

Appendix F

Utility Report

**1624 WILCOX AVENUE
(6430 HOLLYWOOD BLVD)
PROJECT**

UTILITIES TECHNICAL REPORT

May 30, 2018

Prepared for:

LEFRAK

40 West 57th Street, 23rd Floor

New York, NY 10019

Telephone: (212) 708-6504

Prepared by:

David Curtis, P.E.

PSOMAS

555 South Flower Street, Suite 4300

Los Angeles, California 90071

Telephone: (213) 223-1400

Fax: (213) 223-1444

TABLE OF CONTENTS

SECTION	PAGE
1.0 OVERVIEW	3
2.0 METHODOLOGY	3
3.0 UTILITIES	3
4.0 STORM DRAIN	4
4.1 Existing Infrastructure.....	4
4.2 Proposed Infrastructure	4
5.0 SEWER	4
5.1 Existing Infrastructure.....	4
5.2 Proposed Infrastructure	4
6.0 WATER	6
6.1 Existing Infrastructure.....	7
6.2 Proposed Infrastructure	7
7.0 ELECTRICITY	7
7.1 Existing Infrastructure.....	7
7.2 Proposed Infrastructure	8
8.0 NATURAL GAS	8
8.1 Existing Infrastructure.....	8
8.2 Proposed Infrastructure	8
APPENDICIES	10

1.0 OVERVIEW

The Hollywood Wilcox Redevelopment Project (Project) involves the development of a mixed-use building consisting of 260 residential units, approximately 17,800 square feet of commercial space on a 1.42-acre site that currently includes a surface parking lot and four buildings. The Project, is bounded by Hollywood Boulevard to the north, Wilcox Avenue to the west, and existing properties to the south and east. One existing 2-story building on the northwest corner of the Project Site will remain and the three other buildings on-site will be demolished. A new commercial building will be built on Hollywood Boulevard and a new mixed-use building will be built behind, largely on what is currently an existing parking lot.

2.0 METHODOLOGY

This utility technical report, as supporting information to the Environmental Impact Report, documents the results of Psomas' research regarding the Project. Psomas performed a conceptual level review of the capacities of the nearby infrastructure and reviewed the need for potential upgrades. Final capacity confirmation includes will serve letters and capacity requests from various private utility companies, the City of Los Angeles, and a Fire Flow Availability from LADWP.

3.0 UTILITIES

The following is a list of existing utilities and their service providers that are within the proximity of the project site found from a DigAlert request:

- Storm Drain – City of Los Angeles
- Sanitary Sewer – City of Los Angeles
- Water – Los Angeles Department of Water and Power
- Electricity – Los Angeles Department of Water and Power
- Natural Gas – Southern California Gas Company
- Communications / Telephone
 - Airtouch Cellular
 - AT&T – Distribution
 - AT&T Transmission
 - AT&T Transmission TCA
 - Century Cable
 - City of Los Angeles Records
 - Crown Castle
 - Frontier
 - Level 3 Communications
 - MCI Southern California (Verizon Business)

- Qwest
 - Time Warner Cable
 - Wilcon
 - Zayo
- Other – Los Angeles County Metropolitan Transportation Authority, Red Line

4.0 STORM DRAIN

4.1 Existing Infrastructure

There is an existing 24" City of Los Angeles storm drain main line running along the northerly side of Hollywood Boulevard. There are no other storm drain pipes within Wilcox Avenue or Cahuenga Boulevard. All onsite stormwater drains southwest to Wilcox Avenue to the existing street gutter.

4.2 Proposed Infrastructure

The proposed site shall continue to drain west to Wilcox Avenue. All stormwater which originally drained to the neighboring lots will be diverted to flow out to the street and avoid cross-lot drainage. City of Los Angeles Low Impact Development (LID) standards will be required to be followed for the project. These standards require that stormwater be infiltrated or detained within the project site. We expect 4,150 cubic feet (31,100 gallons) of stormwater must be infiltrated or retained on-site as calculated in accordance with the City of Los Angeles LID requirements. The calculation for this LID volume is provided in the Appendix. The remainder of the stormwater runoff, beyond the required LID volume, may be discharged through the curb face. Any conflicting portions of the existing storm drain pipe remaining from the abandoned drain through the site should be removed.

5.0 SEWER

5.1 Existing Infrastructure

There are existing 8" public mains on Hollywood Boulevard and Wilcox Avenue.

5.2 Proposed Infrastructure

The proposed project will discharge approximately 71,485 GPD into the sewer system when maintenance of the swimming pool occurs. This volume is based on the City of Los Angeles sewer generation calculation and depends on the proposed facility type and use of the project. This calculation is incorporated into the Sewer Capacity Availability Report (SCAR) application or

through a Wastewater Service Information request to the City of Los Angeles Bureau of Sanitation.

This sewer demand will likely require multiple 6" or 8" sewer laterals from the project. Laterals of this size typically require B-permit approval through the Bureau of Engineering for the sewer connection to the City's main. It is not anticipated that secondary impacts due to the construction of multiple lateral connections would result in a negative impact. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and off-site work associated with connections to the public main. Off-site work is required in order to connect to the public main as well as an extension of the sewer main 150 ft east to reach the frontage of the project on Hollywood Blvd. Therefore, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel in general, and emergency vehicle access, in particular, throughout the construction period. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration and would cease to occur once the installation is complete.

In a Notice of Preparation of an EIR letter dated July 5, 2017 from LA Sanitation Wastewater Engineering Services Division (WESD) to the Department of City Planning, the sewer system may be able to accommodate a flow of 71,485 GPD depending on the connection point but final approval will require further gauging and evaluation during the permit process to confirm sewer capacity. The City does not base its connection permits on the number of laterals. It will allow for as many laterals as needed as long as the project meets the sewer main's sewer capacity.

A request was made to LA Sanitation to review the feasibility of connecting to the 8" public main on Wilcox. In an email dated October 31, 2017, LA Sanitation in response to our SCAR application, gauged the flows in the 8" public main on Wilcox and found that it lacked the capacity to allow any additional flow. In a follow-up email dated November 15, 2017, LA Sanitation also informed the team that the SCAR request cannot not be approved for connection to the 8" public main on Hollywood Blvd which flows to the east. This is due to high flows within the sewer line downstream of the project at Sunset Blvd and Wilcox Ave at manhole 46913152. Because both the Wilcox Ave sewer and Hollywood Blvd (flowing east) sewer lines flow into manhole 46913152,

neither connections are currently being allowed by LA Sanitation at this time. In order for the project to connect to either the existing Wilcox Ave or Hollywood Blvd sewer lines, LA Sanitation needs to address the capacity issue through maintenance or pipe size upgrades to the sewer line. Should LA Sanitation determine additional capacity can be created, then discharge to these sewer mains can be considered viable.

In a follow-up phone conversation between Psomas and LA Sanitation on November 16, 2017, an option was suggested to create a 150 ft extension of the existing 8" sewer main on Hollywood Blvd which currently terminates west of the project. A terminal manhole for that line conveys sewer flows west of Wilcox Ave and continues to flow west bypassing the blockage at manhole 46913152. In order to serve the proposed project, the development team will need to extend the sewer line a minimum of 150 ft east and provide a terminal manhole in Hollywood Blvd. This will allow typical 6" house connections to be made for sewer discharge from the project site.

To document the results of this analysis Psomas requested a free Wastewater Service Information (WWSI) letter from WESD which preliminarily determines if the existing sewer lines may have capacity. The caveat that with a WWSI is that the final approval be obtained during the design and construction phase when the development is ready to make the sewer line connection. The WESD provided a WWSI dated March 13, 2018 indicating that there is no sewer infrastructure to convey the anticipated 71,485 GPD flow. To serve the project, the developer must install a conveyance line between 6430 W. Hollywood Blvd and maintenance hole number 46913045. A copy of this letter is included in the appendix. A SCAR is typically requested during the design and construction phase and provides more certainty of the sewer capacity, produced the same conclusion. As of the date of this report, an approved SCAR for a flow of 71,485 GPD is active but will expire on October 16, 2018. This approved strategy will need to be reconfirmed with LA Sanitation during the design phase and subsequent construction phase of the project through an active and valid SCAR. It shall be noted that this information is current as of the date of this report.

6.0 WATER

6.1 Existing Infrastructure

There is an existing 16" water main on Hollywood Boulevard, a 6" water main on Wilcox Avenue, and 8" and 36" on Cahuenga Boulevard. Fire flow availability results are obtained through a

request to LADWP. There are two existing fire hydrants on the corners of Hollywood Boulevard and Wilcox Avenue, two existing fire hydrants at the corner of Hollywood Boulevard and Cahuenga Boulevard and a hydrant mid-block of Cahuenga Boulevard. In addition, there are two existing hydrants on Selma Avenue at the corner of Selma Avenue and Wilcox Avenue and at the corner of Selma Avenue and Cahuenga Boulevard for a total of seven existing hydrants near the site.

6.2 Proposed Infrastructure

Based on prior discussions with Inspector O'Connell at the LAFD Hydrants and Access Unit, a Fire Flow Availability report was submitted to LADWP on October 26, 2016 for 12,000 gpm flowing from eight hydrants simultaneously. This would require a new fire hydrant to be installed mid-block on Wilcox Ave. The results indicate adequate pressure and flow after installation of new fire hydrant. In a letter dated June 17, 2017, a lower fire flow requirement was set for this project to 6,000 to 9,000 GPM from four to six fire hydrants flowing simultaneously. Because the approved Fire Flow Availability report already indicates adequate pressure and flow using more stringent requirements, it can be inferred that there is enough pressure and flow to meet the fire flow requirements as stated in the June 17, 2017 LAFD letter without upgrades.

7.0 ELECTRICITY

7.1 Existing Infrastructure

The existing power service in the vicinity of the Project site is supplied by Los Angeles Department of Water and Power (LADWP). Existing overhead electric lines run throughout the on-site parking lot. A utility notice request was sent out on September 21, 2016 to the utility company based on contacts obtained via DigAlert. The City of Los Angeles has indicated there are street lighting installations in the area. In a response to our request, LADWP has redirected us to the substructure maps found on NavigateLA. Based on the existing substructure maps, there are existing electrical lines around the site on Wilcox Ave, Hollywood Blvd, and Cahuenga Blvd with a service connection leading into the site.

7.2 Proposed Infrastructure

It is expected that capacity exists to serve this property due to projects of similar size within the vicinity of the project already being served with connection points from the electrical lines

surrounding the site. There are four existing utility poles within the site which do not appear to serve other neighbors. Removal or relocation of these overhead lines within the parking lot should not be an issue with LADWP if these do not serve any of the surrounding property. An unrecorded easement for utility poles and wires is listed on the title report. An Encroachment Application was submitted to LADWP on September 10, 2017 to investigate further into this unrecorded easement and provide direction to quitclaim this easement as well as confirming if the four existing utility poles can be removed. On September 10, 2017, LADWP approved the Encroachment Application and existing power pole relocation request.

8.0 NATURAL GAS

8.1 Existing Infrastructure

The existing natural gas service in the vicinity of the Project site is supplied by Southern California Gas Company (SoCal Gas). There is a 3" gas line in Wilcox Avenue and a 6" gas line on Hollywood Boulevard. A utility notice request was sent out on September 21, 2016 to the utility company based on contacts obtained via DigAlert. The initial SoCal Gas contact has forwarded on the utility notice and will serve request to another SoCal Gas staff member. This activity is still being tracked.

8.2 Proposed Infrastructure

It is expected that capacity exists to serve this property due projects of similar size within the vicinity of the project already being served. On November 28, 2017 a SoCal Gas will serve letter was provided to indicate the ability to service the project. We anticipate that a gas system upgrade is not necessary.

APPENDICIES

Low Impact Development
Calculation

Hollywood and Wilcox Volume Calculations:

Givens:

Areas =		
Breakdown	sqft	acre
Area Total	61,980	1.423
Impervious, Ai	55,880	1.283
Pervious, Ap	4,800	0.111
Undeveloped Area, Au	0	0
Exempt Area	1,300	0.03
TOTAL	61,980	1.423
Landscaped Areas Counted Towards Mitigation Volume*		
Landscaped Area Ground Level	4,800	0.111
TOTAL Pervious	4,800	0.111
Landscaped Areas Counted Towards ETWU**		
Additional Landscaped Area	0	0
TOTAL Additional Pervious	0	0
Exempt Area***		
Pool	1,300	0.03
TOTAL Exempt	1,300	0.03

*Note these are landscaped areas exposed to the sky.

**Note these are additional landscaped areas NOT EXPOSED to the sky.

***Note these are water features exposed to the sky.

Soil media infiltration rate:	2.5	in/hr	(Table 4.5)
T _{Fill} =	3	hrs	(Table 4.5)
Drawdown time, T (hr) =	48	hrs	(Table 4.5)
K _{Sat,Design} Factor of Safety, FS =	2		
V _{design Planter} Factor of Safety =	1.5		
Design Storm =	85th Percentile		(Per City of LA requirement)
Design Storm Intensity =	0.98	in	(Per LA County Hydrology GIS)
Planting Factor =	0.5		(Per Landscape Architect)
7 Month Evapotranspiration, ET,	21.7		(Per City of LA Irrigation Guidelines, App C)

i. Determine the Mitigation Volume (V_M):

$V_M (ft^3) = 85th \text{ Percentile Intensity (in)} \times \text{Catchment Area (acres)} \times (3630 \text{ cuft/1ac-in})$
where Catchment Area (acres) = (Impervious Area * 0.9) + [(Pervious area + Undeveloped area) * 0.1]
 $V_M (ft^3) = 0.98 * [(1.283 * 0.9) + [(0.111 + 0) * 0.1]] \times 3630 = 4148 \text{ ft}^3$
 $V_M (ft^3) = 4148 \text{ ft}^3$ or 31,100 Gallons

The design will be a rainwater harvesting system, therefore,

$V_M (ft^3) =$	4148	ft ³	or	31,100 Gallons
----------------	------	-----------------	----	----------------

ii. Determine planting area (ft²):

Planting Area (ft²) = 4800 + 0 = 4800 ft²
Planting Area (ft²) = 4,800 ft²

iii. Determine Planter Factor, PF, (ft²)

Planter Factor (ft²) = Planting Factor x Planting Area
Planter Factor (ft²) = 0.5 x 4800 ft²
Planter Factor (ft²) = 2400 ft²

iv. Determine the 7-month (Oct 1-April 30) Estimated Total Water Use (ETWU):

ETWU_(7-month) = ET₇ x 0.62 x PF
ETWU_(7-month) = 21.7 x 0.62 x 2400 = 32290 gal
ETWU_(7-month) = 32290 gal

v. Verify ETWU_(7-month) is greater than or equal to V_{WQDV}:

$ETWU_{(7-month)} \geq V_{(Design)} (gal)$
 $32,290 \geq 31,100$

CAPTURE AND USE IS FEASIBLE

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address: **6430 W HOLLYWOOD BLVD** Sanitation Scar ID: **62-4116-0318**
Date Submitted: **03/22/2018** Request Will Serve Letter? **Yes**
BOE District: **Central District**
Applicant: **DAVID CURTIS**
Address: **555 S FLOWER ST., STE 4300** City: **LOS ANGELES**
State: **CA** Zip: **90071**
Phone: **213-223-1400** Fax:
Email: **DCURTIS@PSOMAS.COM** BPA No.
S-Map: **4755-6** Wye Map: **4755-6**

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	HOLLYWOOD BLVD	46913045	46913044	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	20	1,500
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	140	15,400
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	87	13,050
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	13	2,470
5	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	14,600	365
6	COFFEE HOUSE: PASTRY BAKING ONLY *15	720	KGSF	3,200	2,304
7	LOBBY OF RETAIL AREA *1	50	KGSF	700	35
8	LIBRARY: PUBLIC AREA	50	KGSF	1,600	80
9	GYMNASIUM - BASKETBALL, VOLLEYBALL *10	200	KGSF	2,000	400
10	COMMERCIAL USE	50	KGSF	29,450	1,473
11	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	34,408	34,408

Proposed Total Flow (gpd): **71,485**

Remarks: 1] This SCAR will supersede previous IDs 57-3291-0916 and 61-3826-0817. 2] Developer to construct new conveyance line to connect to MH# 46913045. 3] IWP required.

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: **04/19/2018** Expires On: **10/16/2018**

Scar Request Number: 2314

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Ricardo Avendano**
on **04/19/2018**

Submitted by: **Karen Le**
Bureau of Engineering
Central District
Phone: 213-482-7048

Fees Collected
Date Collected

No

SCAR FEE (W:37 / QC:705) **\$1,996.50**
SCAR Status: **Completed**

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

March 13, 2018

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

AURA GARCIA
COMMISSIONER

BUREAU OF SANITATION

ENRIQUE C. ZALDIVAR
DIRECTOR

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

ADEL H. HAGEKHALIL
ALEXANDER E. HELOU
MAS DOJIRI
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

WASTEWATER ENGINEERING SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

Ms. Linda Luu, PE, QSD/QSP, ENV SP
PSOMAS
555 Flower Street, Suite 4300
Los Angeles, CA 90071

Dear Ms. Luu:

6430 HOLLYWOOD BLVD – REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your February 22, 2018 letter requesting a review of your proposed mixed-use project located at 6430 W Hollywood Blvd, Los Angeles, CA 90028. The project will consist of residential apartments, retail areas, coffee house, library, gymnasium, commercial use, and swimming pool. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Residential: APT-BACHELOR	75 GPD/DU	20 DU	1,500
Residential: APT-1 BDRM	110 GPD/DU	140 DU	15,400
Residential: APT-2 BDRM	150 GPD/DU	87 DU	13,050
Residential: APT-3 BDRM	190 GPD/DU	13 DU	2,470
Retail Area	25 GPD/1,000 SQ.FT	14,600 SQ.FT	365
Coffee House	720 GPD/1,000 SQ.FT	3,200 SQ.FT	2,304
Retail Lobby	25 GPD/1,000 SQ.FT	700 SQ.FT	18

zero waste • one water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



Library	50 GPD/1,000 SQ.FT	1,600 SQ.FT	80
Gymnasium	200 GPD/1,000 SQ.FT	2,000 SQ.FT	400
Commercial Use	50 GPD/1,000 SQ.FT	29,450 SQ.FT	1,473
Pool Discharge	34,408 GPD/POOL	1 POOL	34,408
Total			71,468

SEWER AVAILABILITY

Currently, no sewer infrastructure exists in the vicinity of the proposed project to convey sewage to the 8-inch line on Hollywood Blvd. Therefore the developer has to install a conveyance line between 6430 W Hollywood Blvd and maintenance hole No. 46913045. This connection is indicated in the map associated with this response. The Bureau of Engineering shall review the connection methods to ensure compliance with design standards. The point of connection, maintenance hole No. 46913045, is a terminal maintenance hole which flows to the existing 8-inch line on Hollywood Blvd. The sewage from this 8-inch line feeds into a 21-inch line on Las Palmas Avenue before discharging into a 30-inch sewer line on Melrose Avenue. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line on Hollywood Blvd cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Hollywood Blvd.	*	229,323 GPD
8	Las Palmas Ave.	27	486,467 GPD
21	Las Palmas Ave.	8	7.08 MGD
30	Las Palmas Ave.	15	15.07 MGD
30	Las Palmas Ave.	17	15.76 MGD
30	Las Palmas Ave.	6	15.76 MGD
27	Las Palmas Ave.	22	18.82 MGD
27	Las Palmas Ave.	9	4.65 MGD
30	Melrose Ave.	22	8.88 MGD

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, Bureau of Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: “Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

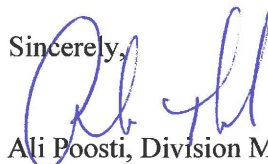
To help offset costs of water conservation and reuse systems, LADWP offers Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

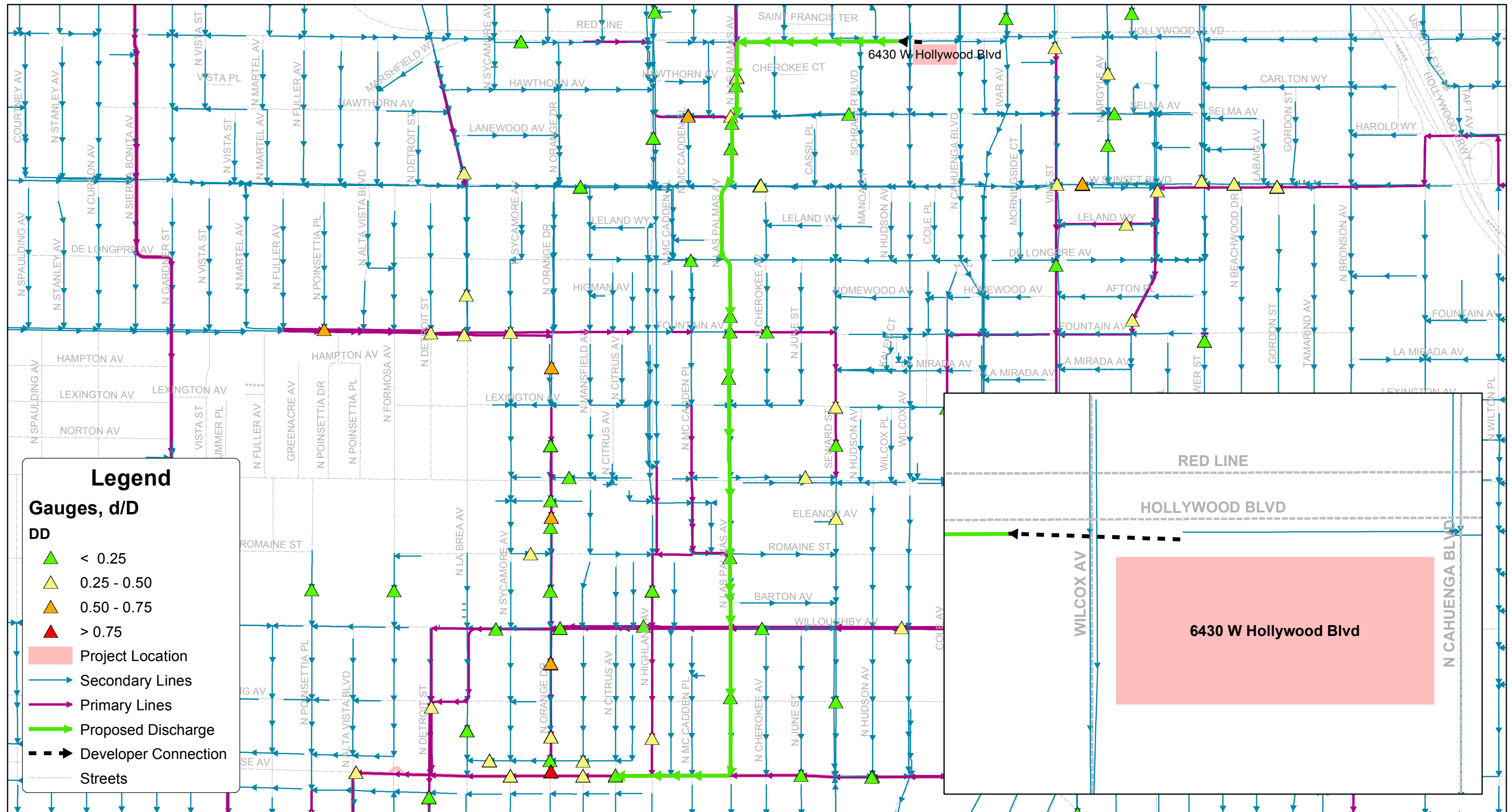


Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

CD/AP

Attachment: Figure 1 – Sewer Map

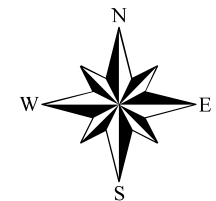
c: Kosta Kaporis, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 1
6430 W Hollywood Blvd
Sewer Map



0 375 750 1,500 2,250 3,000
Feet

From: Christopher DeMonbrun <chris.demonbrun@lacity.org>
Sent: Wednesday, November 15, 2017 1:24 PM
To: Linda Luu
Cc: David Curtis; Albert Lew; Abdulsamad Danishwar
Subject: Re: SCAR #2000 Amendment Request (6430 Hollywood Blvd)

Follow Up Flag: Follow up
Flag Status: Completed

Hello Linda,

This email is to inform you of the progress on your SCAR for 6430 Hollywood Blvd. The lines we needed information about have been CCTV'd, and unfortunately they **do not** currently have any available capacity. I have communicated with the group in Sanitation that performs the cleaning of the sewer lines and requested cleaning of the lines as soon as possible. It's my hope that the cleaning will alleviate this capacity constraint and allow us to approve your project. As of the writing of this email, we are not able to approve the SCAR for discharge on Willcox Ave nor for discharge on Hollywood Blvd.

I apologize for how long this is taking to resolve. It is not my intention to slow any development within the City. I will continue to work on this and keep you updated on the results of our findings.

Feel free to contact me if you have any questions.

Sincerely,

Chris

On Tue, Oct 31, 2017 at 3:13 PM, Linda Luu <linda.luu@psomas.com> wrote:

Thanks Chris for keeping us up to date with this information. We accept that Wilcox is not a possible connection at this time. We'd like to move forward with the original request for SCAR 2000 for 100% flow (71,485 gpd including swimming pool) into Hollywood Blvd as that is currently our only option.

Please proceed with the original request.

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

Professional Engineer

Facilities, Infrastructure and Development

[555 South Flower Street, Suite 4300](#)

[Los Angeles, CA 90071](#) | 213.223.1449

www.Psomas.com

From: Christopher DeMonbrun [mailto:chris.demonbrun@lacity.org]

Sent: Tuesday, October 31, 2017 7:31 AM

To: Linda Luu <linda.luu@psomas.com>

Cc: David Curtis <dcurtis@psomas.com>; Albert Lew <albert.lew@lacity.org>

Subject: Re: SCAR #2000 Amendment Request ([6430 Hollywood Blvd](#))

Hello Linda,

We have received the gauging information for the line stated in previous emails, and the flow conditions have not changed. The gauging information we have received prohibits us from allowing any discharge to any upstream pipes. I am coordinating with the group in LA Sanitation that performs in-pipe CCTV to determine the cause of the anomalous flow conditions.

I do apologize for any inconvenience that this has caused you and your team. It is not our intention to do so. Unfortunately I cannot allow the amendment of the SCAR to the location you are preferring at this time. Once the CCTV information is received, the cause of the issue is established, and it is rectified, we will be able to re-analyze the conveyance conditions. At this time I do not have a time frame for these efforts.

Please let me know if you have any questions or concerns.

Regards,

Chris

On Thu, Oct 19, 2017 at 1:45 PM, Christopher DeMonbrun <chris.demonbrun@lacity.org> wrote:

Linda,

Thank you for the information. The pool was not a factor in my response to you earlier today. The gauging information showed a line that currently lacks the capacity to allow any additional flow. Based on this information we are currently not able to provide an approval to discharge on Wilcox. I have requested the location to be re-gauged to confirm the current conditions.

In regards to the LA SAN response dated 7/5/2017, the information we had at the time was current, but when we analyzed the system most recently the information was no longer considered valid. As such we gauged the location where the information was out of date. It was then when we discovered that the line lacked sufficient capacity for any additional flow.

Once the gauging information is received we will re-analyze the discharge route.

Feel free to contact me if you have any questions or concerns.

Regards,

Chris

On Thu, Oct 19, 2017 at 11:24 AM, Linda Luu <linda.luu@psomas.com> wrote:

Hi Chris,

Thanks for the update. We strongly believe that Wilcox will be the best option for the project. Hollywood Blvd does not seem to be a viable option due to the limited frontage we have on that street in addition to other costly issues. Please proceed with gauging Wilcox.

The only other thing I can think of that may help our case is that the flow in SCAR request 2000 was significantly increased to match this letter dated 7/5/2017. Please see attached. This flow in this letter includes the discharge of the swimming pool at 34,408 GPD for EIR purposes. It is unlikely that the pool will be emptied on a daily basis. Would this change the analysis at all if the swimming pool was not included or do you have some thoughts on this?

In any case, we would still like to proceed with gauging on Wilcox in hopes that it was just an anomaly that first time around.

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

213.223.1449

www.Psomas.com

From: Christopher DeMonbrun [mailto:chris.demonbrun@lacity.org]

Sent: Thursday, October 19, 2017 7:30 AM

To: Linda Luu <linda.luu@psomas.com>

Cc: David Curtis <dcurtis@psomas.com>; Albert Lew <albert.lew@lacity.org>

Subject: Re: SCAR #2000 Amendment Request ([6430 Hollywood Blvd](#))

Hello Linda,

We have gauged the discharge route and found a few anomalies in the flow pattern. These anomalies make it so we cannot approve the SCAR to discharge on Wilcox. LASAN investigated the potential upstream causes of the anomalies and was unsuccessful in determining their origins.

At this time we can re-gauge the line to see if anomalies were one-time events, or move forward with the original discharge point on Hollywood. If they were one-time events (i.e. no anomalies in the second gauging) we will be able to process the SCAR to discharge on Wilcox. If the line is re-gauged and comes back the same way as before, we will need to proceed with the original discharge point on Hollywood. This gauging information will take roughly two-weeks to receive.

Please let me know how your group would like to re-gauge the line or move forward with the discharge point on Hollywood.

Best regards,

Chris

On Tue, Sep 19, 2017 at 11:32 AM, Christopher DeMonbrun <chris.demonbrun@lacity.org> wrote:

Linda,

Gauging has been requested for this project. I will inform you when the gauging has been received and whether or not capacity is available along that path.

Regards,

Chris

On Tue, Sep 19, 2017 at 11:25 AM, Linda Luu <linda.luu@psomas.com> wrote:

Please proceed with gauging on Wilcox Ave.

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

Professional Engineer

Facilities, Infrastructure and Development

[555 South Flower Street, Suite 4300](#)

[Los Angeles, CA 90071](#) | 213.223.1449

www.Psomas.com

From: Christopher DeMonbrun [mailto:chris.demonbrun@lacity.org]

Sent: Tuesday, September 19, 2017 11:00 AM

To: Linda Luu <linda.luu@psomas.com>

Cc: marisol.ibarra@lacity.org; David Curtis <dcurtis@psomas.com>; Albert Lew <albert.lew@lacity.org>

Subject: Re: SCAR #2000 Amendment Request ([6430 Hollywood Blvd](#))

Hello Linda,

I have evaluated the discharge point 4691306746913098A (Wilcox Ave) and the subsequent downstream flow conditions, and have determined that gauging will be necessary to establish if capacity is available. I will request gauging if you would like to

proceed in this direction. This information will take roughly two (2) weeks to receive. Once it is received I will be able to finish your request.

If you decide that two (2) weeks is too long for your development, then I will proceed with the original discharge point on 4691304746913049A (Hollywood Blvd).

Please let me know how you would like to proceed.

Regards,

Chris

On Mon, Sep 18, 2017 at 4:04 PM, Linda Luu <linda.luu@psomas.com> wrote:

Confirming that pipe ID is 4691306746913098A off of Wilcox Ave and not Cahuenga Blvd as you stated in your original email.

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

213.223.1449

www.Psomas.com

From: Christopher DeMonbrun [mailto:chris.demonbrun@lacity.org]

Sent: Monday, September 18, 2017 3:53 PM

To: Linda Luu <linda.luu@psomas.com>

Cc: marisol.ibarra@lacity.org; David Curtis <dcurtis@psomas.com>; Albert Lew <albert.lew@lacity.org>

Subject: Re: SCAR #2000 Amendment Request ([6430 Hollywood Blvd](#))

Linda,

My apologies. I replied to your email without fully reading your attachment. I will analyze the connection point specified in your attachment and respond shortly.

Chris

On Mon, Sep 18, 2017 at 3:47 PM, Christopher DeMonbrun
<chris.demonbrun@lacity.org> wrote:

Hello Linda,

We have received your request to amend your SCAR (ID #2000) to the 8-inch line on Cahuenga Blvd (Pipe ID 4691304946913068A) instead of Hollywood Blvd (Pipe ID 4691304746913049A). Please confirm this information at your earliest opportunity, and we will process the request.

Thank you,

Chris

On Mon, Sep 18, 2017 at 2:06 PM, Linda Luu <linda.luu@psomas.com> wrote:

Hi Marisol/Chris,

The development project at [6430 Hollywood Blvd](#) is in the early planning stages. SCAR 1408 previously approved a flow of 32,856 gpd on Hollywood Blvd and has now since expired. SCAR 2000 was updated to request 71,485 gpd which will replace SCAR 1408's request. However, in

reviewing this development's frontage along Hollywood and Wilcox, we determined that the connection point to Wilcox Ave instead of Hollywood Blvd will be easier to implement and construct while also result in a lesser impact on a major street. As of today, SCAR 2000 has not been approved just yet so we'd like the opportunity to amend the analysis before it gets approved.

We'd like to **amend** our request on SCAR 2000 as indicated in the attachment. Please let us know if you can accommodate and estimated turnaround. Thanks!

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

Professional Engineer

Facilities, Infrastructure and Development

[555 South Flower Street, Suite 4300](#)

[Los Angeles, CA 90071](#) | 213.223.1449

www.Psomas.com

From: Linda Luu
Sent: Thursday, September 14, 2017 6:48 PM
To: 'marisol.ibarra@lacity.org' <marisol.ibarra@lacity.org>
Cc: David Curtis <dcurtis@psomas.com>
Subject: RE: RFI SCAR: 6430 W HOLLYWOOD BLVD

Marisol,

Has this SCAR been reviewed?

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

213.223.1449

www.Psomas.com

From: Linda Luu
Sent: Friday, August 25, 2017 4:51 PM
To: 'marisol.ibarra@lacity.org' <marisol.ibarra@lacity.org>
Cc: David Curtis <dcurtis@psomas.com>
Subject: RE: RFI SCAR: 6430 W HOLLYWOOD BLVD

Hi Marisol,

We're increasing the flow from 32,856 GPD to 71,485 GPD.

Linda Luu, PE, QSD/QSP, ENV SP

PSOMAS | Balancing the Natural and Built Environment

Professional Engineer

Facilities, Infrastructure and Development

[555 South Flower Street, Suite 4300](#)

[Los Angeles, CA 90071](#) | 213.223.1449

www.Psomas.com

From: David Curtis
Sent: Friday, August 25, 2017 4:47 PM
To: Linda Luu <linda.luu@psomas.com>
Subject: FW: RFI SCAR: 6430 W HOLLYWOOD BLVD

David J. Curtis, P.E., ENV SP

PSOMAS | *Balancing the Natural and Built Environment*

Project Manager
Professional Engineer licensed in CA

Facilities, Infrastructure and Development

[555 Flower Street, Suite 4300](#)
[Los Angeles, CA 90071](#) | Direct Office: 213.223.1524 | Cell: 213.944.0722
www.psomas.com



Consider the environment before printing this email.

From: Marisol Ibarra [<mailto:marisol.ibarra@lacity.org>]

Sent: Friday, August 25, 2017 4:46 PM

To: David Curtis <dcurtis@psomas.com>

Subject: Re: RFI SCAR: 6430 W HOLLYWOOD BLVD

David:

Good afternoon, I wanted to follow up with this email, can you please respond at your earliest convenience please.

Thank you for your time and attention to this matter.

On Thu, Aug 17, 2017 at 10:06 AM, Marisol Ibarra <marisol.ibarra@lacity.org> wrote:

David:

Hope all is well Bureau of Sanitation has received your Sewer Capacity Availability Review (SCAR) for project located on 6430 W HOLLYWOOD BLVD. Please see attached SCAR 2000 as reference.

In order to continue processing this request can you please provided further clarification for this project. Our records indicate that a previous request have been requested for this project address.

SCAR 1408 submitted 9/26/2016 had a total flow of 32,865 GPD, see attached as reference, As a result the total proposed flow for the project had been set at 32,865 GPD. Is the new SCAR part of a different phase or is it increasing the flow from 32,856 GPD to 71,485 GPD?

Please feel free to give me a call if you have any questions. Once we receive this information we may proceed with our hydraulic analysis.

Thank you for your time and attention to this matter.

--

Sincerely,

Marisol Ibarra

Engineering Consultant

Wastewater Engineering Services Division

Bureau of Sanitation - [City of Los Angeles](#)

2714 Media Center Drive

[Los Angeles, CA 90065](#)

Phone: [\(323\) 342-1578](#)

Email: Marisol.Ibarra@lacity.org



-----Confidentiality Notice-----

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

RECEIVED
CITY OF LOS ANGELES
JUL 14 2017
CITY PLANNING DEPT.
EXECUTIVE OFFICE

DATE: July 5, 2017

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: William Lamborn, City Planning Associate
Department of City Planning

FROM: Ali Poosti, Division Manager *for [Signature]*
Wastewater Engineering Services Division
LA Sanitation

RECEIVED
CITY OF LOS ANGELES

JUL 24 2017

MAJOR PROJECTS
UNIT

SUBJECT: HOLLYWOOD AND WILCOX-NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

This is in response to your May 26, 2017 letter requesting a review of your proposed mixed-use project located at 6430-6440 W Hollywood Blvd and N 1624-1648 Wilcox Ave, Los Angeles, CA 90028. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Unit-Studio	75 GPD/ DU	20 UNITS	1,500
Residential: Unit- 1 BDRM	110 GPD/ DU	140 UNITS	15,400
Residential: Unit- 2 BDRMS	150 GPD/ DU	87 UNITS	13,050
Residential: Unit- 3 BDRMS	190 GPD/ DU	13 UNITS	2,470
Retail	25 GPD/1000 SQ.FT	14,600 SQ.FT	365
Restaurant	720 GPD/1000 SQ.FT	3,200 SQ.FT	2,304
Lobby	50 GPD/1000 SQ.FT	700 SQ.FT	35
Library	50 GPD/1000 SQ.FT	1,600 SQ.FT	80
GYM	200 GPD/1000 SQ.FT	2,000 SQ.FT	400
Open Area	50 GPD/1000 SQ.FT	29,450 SQ.FT	1,473
Pool	7.48 Gal/CU.FT	4,600 CU.FT	34,408
Total			71,485

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Wilcox Ave. The sewage from the existing 8-inch line feeds into a 16-inch line on Seward St before discharging into a 45-inch sewer line on Detroit St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Wilcox Ave.	*	229,323 GPD
16	Seward St.	35	920,924 GPD
16	Seward St.	21	920,924 GPD
45	Willoughby Ave.	24	27.15 MGD
45	Detroit St.	22	31.0 MGD

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on Stormwater Low Impact Development (LID) requirements. The projects that are subject to LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Floor, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted

and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

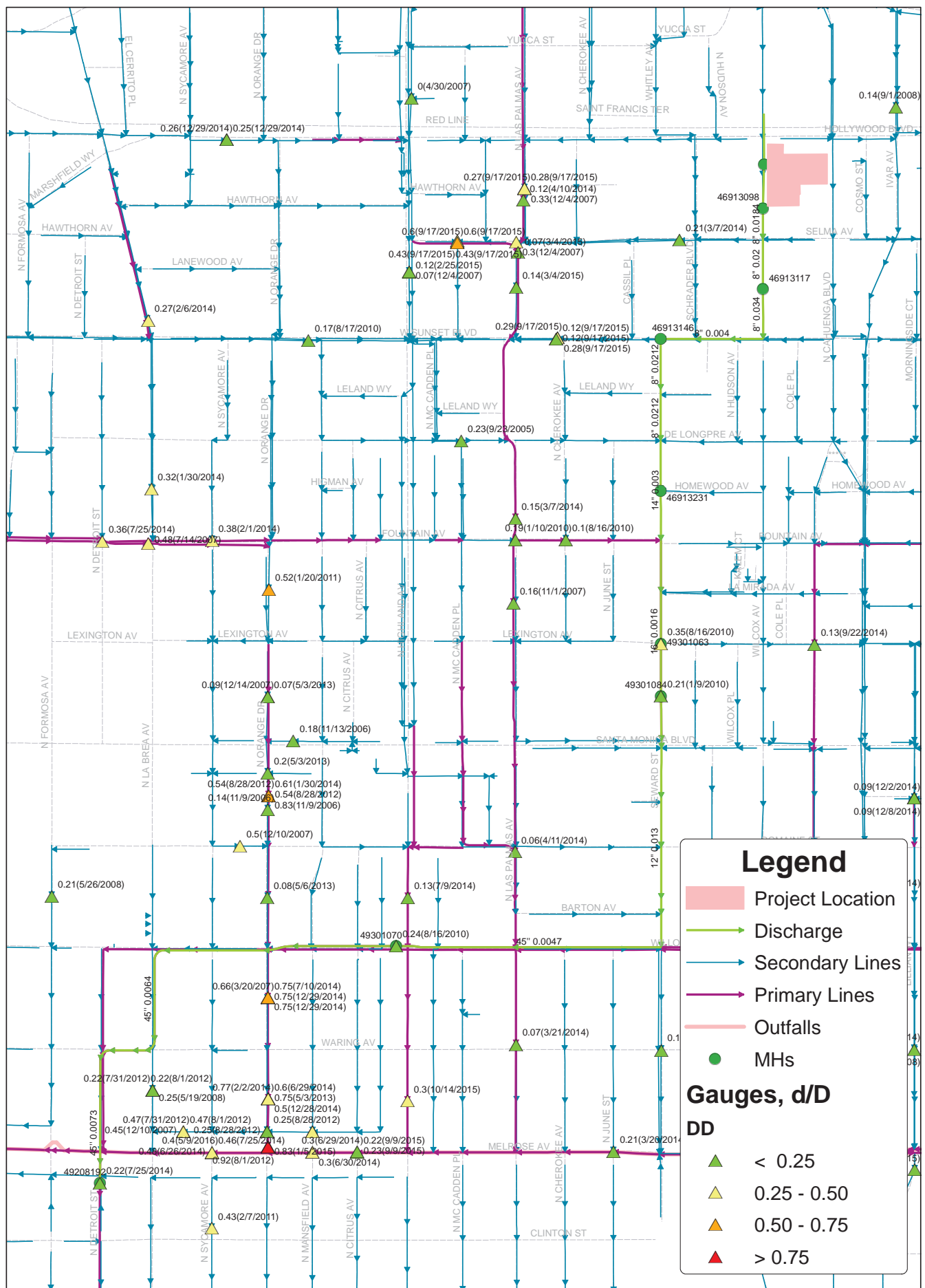
SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

CD/AP:as

Attachment: Figure 1 – Sewer Map

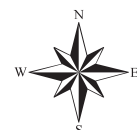
c: Kosta Kaporis, LASAN
Daniel Hackney, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
LA Sanitation
City of Los Angeles



Figure 1
Hollywood and Wilcox
Sewer Map



0 185 370 740 1,110 1,480
Feet

Linda Luu

From: dtwerdun@lefrak.com
Sent: Wednesday, October 11, 2017 2:55 PM
To: Linda Luu
Cc: David Curtis
Subject: FW: Hollywood Wilcox Map - NOP of EIR

Follow Up Flag: Follow up
Flag Status: Flagged

Linda,

LASAN will not be updating their letter, but LASAD did send the below email response to the City, noting that the increase in wastewater flow will not be an issue.

Could you please append the below email string to your report, after the original LASAN letter, to serve as record of this conversation?

Let me know if you have any questions.

Thanks,
Dave

David Twerdun
Managing Director
Acquisitions and Capital Markets
LeFrak
40 West 57th Street 23FL
New York, NY 10019
Office: (212) 708-6504
dtwerdun@lefrak.com

From: William Lamborn [<mailto:william.lamborn@lacity.org>]
Sent: Wednesday, October 11, 2017 8:37 AM
To: Brad Napientek
Subject: Fwd: Hollywood Wilcox Map - NOP of EIR

Brad,
Please see email below from Chris Demonbrun from LA Sanitation.

Best,
Will

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

From: **Christopher DeMonbrun** <chris.demonbrun@lacity.org>
Date: Tue, Oct 10, 2017 at 5:22 PM

Subject: Re: Hollywood Wilcox Map - NOP of EIR
To: William Lamborn <william.lamborn@lacity.org>

Hello William,

I have reviewed the information presented in your email in conjunction with the previous analysis. I believe that the additional flow of approximately 340 GPD will not change the previously provided analysis.

All language and statements written in the July 5, 2017, response remain unchanged and are still valid.

Please let me know if you have any questions or concerns.

Regards,

Chris

On Tue, Oct 10, 2017 at 3:01 PM, William Lamborn <william.lamborn@lacity.org> wrote:

Hi Chris,

As discussed over the phone, please see attached revised wastewater calculations for the Hollywood and Wilcox project. The changes to the project description, which would reduce overall retail area and add office uses, are anticipated to result in an increase of approximately 340 gallons per day, relative to LA Sanitation's 7/5/17 letter.

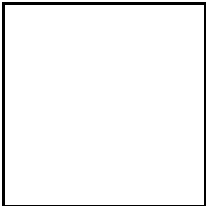
Thanks and we look forward to your comments.

-Will

On Tue, Aug 1, 2017 at 10:49 AM, Christopher DeMonbrun <chris.demonbrun@lacity.org> wrote:
Per your request.

--

Chris DeMonbrun, MSCE, P.E.
Environmental Engineer
Wastewater Engineering Services Division - LA Sanitation
City of Los Angeles - Department of Public Works
Phone: [\(323\) 342-1567](tel:(323) 342-1567)
Fax: [\(323\) 342-6210](tel:(323) 342-6210)



-----Confidentiality Notice-----

This electronic message transmission contains information from the City of Los Angeles, 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.

--

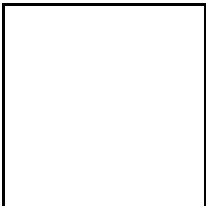


William Lamborn
Major Projects
Department of City Planning
[200 N. Spring Street, Rm 750](#)
Ph: [213.978.1470](#)

Please note that I am out of the office every other Friday.

--

Chris DeMonbrun, MSCE, P.E.
Environmental Engineer
Wastewater Engineering Services Division - LA Sanitation
City of Los Angeles - Department of Public Works
Phone: [\(323\) 342-1567](#)
Fax: [\(323\) 342-6210](#)



-----Confidentiality Notice-----

This electronic message transmission contains information from the City of Los Angeles, 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.

--



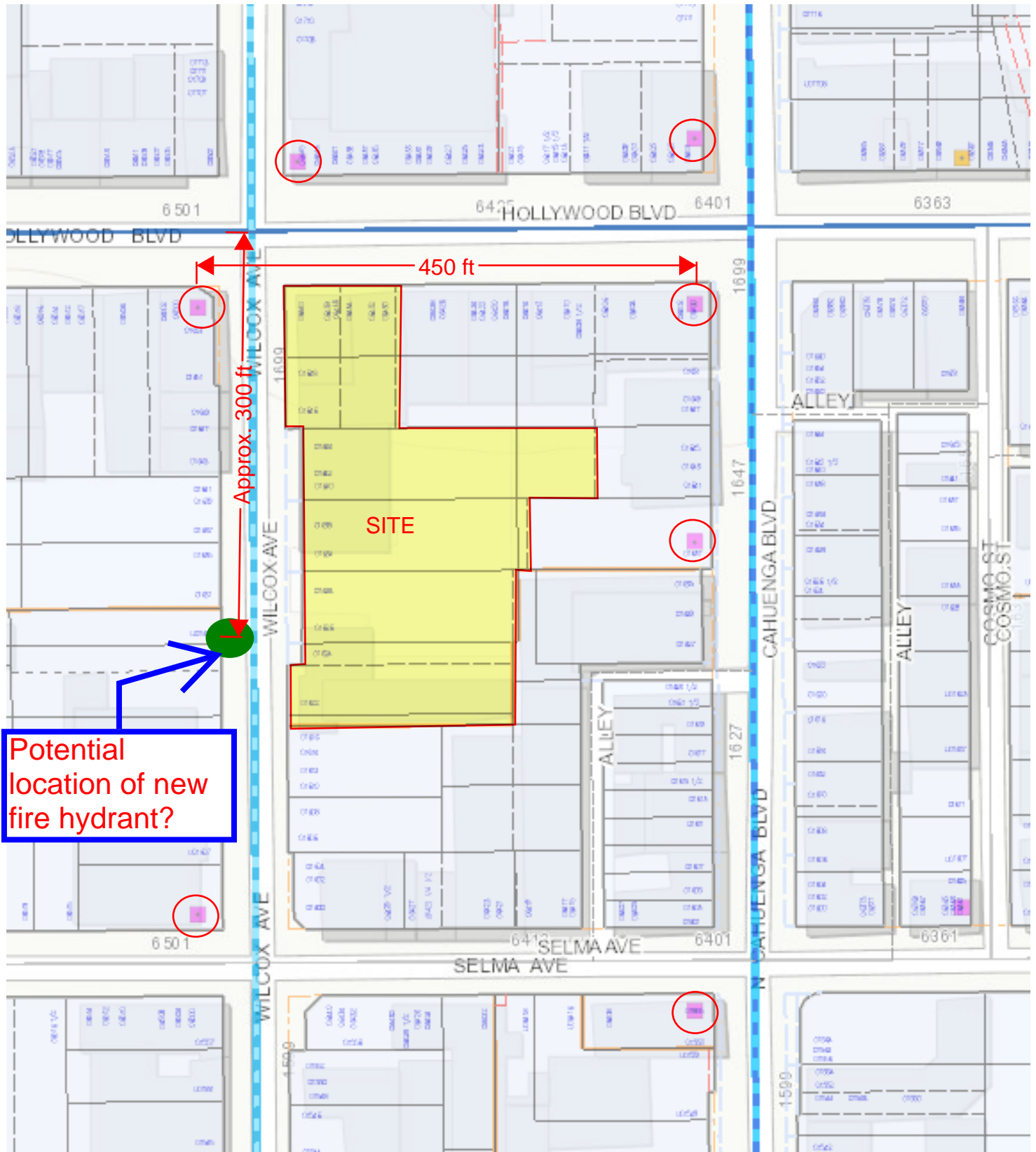
William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.

Legal Disclaimer:

"This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. To the extent this email discusses the terms of a proposed contract or transaction, this e-mail is not intended to, and shall not, bind the party sending the e-mail, its affiliates or its principals, and any contract may be formed only upon the subsequent negotiation of a formal written document, hand signed by both parties. Although we attempt to sweep e-mail and attachments for viruses, we do not guarantee that either are virus-free and accept no liability for any damage sustained as a result of viruses. If you have received this e-mail in error, please notify the sender immediately, and delete the message along with any attachments. (ReOpsDiscl)"

6430 - 6440 HOLLYWOOD BLVD
1624-1648 WILCOX AVE
LOS ANGELES, CA 90028



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 17, 2017

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: William Lamborn

From: Fire Department

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

CASE NO.: ENV-2016-3177-EIR
PROJECT NAME: Hollywood and Wilcox
PROJECT APPLICANT: 6436 Hollywood Blvd., LLC and 1624 Wilcox Ave., LP
PROJECT LOCATION: 6430-6440 Hollywood Blvd., and N. 1624-1646 Wilcox Avenue, Los Angeles, CA 90028

PROJECT DESCRIPTION:

The Applicant proposes to develop a mixed-use project comprised of 260 multi-family residential units and approximately 17,800 square feet of retail and restaurant uses. The Project would retain and integrate the existing two-story, 9,000 square-foot Attie Building, located at the corner of Hollywood Boulevard and Wilcox Avenue. The balance of the existing improvements on the Project Site would be removed to provide for development of the Project. The Project includes the development of a mixed-use building up to 15 stories in height, restoration/rehabilitation of the Attie Building, and the addition of a one-story commercial building directly adjacent to the east of the Attie Building. The new development would be stepped back from Hollywood Boulevard and would transition from 45 feet along Hollywood Boulevard to 125 feet, and then to a maximum of 160 feet within the southern portion of the Project Site. Upon completion, the Project would include approximately 278,892 square feet of floor area, inclusive of the 9,000 square-foot Attie Building, for a FAR of 4.5:1. Retail uses would be located along Hollywood Boulevard, and retail and restaurant uses, together with residential amenities including a lobby area and lounge, would be located along Wilcox Avenue. Landscaped outdoor courtyards and terraces would be integrated throughout the Project Site. Restoration/rehabilitation of the Attie Building would occur in accordance with the Secretary of Interior Standards for Historic Rehabilitation and would include retention/restoration of the existing on-site mural. Adjacent to the Attie Building, the new low-rise commercial building would replace an existing commercial building that is a noncontributing structure to the Hollywood Boulevard Commercial and Entertainment District. Approximately 420 parking spaces would be provided within two subterranean and three on- and above-grade levels. The on and above-grade parking levels would be centrally located within the Project Site and would be screened from public view by the commercial uses along Hollywood Boulevard and by the commercial uses, residential amenities, and residential uses along Wilcox Avenue. The residential units would be located on levels 3 through 15 of the mixed-use building. Project construction is anticipated to begin in March 2019, taking approximately 24 months with completion anticipated in March 2021. The excavation expected for the subterranean parking would be up to 40 feet below grade. It is estimated that approximately 58,000 cubic yards of export would be hauled from the Project Site during construction activities.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

FIRE STATIONS:

MILES 0.6	Fire Station No. 27 1327 N. Cole Avenue Los Angeles, CA 90028	SERVICES AND EQUIPMENT Headquarters Battalion 5 Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance	STAFF 15
0.9	Fire Station No. 82 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Single Engine Company Paramedic Rescue Ambulance	6
1.6	Fire Station No. 41 1439 N. Gardner Street Los Angeles, CA 90046	Single Engine Company	4

MILES	Fire Station No. 35 1601 N. Hillhurst Avenue Los Angeles, CA 90027	SERVICES AND EQUIPMENT Task Force Truck and Engine Company Paramedic Rescue Ambulance	STAFF 12
3.1			
3.3	Fire Station No. 52 4957 Melrose Avenue Los Angeles, CA 90029	Single Engine Company Paramedic Rescue Ambulance Paramedic Supervisor	7

Based on these criteria (response distance from existing fire stations), fire protection would be considered **adequate**

The proposed project would have a cumulative impact on fire protection services.

Environmental Impact

Project implementation will increase the need for Fire Protection and Emergency Medical Services in this area.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Policy Exception: L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Standard cut-corners will be used on all turns.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

HELIPADS ON HIGHRISE BUILDINGS

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing pad.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

During demolition, the Fire Department access will remain clear and unobstructed.

The inclusion of the above recommendations, along with any additional recommendations made during later reviews of the proposed project. Will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

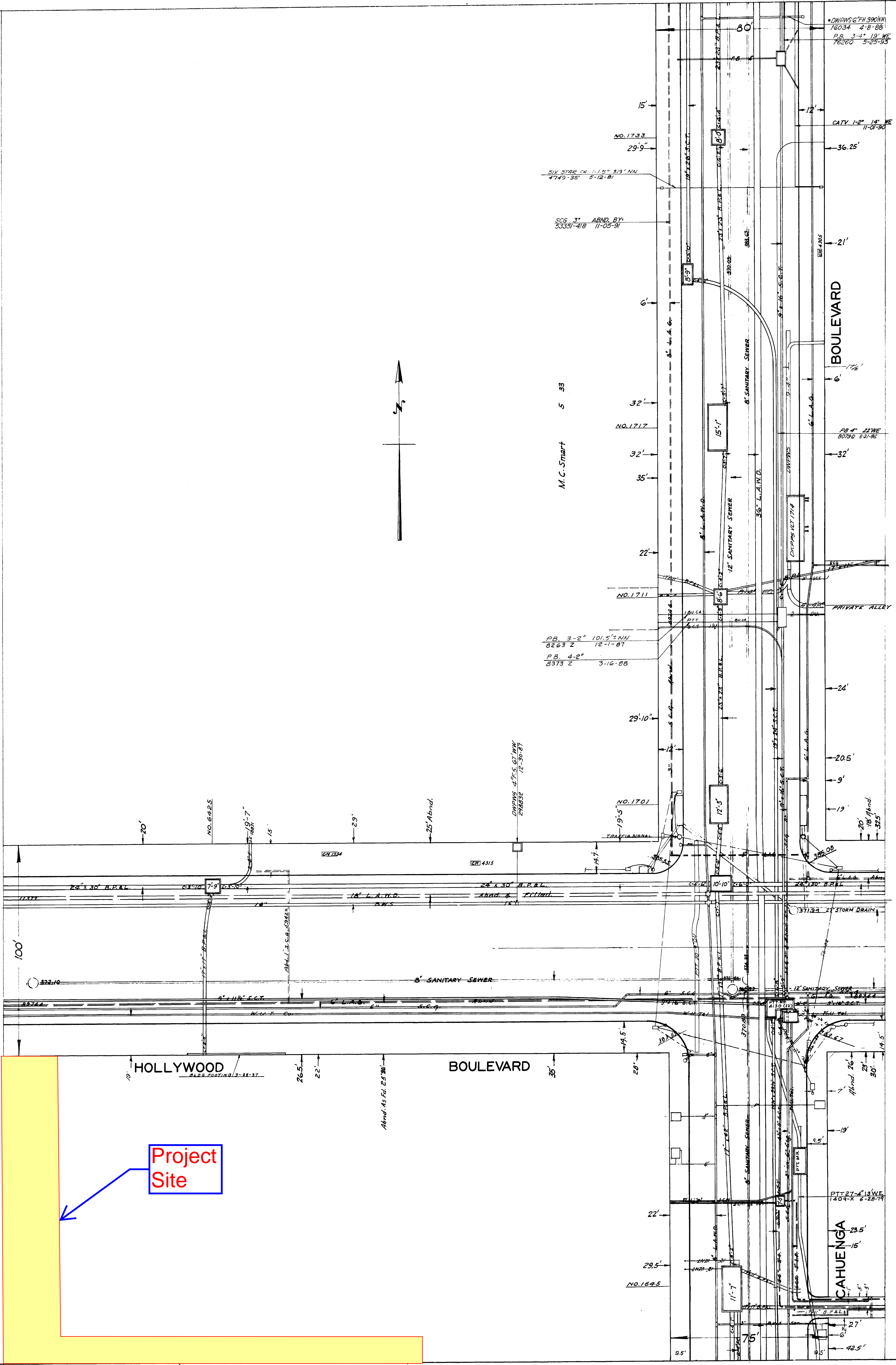
1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

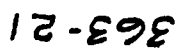
For additional information, please contact Inspector Duff of the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

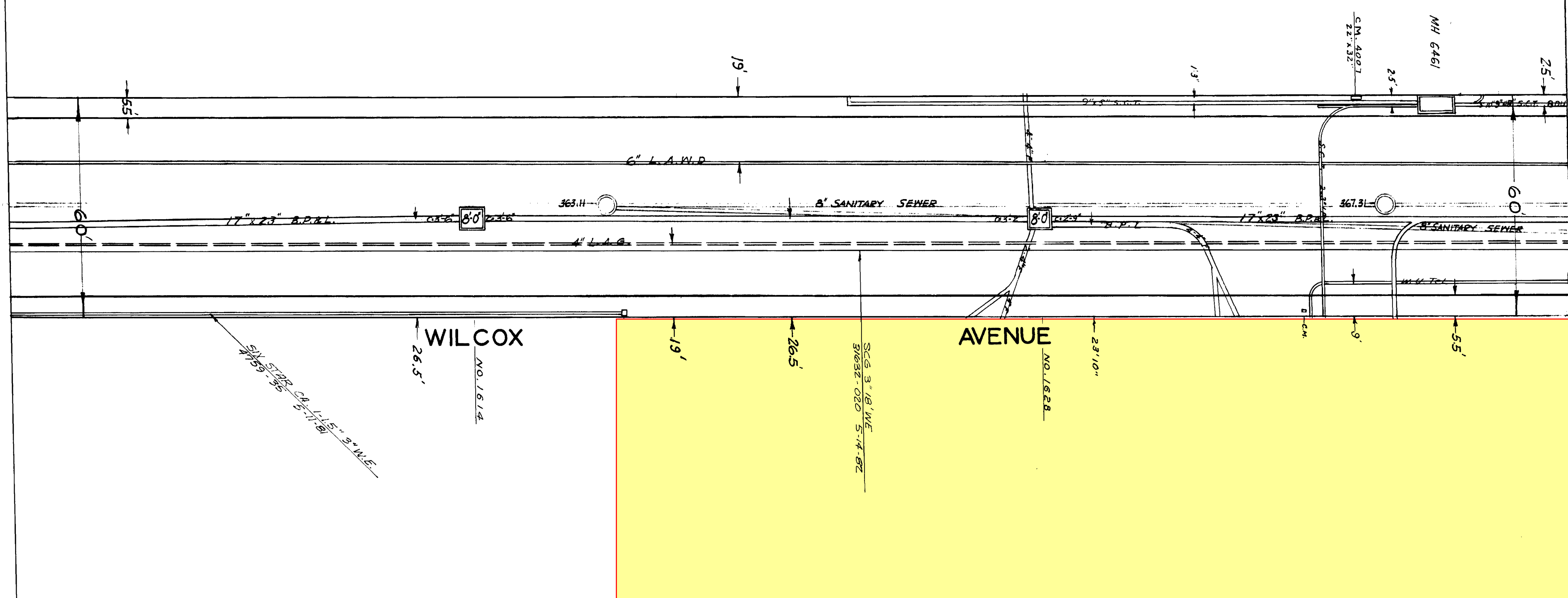
RALPH M. TERRAZAS,
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw







Project Site

148-5A185

148-5A185

150A187

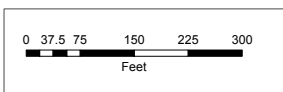
150A187

148-5A189

148-5A189

147A187

147A187



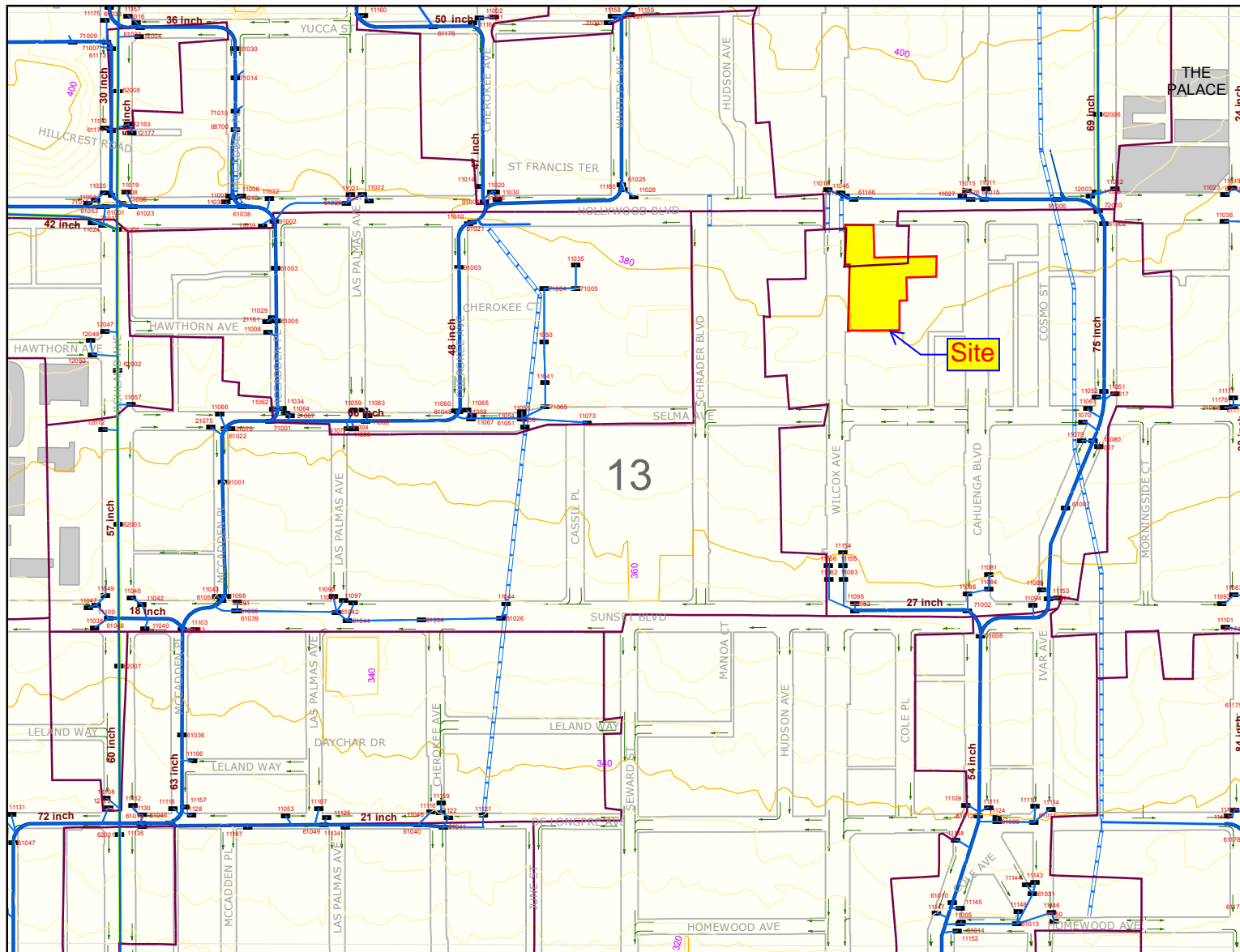
Notes:



CENTRAL DISTRICT SEWER WYE MAP

Plotted Date: 10/20/2014
Revised :

148-5A187

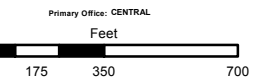
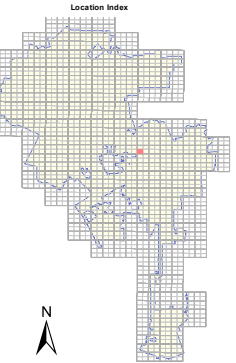


Drainage Map No. 469
Quadrant No. 3
Grid No. 13

- Inlet
- Flow Direction
- Relief Sewer
- Abandoned Pipe
- Miscellaneous Pipe
- Buildings and Cultural Features
- Coast / Stormwater Channel
- City of Los Angeles
- Subarea
- Railroad
- Jetty
- Los Angeles City Limit

- Contour Elevation Level
- 20 foot Interval
 - Other

- Stormwater Pipe Ownership
- City of Los Angeles
 - County of Los Angeles
 - State of California
 - Other



Landbase data is from the City of Los Angeles Survey and Mapping Division.
Contours are derived from USGS digital elevation models.
Drainage features are digitized from Stormwater Management drainage maps.
Coordinate system is shown in California State Plane, NAD83, Zone 5 (feet).
Cultural data are from Thomas Brothers maps digital data.

Drainage feature revised date: September, 2016
Landbase revised date: September, 2016
Contour revised date: September, 2006
Date Plotted: 9/28/2016



November 28, 2017

PSOMAS
555 S. Flower St, Suite 4300
Los Angeles, Ca 90071

RE: Will Serve Letter Request for – 1624-1648 Wilcox Ave., Los Angeles, CA 90028

To whom it may concern:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Gamaliel Vazquez

Gamaliel Vazquez
Planning Associate
Compton Headquarters



November 28, 2017

PSOMAS
555 S. Flower St, Suite 4300
Los Angeles, Ca 90071

RE: Will Serve Letter Request for – 6430-6440 Hollywood Blvd., Los Angeles, CA 90028

To whom it may concern:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Gamaliel Vazquez

Gamaliel Vazquez
Planning Associate
Compton Headquarters

Encroachment Application

**Los Angeles Department Of
Water & Power (LADWP)
Real Estate Group**
111 N. Hope St., Room 1025
Los Angeles, CA 90012-2964

Map #: 148 - 186

Date: 9/10/17

District: Palms North

Real Estate File #: P-92085

WMIS#: 1750722

☐ Check this box if application was previously submitted.

Previous WMIS# _____

Building & Safety Application No. _____ - _____ - _____

Other Permit No. _____

Required for LADWP electronic clearances of Building & Safety permits.

I am the Owner / Agent of certain real property described as:

Lot(s): 1-5, 6 Block: 14 Tract: HOLLYWOOD
Address: 1624-1648 WILCOX AVE AND 6430-6440 T.G. Page #: _____
HOLLYWOOD BLVD

I am requesting that the Los Angeles Department of Water and Power:

☐ Grant me permission to construct/install _____

On/near a portion of the easement(s) as shown on the enclosed plans (2 copies).

☒ Abandon and/or quitclaim all/a portion of the easement(s) as recorded in:
Book 28, Page(s) 59 & 60 of MISC. RECORDS within the above described lot(s).

☒ Relocate the LADWP's EXISTING POWER POLES near/within the above described lot(s).

**Include 2 sets of full scale plans
(Site, Exterior Elevation, Survey, and Subterranean if applicable)**

() - ext.

DAVID CURTIS

(Print owner's name & no. if different from applicant)

(Applicant-Print Name)

☐ Not accessible by LADWP personnel during
normal working hours (i.e. loose dogs, locked gates,
etc.) or if a field meet is required.

Contact person:

Name:

Home/Work: () - ext.

Cell: () -

Please Do Not Write in the Boxed Area - For LADWP Use Only

Real Estate Doc. No.	Type Of Document	Date	Recording Data	Width Of Easement
G-23955			UNRECORDED	BLANKET
G-23462				
G-16598				
G-4567				

Mail All Correspondence to:

DAVID CURTIS

Phone: (213) 223 - 1524

PSOMAS

() -

555 S. FLOWER ST. SUITE 4300

Fax: (213) 223 - 1444

LOS ANGELES, CA 90071

Email: dcurtis@psomas.com

Encroachment Application

Response to Customer Encroachment Application

LADWP Decision: Clearance Approved/Conditional(See Remarks Below)

Remarks: No Overhead Conflict. (For underground facilities see remarks below)

UG Structures: Conditional approval as noted. Since LADWP Power does not have main Underground Distribution System conduits within the subject propert(ies) except for existing underground services in the subject lots, the blanket easement quitclaim by the customer is conditionally approved, granted that:

(1) The customer contacts DigAlert prior to the start of any excavation to locate and mark all existing underground utilities.

(2) For relocation of existing services, and for installation of new services, contact the Service Planning Engineer for your area at Find the Right Person:

https://www.ladwp.com/ladwp/faces/ladwp/residential/r-customerservices/r-cs-electricservices/r-cs-es-findtherightperson?_af.crl-state=evcr3avi8_21

From LADWP Internet Page: LADWP>Residential>Customer Service>Electric Services>Find the Right Person

(3) This is conditional **approval** for the quitclaim. Contact Walter Ramirez of the Real Estate Group at (213) 202-0519 or walter.ramirez@ladwp.com for information on the complete quitclaim process, requirements, and fees.

☐ LA Building and Safety Electronic Clearance Issued. Note: Will not apply when there is no LA Building and Safety Application number listed.

During and after construction, this project must comply with the rules and regulations of Title 8 Sec. 2824 (<http://www.dir.ca.gov/title8/2824.html>) and Sec. 2946 (<http://www.dir.ca.gov/title8/2946.html>) of the California Administrative Code, pertaining to safe clearances from structures, scaffolding, hoisting equipment and/or boom type lifting, etc. to all electric facilities.

☐ If box is checked, contact other utilities for their costs (Company Representative and Phone number)

Overhead Construction Cost and Engineering Fees (If Applicable):

The exact cost to relocate LADWP existing overhead power distribution facilities cannot be determined without a thorough engineering study. If you desire a firm estimate, a non-refundable engineering fee is required, payable by check to the Los Angeles Department of Water and Power. This engineering fee will be applied toward the total charges resulting from the project. If the project is not continued, the engineering fee will be retained by the LADWP as agreed upon compensation for services rendered.

Estimated Construction Cost Range Between \$ _____ to \$ _____

Engineering Fees Due: \$ _____ **(Non Refundable)**

Engineering Fee Collected by _____ Check# _____ Amount \$ _____

The engineering fee should be sent to:

Los Angeles Department of Water and Power

P.O. Box 51111

Los Angeles, California 90051-5700

Attention: I&C Payment Desk, Room 865

Reference: Real Estate File Number: P-92085

Authorized LADWP Representative: Mitch La Porte 213.367.6256 or Allison Tsau

Date: **12/8/17**

Please Do Not Write in the Boxed Area - For LADWP Use Only

Address: 1624-1648 WILCOX AVE AND 6430-6440
HOLLYWOOD BLVD

Date filed: 9/10/17

Real Estate File # P-92085

WMIS# 1750722

Future billable _____ required. I&C _____

WMIS# _____

Complete Engineering Fee Section

WMIS# _____

☐ Underground is involved, requires _____.

☐ Pole Spotter created WMIS # _____ to clear issue.



POWER SYSTEM
ENGINEERING
DIVISION

METROPOLITAN SERVICE PLANNING

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

2633 Artesian Street, Suite 250, Los Angeles CA 90031 (213) 367-6000 FAX: (213) 367-6089

Antoine S. Raad
District Engineer

Will Serve Letter

March 8, 2018

Ms. Linda Luu
PSOMAS
555 S Flower St. Suite 4300
Los Angeles, CA 90071

Dear Ms. Luu:

1624-1648 Wilcox Av & 6430-6440 Hollywood Bl
260 Mixed-Use (15-story building)

This is in response to your letter dated February 1, 2018 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system

If you have any questions regarding this matter, please call Mr. Farhad Dormani at (213) 367-6012.

Sincerely,

ANTOINE S. RAAD
District Engineer
Metro West Service Planning

Copy: Farhad Dormani (Eng)

**BOARD OF PUBLIC WORKS
MEMBERS**

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

AURA GARCIA
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

04/19/2018

DAVID CURTIS
555 S FLOWER ST., STE 4300
LOS ANGELES, CA, 90071

Dear DAVID CURTIS,

SEWER AVAILABILITY: 6430 W HOLLYWOOD BLVD

The Bureau of Sanitation has reviewed your request of 03/22/2018 for sewer availability at **6430 W HOLLYWOOD BLVD**. Based on their analysis, it has been determined on 04/19/2018 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

Karen Le

Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

12,000 gpm from 8 hydrants
LAFD Fire Flow Requirement: flowing simultaneously

Water Service Map No.: 148-186
LAFD Signature: _____
Date Signed: _____

Applicant: David Curtis
Company Name: Psomas
Address: 555 S. Flower Street, Suite 4300, Los Angeles, CA 90071
Telephone: 213-223-1524
Email Address: dcurtis@psomas.com

	F- 35966	F- 35945	F- 41520	F- PROPOSED
Location:	SW of CAHUENGA BL and SELMA AVE	NW of SELMA AVE and WILCOX AVE	SW of WILCOX AV and HOLLYWOOD BL	W of WILCOX AV and 293 S HOLLYWOOD BL
Distance from Nearest Pipe Location (feet):	21	22	22	19
Hydrant Size:	4D	4D	4D	
Water Main Size (in):	8	8	6	6
Static Pressure (psi):	99 max	99 max	93 max	95
Residual Pressure (psi):	69	69	63	65
Flow at 20 psi (gpm):	1500	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: 6430-6440 HOLLYWOOD BLVD
1624-1648 WILCOX AVE

ECMR No. W20160929017

Water Purveyor: Los Angeles Department of Water & Power Date: 10/26/2016

Signature: Mark Patterson Title: CIVIL ENGINEERING ASSOCIATE

Requests must be made by submitting this completed application, along with a \$215.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LA FD Fire Flow Requirement: 12,000 gpm from 8 hydrants flowing simultaneously Water Service Map No.: 148-186
LA FD Signature: _____
Date Signed: _____

Applicant: David Curtis
Company Name: Psomas
Address: 555 S. Flower Street, Suite 4300, Los Angeles, CA 90071
Telephone: 213-223-1524
Email Address: dcurtis@psomas.com

	F- 35951	F- 35969	F- 35968	F- 35967
Location:	NE of HOLLYWOOD BL and WILCOX AVE	NW of CAHUENGA BLVD and HOLLYWOOD BLVD	SW of CAHUENGA BL and HOLLYWOOD BL	W of CAHUENGA BL and 235' SS HOLLYWOOD BL
Distance from Nearest Pipe Location (feet):	29	25	22	22
Hydrant Size:	4D	4D	4D	4D
Water Main Size (in):	16	8	8	8
Static Pressure (psi):	90 max	90 max	93 max	95 max
Residual Pressure (psi):	60	60	63	65
Flow at 20 psi (gpm):	1500	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____
6430 - 6440 HOLLYWOOD BLVD.
1624 - 1648 WILCOX AVE

ECMR No. W20160929017

Water Purveyor: Los Angeles Department of Water & Power Date: 10/26/2016
Signature: Matt Matterson Title: CIVIL ENG ASSOC.

Requests must be made by submitting this completed application, along with a \$215.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.