

Date : 4/22/2020 6:56:23 AM
From : "Sunbula Azieh"
**To : "Ali Poosti" , "Christopher DeMonbrun" , "Albert Lew" ,
connor.kennedy@kpff.com, miriam.huston@kpff.com**
**Subject : Fwd: Sunset and Wilcox | Wastewater Services Information (WWSI)
Request**
Attachment : 2020-04-21_6450 Sunset (WWSI Request).pdf;image001.png;

Hello Connor,

LA Sanitation has received your request for Wastewater Service Information . We will review the request, analyze the system, and provide feedback once complete.

For future requests would you include Mr. DeMonbrun and Mr. Lew into your email, since they are in charge of my group.

Thank you and have a great day,

Sunny

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

From: Connor Kennedy <connor.kennedy@kpff.com>
Date: Tue, Apr 21, 2020 at 6:04 PM
Subject: Sunset and Wilcox | Wastewater Services Information (WWSI) Request
To: ali.poosti@lacity.org <ali.poosti@lacity.org>,
>
Cc: Miriam Huston <miriam.huston@kpff.com>

Hi Ali and Sunbula,

We are preparing an EIR for a project located at 6450 Sunset Blvd. and we would like to request a WWSI for the site. Please see letter attached. What is the current turnaround time for us to obtain a response?

Thanks,



Connor Kennedy, EIT

D 213.212.6095 O 213.418.0201

700 S Flower St., Suite 2100
Los Angeles, CA 90017

connor.kennedy@kpff.com

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Sunbula Azieh

Wastewater Engineering Services Division - LA Sanitation

City of Los Angeles - Department of Public Works

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April 21st, 2020

Mr. Ali Poosti, Division Manager
Los Angeles Department of Public Works, Bureau of Sanitation
2714 Media Center Drive
Los Angeles, CA 90065

SENT VIA email: ali.poosti@lacity.org / sunbula.azieh@lacity.org

RE: Sunset and Wilcox—Request for Wastewater Services Information

Dear Mr. Poosti,

KPFF Consulting Engineers is preparing environmental documentation for the proposed Sunset and Wilcox Project in accordance with the California Environmental Quality Act. The Sunset + Wilcox Project (Project) is a new commercial development proposed on an approximately 74,193-square-foot (1.70-acre) site located at 1420, 1424, 1426, 1428, 1432, 14320, 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 (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles (City). Refer to Figure 1, Regional and Project Vicinity Map. The Project Site is associated with Assessor Parcel Numbers (APN) 5546-014-056, 5546-014-013, 5546-014-014, and 5546-014-017. The Project includes the development of a 14-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 of ground floor commercial space. The Project's commercial uses would be located on the 1st level fronting Sunset Boulevard and will include restaurant uses. The Project also includes the construction of a two-story, building to house Los Angeles Department of Water and Power (LADWP) equipment and an underground generator, which does not constitute as floor area as defined by the Los Angeles Municipal Code (LAMC). As part of the Project, the existing office and retail uses, and associated surface parking would be removed. Upon completion, the Project would have a net floor area of 419,055 square feet and a floor area ratio (FAR) of 6:1. In accordance with the Los Angeles Municipal Code (LAMC), the Project would include 1,273 vehicular parking spaces within three subterranean levels and four fully-enclosed, mechanically ventilated above-grade levels. A small surface

parking area for five additional vehicular parking spaces would also be provided for the LADWP equipment building. In addition, the Project would provide a variety of open space areas totaling 61,449 square feet. Overall proposed uses are summarized in Table 1, Project Development Summary.

Table 1 – Estimated Proposed Wastewater Generation			
Land Use	Units	Generation Rate (gpd/unit)¹	Total Wastewater Generation (gpd)
Existing			
Office Building ²	14,212 sf	170/1,000 sf	2,417
Retail Area (greater than 100,000 SF) ³	16,932 sf	50/1,000 sf	847
<i>Subtotal Existing</i>			3,264
Proposed			
Restaurant: Full Service Indoor Seat	428 seats	30/seat	12,840
Restaurant: Full Service Outdoor Seat	102 seats	30/seat	3,060
Office Building ⁴	436,368 sf	170/1,000 sf	52,364
<i>Subtotal Proposed</i>			68,264
<i>Net Increase</i>			65,000

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to water and electricity services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

¹ The average daily flow rates are based on 100% of City of Los Angeles sewerage generation factors.

² This area includes an existing 2 story 4,833 sf office building at the corner of Delongpre Avenue and Wilcox Avenue, and an existing 1 story 4,446 sf office building along the east side of Wilcox Avenue.

³ This area includes the existing retail space fronting Sunset Boulevard.

⁴ Office area includes 5,336 SF of lobby space that serves the office area.

Service Questions

Wastewater

1. Please describe the sizes of existing sewer distribution lines that would serve the project site and the surrounding area. Would any additional sewer lines serve the project site? If so, please list these lines.
2. What are the design flow capacities of all of the sewer lines included in your response to question one (in gallons per day)?
3. Are there any existing sewer service problems/deficiencies in the project area?
4. If sewer service problems/deficiencies exist, how would they affect the project, and how would you suggest those effects be mitigated by the project developer?
5. Would there be a disruption in sewer service in the project area when “hooking-up” the project? If so, about how long would the disruption last?
6. Would the Los Angeles Bureau of Sanitation be able to accommodate the project’s demand for sewer service with the existing infrastructure in the project area? If not, what new infrastructure or upgrades to infrastructure would be needed to meet the project’s demand for sewer service?
7. Our records show that wastewater generated at the project site is conveyed to the Hyperion Treatment Plant for treatment and disposal. What are the current designed treatment capacity and the current peak flow of sewage at the Hyperion Treatment Plant?
8. Would the Los Angeles Bureau of Sanitation be able to accommodate the project’s demand for sewer service with the existing capacity of the Hyperion Treatment Plant?
9. In order to predict the project’s future generation of sewage please provide recommended sewage generation rates.
10. Please provide any recommendations that might reduce any potential wastewater impacts that would be associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response (preferred via email) no later than May 7th, 2020. If you have any questions,

please call me at (213) 212-6095. You may also reach me by email at connor.kennedy@kpf.com.

Sincerely,

KPFF Consulting Engineers
Connor Kennedy, Project Engineer
700 S Flower Street, #2100
Los Angeles, CA 90071

Figure 1: Project Vicinity Map

NavigateLA Map

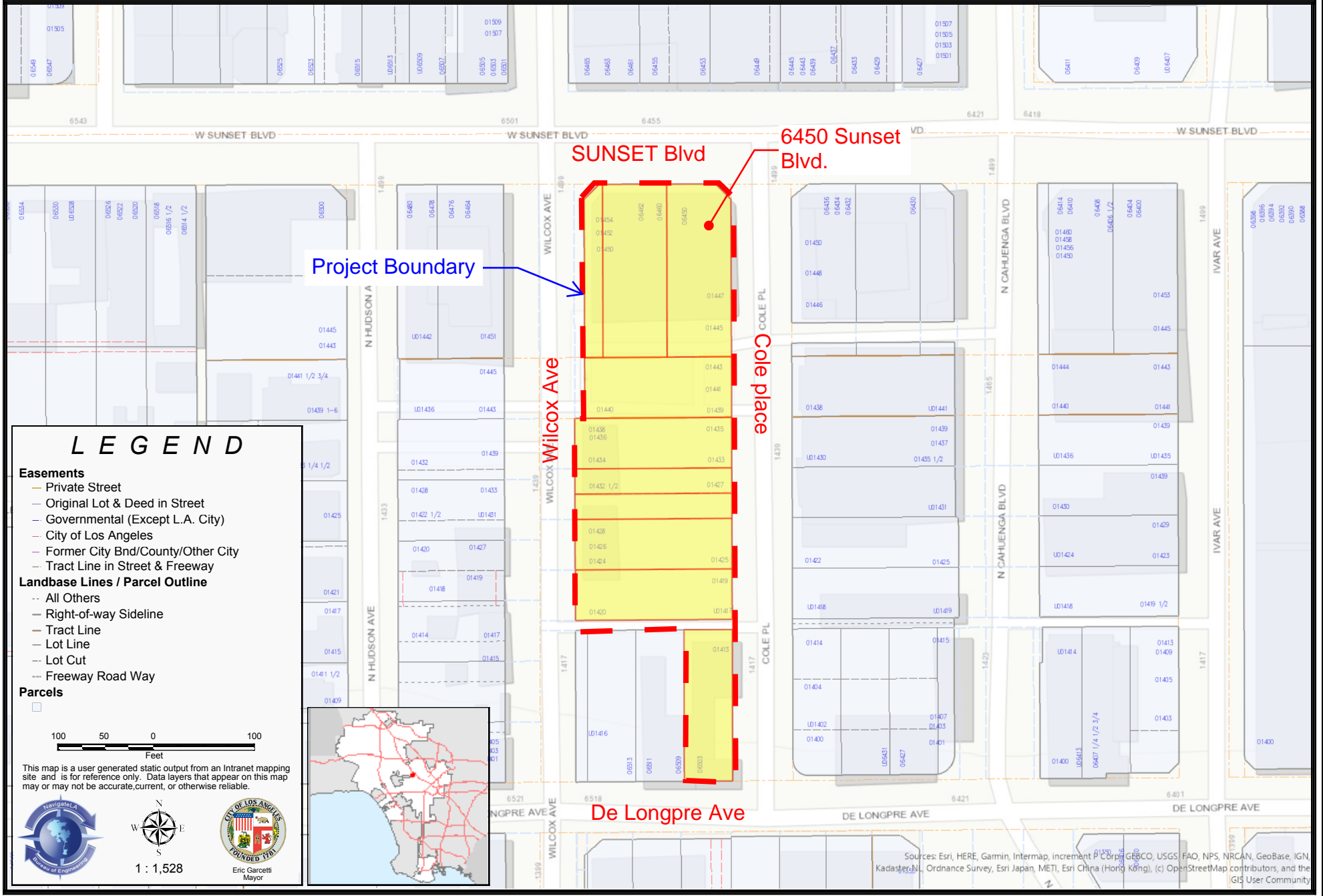
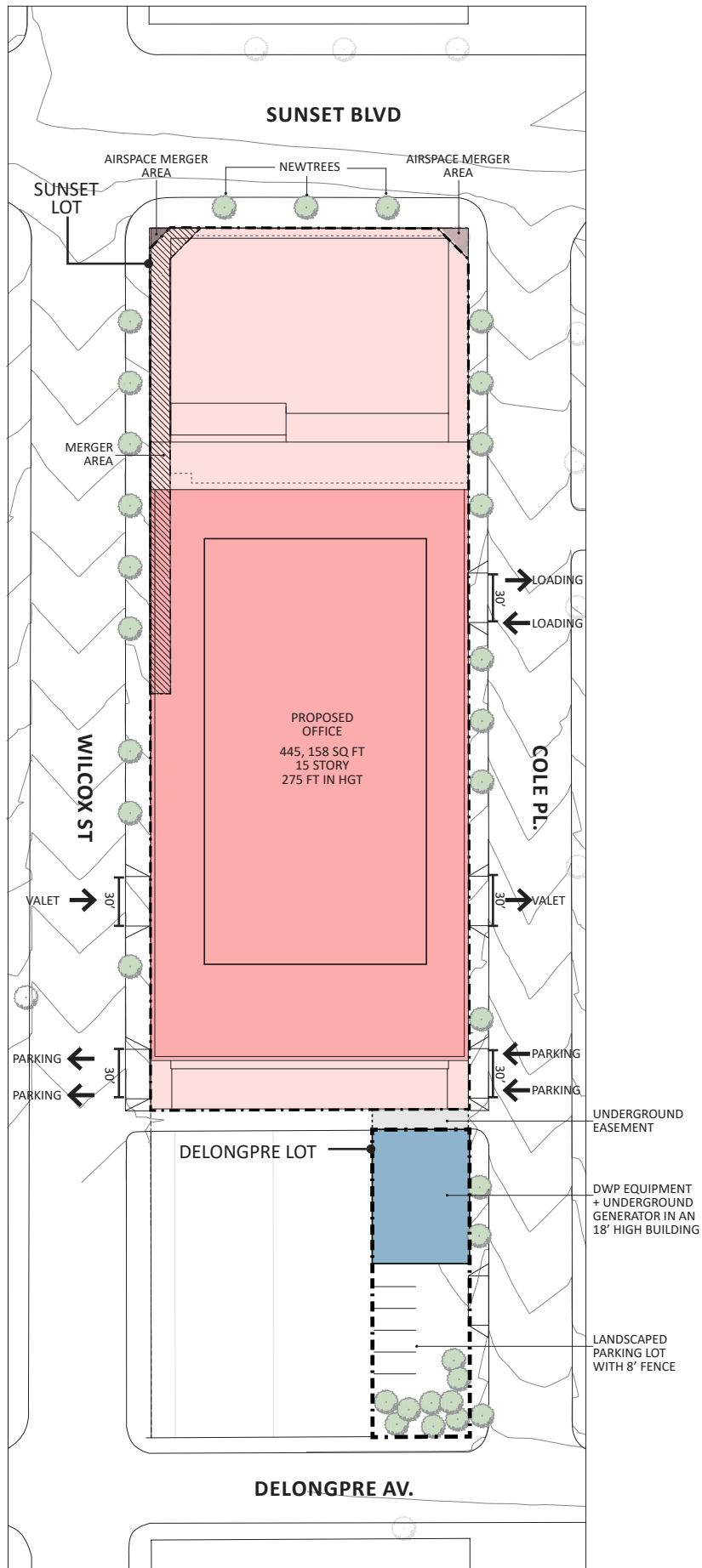


Figure 2: Conceptual Site Plan



PROPOSED SITE

1960
YEARS
60