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Cc: Kwan, Delon <Delon.Kwan@ladwp.com>
Subject: Hollywood Center Project WSA - Scope Confirmation

Hello Elva,

We are in the process of completing the Water Supply Assessment (WSA) Board Package for the Hollywood Center Project (Proposed Project). The Los Angeles Department of Water and Power (LADWP) requests that the Department of City Planning (Planning Department) confirm, by e-mail, the correct detailed scope (shown below) for the Proposed Project. Your scope confirming e-mail will be included as part of the WSA, and the confirmed scope will be used for calculating the water demand in the WSA.

LADWP received the WSA Request Letter for the Proposed Project on September 11, 2018. The scope considered in LADWP's water demand calculations, as received in the WSA Request Letter and from the Applicant team is as follows:

Existing uses to be Removed:

Existing to be Removed ¹	Quantity
Storage Building ²	1,237 sf

1. Existing to be removed also includes surrounding parking, which is assumed to have no water use. Existing Capitol Records Complex and Gogerty Building will not be affected.

2. The existing storage building currently used as a work space is assumed to have minimal regular water use.

Proposed:

1. Project

Proposed Use ¹	Quantity
Residential Units	
West Site	
Residential: 1 bd Market-Rate	195 du
Residential: 2 bd Market-Rate	198 du
Residential: 3 bd Market-Rate	56 du
Residential: 1 bd Senior Affordable	59 du
Residential: 2 bd Senior Affordable	9 du
East Site	
Residential: 1 bd Market-Rate	175 du
Residential: 2 bd Market-Rate	172 du
Residential: 3 bd Market-Rate	76 du
Residential: 1 bd Senior Affordable	53 du
Residential: 2 bd Senior Affordable	12 du
Residential Units Total	1,005 du
Residential Indoor Amenities	
West Site	
Market-Rate	
Lobby	7,535 sf
Health Club	5,784 sf
Office	3,957 sf
Lounge	14,047 sf
Bar	2,470 sf
Senior Affordable	
Lobby	1,287 sf

Lounge	1,895 sf
East Site	
Market-Rate	
Lobby	6,521 sf
Health Club	3,553 sf
Office	4,014 sf
Lounge	9,369 sf
Senior Affordable	
Lobby	1,839 sf
Lounge	2,000 sf
Commercial:	
Full Service Restaurant ²	1,232 seat (30,176 sf)
Outdoor Common:	
West Site	
Spa	240 sf
Pool	2,240 sf
East Site	
Spa	125 sf
Pool	1,625 sf
Landscaping³:	
Residential: 23,367 sf	
Non-Residential: 477 sf	
Very Low (PF = 0.1), drip irrigation	4,320 sf
Low (PF = 0.3), drip irrigation	12,375 sf
Moderate (PF = 0.6), drip irrigation	5,345 sf
Moderate (PF = 0.6), overhead spray	1,014 sf
High (PF = 0.8), overhead spray	<u>790 sf</u>
	Total: 23,844 sf
Covered Parking	676,111 sf
Cooling Tower:	
Chiller Capacity	2,925 tons
Operating Hours	12 hrs/day, 4,500 hrs/yr

du = dwelling unit sf = square feet PF = Plant Factor hrs = hours yr = year

1. Proposed Uses that do not have a water demand are not shown here.
2. 30,176 sf of Restaurant/Retail space is assumed to be all full service restaurant for a conservative water demand estimate.
3. Percent breakdown of floor area is applied to the landscape scope to assume 98 percent residential landscape and 2 percent non-residential landscape.

2. East Site Hotel Option

Proposed Use ¹	Quantity
Residential Units	
West Site	
Residential: 1 bd Market-Rate	195 du
Residential: 2 bd Market-Rate	198 du
Residential: 3 bd Market-Rate	56 du
Residential: 1 bd Senior Affordable	59 du
Residential: 2 bd Senior Affordable	9 du
East Site	
Residential: 1 bd Market-Rate	117 du
Residential: 2 bd Market-Rate	132 du
Residential: 3 bd Market-Rate	70 du

Residential: 1 bd Senior Affordable	40 du
Residential: 2 bd Senior Affordable	8 du
Residential Units Total	884 du
Indoor Amenities	
West Site	
Market-Rate	
Lobby	7,535 sf
Health Club	5,784 sf
Office	3,957 sf
Lounge	14,047 sf
Bar	2,470 sf
Senior Affordable	
Lobby	1,287 sf
Lounge	1,895 sf
East Site	
Market-Rate	
Hotel Lobby	3,227 sf
Residential Lobby	3,021 sf
Hotel Back of the House ²	1,956 sf
Hotel Health Club	1,150 sf
Residential Health Club	6,807 sf
Hotel Conference Rooms	2,907 sf
Residential Lounge	4,389 sf
Senior Affordable	
Lobby	1,839 sf
Lounge	2,000 sf
Hotel Rooms	220 room
Commercial:	
Full Service Restaurant ³	1,232 seat (30,176 sf)
Outdoor Common:	
West Site	
Spa	240 sf
Pool	2,240 sf
East Site	
Spa	125 sf
Pool	2,125 sf
Landscaping⁴:	
Residential: 20,983 sf	
Non-Residential: 2,861 sf	
Very Low (PF = 0.1), drip irrigation	4,320 sf
Low (PF = 0.3), drip irrigation	12,375 sf
Moderate (PF = 0.6), drip irrigation	5,345 sf
Moderate (PF = 0.6), overhead spray	1,014 sf
High (PF = 0.8), overhead spray	<u>790 sf</u>
	Total: 23,844 sf
Covered Parking	676,111 sf
Cooling Tower:	
Chiller Capacity	3,000 tons
Operating Hours	12 hrs/day, 4,500 hrs/yr

du = dwelling unit sf = square feet PF = Plant Factor hrs = hours yr = year

1. Proposed Uses that do not have a water demand are not shown here.

2. Back of the House includes hotel room service kitchen.

3. 30,176 sf of Restaurant/Retail space is assumed to be all full service restaurant for a conservative water demand estimate.

4. Percent breakdown of floor area is applied to the landscape scope to assume 88 percent residential landscape and 12 percent non-residential landscape.

The Proposed Project does not require a General Plan amendment, and it is consistent with the demographic projections in the 2012 and 2016 Regional Transportation Plan (RTP) by Southern California Association of Governments (SCAG) for the City of Los Angeles.

If the above listed scope is accurate and consistent with the Proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.

Thank you.

Jin Hwang
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