

From: [Hwang, Jin](#)
To: [Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>](mailto:Elva.Nuno-O'Donnell@lacity.org); elva.nuno-odonnell@lacity.org; afarrell@esassoc.com
Cc: [Kwan, Delon](#)
Subject: Hollywood Center Project WSA - Scope Questions
Date: Tuesday, September 18, 2018 8:27:12 AM
Attachments: [SGF 2012 04 06.pdf](#)

Ms. Elva Nuno-O'Donnell and Ms. Addie Farrell,

We have reviewed the Water Supply Assessment (WSA) Request Letter for the Hollywood Center Project (Proposed Project). Based on our review of the scope description provided in your request letter, the following items listed below require further clarification/details in order for us to continue with our water demand analyses for the referenced project:

General:

1. Does the project require a General Plan amendment? Will the current land use designation remain as Regional Center Commercial?

Proposed New Development scope:

2. Residential: For both Residential Option and Hotel Option, will there be more than 25 residential stories in both West Building and East Building?
3. Residential Amenities: Please use the attached Sewer Generation Factors (SGF) table (see starting page 9 of 15) to provide the breakdown of square footage indoor residential amenities and lobbies for Market Rate Residential and Senior Affordable Residential separately, for West Site and East Site. An example is shown in the table below.

Line No. and Facility Description from SGF table	Area (sf)	Quantity in other units if applicable
(76) Lobby	X sf	N/A
(40) Community Center?	X sf	X Occupants
(61) Health Club?	X sf	N/A
(?) any other uses?	X sf	N/A?
Total West Site Market Rate Residential Indoor Amenities	35,001 sf	

4. Commercial: Please provide the Commercial breakdown for West Site and East Site using the SGF table. If the breakdown is not available, we will assume the most conservative water demand case and assume all of 30,176 sf is full service restaurant. Please provide the x sf per seat assumption for proposed restaurant.
5. Outdoor Common Space: What is the SGF # most similar to outdoor dining/event area, and what is the square footage (and quantity in other unit if applicable) for East and West sites.
6. Indoor Common Space: Please provide the square footage breakdown for Indoor Common Space for East and West sites?
7. Landscape: Of the proposed 23,844 sf landscaping, how much (x sf) is for residential landscaping and how much (x sf) is for non-residential landscaping? If this information is not available, please provide the percentage of residential floor area and percentage of non-residential floor area, and I can apply these percentage to the total landscaping square footage to estimate residential landscaping square footage and non-residential square footage.
8. List any other scope that has a water demand that was not included in the WSA request letter and in your response to these additional scope questions.

We may have follow-up questions after reviewing your responses. Your prompt response is crucial in order to make the earliest board date.

Please let me know if you have any questions. Thank you.

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Resources Division

111 N. Hope St. Room 308

Los Angeles, CA 90012

213-367-4845