

From: Jessie Fan <JFan@esassoc.com>
Sent time: 09/27/2018 03:43:23 PM
To: Hwang, Jin (Jin.Hwang@ladwp.com) <Jin.Hwang@ladwp.com>
Cc: Elva Nuno-O'Donnell (elva.nuno-odonnell@lacity.org) <elva.nuno-odonnell@lacity.org>; Addie Farrell <AFarrell@esassoc.com>
Subject: Hollywood Center - Conservation Commitment Letter
Attachments: Hollywood Center_Conversation Commitment Letter_09.26.18.docx

Hi Jin,

Please see attached for the draft of the Conservation Commitment Letter. Let me know if you have any questions, and thanks in advance!

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9/26/2018

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 HOLLYWOOD CENTER PROJECT

Dear Mr. Harasick:

MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC (collectively, the Applicant) proposes to develop a new mixed-use development (Project) within the Hollywood Community Plan Area of the City of Los Angeles. The Project Site, which encompasses approximately 4.46 acres, is generally bounded by Yucca Street to the north, Argyle Avenue to the east, Hollywood Boulevard to the south, and Ivar Avenue to the west, and is bifurcated by Vine Street. 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 feet¹ 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. Under the East Site Hotel Option, the Project would develop 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) totaling approximately 1,112,287 square feet of residential floor area, a 220-room hotel with approximately 130,278 square feet of floor area, approximately 30,176 square feet of other commercial floor area, approximately 147,366 square feet of open space. The Project, including under the East Site Hotel Option, would also include approximately 676,111 square feet of covered parking and 23,844 square feet of landscaping. As part of the Project, the existing Capitol Records Complex would be preserved, although portions of its supporting parking area, along with some existing parking not adjacent to the Capitol Records Complex, would be reconfigured and relocated to the East Site's parking garage. The remaining surface parking uses on the Project Site and a 1,237 square-foot storage building 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:

- High Efficiency Toilets (dual flush) with a flush volume of 0.8 gallons per flush for liquid waste and 1.28 gallons per flush for solid waste. Per Ordinance No. 180,822, Section 125.02, the toilets would have an effective flush volume of 0.96 gallons per flush;
- Waterless Urinals for commercial uses;

¹ Project Floor Area numbers used throughout this document, unless otherwise specified, are calculated in accordance with Los Angeles Municipal Code Section 12.03, which excludes basement storage, vertical circulation, and rooms housing building-operating equipment or machinery.

- ENERGY STAR Certified Residential Clothes Washers – Front-loading, capacity greater than 2.5 cubic feet, with Integrated Water Factor of 3.2 or less;
- ENERGY STAR Certified Commercial Clothes Washers – Front-loading, capacity of 4.0 cubic feet or less, Integrated Water Factor of 4.0 or less and capacity of 4.0 cubic feet or less;
- ENERGY STAR Certified Residential Dishwashers – Standard with 3.5 gallons/cycle or less;
- Water-Saving Pool Filter;
- 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;
- Overhead spray and drip irrigation for landscaped areas;
- Proper Hydro-zoning/Zoned Irrigation; and
- Drought Tolerant Plants – Approximately 50% of ground-level plant species are classified as low water use. The other 50% are classified as very low, which are considered drought-tolerant enough to require no irrigation by MELO.

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:

- Capture and Reuse System through cisterns to treat the LID volume.

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

Residential Option:

	Residential Dwelling Unit	Residential Common Area	Restaurant / Bar	Retail/ Commercial	Office
Water Closets	1,826	40	34	N/A	N/A
Urinals	N/A	9	13	N/A	N/A
Lavatory Faucets	1,826	40	34	N/A	N/A
Kitchen Faucets	1,106	9	14	N/A	N/A
Commercial Kitchen Pre-Rinse Spray Faucets	N/A	N/A	14	N/A	N/A
Showerheads	1,826	40	4	N/A	N/A
Clothes washer (Residential)	959	N/A	N/A	N/A	N/A
Clothes washer (Commercial)	N/A	11	N/A	N/A	N/A
Dishwasher (Residential)	959	9	N/A	N/A	N/A
Dishwasher (Commercial)	N/A	N/A	14	N/A	N/A

Hotel Option:

	Residential Dwelling Unit	Residential Common Area	Restaurant / Bar	Retail/ Commercial	Office	Hotel Rooms	Hotel Common Facility
Water Closets	1,631	37	34	N/A	N/A	242	9
Urinals	N/A	8	13	N/A	N/A	N/A	7
Lavatory Faucets	1,631	37	34	N/A	N/A	242	9
Kitchen Faucets	972	9	14	N/A	N/A	N/A	4

Commercial Kitchen Pre-Rinse Spray Faucets	N/A	N/A	14	N/A	N/A	N/A	4
Showerheads	1,631	29	4	N/A	N/A	242	N/A
Clothes washer (Residential)	845	10	N/A	N/A	N/A	N/A	N/A
Clothes washer (Commercial)	0	N/A	N/A	N/A	N/A	N/A	11
Dishwasher (Residential)	845	9	N/A	N/A	N/A	N/A	N/A
Dishwasher (Commercial)	N/A	N/A	14	N/A	N/A	N/A	4

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

Sincerely,

Zachary Aarons