

**Date : 3/4/2021 8:12:45 AM**  
**From : "Tcharssov, Andrei"**  
**To : "'l.rodriquez@eyestoneeir.com'"**  
**Cc : "Kim, Theresa" , "bradley.furuya@lacity.org"**  
**Subject : Sunset + Wilcox Project - WSA Scope Questions**  
**Attachment : Sunset + Wilcox\_Draft WSA Request Letter-12-2020.pdf;**

Laura,

Based on our review of the scope description provided in your request letter, we have the following questions listed below that require further clarification/details:

1. Will the project pursue LEED certification? If yes, what level of certification.
2. May we refer to the project in the assessment as Sunset and Wilcox Project rather than Sunset + Wilcox Project?
3. Will the entire 26,261 square feet of the existing area will be demolished.
4. Provide the total square footage for the covered/structure parking.
5. How many seats for the 14,186 sf restaurant?
6. For landscaping, provide the Plant Factors (PF), irrigation efficiency and corresponding hydrozone area in sf for PF (Refer California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance). If not available, provide the square footage for the total proposed landscape area and for any special landscape area.
7. Is Table1- Plumbing Fixture Count on page 3 of the request (attached) still accurate? If not, revise and provide.
8. If cooling towers are used, provide the chiller capacity of the cooling towers (in tons) and the hours of operation (x hours/day, x days/week, x weeks/year, etc.).

We may have follow-up questions after reviewing your response.

Let me know if you have any questions or would like to discuss any of the items noted above. Thank you.

Andrei Tcharssov  
LADWP Water Resources Development  
111 N. Hope Street, Room 308  
Los Angeles, CA 90012  
(213) 367-2155

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December 22, 2020

Mr. Richard F. Harasick  
Senior Assistant General Manager for Water System  
**CITY OF LOS ANGELES**  
**DEPARTMENT OF WATER AND POWER**  
111 North Hope Street, Room 1455  
Los Angeles, CA 90012

**RE: Request for Water Supply Assessment – Sunset + Wilcox Project**

Dear Mr. Harasick:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for certain projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), a project which is subject to the requirements of SB 610 includes, but is not limited to: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) industrial, manufacturing, or processing plant, or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons; (6) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling unit project.

The Sunset and Wilcox Project (hereafter referred to as the Project) meets criteria (3) and (7) above as it would develop a commercial building with a total floor area of 443,148 square feet consisting of 431,032 square feet of office space and 12,386 square feet of ground floor commercial space.

The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15083.5(e)) that would serve the Project. Accordingly, the Department of City Planning (CEQA lead agency for the Project) requests that the LADWP: (1) determine whether the estimated water demand

associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a water supply assessment using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

The requirements for a water supply assessment include the identification of existing water supply entitlements, water rights, or water service contracts held by LADWP's public water system, and prior years' water deliveries received by LADWP's public water system. Please refer to CWC Section 10910 (d)(2) for the documentation required to verify any identified rights to a water supply. If the LADWP has not received water in prior years as described in CWC Section 10910 (e) or if groundwater is a source of supply as described in CWC Section 10910 (f), please comply with the requirements of those sections.

The Department of City Planning, which is preparing an EIR in accordance with CEQA, requests that the water supply assessment include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910 (c)(3). A description of the Project is provided below.

### **Project Title**

Sunset + Wilcox Project

### **Project Developer**

6450 Sunset Owner, LLC  
235 Montgomery Street, 16<sup>th</sup> Floor  
San Francisco, CA 94104

### **Contact Information**

Department of City Planning  
Bradley Furuya  
(213) 847-3642  
bradley.furuya@lacity.org

### **EIR Consultant**

Eyestone Environmental  
Laura Rodriguez  
424.207.5339  
l.rodriguez@eyestoneEIR.com

### **Project Location**

The Project Site is comprised of lots located at: 1440, 1420, 1424, 1426, 1428, 1432, 1432½, 1434, 1436, 1438, 1450, 1452, and 1454 North Wilcox Avenue; 6450, 6460, and 6462 West Sunset Boulevard; 1413, 1417, 1419, 1425, 1427, 1433, 1435, 1439, 1441, 1443, 1445, and 1447 North Cole Place; and, 6503 De Longpre Avenue. The Project Site is located within the Hollywood Community Plan area of the City. The Project Site is approximately 1.7 acres.

## **Existing Uses**

The Project Site is currently developed with three commercial buildings and surface parking. The existing buildings on the Project Site comprise approximately 26,261 square feet of floor area consisting of a one-story, 16,932-square-foot commercial building along Sunset Boulevard and Wilcox Street/Cole Place (a Staples office supply store), a one-story, 4,446-square-foot commercial office building along Wilcox Street, and a two-story, 4,883-square-foot commercial office building along Cole Place and De Longpre Avenue.

## **Project Description**

The Project includes the construction of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 12,386 square feet ground floor restaurant space. However, approximately 1,800 square feet of outdoor covered patio areas adjacent to the ground floor restaurant space along Sunset Boulevard would not count towards the Project's total floor area pursuant to the LAMC. ***Nevertheless, to provide a conservative environmental analysis, the environmental analyses assumes the outdoor dining areas count towards the floor area, resulting in a total floor area of 445,218 square feet, including 431,032 square feet of office space and 14,186 square feet of restaurant space.*** The Project also includes the construction of a 3,550-square-foot building to house the City's Department of Water and Power (LADWP) equipment and an underground generator (LADWP Building). The area proposed for this use would not constitute floor area as defined by the LAMC. As part of the Project, the existing office and retail uses comprising 26,261 square feet and associated surface parking would be removed.

The Project would provide 1,291 vehicular parking spaces within three subterranean levels, at-grade parking, a small parking mezzanine, two full floor fully-enclosed, mechanically ventilated above-grade levels, and a small surface parking area that would include five vehicular parking spaces. Although not required to provide any open space per the LAMC, the Project would provide a variety of private open space areas totaling 61,449 square feet, of which 32,077 square feet would comply with LAMC Open Space requirements.

An estimate of the plumbing fixture counts for the Project is provided in **Table 1**:

<b>Land Use</b>	<b>Toilet</b>	<b>Urinal</b>	<b>Lavatory</b>	<b>Service Sink</b>	<b>Drinking Fountain</b>	<b>Showerhead</b>
<b>Commercial</b>	100	15	64	12	14	4
<i>Source: Gensler, 2020.</i>						

## **Project Conformance with Existing Zoning and General Plan**

The Project would conform to the uses permitted by the Hollywood Community Plan. The Project Site has a Regional Commercial General Plan land use designation and is zoned C4-2D-SN (Commercial Zone, Height District 2 with Development Limitation, Hollywood Signage Supplemental Use District), C4-2D (Commercial Zone, Height District 2 with Development Limitation), and C2-1XL (Commercial Zone, Height District 1XL). The C2 and C4 zones allow for

a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds.

The Project would also be consistent with the Water Efficiency Requirements Ordinance—City Ordinance No. 180822 (effective Dec. 1, 2009), Los Angeles Green Building Code Ordinance—City Ordinance No. 181480 (effective Dec. 14, 2010), and the 2019 California Green Building Standard Code.

### **Landscaping**

The Project would include several open space areas consisting of private landscaped outdoor terraces on the various upper levels. The Project would provide 61,449 square feet of private open space, of which 12,290 square feet would be landscaped and 49,159 square feet would be hardscape. The primary open space area of the Project would be a large, 22,020-square-foot landscaped deck located on the sixth level of the commercial building.

### **Environmental Design Features**

The Project would be designed and constructed to incorporate environmentally sustainable building features equivalent to a Gold certification under the U.S. Green Building Council's LEED® Rating System for new construction, and environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. The Project would also incorporate water conservation features through low-water use plant selections and ultra-low flow indoor water fixtures.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the Project's impacts on water demand is accurate and complete. CWC Section 10910 (g)(1) requires submission of the assessment within 90 days of this request. We would appreciate the receipt of the water assessment within that timeframe. If you have any questions or comments, please contact Bradley Furuya at (213) 847-3642 or [bradley.furuya@lacity.org](mailto:bradley.furuya@lacity.org).

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

  
\_\_\_\_\_  
Bradley Furuya, City Planning Associate  
Department of City Planning