

**Date :** 4/6/2021 12:38:00 PM  
**From :** "Bradley Furuya"  
**To :** "Laura Rodriguez"  
**Subject :** Re: Sunset and Wilcox Project - WSA Scope Confirmation

Great, thanks Laura.



**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 Tue, Apr 6, 2021 at 8:02 AM Laura Rodriguez <[l.rodiguez@eyestoneeir.com](mailto:l.rodiguez@eyestoneeir.com)> wrote:

Hi Bradley,

Yes, the scope is correct.

Thank you

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**From:** Bradley Furuya <[bradley.furuya@lacity.org](mailto:bradley.furuya@lacity.org)>  
**Sent:** Monday, April 5, 2021 4:34 PM  
**To:** Laura Rodriguez <[l.rodiguez@eyestoneeir.com](mailto:l.rodiguez@eyestoneeir.com)>  
**Subject:** Re: Sunset and Wilcox Project - WSA Scope Confirmation

Hi Laura,

Have you had a chance to look at the WSA numbers below yet? DWP is asking for confirmation.



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

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Los Angeles, CA 90012

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T: (213) 847-3642

On Thu, Apr 1, 2021 at 8:15 AM Bradley Furuya <[bradley.furuya@lacity.org](mailto:bradley.furuya@lacity.org)> wrote:

Hi Laura,

Can you review the information below and confirm that it is accurate? If it is, I will confirm with DWP.



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

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Los Angeles, CA 90012

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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.