

**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](mailto:elva.nuno-odonnell@lacity.org))  
**Subject:** RE: Hollywood Center Project WSA - Scope Questions  
**Date:** Tuesday, October 2, 2018 10:01:13 AM

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Hello Elva,

Please see below for the follow-up questions to the 9/26/18 scope question responses and comments on the 9/26/18 version draft water conservation commitment letter.

**Scope Follow-up Questions:**

4. Commercial: Please provide a sf breakdown of hotel amenities using SGF numbers and appropriate units if applicable.
5. Outdoor Common Space: Is the spa and pool size information on page 11 of WSA request letter same for both Project and East Site Hotel options?
6. Indoor Common Space: For Project option, would any part of 20,791 sf of indoor common space on West Site and 11,068 sf on East Site have water demands, and if so please provide the SGF number and sf breakdown. Similarly for East Site Hotel option, please provide the SGF number and sf breakdown if any part of the indoor common space has water demands.
9. Parking: Would parking for East Site Hotel options also be 676,111 sf of covered parking?

**Comments on draft water conservation commitment letter:**

1. Clothes washers and dishwashers: Specify the capacity (or the range of capacity) and water factor that is less than current criteria. For example, for residential clothes washers, instead of stating "capacity greater than 2.5 cubic feet, with Integrated Water Factor of 3.2 or less", state "capacity of 2.6 cubic feet, with Integrated Water Factor of 3.0 or less". Since IWF of 3.2 or less is the criteria to qualify as ENERGY STAR, committing to IWF of 3.2 or less would just mean commitment to installing ENERGY STAR clothes washers. It is already required to use ENERGY STAR clothes washers, so if committing to voluntary measures, the letter needs to specify an IWF that is less than 3.2.
2. Drought Tolerant Plants: Make sure percentages stated here matches Hydrozone Area information shown in Table 10 of the WSA request letter.
3. Drip: Since WSA request letter page 12 states that drip irrigation would be used, include a commitment to use drip irrigation in the water conservation commitment letter, specifying how much of the total landscape (% of total landscape or sf of landscape) would install drip.
4. Plumbing Fixture Count Table: Please revise the name of options to match description on page 1 of the letter (Show Project and East Site Hotel option).
5. Plumbing Fixture Count Table: Project Option shows 959 clothes washers and 959 dishwashers. Which of the 1005 units gets clothes washers and dishwashers? Similarly, East Site Hotel option shows 845 clothes washers and 845 dishwashers. which of the 884 units gets clothes washers and dishwashers?
6. Title of Signer: Please include the title of Zachary Aarons.

I may send you more questions on the pumping fixture count table later.

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

**From:** Hwang, Jin  
**Sent:** Tuesday, September 18, 2018 8:27 AM  
**To:** Elva Nuno-O'Donnell (elva.nuno-odonnell@lacity.org); afarrell@esassoc.com  
**Cc:** Kwan, Delon  
**Subject:** Hollywood Center Project WSA - Scope Questions

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

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