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 >

Date: Tue, Oct 9, 2018 at 5:23 PM

Subject: Re: Hollywood Center Project WSA - Scope Confirmation

To: Jin Hwang < <u>Jin.Hwang@ladwp.com</u>>
Cc: Kwan, Delon < <u>Delon.Kwan@ladwp.com</u>>

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 < <u>Jin.Hwang@ladwp.com</u>> 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 email, the correct detailed scope (shown below) for the Proposed Project. Your scope confirming email 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 <sup>1</sup>	Quantity
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

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: 2 bd Senior Affordable   9 du   East Site   175 du   Residential: 2 bd Market-Rate   175 du   Residential: 2 bd Market-Rate   175 du   Residential: 2 bd Market-Rate   172 du   Residential: 3 bd Market-Rate   172 du   Residential: 3 bd Market-Rate   175 du   Residential: 1 bd Senior Affordable   33 du   Residential: 2 bd Senior Affordable   12 du   Residential: 2 bd Senior Affordable   12 du   Residential Indoor Amenities   1,005 du   Residential Indoor Amenities   1,005 du   Residential Indoor Amenities   1,005 du   1,	Proposed Use <sup>1</sup>	Quantity
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   9 du     Residential: 2 bd Senior Affordable   9 du     Residential: 2 bd Market-Rate   175 du     Residential: 2 bd Market-Rate   175 du     Residential: 3 bd Market-Rate   172 du     Residential: 3 bd Market-Rate   172 du     Residential: 1 bd Senior Affordable   53 du     Residential: 1 bd Senior Affordable   12 du     Residential: 1 bd Senior Affordable   12 du     Residential Units Total   1,005 du     Residential Indoor Amenities   1,005 du     Residential Ind	Residential Units	
Residential: 2 bd Market-Rate   198 du     Residential: 3 bd Market-Rate   56 du     Residential: 1 bd Senior Affordable   9 du     Residential: 2 bd Senior Affordable   9 du     East Site   175 du     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   14,045 du     Residential Indoor Amenities   14,047 sf     Bar   2,470 sf     Senior Affordable   1,287 sf     Lounge   1,287 sf     Lounge   1,895 sf     East Site   4,014 sf     Lounge   9,369 sf     Senior Affordable   Lobby   1,839 sf     Lounge   9,369 sf     Senior Affordable   1,839 sf     Lounge   1,839 sf     Lounge   1,839 sf     Lounge   2,000 sf     Commercial:   Full Service Restaurant <sup>2</sup>   1,232 seat (30,176 sf)     Outdoor Common:     West Site   Spa   240 sf	West Site	
Residential: 3 bd Market-Rate       56 du         Residential: 1 bd Senior Affordable       59 du         Residential: 2 bd Senior Affordable       9 du         East Site       175 du         Residential: 1 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       4         West Site       4         Market-Rate       57,84 sf         Lobby       7,535 sf         Health Club       5,784 sf         Office       3,957 sf         Lounge       14,047 sf         Bar       2,470 sf         Senior Affordable       1,287 sf         Lounge       1,895 sf         East Site       4,014 sf         Market-Rate       1,009         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,232 seat (30,176 sf)         Lounge       2,000 sf         Commercial: <td>Residential: 1 bd Market-Rate</td> <td>195 du</td>	Residential: 1 bd Market-Rate	195 du
Residential: 1 bd Senior Affordable         59 du           Residential: 2 bd Senior Affordable         9 du           East Site         175 du           Residential: 1 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         4           West Site         3,957 sf           Market-Rate         5,784 sf           Lobby         7,535 sf           Health Club         5,784 sf           Office         3,957 sf           Lounge         14,047 sf           Bar         2,470 sf           Senior Affordable         1,287 sf           Lounge         1,895 sf           East Site         4,014 sf           Market-Rate         4,014 sf           Lobby         6,521 sf           Health Club         3,553 sf           Office         4,014 sf           Lounge         9,369 sf           Senior Affordable         2,000 sf           Lounge         2,000 sf           Commerci	Residential: 2 bd Market-Rate	198 du
Residential: 2 bd Senior Affordable       9 du         East Site       175 du         Residential: 1 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       1,005 du         West Site       3,957 sf         Market-Rate       3,957 sf         Louby       7,535 sf         Health Club       5,784 sf         Office       3,957 sf         Lounge       14,047 sf         Senior Affordable       1,287 sf         Lounge       1,287 sf         Lounge       1,895 sf         East Site       4,014 sf         Market-Rate       4,014 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       2,000 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Full Service Restaurant²       1,232 seat (30,176 sf)         Outd	Residential: 3 bd Market-Rate	56 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         1,287 sf           Lounge         1,895 sf           East Site	Residential: 1 bd Senior Affordable	59 du
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       1,287 sf         Lounge       1,895 sf         East Site       4,014 sf         Market-Rate       4,014 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	Residential: 2 bd Senior Affordable	9 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       1,005 du         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       1,287 sf         Lounge       1,895 sf         East Site       4,014 sf         Market-Rate       6,521 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	East Site	
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Residential Indoor Amenities         1,005 du           Residential Indoor Amenities         West Site           Market-Rate         1,535 sf           Lobby         7,535 sf           Health Club         5,784 sf           Office         3,957 sf           Lounge         14,047 sf           Bar         2,470 sf           Senior Affordable         1,287 sf           Lounge         1,895 sf           East Site         4           Market-Rate         6,521 sf           Lobby         6,521 sf           Health Club         3,553 sf           Office         4,014 sf           Lounge         9,369 sf           Senior Affordable         2,000 sf           Commercial:         1,232 seat (30,176 sf)           Outdoor Common:         West Site           Spa         240 sf	Residential: 1 bd Senior Affordable	53 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         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         1,839 sf           Lobby         1,839 sf           Lounge         2,000 sf           Commercial:         1,232 seat (30,176 sf)           Outdoor Common:         West Site           Spa         240 sf	Residential: 2 bd Senior Affordable	12 du
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         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         1,839 sf           Lobby         1,839 sf           Lounge         2,000 sf           Commercial:         1,232 seat (30,176 sf)           Outdoor Common:         West Site           Spa         240 sf	Residential Units Total	1,005 du
Market-Rate       1,535 sf         Lobby       7,535 sf         Health Club       5,784 sf         Office       3,957 sf         Lounge       14,047 sf         Bar       2,470 sf         Senior Affordable       1,287 sf         Lounge       1,895 sf         East Site       4,895 sf         Market-Rate       4,014 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       Tull Service Restaurant²       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	Residential Indoor Amenities	,
Lobby	West Site	
Health Club	Market-Rate	
Health Club	Lobby	7,535 sf
Lounge	1	
Bar       2,470 sf         Senior Affordable       1,287 sf         Lounge       1,895 sf         East Site       1,895 sf         Market-Rate       6,521 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	Office	3,957 sf
Bar       2,470 sf         Senior Affordable       1,287 sf         Lounge       1,895 sf         East Site       1,895 sf         Market-Rate       6,521 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	Lounge	14,047 sf
Senior Affordable       1,287 sf         Lounge       1,895 sf         East Site       1,895 sf         Market-Rate       6,521 sf         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf		2,470 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       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	Senior Affordable	ŕ
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       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	Lobby	1,287 sf
East Site         Market-Rate         Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	1	· ·
Lobby       6,521 sf         Health Club       3,553 sf         Office       4,014 sf         Lounge       9,369 sf         Senior Affordable       1,839 sf         Lounge       2,000 sf         Commercial:       1,232 seat (30,176 sf)         Outdoor Common:       West Site         Spa       240 sf	•	ŕ
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 <sup>2</sup>   1,232 seat (30,176 sf)     Outdoor Common:     West Site   5pa   240 sf	Market-Rate	
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 <sup>2</sup>   1,232 seat (30,176 sf)     Outdoor Common:     West Site   5pa   240 sf	Lobby	6,521 sf
Office         4,014 sf           Lounge         9,369 sf           Senior Affordable         1,839 sf           Lounge         2,000 sf           Commercial:         1,232 seat (30,176 sf)           Full Service Restaurant <sup>2</sup> 1,232 seat (30,176 sf)           Outdoor Common:         West Site           Spa         240 sf	Health Club	
Lounge   9,369 sf	Office	The state of the s
Senior Affordable Lobby 1,839 sf Lounge 2,000 sf  Commercial: Full Service Restaurant <sup>2</sup> 1,232 seat (30,176 sf)  Outdoor Common: West Site Spa 240 sf	Lounge	The state of the s
Lobby 1,839 sf Lounge 2,000 sf  Commercial: Full Service Restaurant <sup>2</sup> 1,232 seat (30,176 sf)  Outdoor Common: West Site Spa 240 sf		,
Lounge 2,000 sf  Commercial:  Full Service Restaurant <sup>2</sup> 1,232 seat (30,176 sf)  Outdoor Common:  West Site Spa 240 sf		1,839 sf
Commercial: Full Service Restaurant <sup>2</sup> Outdoor Common: West Site Spa  240 sf		
Full Service Restaurant <sup>2</sup> 1,232 seat (30,176 sf)  Outdoor Common:  West Site Spa 240 sf		,
Outdoor Common: West Site Spa 240 sf	Full Service Restaurant <sup>2</sup>	1,232 seat (30,176 sf)
West Site Spa 240 sf		
1		
-	Spa	240 sf
,	-	2,240 sf

East Site	
Spa	125 sf
Pool	1,625 sf
Landscaping <sup>3</sup> :	
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	1,014 sf
spray	
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 <sup>1</sup>	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 <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	1 020 6
Lobby	1,839 sf
Lounge	2,000 sf
Hotel Rooms	220 room
Commercial:	1 222(20 17.6 2
Full Service Restaurant <sup>3</sup>	1,232 seat (30,176 sf)
Outdoor Common:	
West Site	
Spa	240 sf
Pool	2,240 sf
East Site	
Spa	125 sf
Spa Pool	125 sf 2,125 sf
Pool	_
*	_
Pool  Landscaping <sup>4</sup> :	_
Pool  Landscaping <sup>4</sup> : Residential: 20,983 sf	_
Pool  Landscaping <sup>4</sup> : Residential: 20,983 sf Non-Residential: 2,861 sf	2,125 sf
Pool  Landscaping <sup>4</sup> : Residential: 20,983 sf Non-Residential: 2,861 sf Very Low (PF = 0.1), drip irrigation	2,125 sf 4,320 sf
Pool  Landscaping <sup>4</sup> : Residential: 20,983 sf Non-Residential: 2,861 sf Very Low (PF = 0.1), drip irrigation Low (PF = 0.3), drip irrigation	2,125 sf 4,320 sf 12,375 sf
Pool  Landscaping <sup>4</sup> : Residential: 20,983 sf Non-Residential: 2,861 sf Very Low (PF = 0.1), drip irrigation Low (PF = 0.3), drip irrigation Moderate (PF = 0.6), drip irrigation	2,125 sf 4,320 sf 12,375 sf 5,345 sf
Pool  Landscaping <sup>4</sup> : Residential: 20,983 sf Non-Residential: 2,861 sf Very Low (PF = 0.1), drip irrigation Low (PF = 0.3), drip irrigation Moderate (PF = 0.6), drip irrigation Moderate (PF = 0.6), overhead	2,125 sf 4,320 sf 12,375 sf 5,345 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.)\*

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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.)\*