

**Date :** 4/6/2021 1:40:50 PM  
**From :** "Tcharssov, Andrei"  
**To :** "Bradley Furuya"  
**Cc :** "Kim, Theresa"  
**Subject :** RE: [EXTERNAL] Re: Sunset and Wilcox Project - WSA Scope Confirmation  
**Attachment :** image001.jpg;image002.jpg;image003.jpg;image004.jpg;image005.jpg;image006.jpg;

Bradley,

Thank you. We are moving forward to submit the assessment to our Board on June 8, 2021. When you get a chance give me a call to discuss the EIR and assessment schedules. Thanks.

---

**From:** Bradley Furuya <bradley.furuya@lacity.org>  
**Sent:** Tuesday, April 6, 2021 12:37 PM  
**To:** Tcharssov, Andrei <Andrei.Tcharssov@ladwp.com>  
**Cc:** Kim, Theresa <Theresa.Kim@ladwp.com>  
**Subject:** [EXTERNAL] Re: Sunset and Wilcox Project - WSA Scope Confirmation

---

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

---

Hi Andrei,

Thank you for reaching out. The project scope numbers are correct.



**Bradley Furuya, AICP**  
City Planning Associate  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

[Planning4LA.org](http://Planning4LA.org)

T: (213) 847-3642

On Mon, Apr 5, 2021 at 6:16 AM Tcharssov, Andrei <Andrei.Tcharssov@ladwp.com> wrote:

Bradley,

I wanted to check on the status of verification. Please let me know so I can move forward. Thanks.

**From:** Tcharssov, Andrei  
**Sent:** Wednesday, March 31, 2021 10:24 AM  
**To:** 'bradley.furuya@lacity.org' <bradley.furuya@lacity.org>  
**Cc:** Kim, Theresa <Theresa.Kim@ladwp.com>  
**Subject:** Sunset and Wilcox Project - WSA Scope Confirmation

Bradley,

The Los Angeles Department of Water and Power (LADWP) is in the process of completing the Water Supply Assessment (WSA) for the Sunset and Wilcox Project (Proposed Project). LADWP requests that the Department of City Planning (Planning Department) confirm the scope of Proposed Project.

Please confirm that the project's scope provided below is complete and accurate. The scope below is based on your Request for the WSA dated December 22, 2020 and all relevant e-mail communication to date. Please be advised that the scope is the basis for the WSA water demand calculations, and your scope confirming e-mail will be included, in part or in full, as an appendix to the WSA.

Proposed Project's scope:

1. Proposed Project is consistent with the demographic projection for the City from both the 2012 and 2016 Regional Transportation Plans by Southern California Association of Governments.
2. General Plan Amendment is not required for Proposed Project to conform with the City's General Plan.
3. New Development:

Proposed Use <sup>1</sup>	Quantity	Unit	Assumptions as applicable
Office	431,032	sf	
Restaurant	530	seat	14,186 sf
Commercial Office/Restaurant Total	336,125	sf	
Landscaping	8,693	sf	Includes 855 sf of special landscape area
Covered Parking	379,602	sf	
Cooling Tower	1,500	ton	Normal hours of operation Monday-Friday 7 am - 6 pm and Saturday 8-noon. All other hours, cooling tower will run at approximately 15% load for supplemental cooling.

Landscape:  
Landscape area is 7,838 sq. ft. and Special Landscape area (lawn) is 855 sq.ft.  
Plumbing Fixture Count:  
Per the final Conservation Commitment Letter.

4. Existing Development:  
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. The entire 26,261 square feet of floor area and surface parking will be removed.  
If the above listed scope is accurate and consistent with the Proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.

Thank you, and please let me know if you have any questions.

Andrei Tcharssov  
LADWP Water Resources Development  
111 N. Hope Street, Room 1450  
Los Angeles, CA 90012  
(213) 367-2155

-----Confidentiality Notice-----  
This electronic message transmission contains information from the Los Angeles Department of Water and Power, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

-----Confidentiality Notice-----  
This electronic message transmission contains information from the Los Angeles Department of Water and Power, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.













