

Appendix K

Utilities and Service Systems

Appendix K.1

Utility Infrastructure Technical Report—Water



**ARTISAN HOLLYWOOD PROJECT
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER
MAY 4, 2021**

PREPARED BY:

KPFF Consulting Engineers

700 South Flower Street, Suite 2100

Los Angeles, CA 90017

(213) 418-0201

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1. EXECUTIVE SUMMARY

1.1. PROJECT DESCRIPTION

Artisan Realty Advisors (the “Applicant”) proposes the Artisan Hollywood Project on an approximately 1.55-acre site located at 1520-1542 N. Cahuenga Boulevard, 1523-1549 N. Ivar Avenue, and 6350 W. Selma Avenue in the Hollywood Community Plan area of the City of Los Angeles (the “Project Site”). The Project Site is generally bounded by Selma Avenue to the north, Ivar Avenue to the east, existing commercial buildings and associated parking to the south, and Cahuenga Boulevard to the west. The Project Site is currently improved with existing commercial buildings that have a floor area of 33,828 square feet as well as existing surface parking. Approximately 4,000 square feet of existing commercial space is currently vacant, but is anticipated to be occupied by high-turnover restaurant tenants in the future. The Project Site’s existing commercial buildings would be retained, and the new development would replace the surface parking within the Project Site with a new 267,168-square foot high-rise building with 270 residential dwelling units and 6,790 square feet of ground floor commercial space, indoor and outdoor amenities, open space, and subterranean and above-grade parking for an overall 300,996-square foot project (the “Project”). The total Floor Area Ratio (FAR) on the Project Site would be up to 4.5 to 1. The new proposed multi-family residential and commercial uses would be provided within a 25-story building that would have a maximum height of approximately 286 feet. The Project Site’s existing and proposed uses would be served by parking spaces that would be located in two above-grade levels and in four subterranean levels constructed in connection with the new development. The Project’s new building would also include a residential lobby, a fitness center, recreational rooms, an amenity deck with private seating areas, an outdoor kitchen, pool/spa, landscaping, and a rooftop deck with a splash pool, landscaping, and seating.

1.2. SCOPE OF WORK

The scope of work for the water technical report includes a discussion of existing infrastructure, identification of applicable regional facilities, plans and capacities, and a description of existing on-site infrastructure. The report also includes an analysis of the project impacts on water systems, such as water supply and conveyance facilities, as well as an analysis of cumulative impacts. Lastly, the report will identify mitigation measures, if any, and significance of impacts.

1.3. SUMMARY OF FINDINGS

The analysis demonstrated that there is adequate water infrastructure capacity, water supply, fire flow, and pressure to serve the Project, therefore impacts would be less than significant. Cumulative impacts on water supply would also be less than significant. No mitigation measures are recommended.

2. REGULATORY FRAMEWORK

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2019 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2020 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:
 - 1) A proposed residential development of more than 500 dwelling units.
 - 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
 - 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons

- 4) A proposed hotel or motel of more than 500 rooms
- 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons
- 6) A mixed-use project that falls in one or more of the above-identified categories
- 7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

As this Project does not trigger one of the above thresholds, a WSA is not anticipated.

3. EXISTING CONDITION

The Project Site is located at 1520-1542 N. Cahuenga Boulevard, 1523-1549 N. Ivar Avenue, and 6350 W. Selma Avenue in the Hollywood Community Plan area of the City of Los Angeles. The portion of the Project Site that will be developed is approximately 32,129 square feet, and currently functions as an at-grade parking lot for the surrounding businesses. The Project will front both Selma Avenue and Ivar Avenue.

3.1. DOMESTIC INFRASTRUCTURE

Based on available record data provided by the City, there is an 8-inch water main in Selma Avenue and a 16-inch main in Ivar Avenue.

Water consumption estimates have been prepared based on 120 percent of the City of Los Angeles Bureau of Sanitation (BOS) sewerage generation factors and are summarized in Table 1 below.

Table 1 – Estimated Existing Water Consumption			
Land Use	Units	Consumption Rate (gpd/unit)	Total Water Consumption (gpd)
Existing			
Surface Parking Lot	32,129 SF	N/A	0(a)
Vacant Commercial Space	4,000 SF	N/A	0(b)
Subtotal Existing			0
<p>(a) The existing use is a surface parking lot, so no existing water demand.</p> <p>(b) There is approximately 4,000 square feet of commercial space within the existing commercial building that is vacant.</p>			

3.2. FIRE INFRASTRUCTURE

Based on a water service map provided by the City, there is an 8-inch water main in Selma Avenue and a 16-inch main in Selma Avenue. Exhibit 2 shows the location of six (6) hydrants within the vicinity of the Project.

4. SIGNIFICANCE THRESHOLDS

Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project site, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water conditions for the Project area and known improvement plans.

Project Impacts

- Review the Project Description and the information from the Environmental Setting and Evaluation of Screening Criteria
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Consider water conditions for the Project area, known improvement plans, and the Project's water demand
- Describe any water conservation measures included in the proposed Project, particularly those that are beyond requirements of present regulations and factor their impact on water use into the Project demand, to the extent possible.

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The existing and proposed water demand is based upon available site and Project information, and utilizes 100 percent of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the Project fire hydrant flow needs based on existing infrastructure. See Exhibit 2 for the results of the Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether they can meet the project needs based on existing infrastructure. See Exhibit 3 for the results of the Service Advisory Requests (SARs).

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). The estimated construction-period demand is significantly less than the Project's estimated operational demand, which as described below, can be accommodated by the existing infrastructure. It is therefore anticipated that the existing water infrastructure would similarly meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant. The Project will require construction of new, on-site water distribution lines to serve the new buildings. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. INFRASTRUCTURE CAPACITY

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, a conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibits 2 and 3 for the results of the IFFAR and SAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

6.2.2. FIRE WATER DEMAND

Article 7 of the Fire Protection and Prevention, Section 57.507 of the LAMC sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief, will prescribe the fire flow requirements and hydrant spacing requirements for the Project. Per Section 57.513, the Fire Chief also determines the supplemental fire protection systems that will be required for the Project. Supplemental fire protection systems consist of the following:

- Fire protection signaling systems
- Fire hydrants
- Automatic fire extinguishing systems
- Smoke removal systems
- Standpipe systems

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, and as confirmed by the Los Angeles Fire Department (LAFD), the Project is considered a high rise, which requires 9,000 gallons per minute (gpm) from 4-6 adjacent hydrants flowing simultaneously, and a minimum residual pressure of 20 pounds per square inch (psi). An IFFAR was submitted to LADWP and the results show that 6 hydrants, flowing simultaneously, are able to deliver 9,000 gpm with a residual pressures ranging between 71 and 75 psi. See Exhibit 2 for the results of the IFFAR. According to the IFFAR, there is adequate flow and pressure to serve the Project.

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, SARs were submitted to LADWP, as well as an IFFAR, in order to determine if the existing public water infrastructure could meet the demands of the Project, and the SARs results show that 1,400 gpm can be delivered to the Project with a minimum residual pressure of 69 psi. See Exhibit 3 for the results of the SARs. As shown by the IFFAR and SAR, fire flow impacts to LADWP's water infrastructure capacity would be less than significant.

6.2.3. DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based on 100 percent of the City of LA Bureau of Sanitation sewerage generation factors and are summarized in Table 2 below. The Project proposes to make one connection to the existing 16-inch main in Ivar Avenue. There are two types of connections that can be made to the City main. One type of connection is a combo service, which has one connection to the main and splits to serve both fire and domestic. The second type of connection is to have independent connections for fire and domestic. The will-serve response from LADWP confirms that

sufficient infrastructure capacity is available for the Project. Refer to Exhibit 1 for the will serve response from LADWP. Lastly, the services will include backflow preventers and will be metered separately per City requirements. Therefore, the Project's impacts on water supply would be less than significant.

Table 1 – Estimated Proposed Water Consumption			
Land Use	Units	Consumption Rate (gpd/unit) ⁽¹⁾	Total Water Consumption (gpd)
Existing			
Surface Parking Lot	32,129 SF	N/A	0
Vacant Commercial Space	4,000 SF	N/A	0 ⁽⁵⁾
Subtotal Existing			0
Proposed			
Apartment: Bachelor	92 DU	75/DU	6,900
Apartment: 1 Bed	93 DU	110/DU	10,230
Apartment: 2 Bed	75 DU	150/DU	11,250
Apartment: 3 Bed	10 DU	190/DU	1,900
Lounge ⁽²⁾	21,817 SF	50/KGSF	1,091
Gym	1,869 SF	200/KGSF	374
Pool ⁽³⁾	5,465 CU	7.48 GAL/CU	40,878
Health Spa	532 SF	650/KGSF	346
Bar	250 SF	720/KGSF	180
Restaurant: Full Service	360 Seats ⁽⁴⁾	30/Seat	10,800
Subtotal Proposed			83,949
Net Increase			83,949

- (1) The average daily demand based on 100% of City of Los Angeles BOS Sewerage Generation Factors. <https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf>. To account for irrigation, and other uses where water may not make it to the sewer.
- (2) Lounge was used for all Project amenity spaces that do not have a designation as specified in the City of Los Angeles Bureau of Sanitation Sewer Generation Factors
- (3) Pool volume obtained from Architectural Floor Plan and assumes a 3.5' depth.
- (4) Assumes 30 square feet per person
- (5) There is approximately 4,000 square feet of existing commercial use that is currently vacant, and anticipated to be occupied with high-turnover restaurant uses in the future. This square footage is accounted for in the proposed total seat count.

6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative impact analysis on water supply is the LADWP service area, which includes the entirety of the City. LADWP, as a public water service provider, is required to prepare and periodically update an UWMP to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed. As stated above, the Project and related projects would be required to meet Green Building Code, which requires all projects to reduce the overall potable water use by 20 percent. The baseline used for the 20 percent reduction is the maximum allowable water use per the Plumbing Code.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

There are 46 related projects identified in the Project's traffic study, which consist of, but are not limited to, residential, retail, restaurants, hotels, offices, pharmacy, bars, and event space. The total increase in water demand for the related projects is approximately 2.07 million gallons per day (mgpd). Combined with the Project, the net increase in water demand is approximately 2.15 mgd. Refer to Exhibit 4 for a breakdown of the related projects and associated water consumption. The 2015 UWMP has estimated a water demand of 475 mgd by the year 2025, which means the Project combined with the related projects would account for approximately 0.45 percent of the total daily demand.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as future growth. Therefore, cumulative impacts on water supply would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified to water infrastructure for this Project.

EXHIBIT 1



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

RECEIVED KPFF - L.A.
CC: _____

NOV 11 2019

JOB # _____
FILE # _____

November 6, 2019

Christopher Jones
KPFF Consulting Engineers, Inc.
700 South Flower Street, Suite 2100
Los Angeles, California 90017

Dear Mr. Jones:

Subject: Subdivision No. 82764

Enclosed is a copy of the Water System's letter to the Department of City Planning, setting forth the conditions under which water service can be provided to this subdivision. This response relates to the Water System's conditions only.

If improvements are proposed within existing dedicated streets, we must review your preliminary street improvement plans. If adjustments to water facilities are necessary, the developer may be required to pay for the cost of such adjustments. Please submit a copy of your street improvement plans after the City's District Engineer has signed them so that we can expedite determination of the need for adjustments.

After we receive the final plans and payment for the necessary adjustments, it will take us a minimum of 60 days to complete the design of the water facility adjustments and begin construction. Depending on our workload and permitting requirements, additional time may be required.

For additional information regarding the subdivision process, please refer to the enclosed fact sheet titled "Subdivisions" or contact the Water System at (213) 367-1218. Correspondence may be addressed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700.

Sincerely,

Edgar Mercado, P.E.
Engineer of Western District
Water Distribution Engineering

ES:md
Enclosures

ITEMS CHECKED APPLY TO THIS SUBDIVISION

DEVELOPER SHALL COMPLETE THE FOLLOWING FINANCIAL AND ENGINEERING ARRANGEMENTS AS CONDITIONS OF MAP CLEARANCE:LAFD-related Requirements

- | | |
|--|-------------------|
| 1. New hydrants shall be installed. 1- 21/2 x 4" DFH East side Cahuenga Blvd, 240' S/O Selma Ave | <u>X</u> |
| 2. Existing hydrant tops shall be changed. | <u> </u> |
| 3. New water mains shall be installed to serve new hydrants. | <u> </u> |

DWP-WS Requirements

- | | |
|---|-------------------|
| 4. Acreage supply charges shall be paid. | <u> </u> |
| 5. Water main charges shall be paid. | <u> </u> |
| 6. Existing facilities shall be relocated or abandoned. | <u> </u> |
| 7. Street/sewer/storm drain plans shall be submitted. | <u> </u> |

DEVELOPER SHALL COMPLETE THE FOLLOWING FINANCIAL AND ENGINEERING ARRANGEMENTS AS CONDITIONS OF SERVICE (BUT NOT CONDITIONS OF MAP CLEARANCE):

- | | |
|--|-------------------|
| 8. New water mains shall be installed. | <u> </u> |
| 9. New services & meters shall be installed. | <u> </u> |
| 10. Street/sewer/storm drain plans shall be submitted. | <u>X</u> |
| 11. Water Service Elevation Agreements will be required, as the minimum pressure is less than 35 PSI. | <u> </u> |
| 12. The Bureau of Engineering may not allow large service vaults to be installed in the sidewalk or parkway. In this case, space should be made available on the private property adjacent to the property line for the large service vault and backflow prevention device (if required). Full access by LADWP for maintenance must be provided. | <u> </u> |

OTHER PERTINENT INFORMATION APPLICABLE TO THIS SUBDIVISION:

- | | |
|---|----------|
| 13. On January 1, 2018, LADWP implemented a new policy regarding water service for multi-unit residential structures. If a development allows LADWP to install an individual meter in front of each house and the water main serving that development fronts the property and is in a public right-of-way, then this is a conventional installation and LADWP will provide individual meters. However, if the small lot is completely and within private property and the request is for a manifold type installation of consecutive meters in a coffin-type configuration, | <u>X</u> |
|---|----------|

LADWP can provide up to five meters in that manifold-setting. LADWP can provide a master meter if the number of meters required is greater than five.



Los Angeles
Department of
Water & Power

CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners
Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

November 6, 2019

Mr. Vincent Bertoni
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, California 90012

Dear Mr. Bertoni:

Subject: Tract No. 82764
West of Ivar Avenue and South Selma Avenue

This is in reply to your letter dated September 25, 2019. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and requirements set forth in the enclosed report.

Upon compliance with these conditions and requirements, the LADWP's Water Services Organization (WSO) will forward the necessary clearances to the Bureau of Engineering after we receive the final tract map.

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1218.

Sincerely,

Edgar Mercado, P.E.
Engineer of Western District
Water Distribution Engineering

ES:md
Enclosure

c: Bureau of Engineering (2)
Land Developing and Mapping Division
District Engineer
Map No. 148-186

Christopher Jones
Los Angeles City Fire Department
Water Service Representative

**CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
SUBDIVISIONS**

The Department of Water and Power (DWP) receives copies of final tract maps submitted to the City Engineer's Office for review and determination of required facilities. The tract engineer will receive a copy of the letter DWP sends to the City Engineer detailing Water System requirements.

Arrangements for any required water facilities must be concluded before the DWP can release a tract for recordation. The Water System's Distribution Engineering Section can be contacted for any additional information regarding Water System requirements for your development. The telephone number is listed below.

**QUESTIONS REGARDING SUBDIVISIONS
GENERAL INFORMATION
FAX
STATIC WATER PRESSURE INFO.**

TELEPHONE NUMBER

**(213) 367-2130
(213) 367-1182
(213) 367-4434
(213) 367-0973**

Water System clearance for recordation will be issued upon the conclusion of arrangements for the installation of required facilities and payment of applicable charges.

Charges that may be due include those for new and existing water mains, new or existing extraordinary pump and storage facilities, new water services, and meters.

For tracts requiring a water main extension or replacement of a portion of the distribution system, the developer will be required to make financial arrangements with the DWP for design and installation of required facilities before tract recordation. Depending upon the Water System requirements for your tract, 2 to 6 months should be allowed to complete design, obtain permits, and schedule and complete construction of required installations for most tracts requiring new Water System facilities.

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

**LOS ANGELES DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING SECTION - WATER
111 NORTH HOPE STREET, ROOM 1425
LOS ANGELES, CALIFORNIA 90012**

BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY – FRIDAY, EXCLUDING HOLIDAYS)

EXHIBIT 2



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 9,000 GPM (6 Hydrants)

Water Service Map No.: 148-186

LAFD Signature: _____

Date Signed: _____

Applicant: Kyle Trudeau

Company Name: KPFF Consulting Engineers

Address: 700 South Flower Street, Suite 2100, Los Angeles, CA 90017

Telephone: 213-418-0201

Email Address: Kyle.Trudeau@kpff.com

	F- 35966	F- 35946	F- 35947
Location:	Southwest Corner of Cahuenga Blvd and Selma Ave Intersection	Northwest Corner of Selma Ave and Cosmo St Intersection	Northeast Corner of Selma Ave and Morningside ct Intersection
Distance from Nearest Pipe Location (feet):	20 feet	40 feet	20 feet
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8"	8"	8"
Static Pressure (psi):	95	95	96
Residual Pressure (psi):	71	71	72
Flow at 20 psi (gpm):	1,500	1,500	1,500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20210406003

IFFAR for 6 hydrants total. Separate IFFAR has been mailed for F-35973, F-42822, and F-35965 hydrants.

Each fire hydrants can provide 1500 gpm for total of 9,000 gpm simultaneous flow

Water Purveyor: Los Angeles Department of Water & Power

Date: 4/15/21

Signature: _____

Title: CE Associate

Eliá Sun

Requests must be made by submitting this completed application, along with a \$235.00 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

RECEIVED/WDE

APR - 5 2021

* 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

Water Service Map No.: 148-186

LAFD Fire Flow Requirement: 9,000 GPM (6 Hydrants)

LAFD Signature: _____

Date Signed: _____

Applicant: Kyle Trudeau

Company Name: KPFF Consulting Engineers

Address: 700 South Flower Street, Suite 2100, Los Angeles, CA 90017

Telephone: 213-418-0201

Email Address: Kyle.Trudeau@kpff.com

	F- 35973	F- 42822	F- 35965
Location:	Southwest corner of Selma Ave and Ivar Ave Intersection	300 ft south of Selma Ave on West side of Ivar Ave	277 ft NN Sunset Blvd
Distance from Nearest Pipe Location (feet):	10 feet	10 feet	10 feet
Hydrant Size:	4D	4D	4D
Water Main Size (in):	16"	16"	8"
Static Pressure (psi):	96	98	98
Residual Pressure (psi):	72	75	74
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20210406002

IFFAR for 6 hydrants total. Separate IFFAR has been mailed for F-35966, F-35946, and F-35947 hydrants.

Each fire hydrant can provide 1500 gpm for total of 9,000 gpm simultaneous flow

Water Purveyor: Los Angeles Department of Water & Power

Date: 4/15/21

Signature: _____

Title: CE Associate

Requests must be made by submitting this completed application, along with a \$235.00 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

RECEIVED/WDE

APR -5 2021

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

WSM NUMBER: 148-186

HYDRANT ID:35946

HYDRANT ID:35947

HYDRANT ID:35973

HYDRANT ID:35966

PROJECT SITE

HYDRANT ID:35965

HYDRANT ID:42822



EXHIBIT 3

EXHIBIT 4

No.	Project Name/Address	Description	Size	Gen Rate * b *	Total Water Demand (gpd)
1	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm	120 /rm	7,680
		Rooflop Restaurant/Lounge	700 sf	30 seat	700
		Restaurant	3,300 sf	30 seat	3,300
2	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm	120 /rm	33,000
		Retail	1,900 sf	0.025 sf	48
3	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	232 du	190 du	44,080
		Restaurant	7,000 sf	30 seat	7,000
4	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du	190 du	7,600
5	Selma-Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm	120 /rm	13,680
		Restaurant	1,993 sf	30 seat	1,993
6	Thompson Hotel 1541 N. Wilcox Ave.	Hotel	200 rm	120 /rm	24,000
		Restaurant	9,000 sf	30 seat	9,000
7	Tommie Hotel 6516 W. Selma Ave.	Hotel	212 rm	120 /rm	25,440
		Bar/Lounge	3,855 sf	0.72 sf	2,776
		Rooflop Bar/Event Space ²	8,500 sf	0.72 sf	6,120
8	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	220 rm	120 /rm	26,400
		Restaurant	2,723 sf	30 seat	2,723
		Bar	1,440 sf	0.72 sf	1,037
9	Hotel & Restaurant 6381 W. Hollywood Blvd.	Hotel	80 rm	120 /rm	9,600
		Restaurant	15,290 sf	30 seat	15,290
10	Schrader Hotel Mixed-Use 1600 N. Schrader Blvd.	Hotel	168 rm	120 /rm	20,160
		Restaurant	5,979 sf	30 seat	5,979
11	CD 13 Schrader Temp Bridge Housing Shelter 1533 Schrader Blvd.	Shelter	70 beds	70 beds	4,900
12	Modera Argyle Mixed-Use 1546 N. Argyle Ave.	Apartments	276 du	190 du	52,440
		Retail	9,000 sf	0.025 sf	225
		Restaurant	15,000 sf	30 seat	15,000
13	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf	30 seat	10,402
		Office	4,074 sf	0.12 sf	489
		Storage	890 sf	0.03 sf	27
14	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm	120 /rm	15,960
		Retail	3,580 sf	0.025 sf	90
15	Palladium Residences 6201 W. Sunset Blvd. ²	Apartments	731 du	190 du	138,890
		Retail/Restaurant	18,000 sf	30 seat	18,000
		Retail/Restaurant	6,000 sf	0.025 sf	150
16	Onni Group Mixed-Use Development 1360 N. Vine St.	Office	463,521 sf	0.12 sf	55,623
		Rehabilitated Uses ²	8,988 sf	30 sf	8,988
		Restaurant	11,914 sf	30 seat	11,914
17	1723 Wilcox 1723 N. Wilcox Ave.	Hotel	81 rm	120 /rm	9,720
		Restaurant	2,236 sf	30 seat	2,236
18	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf	0.12 sf	25,200
19	6250 Sunset Mixed-Use (Old Nickelodeon Site) 6250 W. Sunset Blvd.	Apartments	200 du	190 du	38,000
		Retail	4,700 sf	0.025 sf	118
20	Hollywood & Wilcox 6430-6440 W. Hollywood Blvd.	Apartments	260 du	190 du	49,400
		Office	3,580 sf	0.12 sf	430
		Retail	11,020 sf	0.025 sf	276
		Restaurant	3,200 sf	30 seat	3,200
21	Hollywood Center Mixed-Use (Formerly Millennium) 1720 N. Vine St.	Apartments	872 du	190 du	165,680
		Affordable Senior Housing ²	133 du	110 du	14,630
		Retail	30,176 sf	0.025 sf	754
22	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du	190 du	70,110
		Office	2,570 sf	0.12 sf	308
23	6200 West Sunset Boulevard 6200 W. Sunset Blvd.	Apartments	270 du	190 du	51,300
		Restaurant	1,750 sf	30 seat	1,750
		Pharmacy	2,300 sf	0.025 sf	58
		Retail	8,070 sf	0.025 sf	202
24	Citizen News 1545 N. Wilcox Ave.	Flexible Event Space	16,100 sf	0.35 sf	5,635
		Restaurant	14,800 sf	30 seat	14,800
25	1637 North Wilcox Mixed-Use 1637 N. Wilcox Ave.	Apartments	93 du	190 du	17,670
		Affordable Housing	61 du	190 du	11,590
		Commercial	6,586 sf	0.05 sf	329

26	Mixed-Use 1524–1538 N. Cassil Pl.	Apartments	200	du	190	du	38,000
		Restaurant	1,400	sf	30	seat	1,400
27	Academy Square Vine St.	Office	285,719	sf	0.12	sf	34,286
		Apartments	200	du	190	du	38,000
		Restaurant	16,135	sf	30	seat	16,135
28	citizenM Hotel 1718 Vine St.	Hotel	240	rm	120	rm	28,800
		Restaurant	5,373	sf	30	seat	5,373
29	6445 Sunset Sunset Blvd.	Hotel	175	rm	120	rm	21,000
		Restaurant	12,500	sf	30	seat	12,500
30	6360 Hollywood 6360 Hollywood Blvd.	Hotel	90	rm	120	rm	10,800
		Restaurant	11,000	sf	30.00	seat	11,000
31	1400 Vine Vine St.	Residential	179	du	190	du	34,010
		Affordable Housing	19	du	190	du	3,610
		Restaurant	16,000	sf	30	seat	16,000
32	6140 Hollywood 6140 Hollywood Blvd.	Hotel	102	rm	120	rm	12,240
		Condominium	27	du	190	du	5,130
		Restaurant	11,460	sf	30	seat	11,460
33	Hollywood Crossroads 1540–1552 Highland Ave.	Residential	950	du	190	du	180,500
		Hotel	308	rm	120	rm	36,960
		Office	95,000	sf	0.12	sf	11,400
		Commercial/Retail	185,000	sf	0.05	sf	9,250
34	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartments	220	du	190	du	41,800
		Restaurant	3,270	sf	30	seat	3,270
		Hotel	210	rm	120	rm	25,200
35	Mixed-Use W. Yucca St.	Apartments	136	du	190	du	25,840
		Retail	3,450	sf	0.025	sf	86
		Restaurant	9,120	sf	30	seat	9,120
36	1719 Whitley Hotel N. Whitley Ave.	Hotel	156	rm	120	rm	18,720
37	Sunset Gower Studios N. Gower St.	Sound Stage	169,400	sf	0.05	sf	8,470
		Production Support	52,800	sf	0.05	sf	2,640
		Office	852,830	sf	0.12	sf	102,340
		Restaurant	6,516	sf	30	seat	6,516
38	1235 Vine Street Project 1235 Vine St.	Office	109,190	sf	0.12	sf	13,103
		Restaurant	7,960	sf	30	seat	7,960
39	Apartments N. Las Palmas Ave.	Apartments	202	du	190	du	38,380
40	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Residential	224	du	190	du	42,560
		Retail	985	sf	0.025	sf	25
41	Hotel Wilcox Ave.	Hotel	122	rm	120	rm	14,640
		Restaurant	4,225	sf	30	seat	4,225
42	6753 Selma Mixed-Use 6753 Selma Ave.	Apartments	51	du	190	du	9,690
		Retail	438	sf	0.025	sf	11
43	Hotel 1133 N. Vine St.	Hotel	112	rm	120	rm	13,440
		Café	661	sf	0.28	sf	185
44	Apartments Las Palmas Ave.	Apartments	70	du	190	du	13,300
		Retail	3,117	sf	0.025	sf	78
45	1708 Cahuenga 1708 N. Cahuenga Blvd.	Office/Commercial	217,269	sf	0.12	sf	26,072
46	Residential 1818 N. Cherokee Ave.	Apartments	65	du	190	du	12,350
		Affordable Housing	21	du	190	du	3,990
Total							2,065,961

Appendix K.2

Utility Infrastructure Technical Report— Wastewater



**ARTISAN HOLLYWOOD PROJECT
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER
MAY4, 2021**

PREPARED BY:

KPFF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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Appendix

Exhibit 1 - City of Los Angeles Bureau of Sanitation-Wastewater Engineering Services Division
Will Serve Letter

Exhibit 2 – Related Projects Table

1. EXECUTIVE SUMMARY

1.1. PROJECT DESCRIPTION

Artisan Realty Advisors (the “Applicant”) proposes the Artisan Hollywood Project on an approximately 1.55-acre site located at 1520-1542 N. Cahuenga Boulevard, 1523-1549 N. Ivar Avenue, and 6350 W. Selma Avenue in the Hollywood Community Plan area of the City of Los Angeles (the “Project Site”). The Project Site is generally bounded by Selma Avenue to the north, Ivar Avenue to the east, existing commercial buildings and associated parking to the south, and Cahuenga Boulevard to the west. The Project Site is currently improved with existing commercial buildings that have a floor area of 33,828 square feet as well as existing surface parking. Approximately 4,000 square feet of the existing commercial space is currently vacant, but is anticipated to be occupied by high-turnover restaurant tenants in the future. The Project Site’s existing commercial buildings would be retained, and the new development would replace the surface parking within the Project Site with a new 267,168-square foot high-rise building with 270 residential dwelling units and 6,790 square feet of ground floor commercial space, indoor and outdoor amenities, open space, and subterranean and above-grade parking for an overall 300,996-square foot project (the “Project”). The total Floor Area Ratio (FAR) on the Project Site would be up to 4.5 to 1. The new proposed multi-family residential and commercial uses would be provided within a 25-story building that would have a maximum height of approximately 286 feet. The Project Site’s existing and proposed uses would be served by parking spaces that would be located in two above-grade levels and in four subterranean levels constructed in connection with the new development. The Project’s new building would also include a residential lobby, a fitness center, recreational rooms, an amenity deck with private seating areas, an outdoor kitchen, pool/spa, landscaping, and a rooftop deck with a splash pool, landscaping, and seating.

1.2. SCOPE OF WORK

The scope of work for the wastewater technical report includes a discussion of existing infrastructure, identification of applicable regional facilities, plans and capacities, and a description of existing on-site infrastructure. The report also includes an analysis of the project impacts on wastewater systems, such as wastewater generation and conveyance facilities, as well as an analysis of cumulative impacts. Lastly, the report will identify mitigation measures, if any, and significance of impacts.

1.3. SUMMARY OF FINDINGS

The analysis demonstrated that there is adequate wastewater infrastructure capacity to serve the Project, therefore impacts would be less than significant. Cumulative impacts on wastewater generation would also be less than significant. No mitigation measures are recommended.

2. REGULATORY FRAMEWORK

The City of Los Angeles has one of the largest sewer systems in the world including approximately 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System and the Hyperion Treatment Plant. In January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)¹.

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and

¹ City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per this Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.²

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.³ The Integrated Resources Plan was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

Recently, the City of Los Angeles recently completed the One Water LA 2040 Plan⁴. The Plan is a roadmap connecting plans, ideas, and people to arrive at a better and fiscally-responsible water planning solutions. Some of the objectives are:

- Integrate management of water resources and policies
- Balance environmental, economic and social goals
- Improve health of local watersheds
- Improve local water supply reliability
- Implement, monitor and maintain a reliable wastewater system
- Increase climate resilience
- Increase community awareness and advocacy for sustainable water

The One Water LA 2040 Plan builds on the premise of the Integrated Resource Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities through the year 2040. As with the Integrated Resource Plan, such efforts would be organized in three phases over a 23-year period from 2018 to the planning horizon of 2040. The "Near-term" phase will be 2018-2020, the "Mid-term" phase will be 2021-2030, and the "Long-term" phase will be 2031-2040. The phasing plan will comprise of 35 integration opportunities that will demonstrate how water management benefits can be integrated in a project through multi-

² <http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf>.

³ City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

⁴ https://www.lacitysan.org/san/faces/wcnaw_externalId/s-lsh-es-owla-au?_afrcLoop=10668536669540148#!

agency collaboration. The One Water LA 2040 Plan is currently in the “Near-term” phase.

3. EXISTING CONDITIONS

The portion of the Project Site that will be developed is approximately 32,129 sq. ft. (0.74 acres) and currently functions as an at grade parking lot for the surrounding buildings. Sanitary sewer service to the Project Site from the surrounding streets is provided by the Bureau of Sanitation (BOS).

The Project will front both Selma Avenue and Ivar Avenue. Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in Selma Avenue, and a 12-inch VCP sewer line in Ivar Avenue. Based on the City of Los Angeles Bureau of Engineering’s online Navigate LA database, the sewer main in Selma Avenue has a calculated capacity of 0.38 cubic feet per second (cfs) (517,018 gallons per day), and the sewer main in Ivar Avenue has a calculated capacity of 5.09 cfs (3.28 MGD).⁵ Available records indicate that Selma Avenue has three (3) sewer wyies, and Ivar Avenue has four (4) wyies allocated to the Project Site.

Wastewater generation estimates for the existing Project Site have been prepared based on BOS sewerage generation factors, as summarized in Table 1 below.

Table 1 – Estimated Existing Wastewater Generation			
Land Use	Units	Generation Rate (gpd/unit)	Total Sewage Generation (gpd)
Existing			
Surface Parking Lot	32,129 SF	N/A	0 ⁽¹⁾
Vacant Commercial Space	4,000 SF	N/A	0 ⁽²⁾
Total Existing			0
⁽¹⁾ Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf ⁽²⁾ There is approximately 4,000 SF of commercial space with the existing commercial building that is vacant.			

4. SIGNIFICANCE THRESHOLDS

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

⁵ <https://navigatela.lacity.org/navigatela/>

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or
- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. A Wastewater Services Information (WWSI) response letter from the City of Los Angeles details their findings. BOS's approach consisted of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. The data used in this report are based on findings of the BOS preliminary analysis. Refer to Exhibit 1 for the WWSI prepared for the Project, which contains the results of the BOS preliminary analysis.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, construction workers would utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause any increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new building. 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 minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required in order to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, ensuring safe vehicle travel and safe pedestrian and emergency vehicle access. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the

installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

6.2. OPERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate a net increase of approximately 83,949 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for residential and commercial categories, and are summarized in Table 2 below.

Table 1 – Estimated Existing Wastewater Generation			
Land Use	Units	Generation Rate (gpd/unit) ⁽¹⁾	Total Sewage Generation (gpd)
Existing			
Surface Parking Lot	32,129 SF	N/A	0
Vacant Commercial Space	4,000 SF	N/A	0 ⁽⁵⁾
Subtotal Existing			0
Proposed			
Apartment: Bachelor	92 DU	75/DU	6,900
Apartment: 1 Bed	93 DU	110/DU	10,230
Apartment: 2 Bed	75 DU	150/DU	11,250
Apartment: 3 Bed	10 DU	190/DU	1,900
Lounge ⁽²⁾	21,817 SF	50/KGSF	1,091
Gym	1,869 SF	200/KGSF	374
Pool ⁽³⁾	5,465 CU	7.48 GAL/CU	40,878
Health Spa	532 SF	650/KGSF	346
Bar	250 SF	720/KGSF	180
Restaurant: Full Service	360 Seats ⁽⁴⁾	30/Seat	10,800
Subtotal Proposed			83,949
Net Increase			83,949

(1) Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories

<https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf>

(2) Lounge was used for all Project amenity spaces that do not have a designation as specified in the City of Los Angeles Bureau of Sanitation Sewer Generation Factors

(3) Pool volume obtained from Architectural Floor Plan. Includes pools located on levels 4 and 25.

(4) Assumes 30 square feet per person

(5) There is approximately 4,000 square feet of existing commercial use that is currently vacant, and anticipated to be occupied with high-turnover restaurant uses in the future. This square footage is accounted for in the proposed total seat count.

A response to a Request for Wastewater Services Information (WWSI) from the City of Los Angeles was provided which concludes that the sewer system might be able to accommodate the total anticipated flow for the Project. Further gauging and evaluation is needed as part of the permit process to identify specific sewer connection point(s). Refer to Exhibit 1 for response from the Bureau of Sanitation-Wastewater Engineering Services Division. Adjustments to the programming has increased the anticipated wastewater generation slightly. However, Bureau of Sanitation confirmed that an additional WWSI is not necessary since the Project will be required to submit a Sewer Capacity Availability Request (SCAR) during plancheck.⁶

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 580 million gallons per day, which treats the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and the Los Angeles–Glendale Water Reclamation Plant.⁷ The Project's proposed wastewater generation is approximately 0.084 mgd. Currently up to 300 mgd is treated at the Hyperion Treatment Plant resulting in a treatment capacity of 280 mgd, which means the project would account for approximately 0.03 percent of the available capacity. Consequently, impacts on wastewater treatment capacity are less than significant.

As stated above, the existing capacity of the 8-inch sewer line in Selma Avenue is approximately 0.38 cubic feet per second (cfs) (517,018 gallons per day) and the existing capacity of the 12-inch sewer line in Ivar Avenue is approximately 5.09 cfs (3.28 MGD). The Project's net increase in sewage generation is approximately 0.084 mgd. It is assumed that half of the sewer generation from the Project will go to each street, which results in approximately 8.12 percent of the pipe's capacity in Selma Avenue, and 1.1 percent of the pipe's capacity in Ivar Avenue. Due to this, and the findings from the WWSI, impacts on wastewater infrastructure are less than significant.

⁶ Email correspondence between KPFF and Albert Lew at Bureau of Sanitation dated May 15, 2020.

⁷ City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, <https://www.lacitysan.org/san/faces/home/portal>, accessed October 2019.

6.3. CUMULATIVE IMPACTS

The Project will result in the additional generation of sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Similarly, future projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Sewer Capacity Availability Request (SCAR) to BOS. The analysis by BOS takes into consideration previously approved SCARs as part of their review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements.

In addition to the City's SCAR analysis, a related projects list has been generated. There are 46 related projects, which consist of office, hotel, commercial, restaurant, and event space. The total increase in wastewater generation for the related projects is approximately 2.07 million gallons per day (mgd). Combined with the Project, the increase in wastewater generation is approximately 2.15 mgd. Refer to Exhibit 2 for a breakdown of the related projects and associated wastewater generation.

Wastewater generated by the Project, and related projects, would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd)⁸ and the existing average daily flow for the system is approximately 300 mgd.⁹ The estimated wastewater generation increase of the Project and related projects combined would be 2.15 mgd, which represents approximately 0.86 percent of the available capacity in the system. The related projects would also be required to adhere to the BOS's annual wastewater flow increase allotment.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to wastewater infrastructure for this Project.

⁸ City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwklid_4&_afLoop=28344654751341747#!, accessed October 26, 2020.

⁹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

EXHIBIT 1

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HYPERION EXECUTIVE PLANT MANAGER

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

May 18, 2020

Mr. Kyle Trudeau, Project Manager
KPF Consulting Engineers
700 S Flower Street, #2100
Los Angeles, CA 90017

Dear Mr. Trudeau,

**ARTISAN HOLLYWOOD UPDATE - REQUEST FOR WASTEWATER SERVICE
INFORMATION**

This is in response to your May 14, 2020 letter requesting a review of your proposed mixed-use project located at 1520-1542 Cahuenga Blvd, 6350 Selma Ave, and 1523-1549 Ivar Ave, Los Angeles, CA 90068. The project will consist of 290 residential units and commercial space. 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: Bachelor	75/DU	92 DU	6,900
Residential: 1-Room	110/DU	93 DU	10,230
Residential: 2-Room	150/DU	75 DU	11,250
Residential: 3-Room	190/DU	10 DU	1,900

zero waste • zero wasted water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

File Location: CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\Artisan Hollywood Update - Request for WWSI.doc

Lounge	50 GPD/1000 SQ.FT	21,817 SQ.FT	1,091
GYM	200 GPD/1000 SQ.FT	1,869 SQ.FT	374
Pool	7.48 GPD/1 CU	5,465 CU	40,878
Health Spa	650 GPD/1000 SQ.FT	532 SQ.FT	346
Bar	720 GPD/1000 SQ.FT	250 SQ.FT	180
Restaurant	30 GPD/1 Seat	226 Seats	6,780
Total			79,929

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 12-inch line on Ivar Ave. The sewage from the existing 12-inch line feeds into a 21-inch line on Cole Avenue before discharging into a 27-inch sewer line on Willoughby Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 12-inch line and the 24-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
12	Ivar Ave.	*	1.47 MGD
24	Fountain Ave.	*	5.26 MGD
21	Cole Ave.	16	5.46 MGD
27	Willoughby Ave.	14	6.16 MGD

* No gauging available

Based on 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 lacks sufficient 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 the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

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

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program 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 (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

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 preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

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. 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, 2nd Fl, Suite 280.

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,

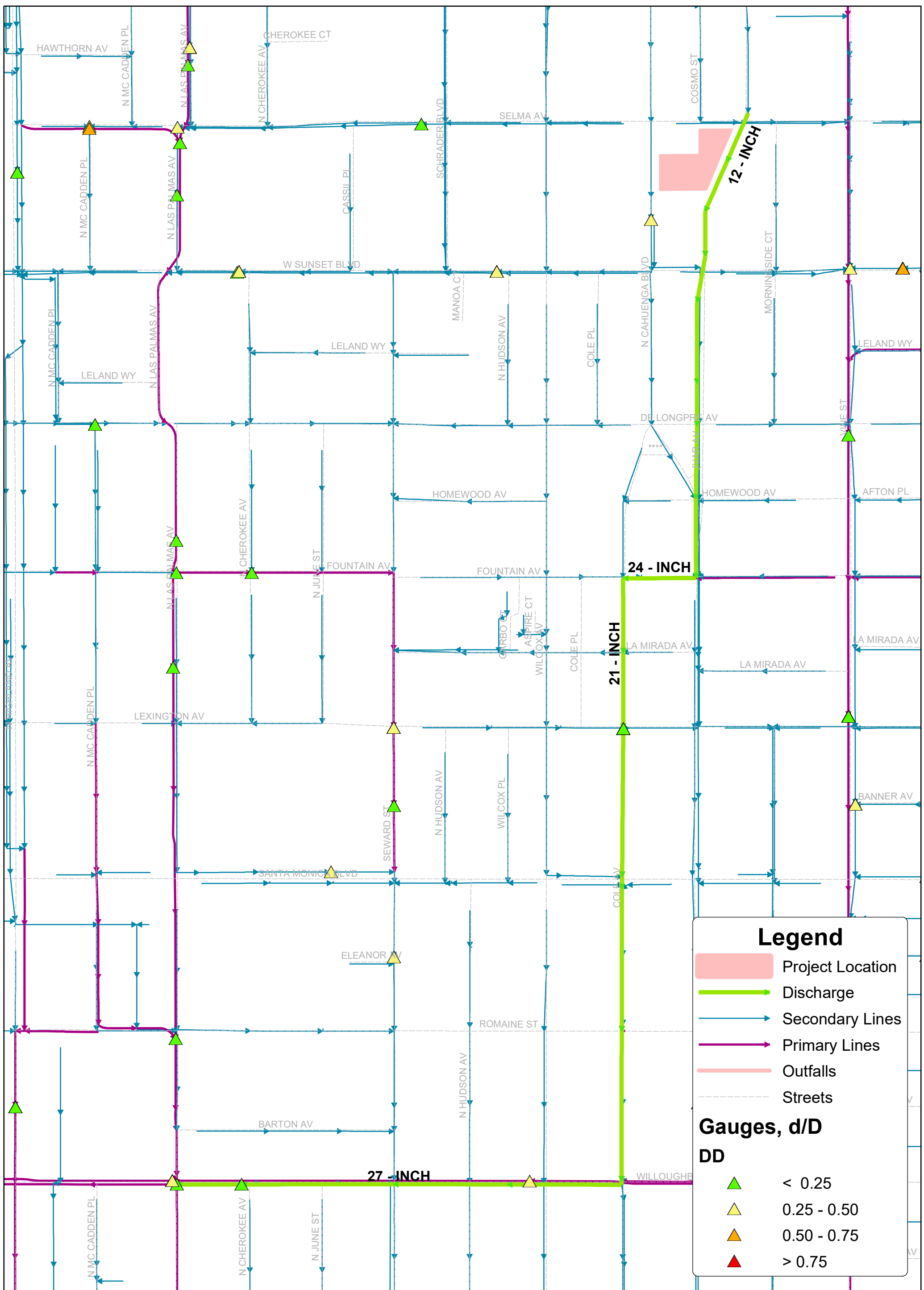


Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: sa

Attachment: Figure 1 - Sewer Map

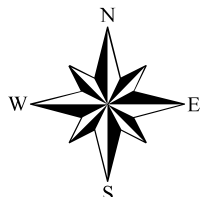
c: Michael Scaduto, LASAN
Alfredo Magallanes, LASAN
Wing Tam, LASAN
Ryan Thiha, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 1
Artisan Hollywood
Sewer Map



0 125 250 500 750 1,000
Feet

EXHIBIT 2

No.	Project Name/Address	Description	Size	Gen Rate * b *	Total Water Demand (gpd)
1	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm	120 /rm	7,680
		Rooflop Restaurant/Lounge	700 sf	30 seat	700
		Restaurant	3,300 sf	30 seat	3,300
2	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm	120 /rm	33,000
		Retail	1,900 sf	0.025 sf	48
3	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	232 du	190 du	44,080
		Restaurant	7,000 sf	30 seat	7,000
4	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du	190 du	7,600
5	Selma-Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm	120 /rm	13,680
		Restaurant	1,993 sf	30 seat	1,993
6	Thompson Hotel 1541 N. Wilcox Ave.	Hotel	200 rm	120 /rm	24,000
		Restaurant	9,000 sf	30 seat	9,000
7	Tommie Hotel 6516 W. Selma Ave.	Hotel	212 rm	120 /rm	25,440
		Bar/Lounge	3,855 sf	0.72 sf	2,776
		Rooflop Bar/Event Space ²	8,500 sf	0.72 sf	6,120
8	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	220 rm	120 /rm	26,400
		Restaurant	2,723 sf	30 seat	2,723
		Bar	1,440 sf	0.72 sf	1,037
9	Hotel & Restaurant 6381 W. Hollywood Blvd.	Hotel	80 rm	120 /rm	9,600
		Restaurant	15,290 sf	30 seat	15,290
10	Schrader Hotel Mixed-Use 1600 N. Schrader Blvd.	Hotel	168 rm	120 /rm	20,160
		Restaurant	5,979 sf	30 seat	5,979
11	CD 13 Schrader Temp Bridge Housing Shelter 1533 Schrader Blvd.	Shelter	70 beds	70 beds	4,900
12	Modera Argyle Mixed-Use 1546 N. Argyle Ave.	Apartments	276 du	190 du	52,440
		Retail	9,000 sf	0.025 sf	225
		Restaurant	15,000 sf	30 seat	15,000
13	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf	30 seat	10,402
		Office	4,074 sf	0.12 sf	489
		Storage	890 sf	0.03 sf	27
14	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm	120 /rm	15,960
		Retail	3,580 sf	0.025 sf	90
15	Palladium Residences 6201 W. Sunset Blvd. ²	Apartments	731 du	190 du	138,890
		Retail/Restaurant	18,000 sf	30 seat	18,000
		Retail/Restaurant	6,000 sf	0.025 sf	150
16	Onni Group Mixed-Use Development 1360 N. Vine St.	Office	463,521 sf	0.12 sf	55,623
		Rehabilitated Uses ²	8,988 sf	30 sf	8,988
		Restaurant	11,914 sf	30 seat	11,914
17	1723 Wilcox 1723 N. Wilcox Ave.	Hotel	81 rm	120 /rm	9,720
		Restaurant	2,236 sf	30 seat	2,236
18	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf	0.12 sf	25,200
19	6250 Sunset Mixed-Use (Old Nickelodeon Site) 6250 W. Sunset Blvd.	Apartments	200 du	190 du	38,000
		Retail	4,700 sf	0.025 sf	118
20	Hollywood & Wilcox 6430-6440 W. Hollywood Blvd.	Apartments	260 du	190 du	49,400
		Office	3,580 sf	0.12 sf	430
		Retail	11,020 sf	0.025 sf	276
		Restaurant	3,200 sf	30 seat	3,200
21	Hollywood Center Mixed-Use (Formerly Millennium) 1720 N. Vine St.	Apartments	872 du	190 du	165,680
		Affordable Senior Housing ²	133 du	110 du	14,630
		Retail	30,176 sf	0.025 sf	754
22	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du	190 du	70,110
		Office	2,570 sf	0.12 sf	308
23	6200 West Sunset Boulevard 6200 W. Sunset Blvd.	Apartments	270 du	190 du	51,300
		Restaurant	1,750 sf	30 seat	1,750
		Pharmacy	2,300 sf	0.025 sf	58
		Retail	8,070 sf	0.025 sf	202
24	Citizen News 1545 N. Wilcox Ave.	Flexible Event Space	16,100 sf	0.35 sf	5,635
		Restaurant	14,800 sf	30 seat	14,800
25	1637 North Wilcox Mixed-Use 1637 N. Wilcox Ave.	Apartments	93 du	190 du	17,670
		Affordable Housing	61 du	190 du	11,590
		Commercial	6,586 sf	0.05 sf	329

26	Mixed-Use 1524–1538 N. Cassil Pl.	Apartments	200	du	190	du	38,000
		Restaurant	1,400	sf	30	seat	1,400
27	Academy Square Vine St.	Office	285,719	sf	0.12	sf	34,286
		Apartments	200	du	190	du	38,000
		Restaurant	16,135	sf	30	seat	16,135
28	citizenM Hotel 1718 Vine St.	Hotel	240	rm	120	rm	28,800
		Restaurant	5,373	sf	30	seat	5,373
29	6445 Sunset Sunset Blvd.	Hotel	175	rm	120	rm	21,000
		Restaurant	12,500	sf	30	seat	12,500
30	6360 Hollywood 6360 Hollywood Blvd.	Hotel	90	rm	120	rm	10,800
		Restaurant	11,000	sf	30.00	seat	11,000
31	1400 Vine Vine St.	Residential	179	du	190	du	34,010
		Affordable Housing	19	du	190	du	3,610
		Restaurant	16,000	sf	30	seat	16,000
32	6140 Hollywood 6140 Hollywood Blvd.	Hotel	102	rm	120	rm	12,240
		Condominium	27	du	190	du	5,130
		Restaurant	11,460	sf	30	seat	11,460
33	Hollywood Crossroads 1540–1552 Highland Ave.	Residential	950	du	190	du	180,500
		Hotel	308	rm	120	rm	36,960
		Office	95,000	sf	0.12	sf	11,400
		Commercial/Retail	185,000	sf	0.05	sf	9,250
34	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartments	220	du	190	du	41,800
		Restaurant	3,270	sf	30	seat	3,270
		Hotel	210	rm	120	rm	25,200
35	Mixed-Use W. Yucca St.	Apartments	136	du	190	du	25,840
		Retail	3,450	sf	0.025	sf	86
		Restaurant	9,120	sf	30	seat	9,120
36	1719 Whitley Hotel N. Whitley Ave.	Hotel	156	rm	120	rm	18,720
37	Sunset Gower Studios N. Gower St.	Sound Stage	169,400	sf	0.05	sf	8,470
		Production Support	52,800	sf	0.05	sf	2,640
		Office	852,830	sf	0.12	sf	102,340
		Restaurant	6,516	sf	30	seat	6,516
38	1235 Vine Street Project 1235 Vine St.	Office	109,190	sf	0.12	sf	13,103
		Restaurant	7,960	sf	30	seat	7,960
39	Apartments N. Las Palmas Ave.	Apartments	202	du	190	du	38,380
40	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Residential	224	du	190	du	42,560
		Retail	985	sf	0.025	sf	25
41	Hotel Wilcox Ave.	Hotel	122	rm	120	rm	14,640
		Restaurant	4,225	sf	30	seat	4,225
42	6753 Selma Mixed-Use 6753 Selma Ave.	Apartments	51	du	190	du	9,690
		Retail	438	sf	0.025	sf	11
43	Hotel 1133 N. Vine St.	Hotel	112	rm	120	rm	13,440
		Café	661	sf	0.28	sf	185
44	Apartments Las Palmas Ave.	Apartments	70	du	190	du	13,300
		Retail	3,117	sf	0.025	sf	78
45	1708 Cahuenga 1708 N. Cahuenga Blvd.	Office/Commercial	217,269	sf	0.12	sf	26,072
46	Residential 1818 N. Cherokee Ave.	Apartments	65	du	190	du	12,350
		Affordable Housing	21	du	190	du	3,990
Total							2,065,961

Appendix K.3

Utility Infrastructure Technical Report—
Energy Infrastructure



**ARTISAN HOLLYWOOD PROJECT
UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY
MAY 4, 2021**

PREPARED BY:

KPFF Consulting Engineers
700 South Flower St., Suite 2100
Los Angeles, CA 90017
213-418-0201

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Appendix

Exhibit 1- Power Will Serve Letter

Exhibit 2- Natural Gas Will Serve Letter

Exhibit 3 – Electrical and Gas Related Projects Table

1. EXECUTIVE SUMMARY

1.1. PROJECT DESCRIPTION

The Artisan Realty Advisors (the “Applicant”) proposes the Artisan Hollywood Project on an approximately 1.55-acre site located at 1520-1542 N. Cahuenga Boulevard, 1523-1549 N. Ivar Avenue, and 6350 W. Selma Avenue in the Hollywood Community Plan area of the City of Los Angeles (the “Project Site”). The Project Site is generally bounded by Selma Avenue to the north, Ivar Avenue to the east, existing commercial buildings and associated parking to the south, and Cahuenga Boulevard to the west. The Project Site is currently improved with existing commercial buildings that have a floor area of 33,828 square feet as well as existing surface parking. Approximately 4,000 square feet of the existing commercial space is currently vacant, but is anticipated to be occupied by high-turnover restaurant tenants in the future. The Project Site’s existing commercial buildings would be retained, and the new development would replace the surface parking within the Project Site with a new 267,168-square foot high-rise building with 270 residential dwelling units and 6,790 square feet of ground floor commercial space, indoor and outdoor amenities, open space, and subterranean and above-grade parking for an overall 300,996-square foot project (the “Project”). The total Floor Area Ratio (FAR) on the Project Site would be up to 4.5 to 1. The new proposed multi-family residential and commercial uses would be provided within a 25-story building that would have a maximum height of approximately 286 feet. The Project Site’s existing and proposed uses would be served by parking spaces that would be located in two above-grade levels and in four subterranean levels constructed in connection with the new development. The Project’s new building would also include a residential lobby, a fitness center, recreational rooms, an amenity deck with private seating areas, an outdoor kitchen, pool/spa, landscaping, and a rooftop deck with a splash pool, landscaping, and seating.

1.2. SCOPE OF WORK

The scope of work for the energy technical report includes a discussion of existing infrastructure, identification of applicable regional facilities, plans and capacities, and a description of existing on-site infrastructure. The report also includes an analysis of the project impacts on energy systems, such as energy supply and conveyance facilities, as well as an analysis of cumulative impacts. Lastly, the report will identify significance of impacts, if any.

1.3. SUMMARY OF FINDINGS

The analysis demonstrated that there is adequate energy infrastructure capacity, and energy supply to serve the Project, therefore impacts would be less than significant. Cumulative impacts on energy would also be less than significant.

2. REGULATORY FRAMEWORK

2.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP) ¹ document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 IRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. This year's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.²

2.2. NATURAL GAS

The *2018 California Gas Report*³ presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in

¹ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

² Ibid

³ California Gas and Electric Utilities, 2018 California Gas Report, 2018.

even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of .5 percent per year from 2018 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 1.4 percent. Demand in the commercial and industrial markets are expected to decline at an annual rate of 0.2 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power.

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change, and deliver cost-effective savings for ratepayers. Last, the Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.⁴

⁴ Ibid

3. EXISTING CONDITION

3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations.

3.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility, and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 6,502 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.⁵

3.1.2. LOCAL

Based on available substructure maps from the City of LA Bureau of Engineering's online Navigate LA database, it appears the Project Site receives electric power service from LADWP via existing underground conduits to a transformer located off Ivar Avenue.

3.1.3. ON-SITE

The portion of the Project Site that will be developed is approximately 32,129 sq. ft. (0.74 acres) and currently functions as an at grade parking lot for the surrounding buildings. There are light standards provided and a guard shack. However, for conservative purposes this report will analyze the existing use as non-applicable. Refer to Table 1 below.

Table 1 - Estimated Existing Electricity Demand	
Facility	Electricity Demand (kWhr/year) ^(a)
Surface Parking Lot W/ Lights and Guard Shack	0 ^(b)
Vacant Commercial Space (4,000 Square Feet)	0 ^(c)
Total Existing Electricity Demand for Project Site	0
^(a) 1 kW (kilowatt) = 1,000 Watts. ^(b) For conservative purposes, existing use is considered negligible. ^(c) 4,000 sf of space within the existing commercial buildings is currently vacant, but is anticipated to be occupied by a restaurant use in the future.	

⁵ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

3.2. NATURAL GAS

SoCalGas is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.2.1. REGIONAL

Southern California Gas Company (SoCalGas) is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas's natural gas system is the nation's largest natural gas distribution utility, and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.⁶

3.2.2. LOCAL

Based on substructure maps provided by the City, it appears that there is a 3-inch gas main on the north side of Selma Avenue, and a 6-inch gas main in the middle of Ivar Avenue. It appears gas services are provided from the 6-inch main in Ivar Avenue.

3.2.3. ON-SITE

As described above, the portion of the Project Site that will be developed is approximately 32,129 sq. ft. (0.74 acres) and currently functions as an at grade parking lot for the surrounding buildings. There are light standards provided and a guard shack. Based on the existing program use, gas demand is assumed to be negligible. Refer to Table 2 below.

Table 2 - Estimated Existing Natural Gas Demand	
Facility	Natural Gas Demand (cf/yr)
Surface Parking Lot W/ Lights and Guard Shack	0
Vacant Commercial Space (4,000 Square Feet)	0
Total Existing Natural Gas Demand for Project Site	0

⁶ California Gas and Electric Utilities, 2018 California Gas Report, 2018.

4. SIGNIFICANCE THRESHOLDS

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. if appropriate, the energy intensiveness of materials may be discussed;
- The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- The effects of the project on peak and base period demands for electricity and other forms of energy;
- The degree to which the project complies with existing energy standards;
- The effects of the project on energy resources; and
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines has the following questions:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction.
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In the context of the above thresholds, the *L.A. CEQA Thresholds Guide* states that a determination of significance shall be made on a case-by case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that

exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing requirements.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on energy is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the project site. Include plans for new transmission facilities or expansion of existing facilities; and
- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.
- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.
- Consult with the DWP or The Gas Company, if necessary to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letters from LADWP and SoCalGas (Exhibits 1 and 2) [IN PROCESS] demonstrate the availability of sufficient energy resources to supply the Project's demand.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand is typically supplied from existing electrical services within the Project Site and would not affect other services. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and

infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of LA requirements, which are expected to and would in fact limit the impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

The Project will increase the demand for electrical resources. A will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 1), impacts related to electrical services would be less than significant.

The Project will increase the demand for natural gas resources. A will serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from the Southern California Gas Company (see Exhibit 2), impacts related to gas would be less than significant.

6.2.1. ELECTRICITY

Based on the proposed use, the estimated electrical loads are provided in Table 3 below.

Table 3 - Estimated Proposed Electricity Demand	
Facility	Electricity Demand ^(a) (kWhr/yr) ^(b)
Mixed-Use High-Rise	
Total Proposed Electricity Demand for Project Site	1,861,591
Existing Total Electricity Demand for Project Site	0
Net Increase in Electricity Demand for Project Site Due to Project	1,861,591
^(a) CalEEMod was used to generate the estimated electrical demand	
^(b) 1 kW (kilowatt) = 1,000 Watts.	

As stated above, a will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 1), impacts related to electrical services would be less than significant.

6.2.2. NATURAL GAS

The Project will increase the demand for natural gas resources. Based on the proposed use, the estimated natural gas loads are provided in Table 4 below.

Table 4 - Estimated Proposed Natural Gas Demand	
Facility	Peak Natural Gas Demand ^(a) (cf/yr)
Mixed-Use High-Rise	
Total Proposed Natural Gas Demand for Project Site	3,820,314
Existing Total Natural Gas Demand for Project Site	0
Net Increase in Natural Gas Demand for Project Site Due to Project	3,820,314
^(a) CalEEMod was used to generate the estimated gas demand.	

A will serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from the SoCalGas (see Exhibit 2), impacts related to gas would be less than significant.

6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas's service area. The geographic context for transportation energy use is the City of Los Angeles. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its net energy for load in the 2023 fiscal year (the project buildout year) will be 23,033 GWhr of electricity.⁷ Based on the Project's estimated net new electrical consumption of 1.86 GWhr and LADWP's forecast of 23,033 GWhr, the Project would account for approximately 0.0081

⁷ LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

percent of LADWP's projected net energy load for the Project's build-out year. Furthermore, there are 46 related projects which consist of, but not limited to, residential, retail, restaurants, hotels, offices, bars, and event space. The total increase in energy demand for the related projects is approximately 101.37 GWhr. Combined with the proposed project, the net increase in energy demand is approximately 103.23 GWhr. The estimated net increase in energy demand resulting from the build-out of related projects combined with the proposed project, would represent approximately 0.45 percent of the LADWP's forecast for the net energy load in the fiscal year 2023. Refer to Exhibit 3 for a breakdown of the related projects and associated energy consumption. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Power Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Strategic Long-Term Resource Plan incorporates the estimated electricity requirement for the Project. The Power Strategic Long-Term Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCal Gas' service area is expected to increase natural gas consumption during project construction and operation and, thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2018 California Gas Report, the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 3,775 million cubic feet per day in 2023. After subtracting the estimated 2,480 million cubic feet per day that is anticipated to be used, the remaining available gas supply would be 1,295

million cubic feet per day.⁸ Based on the Project's estimated net new daily natural gas consumption of approximately 3.82 million cubic feet per year (10,465 cubic feet per day), and SoCal Gas' projected 1,295 million cubic feet availability per day in 2023, the Project would account for approximately 0.0000081 percent of SoCal Gas projected additional capacity for the Project's build-out year. There are 46 related projects which consist of, but not limited too, residential, retail, restaurants, hotels, offices, bars, and event space. The total increase in gas demand for the related projects is approximately 245.37 million cubic feet per year (672,245 cubic feet per day). Combined with the proposed project, the net increase in gas demand is approximately 249.19 million cubic feet per year (682,192 cubic feet per day). The estimated net increase in gas demand resulting from the build-out of related projects combined with the proposed project, would represent approximately 0.052 percent of the SoCalGas availability in the fiscal year 2023. Refer to Exhibit 3 for a breakdown of the related projects and associated gas consumption. SoCal Gas' forecast takes into account projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed. It is expected that SoCal Gas would continue to expand delivery capacity, if necessary, to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report this Project would have less than significant impacts related to electricity or gas infrastructure.

⁸ California Gas and Electric Utilities, 2018 California Gas Report, p. 103.

EXHIBIT 1

September 25th, 2020

Mr. Ralph Jaramillo
Los Angeles Department of Water and Power
111 North Hope Street
Los Angeles, CA 90012

Re: Artisan Hotel
1520-1541 Cahuenga Blvd, 6350 Selma Ave, and 1523-1549 Ivar Ave, Los Angeles, CA 90068
Power Service "Will Serve" Letter
KPFF Job #1900421

Mr. Jaramillo:

We are the Civil Engineers working on a twenty-four-story residential/hotel building located at 1520-1541 Cahuenga Blvd, 6350 Selma Ave, and 1523-1549 Ivar Ave, Los Angeles, CA 90068. Below is a description of the project:

- APN: 554-6012-004 Through 005 and 009
- The Project Site is currently improved with existing commercial buildings that have a floor area of 33,828 square feet as well as existing surface parking. The Project Site's existing commercial buildings would be retained, and the new development would replace the surface parking within the Project Site with a new 267,168-square foot high-rise building with 270 residential dwelling units and 6,790 square feet of ground floor commercial space, indoor and outdoor amenities, open space, and subterranean and above-grade parking for an overall 300,996-square foot project.

Project summary:

- Parking Spaces: 262
- Residential Units: 270
- Number of Floors: 24 floors, with 4 subterranean parking levels (hotel/residential)
- Total Area: 300,996 square feet.

Could you please provide us with a "will serve" letter for power service?

Please let us know if you need any additional information.

Sincerely,

Kyle Trudeau
Project Manager

EXHIBIT 2



701 N. Bullis Rd.
Compton, CA 90224-9099

October 2, 2020

Kpff
700 S. Flower St. #2100
Los Angeles, CA 90017
Attn: Jason Jade Pepito

Subject: Will Serve - 1520-1541 Cahuenga blvd, 6350 Selma Ave, & 1523-1549 Ivar Ave Los Angeles, CA 90068

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 (CPUC) 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,

Jason Sum

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ

EXHIBIT 3

RELATED PROJECTS – GAS TABLE

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	5.19375e+007	0.2801	2.3932	1.0184	0.0153		0.1935	0.1935		0.1935	0.1935	0.0000	2,771.5805	2,771.5805	0.0531	0.0508	2,788.0506
Arena	291410	1.5700e-003	0.0143	0.0120	9.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	15.5508	15.5508	3.0000e-004	2.9000e-004	15.8432
Condo/Townhouse	8.32451e+006	0.0445	0.3835	0.1632	2.4500e-003		0.0310	0.0310		0.0310	0.0310	0.0000	444.2275	444.2275	8.5100e-003	8.1400e-003	448.9873
General Office Building	1.82591e+007	0.0985	0.8951	0.7519	5.3700e-003		0.0680	0.0680		0.0680	0.0680	0.0000	974.3773	974.3773	0.0187	0.0179	980.1675
Hotel	1.14276e+008	0.9162	5.6018	4.7055	0.0338		0.4257	0.4257		0.4257	0.4257	0.0000	6,098.1933	6,098.1933	0.1169	0.1118	6,134.4318
Pharmacy/Drugstore with Drive Thru	37720	2.0000e-004	1.8500e-003	1.5500e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004	0.0000	2.0129	2.0129	4.0000e-005	4.0000e-005	2.0248
Quality Restaurant	4.77398e+007	0.2574	2.3402	1.9556	0.0140		0.1779	0.1779		0.1779	0.1779	0.0000	2,547.5684	2,547.5684	0.0486	0.0467	2,562.7073
Refrigerated Warehouse-No Rail	228685	1.2300e-003	0.0112	9.4200e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.2132	12.2132	2.3000e-004	2.2000e-004	12.2857
Retirement Community	2.88556e+006	0.0155	0.1320	0.0582	8.4000e-004		0.0107	0.0107		0.0107	0.0107	0.0000	152.9173	152.9173	2.9300e-003	2.8000e-003	153.8280
Retail	195160	1.0500e-003	9.5700e-003	8.0400e-003	6.0000e-005		7.3000e-004	7.3000e-004		7.3000e-004	7.3000e-004	0.0000	10.4145	10.4145	2.0000e-004	1.9000e-004	10.4764
Supermarket	1.21355e+006	8.5500e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003	0.0000	64.7757	64.7757	1.2400e-003	1.1900e-003	65.1608
Total		1.3231	11.8422	8.7419	0.0722		0.9141	0.9141		0.9141	0.9141	0.0000	13,093.8311	13,093.8311	0.2510	0.2401	13,171.6412

RELATED PROJECTS – ELECTRICITY TABLE

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	2.23151e+007	0.0000	0.0000	0.0000	0.0000
Arena	178710	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	2.27213e+006	0.0000	0.0000	0.0000	0.0000
General Office Building	2.27845e+007	0.0000	0.0000	0.0000	0.0000
Hotel	3.61222e+007	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore with Drive Thru	310500	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	9.13188e+006	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	3.72407e+006	0.0000	0.0000	0.0000	0.0000
Retirement Community	874701	0.0000	0.0000	0.0000	0.0000
Retail	1.6085e+006	0.0000	0.0000	0.0000	0.0000
Supermarket	2.05315e+006	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000