

**From:** [Elva Nuno-O'Donnell](#)  
**To:** [Hwang, Jin](#)  
**Cc:** [Kwan, Delon](#)  
**Subject:** Fwd: Hollywood Center Project WSA - Scope Confirmation  
**Date:** Monday, October 15, 2018 7:54:38 AM

---

Good Morning Jin,

Per your request, please see email below.

Elva

----- Forwarded message -----

**From:** **Elva Nuno-O'Donnell** <[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)>  
**Date:** Tue, Oct 9, 2018 at 5:23 PM  
**Subject:** Re: Hollywood Center Project WSA - Scope Confirmation  
**To:** Jin Hwang <[Jin.Hwang@ladwp.com](mailto:Jin.Hwang@ladwp.com)>  
**Cc:** Kwan, Delon <[Delon.Kwan@ladwp.com](mailto:Delon.Kwan@ladwp.com)>

Dear Ms. Hwang,

I confirm the scope for the Hollywood Center Project as referenced in your email dated October 9, 2018, and incorporated herein.

Thank you,

Elva Nuno-O'Donnell, City Planner  
Department of City Planning

On Tue, Oct 9, 2018 at 2:20 PM Hwang, Jin <[Jin.Hwang@ladwp.com](mailto:Jin.Hwang@ladwp.com)> wrote:

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:**

<b>Existing to be Removed<sup>1</sup></b>	<b>Quantity</b>
Storage Building <sup>2</sup>	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**

<b>Proposed Use<sup>1</sup></b>	<b>Quantity</b>
<b>Residential Units</b>	
<b>West Site</b>	
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
<b>East Site</b>	
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
<b>Residential Units Total</b>	<b>1,005 du</b>
<b>Residential Indoor Amenities</b>	
<b>West Site</b>	
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
<b>East Site</b>	
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
<b>Commercial:</b>	
Full Service Restaurant <sup>2</sup>	1,232 seat (30,176 sf)
<b>Outdoor Common:</b>	
<b>West Site</b>	
Spa	240 sf
Pool	2,240 sf

East Site	
Spa	125 sf
Pool	1,625 sf
<b>Landscaping<sup>3</sup>:</b>	
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	790 sf
	Total: 23,844 sf
<b>Covered Parking</b>	676,111 sf
<b>Cooling Tower:</b>	
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

- Proposed Uses that do not have a water demand are not shown here.
- 30,176 sf of Restaurant/Retail space is assumed to be all full service restaurant for a conservative water demand estimate.
- 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 <sup>1</sup>	Quantity
<b>Residential Units</b>	
<b>West Site</b>	
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
<b>East Site</b>	
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
<b>Residential Units Total</b>	<b>884 du</b>
<b>Indoor Amenities</b>	
<b>West Site</b>	
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
<b>East Site</b>	
Market-Rate Hotel Lobby	3,227 sf
Residential Lobby	3,021 sf
Hotel Back of the House <sup>2</sup>	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
<b>Hotel Rooms</b>	220 room
<b>Commercial:</b>	
Full Service Restaurant <sup>3</sup>	1,232 seat (30,176 sf)
<b>Outdoor Common:</b>	
West Site	
Spa	240 sf
Pool	2,240 sf
East Site	
Spa	125 sf
Pool	2,125 sf
<b>Landscaping<sup>4</sup>:</b>	
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

--

Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*

--

Elva Nuno-O'Donnell, City Planner

Major Projects

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

\*(818) 374-5066\*

\*Work Schedule: 7:00 a.m. to **4:30 p.m.** \*

\*RDO (Every other Friday 7:30 - 4:00 p.m.)\*