9 below present a comparison of the projected Project increases (based on the Economic Report) in population, housing, and employment under both the residential and hotel options as compared to SCAG's 2012 RTP and 2016 RTP/SCS growth projections for the City of Los Angeles.

**Table 6
 Project (Residential Option) Impacts on SCAG 2012 RTP Projected Growth**

	Project Increase	SCAG Projected Growth	Project Percentage of Growth
Population			
2018 – 2027 Buildout	2,443	190,354	1.3%
2018 - 2035 Projection Horizon	2,443	365,767	0.7%
Households			
2018 – 2027 Buildout	1,005	104,054	1.0%
2018 - 2035 Projection Horizon	1,005	195,200	0.5%

Employment			
2018 – 2027 Buildout	689	55,330	1.3%
2018 - 2035 Projection Horizon	689	102,850	0.7%
SOURCE: ESA, 2018. Based on SCAG 2012 RTP projections.			

Table 7 Project (Hotel Option) Impacts on SCAG 2012 RTP Projected Growth			
	Project Increase	SCAG Projected Growth	Project Percentage of Growth
Population			
2018 – 2027 Buildout	2,149	190,354	1.1%
2018 - 2035 Projection Horizon	2,149	365,767	0.6%
Households			
2018 – 2027 Buildout	884	104,054	0.9%
2018 - 2035 Projection Horizon	884	195,200	0.5%
Employment			
2018 – 2027 Buildout	825	55,330	1.5%
2018 - 2035 Projection Horizon	825	102,850	0.8%
SOURCE: ESA, 2018. Based on SCAG 2012 RTP projections.			

Table 8 Project (Residential Option) Impacts on SCAG 2016 RTP/SCS Projected Growth			
	Project Increase	SCAG Projected Growth	Project Percentage of Growth
Population			
2018 – 2027 Buildout	2,443	241,442	1.0%
2018 - 2040 Projection Horizon	2,443	635,275	0.4%
Households			
2018 – 2027 Buildout	1,005	111,809	0.9%
2018 - 2040 Projection Horizon	1,005	277,875	0.4%
Employment			
2018 – 2027 Buildout	689	146,255	0.5%
2018 - 2040 Projection Horizon	689	320,375	0.2%
SOURCE: ESA, 2018. Based on SCAG 2016 RTP/SCS projections.			

Table 9 Project (Hotel Option) Impacts on SCAG 2016 RTP/SCS Projected Growth			
	Project Increase	SCAG Projected Growth	Project Percentage of Growth
Population			
2018 – 2027 Buildout	2,149	241,442	0.9%
2018 - 2040 Projection Horizon	2,149	635,275	0.3%
Households			
2018 – 2027 Buildout	884	111,809	0.8%
2018 - 2040 Projection Horizon	884	277,875	0.3%
Employment			
2018 – 2027 Buildout	825	146,255	0.6%
2018 - 2040 Projection Horizon	825	320,375	0.3%
SOURCE: ESA, 2018. Based on SCAG 2016 RTP/SCS projections.			

As shown in Tables 6 through 9 above, all Project scenarios and associated increases in population, housing, and employment would be consistent with the projections in SCAG's 2012 RTP and 2016 RTP/SCS.

Landscaping/Open Space

Outdoor open space has been designed to promote the use of public open space and pedestrian linkages and enhance walkability. The ground floor open space areas create integrated multi-programmed outdoor courtyards that will function as local hangouts as well as tourist destinations. Each of courtyards is proposed to include planting and a water feature wall. The water feature wall would run a sheet of water approximately 0.5 inch deep onto approximately 500 square feet of stone wall.

Additional outdoor open space would include private balconies and amenity decks for both the West and East Buildings. Both West and East amenity decks provide amenity programs such as social gardens, viewing terraces, outdoor fireplaces, dog runs and multi-purpose outdoor dining / event area, as well as water features such as pools, hot tubs, and kid's pools. The water features, listed below, will all be 4 feet deep.

- West Site Spa – 240 square feet
- West Site Kids Pool – 540 square feet
- West Site Pool – 1,700 square feet

- East Site Spa – 125 square feet
- East Site Kids Pool – 350 square feet
- East Site Pool – 1,275 square feet

The Project Site contains 20 street trees and 49 on-site trees, none of which are protected. The Project would provide the required 252 trees (1 tree per 4 residential units) throughout the Project Site. The Project would further comply with the City's Urban Forestry Division's requirements, which currently requires street tree replacement on a 2:1 basis and approval by the Board of Public Works.

A total of approximately 160,707 square feet of useable open space would be provided across the Project Site, of which 82,548 square feet would be outdoor open space. Of the proposed common open space, approximately 23,844 square feet is proposed to be landscaped under both options.

Table 10, below, shows the plant factors and the square footages for each proposed Hydrozone Area. The Very Low (4,320 square feet), Low (12,375 square feet), and part of the Moderate Hydrozone Areas (5,345 square feet) would use drip irrigation. The remainder of the Moderate (1,014 square feet) and High Hydrozone Areas (790 square feet) would use overhead spray. The landscaped areas would meet California Assembly Bill (AB) 1881 and all applicable Model Water Efficient Landscape Ordinance requirements.

Table 10 Hydrozone Area Information		
Hydrozone	PF	Hydrozone Area square feet (sf)
Very Low	0.1	4,320 sf
Low	0.3	12,375 sf
Moderate	0.6	6,359 sf
High	0.8	790 sf
Total		23,844 sf

SOURCE: Jeffrey L. Bruce & Company, LLC, 2018

Parking

Parking for the Project will be provided in accordance with the LAMC requirements. The West Site would provide a total of 837 vehicular parking spaces within a five floor subterranean and grade level parking garage. The East Site would provide 684 vehicular parking spaces within a five floor subterranean and grade level parking garage. All

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Mr. Richard F. Harasick
September 6, 2018
Page 13 of 13

provided parking for the Project would be covered and below-grade. The total parking areas would encompass approximately 676,111 square feet, excluding utility rooms and elevator shafts/stairs.

Environmental Design Features

The Project would be designed to meet the standards of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Gold or its equivalent. Furthermore, the Project would be designed to be an Environmental Leadership Development Project (ELDP), as considered under the Governor's Office of Planning and Research. The Project would also comply with the City of Los Angeles Green Building Code, which builds upon and sets higher standards than those incorporated in the 2010 California Green Building Standards Code (CALGreen). Some of the Project's proposed design features that would contribute to energy efficiency include cool roofs; electric vehicle chargers/spaces; energy-efficient appliances; water-efficient plumbing fixtures and fittings; and water-efficient landscaping.

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 contact Elva Nuño-O'Donnell at (818) 374-5066 or email elva.nuno-odonnell@lacity.org.

Sincerely,



Elva Nuño-O'Donnell
City Planner
City of Los Angeles Department of City Planning

Attachments:

- A. Figure 1, Project Location Map
- Figure 2, Existing Site Plan
- Figures 3-5, Building Sections
- Figures 6-7, Simulated Views

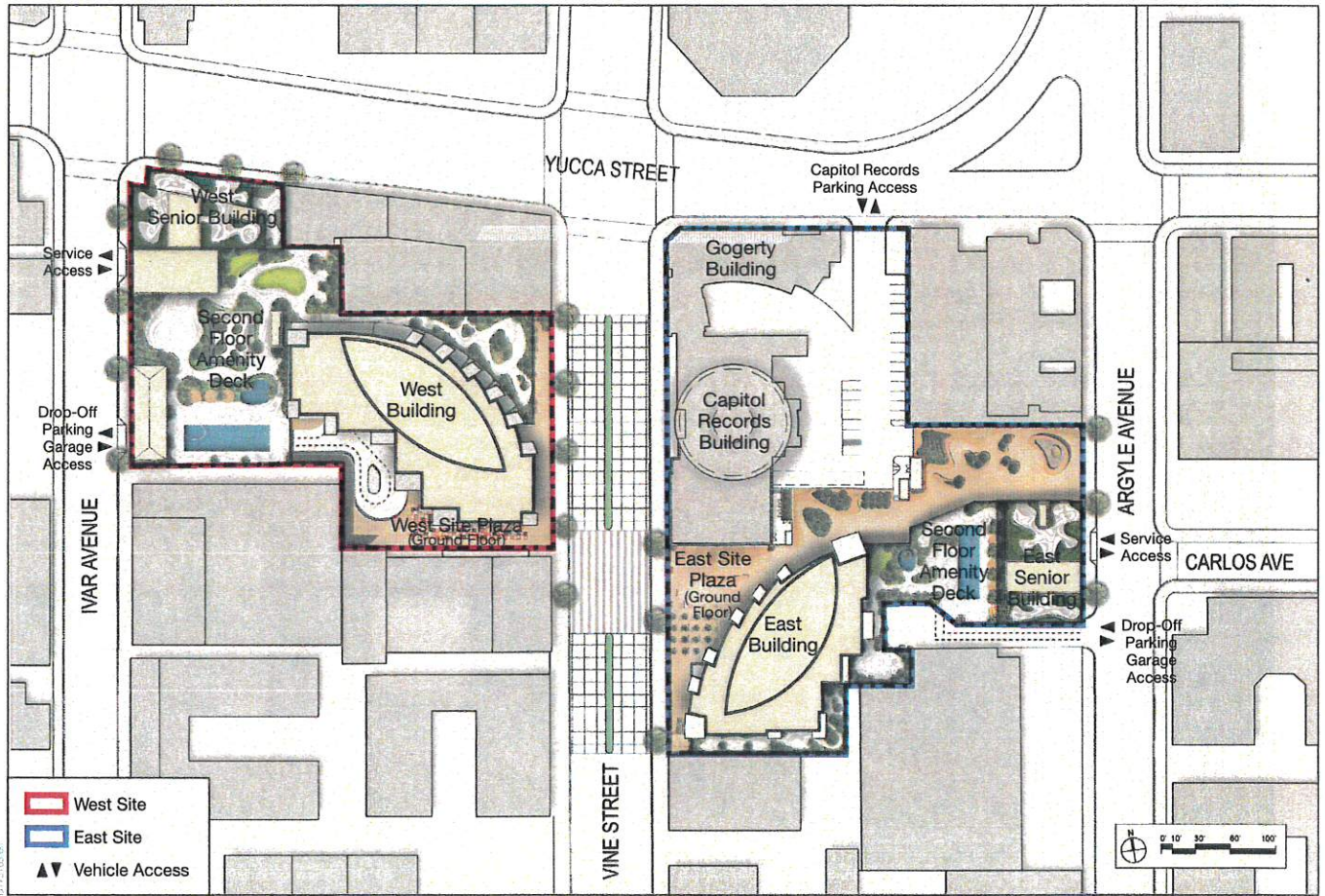
Cc: Jin Hwang, LADWP
Delon Kwan, LADWP
Theresa Kim, LADWP



SOURCE: Google Earth, 2016.

Hollywood Center Project
Figure 1
Project Location Map



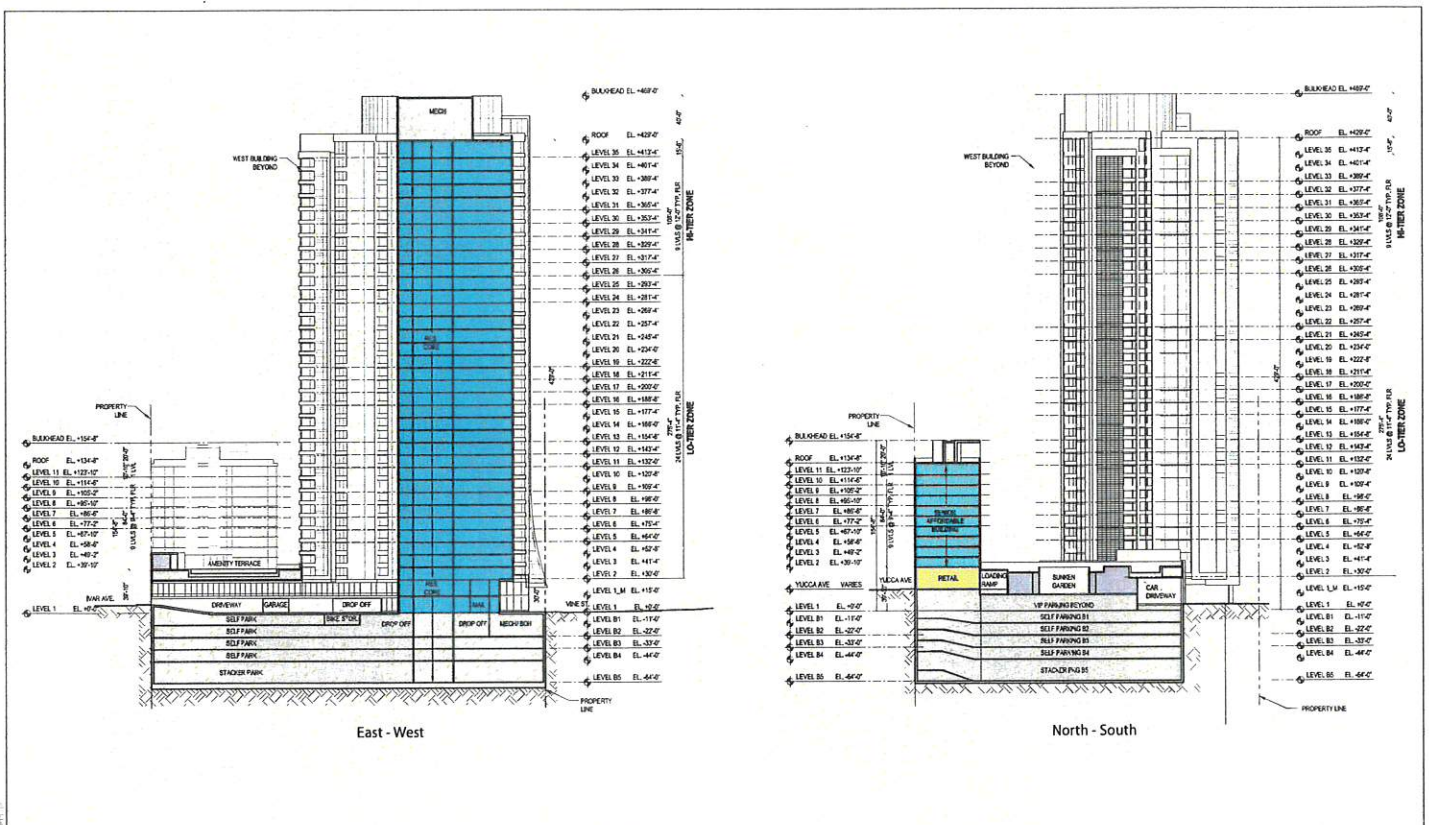


SOURCE: Handal Architects, 2018

Hollywood Center Project

Figure 2
Conceptual Site Plan

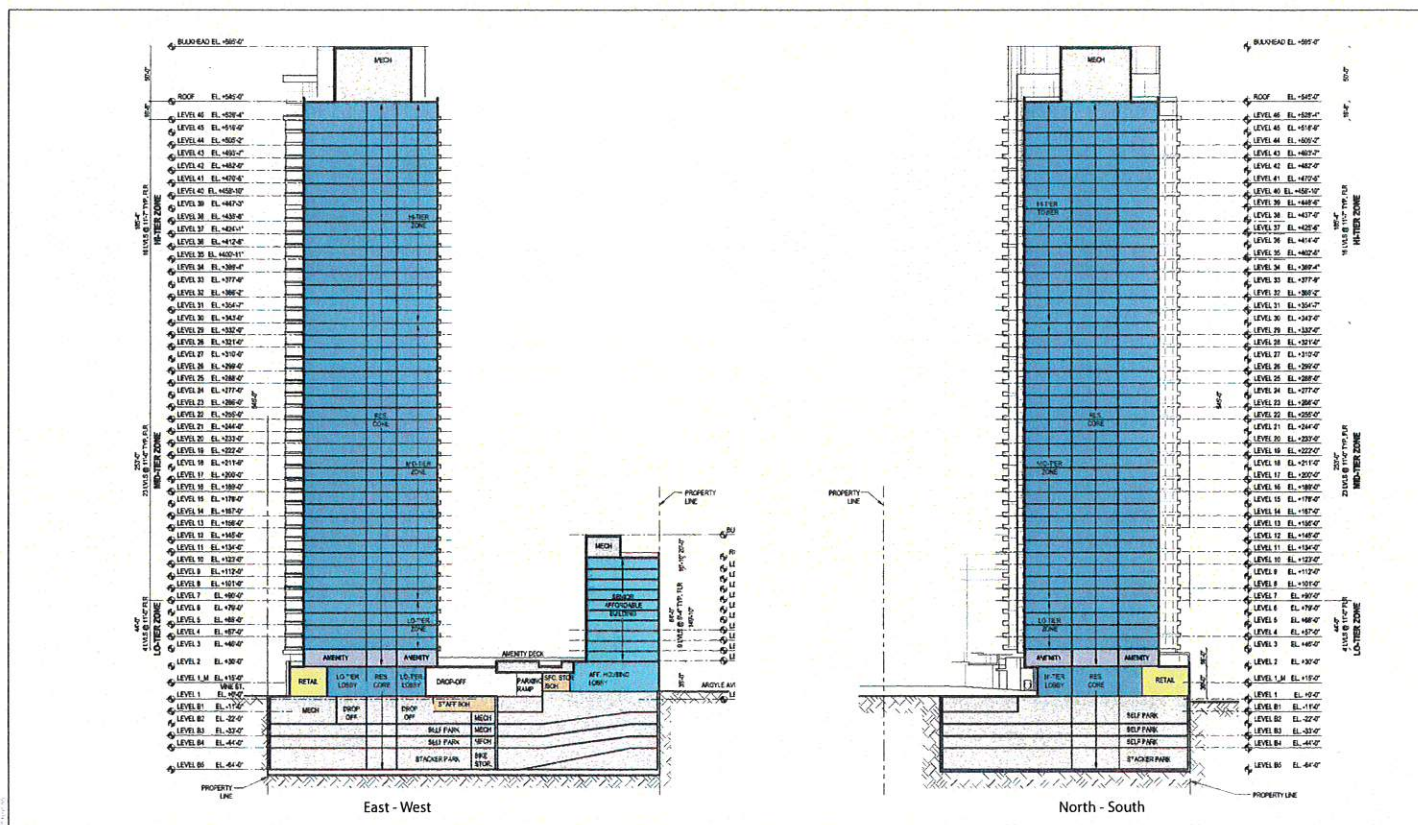




SOURCE: Handel Architects, 2018

Hollywood Center Project
Figure 3
Building Sections, West Site





SOURCE: Handal Architects, 2018

Hollywood Center Project

Figure 4
Building Sections, East Site





SOURCE: Hensel Architects, 2018

Hollywood Center Project

Figure 5
Hotel Option Building Sections, East Site



01/20/2016 09:00

SOURCE: Shimahara, 2018

Hollywood Center Project

Figure 6
Simulated Aerial View from the North





SOURCE: Shimahara, 2018

Hollywood Center Project

Figure 7
Simulated Elevated View from the North



(Note to the Applicant: The blue italicized texts provide direction on how to prepare this letter. Please delete these blue italicized texts prior to submitting the letter. First submit a draft letter by e-mail for review by LADWP (no signature is required). For the official water conservation letter after the draft letter has been accepted, please use your company letterhead.)

(Note to the Applicant: Provide information inside brackets [])

[Date]

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

Re: WATER CONSERVATION COMMITMENTS FOR THE [TITLE OF PROJECT]

Dear Mr. Harasick:

The [Name of Applicant] (Applicant) *(Alternatively, write [Name of Applicant's Representative], on behalf of [Name of Applicant] (Applicant),)* proposes to develop the [Title of Project] (Project) within the [Name of Community Plan] Community Plan Area of the City of Los Angeles. The project site, which encompasses approximately [X acres], is generally bounded by [Street name] to the north, [Street name] to the east, [Street name] to the south, and [Street name] to the west. *(If the project site is not bounded by a street, describe in other ways: For example, "bounded by commercial buildings")* The proposed project would develop approximately [X square feet] of retail space, [X square feet] of restaurant uses, [X] apartment units, a [X]-room hotel, [X square feet] of office uses, and [X square feet] of community/cultural uses. *(Add any other proposed uses.)* The Project would also include approximately [X square feet] of covered parking and [X square feet] of landscaping. As part of the project, the existing development that collectively comprise(s) approximately [X] square feet of floor area on-site would be removed.

The Applicant understands the City of Los Angeles' policy that future water needs shall be met by expanding water recycling and conservation. The Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project:

(Identify measures to be implemented from the following and any other currently available water conservation measures that are in addition to those required by the codes and ordinances listed on the reference material [Green Building Tips and Water Conservation.](#))

- High Efficiency Toilets with a flush volume of "x" gallons per flush, or less. *(Please specify a flush volume of less than the current 1.28 gallons per flush (gpf) code requirement. For example, 1.0 gpf or 0.8 gpf)*
- Urinals *(Please specify a flush volume of less than the 0.125 gpf code requirement: For example, Waterless Urinals)*
- Showerheads with a flow rate of "x" gallons per minute, or less. *(Please specify a flow rate less than the current 1.8 gallons per minute (gpm) code requirement. For example, 1.5 gpm)*
- ENERGY STAR Certified Residential Clothes Washers –Front-loading or Top-loading *(Select either Front-loading or Top-loading if the capacity is greater than 2.5 cubic feet) with Integrated Water Factor of "x" or less and capacity of "y" cubic feet (Please specify the Integrated Water Factor being committed to for this Project that is lower*

than the current ENERGY STAR Certified Residential Clothes Washer criteria, as well as type of washer, front-loading or top-loading, and capacity in cubic feet.)

- ENERGY STAR Certified Commercial Clothes Washers – Water Factor of “x” or less and capacity of “y” cubic feet *(Please specify the Water Factor being committed to for this Project that is lower than the current ENERGY STAR Certified Commercial Clothes Washer criteria, as well as the capacity in cubic feet.)*
- ENERGY STAR Certified Residential Dishwashers – standard or compact *(Select either standard or compact)* with x gallons/cycle or less *(Please specify the gallons per cycle being committed to for this Project that is lower than the current ENERGY STAR Certified Dishwasher criteria, as well as the type, standard/compact.)*
- Domestic Water Heating System located close proximity to point(s) of use
- Individual metering and billing for water use for every residential dwelling unit and commercial unit.
- Tankless and on-demand Water Heaters
- Water-Saving Pool Filter
- Pool/Spa recirculating filtration equipment
- Pool splash troughs around the perimeter that drain back into the pool.
- Install a meter on the pool make-up line so water use can be monitored and leaks can be identified and repaired
- Reuse pool backwash water for irrigation
- Leak Detection System for swimming pools and Jacuzzi
- Drip/ Subsurface Irrigation (Micro-Irrigation)
- Micro-Spray
- Proper Hydro-zoning/Zoned Irrigation–(groups plants with similar water requirements together)
- Artificial Turf
- Drought Tolerant Plants – X percent of total landscaping *(Specify the percentage being committed.)*
- Water Conserving turf – X percent of total landscaping *(Specify the percentage and Systems (List here only if quantifiable and beyond code requirement.)*

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181899 and No. 183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Project as applicable:

(Identify measures to be implemented from the following and any other currently available stormwater capture and waste water reuse Best Management Practices for additional conservation.)

- Infiltration Basin (drainage area of 5-50 acres) – captures first-flush stormwater, removes particulate pollutants and some soluble pollutants, and contributes toward recharging groundwater.
- Infiltration Trench (drainage area of less than 5 acres) – similar to infiltration basin but used for smaller drainage areas to capture and infiltrate rainwater.
- Catch Basin Insert - a device that can be inserted into an existing catch basin design to provide some level of runoff contaminant removal.
- Catch Basin Screens
- Pervious Pavements – captures runoff by allowing stormwater to pass through the pavement surface and then infiltrate into the groundwater basin.
- Cistern - captures stormwater runoff as it comes down through the roof gutter system.

The following is the information on plumbing fixture/appliance counts/estimates for the Project:

	Residential Dwelling Unit	Residential Common Area	Restaurant / Bar	Retail/ Commercial	Hotel Rooms	Hotel Common Facility
Water Closets	N/A	#	#	#	#	#
Urinals	N/A	#	#	#	#	#
Lavatory Faucets	N/A	#	#	#	#	#
Kitchen Faucets	N/A	#	#	#	#	#
Commercial Kitchen Pre-Rinse Spray Faucets	N/A	#	#	#	#	#
Showerheads	N/A	#	#	#	#	#
Clothes washer (Residential)	#	#	#	#	#	#
Clothes washer (Commercial)	#	#	#	#	#	#
Dishwasher (Residential)	#	#	#	#	#	#
Dishwasher (Commercial)	#	#	#	#	#	#

Should you have any questions, please do not hesitate to call at [(XXX) XXX-XXXX].

Sincerely,

[Title of Signer]

(Person signing this letter must have the authority to bind the Property Owner and commitments to the Project.)

State and City Plumbing Codes - Draft

As a courtesy to LADWP customers, we have compiled helpful tips and resources for complying with plumbing and water efficiency codes in the City of Los Angeles. The State of California and the City of Los Angeles each have two types of codes which apply to building projects that include plumbing fixtures and fittings: Plumbing Codes and Green Building Codes.

- The California Plumbing Code, the Los Angeles City Plumbing Code and their amending ordinances apply to all newly constructed buildings, additions and alterations when new fixtures are installed.
- The California Green Building Code (CALGreen), the Los Angeles Green Building Code, and the amending ordinances also apply to newly constructed buildings, but have a limited scope when applied to additions and alterations. Green code requirements only apply when the addition or the alteration project valuation is \$200,000 or more.
- City of Los Angeles Ordinance Nos. 184692, 185198, 172075, 180822 and a portion of 184248 amend the Plumbing Code requirements. The majority of Ordinance No. 184248 amends the Green Code requirements. When multiple codes and ordinances apply, creating conflicting requirements, the most stringent requirement is the one that prevails. A list of these codes and ordinances can be found in the reference section.

These codes and their interpretations are subject to change. For specific questions regarding the application of construction codes in the City of Los Angeles, please contact the Los Angeles Department of Building and Safety (LADBS). Visit their website for more details and complete contact information:

<http://ladbs.org/LADBSWeb/public-home.jsf>

Single Family and Multi-Family Residential Requirements

The requirements shown here apply to all buildings that are classified as R Occupancies by LADBS and are identified as such on the building permit. This chart shows the maximum water consumption rates for newly installed fixtures in the City of Los Angeles in accordance with the codes and ordinances listed in this document. Requirements that are specific to the Green Codes are listed in the **CALGreen** column.

<u>Fixture</u>	<u>Residential Code Rates</u>	<u>CALGreen</u>
Showerheads	1.8 gpm (at 80 psi) Must be EPA Water Sense listed.	1.8 gpm (at 8- psi) Must be EPA Water Sense listed.
Bathroom Faucets	1.2 gpm (at 60 psi)	
Metering Faucets	0.20 gallons per cycle Fixtures installed in public areas.	
Self-Closing Bathroom Faucets	0.5 gpm (at 60 psi) Fixtures installed in public areas.	
Kitchen Faucets -	1.8 gpm (at 60 psi) May have a dual mode flow pattern rate that allows a temporary increase to 2.2 gpm that defaults back to 1.8 gpm.	1.5 gpm (at 60 psi) May have a dual mode flow pattern rate that allows a temporary increase to 2.2 gpm that defaults back to 1.5 gpm. Must be EPA Water Sense listed.
Toilets	1.28 gpf Or dual flush with effective flush of 1.28 total gallons. The effective flush volume for	

	dual flush toilets is the composite, average volume of two reduced flushes and one full flush.	
Urinals	0.125 gpf Hybrid urinals do not have a regulated wash down rate.	Must be EPA Water Sense listed.
Dishwashers -	Must be Energy Star rated.	N/A
Clothes Washers	N/A	must be Energy Star rated
Irrigation	Weather or soil moisture based irrigation controllers must be installed for landscape irrigation systems.	N/A

20% Residential Water Use Reduction (CALGreen)

Section 99.04.303.4.1 established by Ordinance No.184248, requires a demonstrated 20% reduction in water use for new, residential buildings. This 20% reduction requirement can be satisfied by applying at least one of the following methods:

- The use of fixtures shown in the above table, including those requirements identified as **CALGreen**.
- An approved performance calculation that demonstrates the 20% savings. This method allows for the omission of the **CALGreen** fixtures, provided the 20% reduction is achieved.
- The use of Recycled Water to supply plumbing fixtures in the building.

When addition and alteration projects are required to meet the **CALGreen** Codes, the use of the fixtures shown in the table will satisfy the 20% reduction guidelines of this section.

Non-Residential Requirements

The requirements shown here apply to all buildings that are not classified as R Occupancies by LADBS as identified on the building permit. Requirements that are specific to the Green Codes are listed in the **CALGreen** column to distinguish them from standard plumbing codes.

<u>Fixture</u>	<u>Non-Residential Code Rates</u>	<u>CALGreen</u>
Showerheads	1.8 gpm (at 80 psi) Except for emergency showers for health and safety purposes. Must be EPA Water Sense listed.	1.8 gpm Except for emergency showers for health and safety purposes. Where multiple shower heads are installed serving a single shower, the maximum flow rate of all heads combined shall not exceed 2.0 gpm. Must be EPA Water Sense listed.
Self-Closing Bathroom Faucets	0.5 gpm (at 60 psi) Installed in areas accessible to the public.	0.4 gpm (at 60 psi) Installed in areas accessible to the public.
Metering Faucets	0.20 gallons per cycle installed in areas accessible to the public	
Wash Fountains	1.8 gpm (at 60 psi)	N/A

Kitchen Faucets	1.8 gpm (at 60 psi) (may have a dual mode flow pattern rate that allows a temporary increase to 2.2 gpm that defaults back to 1.8 gpm)	1.5 gpm (at 60 psi) May have a dual mode flow pattern rate that allows a temporary increase to 2.2 gpm that defaults back to 1.5 gpm.
Commercial Pre-Rinse Kitchen Faucets	1.6 gpm (at 60 psi)	
Toilets -	1.28 gpf (or dual flush with effective flush of 1.28 gallons) The effective flush volume for dual flush toilets is the composite, average volume of two reduced flushes and one full flush.	Must be EPA Water Sense listed.
Urinals	0.125 gpf (or 1 pint per flush) Hybrid urinals do not have a regulated wash down rate.	
Dishwashers	Must be Energy Star rated.	N/A
Clothes Washers	N/A	Must be Energy Star rated.
Irrigation	Weather or soil moisture based irrigation controllers must be provided for landscape irrigation systems.	N/A

20% Non-Residential Water Use Reduction CALGreen

Section 99.05.303.2 established by Ordinance No.184248 requires a demonstrated 20% reduction in water use for new, non-residential construction. This Section can be satisfied by applying at least one of the following methods:

- For new buildings having a 2-inch or less water supply, the use of fixtures in the above table, including those requirements identified as **CALGreen**.
- An approved performance calculation that demonstrates the 20% savings. This method allows for the omission of the **CALGreen** fixtures, provided the 20% reduction is achieved.
- The use of Recycled Water to supply plumbing fixtures in the building.
- Additions or alterations to existing non-residential buildings which are required to meet the **CALGreen** Codes, the use of the fixtures shown in the table will satisfy the requirements of this section.

Exemption

- Projects, whose scope only includes fixture change outs, are exempt from meeting the 20% calculated savings.

City of Los Angeles Ordinance No. 184248

This ordinance mandates a number of new fixture requirements and construction methods for plumbing and irrigation systems. The following is a synopsis of the requirements under this ordinance.

Plumbing Code Requirements

- Hot Water Delivery System requirements are applicable to all new construction and for complete re-pipes in existing buildings:
 - Established volume limit of 0.6 gallons of water that can discharge from a fixture before hot water is discharged.
 - Defines requirements for hot water recirculation systems, and heat trace
 - Mandates Compact Design hot water piping systems for dwellings served by a dedicated water heater

CALGreen Code Requirements:

- Water Submeters are required to be installed for each dwelling unit in multi-family residential structures up to and including 3 stories and 50 dwelling units. (also see SB-7 for expanded requirements for water submeters)
- Separate Water Meters or Submeters for Irrigation Systems are required for landscape areas of 500 square feet and larger for single family and multi-family residential up to 3 stories. This includes building alterations including the landscape with a valuation of \$200,000 or more.
- Exterior Faucets on Multi-family residential and commercial buildings shall be locked from public use.
- Graywater Ready Waste Piping Systems are required in new building construction to separately collect the graywater waste and the black water waste. The purpose of separately collecting the graywater waste is to facilitate the installation of a future on-site graywater reuse system.
- Recycled Water shall be utilized, where municipal Recycled Water distribution piping is located within 200 feet of the of the property line. Recycled Water shall be used in the building for toilets, urinals, trap priming and process water.
- Other requirements added by Ordinance:
 - Outdoor Irrigation Design Factors revised to ETAF of 0.55, and SLA of 0.45 for residential, ETAF of 0.45, and SLA of 0.55 for non-residential.
 - Weather Based Irrigation Controllers are required for landscape areas of 500 square feet and larger.
 - Pool Covers are required for new single and duplex dwellings
 - Cooling Towers shall operate on 6 cycles of concentration and/or (depending on configuration of building) shall operate on 50% non-potable water
 - Groundwater may be collected and reused on site

Mandatory Retrofitting in Existing Structures

In 1988, the City of Los Angeles adopted, and later amended Ordinance No. 172075 to require retrofitting of high water use plumbing fixtures to water conserving types at time of property sale. The State of California enacted similar legislation, SB 407 in 2009, which applies to all existing buildings in the State.

Under Ordinance 172075, replacement of non-compliant fixtures is triggered when a building installed in the City of Los Angeles is sold. Non-compliant fixtures are deemed by Ord. 172075 as toilets rated at more than 3.5 gallons per flush, urinals rated at more than 1.5 gallons per flush, and shower heads rated at more than 2.5 gallons per minute. When a property is sold, all non-compliant fixtures shall be replaced with high efficiency fixture types required under current code.

Under SB 407 and CALGreen beginning January 1, 2014 mandatory retrofitting of existing non-compliant plumbing fixtures is required. Non-compliant fixtures are defined by SB 407 as toilets rated at more than 1.6 gallons per flush, urinals that are rated at more than 1.0 gallons per flush, shower heads rated at more than 2.5 gallons per minute and faucets rated at more than 2.2 gallons per minute. Non-compliant fixtures were generally manufactured and installed prior to 1995. Enforcement of these requirements will be handled by LADBS and is triggered when a construction permit for any type of work is issued and will require removal and replacement of all non-compliant fixtures. Replacement fixtures must be high efficiency types mandated by current code. SB 407 further requires, effective January 1, 2017, that single family residential buildings and, on January 1, 2019, for all other types of buildings, mandatory retrofitting of non-compliant fixtures at time of property sale and verification during escrow.

SB-7 Multi-family Residential Water Submeters

Under Senate Bill 7 (2016), effective for new water services ordered after 1/1/2018, establishes a requirement for individual water metering on multi-family residential buildings. Under SB-7, separate water meters or water submeters are required for dwelling units in multi-family residential buildings except for buildings used for low income housing, dormitories, long term health care facilities, time share

properties, and residential health care facilities for the elderly. Please review the text of the bill to see all requirements adopted under this legislation.

Helpful Resources

Department of Housing and Community Development CALGreen:

<http://www.hcd.ca.gov/CALGreen.html>

Guide to California Residential Code Requirements:

[Department of Housing and Community Development - State of California](#)

Building Standards Commission CALGreen:

<http://www.bsc.ca.gov/Home/CALGreen.aspx>

List of Codes

- 2016 California Plumbing Code, effective January 1, 2017 and as amended July 1, 2018
- 2016 California Green Building Code (CALGreen), effective Jan. 1, 2017 and as amended July 1, 2018
- 2017 Los Angeles Plumbing Code, effective January 1, 2017
- 2017 Los Angeles Green Building Code, effective January 1, 2017
- City of Los Angeles Ordinance No. 184248 (titled, Green Building Codes Revision, Greywater Systems, Water Conservation Measures), effective June 6, 2016
- City of Los Angeles Ordinance No. 180822 (titled, Water Efficiency Requirements), effective December 1, 2009 and October 1, 2010
- City of Los Angeles Ordinance No. 172075 (titled, Retrofit on Resale), effective 1988 and amended 1998.
- State Senate Bill SB 407 (2009), effective January 1, 2014
- State Senate Bill SB 7 (2016), effective January 1, 2018