



APPENDIX M

**Public Utilities Technical Memorandum
and
Will Serve Letters**

**9176 Sunset Blvd Project
Utilities Technical Memorandum**

October 14, 2022

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PSOMAS

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1.0 OVERVIEW

The 9176 Sunset Blvd project, herein known as the Project, involves the development of a 5-story office building with retail and open space on a 0.43-acre site. The Project site is currently a car dealership building. The development site is located at 9176 Sunset Blvd and is bounded by Sunset Blvd to the North, Cory Ave to the West, an alley and office buildings to the South, and a parking lot the East.

2.0 SCOPE OF ANALYSIS

This analysis provides supporting information for the Project's environmental review pursuant to the California Environmental Quality Act (CEQA) and documents the results of Psomas' research regarding existing nearby utility infrastructure for the Project.

3.0 EXISTING UTILITIES AND REGULATORY FRAMEWORK

3.1 Existing Utility Providers

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

- Storm Drain – Los Angeles County Flood Control District
- Sanitary Sewer – Los Angeles County Department of Public Works
- Water – Beverly Hills Water, Metropolitan Water, and Los Angeles Department of Water and Power
- Electricity – Southern California Edison
- Natural Gas – Southern California Gas Company
- Telecommunications –
 - AT&T Distribution South
 - Charter Communications (Spectrum)
 - Extent

Note that existing storm drain infrastructure, as well as the Project's potential impacts on this infrastructure, is discussed in the water resources technical report prepared for the Project by Psomas on January 22, 2021.

3.2 Regulatory Framework

3.2.1 Water

The City of Los Angeles Department of Water and Power (LADWP), and Beverly Hills Water are responsible for providing water supply to the City of West Hollywood while complying with Local and State regulations. LADWP supplies water to the Project site.

Below are the State and Regional water supply regulations:

- California Code of Regulations, 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.
- 2016 California Green Building Standards Code, CCR, Title 24, Part 11 (CALGreen), adopted on January 1, 2016, requires a water use reduction of 20 percent below 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 Commissioners on April 27, 2016.
- Senate Bill 610, 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. For certain projects subject to CEQA review, SB 610 requires that urban water suppliers prepare a Water Supply Assessment (WSA) to determine whether the project water demand is included as part of the most recently adopted UWMP. All projects that meet any of the following criteria require a WSA:
 - A proposed residential development of more than 500 dwelling units.
 - A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons

- A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
- A proposed hotel or motel of more than 500 rooms
- 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
- A mixed-use project that falls in one or more of the above-identified categories
- 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.

Since the proposed Project does not meet or exceed any of the above thresholds, a WSA will not be required from LADWP.

The City of West Hollywood is served by the Los Angeles County Fire Department. The Los Angeles County Fire Code (County Fire Code; County Code Title 32) and Building Code (County Building Code; County Code Title 26) establish standards for the construction, design, and distribution of fire suppression facilities. The requirements address such issues as fire flow, minimum distance to fire stations, and public and private fire hydrants. In addition, fire prevention issues addressed in the County Fire Code include provisions for access roads, adequate road widths, and clearance of brush around structures located in hillside areas that are considered wildland fire risk areas. Furthermore, the County Water Code (County Code, Title 20, Division 1) specifies that water storage facilities be placed in a manner that ensures gravity emergency fire flow in the event power lines are damaged.

According to the Los Angeles County Fire Code, Section 105.7.26.2, construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. In addition, according to the Los Angeles County Fire Department (LACFD) Conditions of Approval for the Building Permit, the water system must be capable of the following minimum requirements:

- The water system is capable of delivering at least 1250 gallons per minute (GPM) at 20 pounds per square inch (psi) for two hours;
- The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access;
- The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

3.2.2 Sewer

The West Hollywood sewer system connects to regional sewer lines which transport sewage to the Hyperion Wastewater Treatment Plant. According to Title 15.04.010 of the West Hollywood Municipal Code, in order to comply with Waste Discharge Requirements (WDRs), Title 20, Utilities, Division 2, Sanitary Sewers and Industrial Waste, of the Los Angeles County Code as amended and in effect on January 2, 1990, is hereby adopted by reference as the “Sanitary Sewer and Industrial Waste Ordinance” of the City of West Hollywood.

The City of West Hollywood lies entirely within County Sanitation District No. 4 which provides for the conveyance, processing, and disposal of West Hollywood’s wastewater at the City of Los Angeles’ Hyperion Treatment Plant. The City of West Hollywood’s Sewer System Management Plan (SSMP) defers to the State Water Resources Control Board’s Statewide General Waste Discharge Requirements (WDR) For Sanitary Sewer Systems which described the Hyperion Sanitary Sewer System in accordance with WDRs adopted by the State Water Resources Control Board (SWRCB) on May 2, 2006. Section 8 – System Evaluation and Capacity Assurance Plan states that the City’s collection system has enough capacity to handle peak dry-weather flows. This report cites that Hyperion treatment facility has gone from 350 million gallons of water per day (MGD) to 260 MGD within this 10-year period due to water conservation measures in conjunction with an ongoing drought condition in the State.

The City of West Hollywood Municipal Code includes regulations that allow the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. West Hollywood Municipal Code 15.08.060 requires that the County

Engineer shall determine what capacity is necessary in each public sewer to provide for the proper collection of sewage in the City.

West Hollywood Municipal Code 15.08.080 requires the payment of fees for new connections to the sewer system at the time of issuance of permit. The rate structure is \$31 per one hundred gallons per day of additional peak flow created by the new construction or change in occupancy.

3.2.3 Electricity

Title 24 of the California Code of Regulations regulates energy consumption in new construction. The standards regulate energy consumed in buildings for heating, cooling, ventilation, and lighting. Title 24 is implemented through the local plan check and permit process. The current (2016) standards effective date is January 1, 2017 and it applies for new construction of both residential and non-residential buildings.

3.2.4 Natural Gas

As a public utility, the Southern California Gas Company (the Gas Co.) is under jurisdiction of the California Public Utilities Commission. As mentioned in section 3.2.3, Title 24 of the California Code of Regulations regulates energy consumption in new constructions. The standards regulate energy consumed in buildings for heating, cooling, ventilation, and lighting. Title 24 is implemented through the local plan check and permit process.

The Gas Co.'s 2018 Gas Report states that residential gas demand is expected to decrease at an annual average rate of 1.4 percent whereas commercial and industrial demand is expected to increase at an annual rate of 0.2 percent. This is mainly due to increased efficiency of power plants and the statewide efforts to use renewable sources of energy for electricity generation.

3.2.5 Telecommunications

As a private utility, telecommunications service providers operate under the jurisdiction of the California Public Utilities Commission. As mentioned in section 3.2.3, Title 24 of the California Code of Regulations regulates energy consumption in new constructions. The

standards regulate energy consumed in buildings for heating, cooling, ventilation, and lighting. Title 24 is implemented through the local plan check and permit process.

4.0 WATER

4.1 Existing Condition

LADWP owns and operates an 8” water main in the North side of Sunset Blvd, and an 8” water main in the West side of Cory Ave. Beverly Hills Water owns and operates a 10” water main in the West side of Cory Ave, 2 8” water mains in the East side of Cory Ave, and an 8” water main on the South side of Sunset Blvd. There is an abandoned 6” Beverly Hills water main in Sunset Blvd. Metropolitan Water owns and operates a 34” water main in the North side of Sunset Blvd. LADWP provides water service to the Project site. There are four existing fire hydrants within the vicinity of the Project site. Beverly Hills Water owns and operates three hydrants at the following locations: southeast corner of Sunset Blvd and Corey Ave, southeast corner of Sunset Blvd and Carol Drive, and on the east side of Carol Drive about 250 feet south of Sunset Blvd. LADWP owns and operates a fire hydrant on the southwest corner of Sunset Blvd and Carol Drive.

Because it is common practice to consider sewer and water demands as similar, LACSD’s average wastewater generation factors were used to calculate the estimated existing water demand of the site as follows:

Existing Use	Average Generation Factor ^(a)	Existing Number of Units	Average Daily Water Demand (GPD)
Auto Sales	100 GPD /1,000 SF	7,539 SF	754
Proposed Total Demand	-	-	754

(a) Factors provided in LACSD’s Table 1, Loadings for Each Class of Land Use

Landscaping demand was not considered in the existing condition as it is deemed insignificant on an approximately 99% impervious site. The omission will result in a more conservative net demand comparison.

4.2 Proposed Condition

The proposed Project includes 45,032 SF of office and back of house space, and 7,967 SF of high turnover restaurant space per 9176 Sunset Entitlement Set. Using LACSD’s average

wastewater generation factors, the estimated proposed water demand of the proposed Project as follows:

Proposed Use	Average Generation Factor ^(a)	Proposed Number of Units	Average Daily Water Demand (GPD)
Restaurant	1,000 GPD /1,000 SF	7,967 SF	7,967
Office BOH/MEP	200 GPD/1,000 SF	45,032 SF	9,006
Irrigation	-	ETWU=54,405 gallons ^(b)	149
Proposed Total Demand	-	-	17,122
Proposed Total Water Demand with 2.5 Peaking Factor	-	-	42,806

(a) Factors provided in LACSD’s Table 1, Loadings for Each Class of Land Use

(b) Irrigation calculated per The State of California’s Model Water Efficient Landscape Ordinance

The Project’s net daily water demand is as follows:

	Gallons Per Day (GPD)
Existing: Average Daily Water Total Demand	754
Proposed: Average Daily Water Total Demand	17,122
Delta:	+16,368

The difference between the average daily water demand before and after the project is approximately 16,400 gallons per day. The Project will create an increased net water demand of 42,806 GPD. Domestic water is expected to be the main contributor of water consumption for the Project. However, fire water demands will create a much greater immediate impact on the water network, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP and Beverly Hills Water for the Project. See Appendix for the results of the Information of Fire Flow Availability for Building Permit (Form 196) from Beverly Hills Water and Service Availability Report (SAR) from LADWP, respectively.

4.3 Significance Thresholds – Water

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to water supply and infrastructure if it would:

- a) 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 could cause significant environmental effects?
- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

In assessing impacts related to water supply and infrastructure, the City will use Appendix G as the thresholds of significance.

4.4 Project Impacts

4.4.1 Construction

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal, and re-compaction, etc. The contractor will bring their own portable bathroom and wash stations which will have their own self-contained water source and wastewater storage. They will not connect to the adjacent sewer or water infrastructure for those uses. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use would be around 1,000 gallons per day (GPD). Considering that the Project demands are 42,806 GPD, the temporary water usage is far less than the proposed water demand. Therefore, the water demand should pose no significant impacts.

The Project will require construction of new, on-site water laterals to serve the new building and facilities of the proposed Project. Construction impacts associated with the installation of water lateral lines would primarily involve trenching to place the water laterals and meters 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. During such construction activities, emergency access to the Project Site as well as existing vehicular and non-vehicular traffic flow would be preserved by the construction management plan approved by the City for the Project.

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.

4.4.2 Operation

According to the Los Angeles County Fire Code, Section 105.7.26.2, construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. In addition, according to the Los Angeles County Fire Department (LACFD) Conditions of Approval for the Building Permit, the water system must be capable of the following minimum requirements:

- The water system is capable of delivering at least 1250 gallons per minute (GPM) at 20 pounds per square inch (psi) for two hours;
- The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access;
- The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

There are a total of four hydrants within 450 feet of the Project site. The Information of Fire Flow Availability for Building Permit (Form 196) has been submitted to Beverly Hills Water, see Appendix for completed Form 196. The information provided is based on historical data, and Beverly Hills Water has confirmed that "...2014 test data reflects current conditions as there has been no significant changes to the Beverly Hills water distribution system in your project area." The 2014 test results showed that at 20 psi, there is a flowrate of 6,739.67 GPM satisfying the minimum LACFD flow requirement. The Fire Flow Availability report assess the pressures of multiple hydrants flowing simultaneously and determines if any water main upgrades would be required to meet the Fire Department requirements for public fire department access.

A Service Availability Report (SAR) was also submitted to LADWP for two new proposed private fire water connections to the building. The SAR assesses the pressure of the 8" water pipes within the vicinity of the Project when there are two 8" fire service connections and determines if any

water main upgrades would be required to meet the Fire Department requirements for the building’s fire demands.

5.0 SEWER

5.1 Existing Condition

There is an existing 8” public sewer main in Carol Dr, and an 8” public sewer main on Cory Ave. There are two 8” public sewer mains on Sunset Ave, and a 10” sewer public main on Sunset Ave. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 million gallons per day (MGD) at the Hyperion Water Reclamation Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant). These figures for treatment plant capacity are referenced from the California Regional Water Quality Control Board Order R4-2005-0020 dated April 7, 2005.

LACSD’s average wastewater generation factors were used to calculate the estimated wastewater demand of the existing site as follows:

Existing Use	Average Generation Factor ^(a)	Existing Number of Units	Average Daily Water Demand (GPD)
Auto Sales	100 GPD /1,000 SF	7,539 SF	754
Proposed Total Demand	-	-	754

(a) Factors provided in LACSD’s Table 1, Loadings for Each Class of Land Use

5.2 Proposed Condition

Using the Project architect’s program summary as provided in the 9176 Sunset Entitlement Set, the table below shows the proposed Project’s wastewater flows by land use type:

Proposed Use	Average Generation Factor ^(a)	Proposed Number of Units	Average Daily Water Demand (GPD)
Restaurant	1,000 GPD /1,000 SF	7,967 SF	7,976
Office + BOH/MEP	200 GPD/1,000 SF	45,032 SF	9,006
Proposed Total Demand	-	-	16,982
Proposed Total Water Demand with 2.5 Peaking Factor	-	-	42,455

(b) Factors provided in LACSD’s Table 1, Loadings for Each Class of Land Use

A sewer area study has been completed for the region surrounding the project site considering all adjacent sewer mains upstream and down the sewer main system. An evaluation has been completed up to when the West Hollywood sewer main joins the LA County Sanitation District's trunk sewer line which is defined as a pipe of 12" diameter. This study has confirmed that no system upgrades are required to be needed in order to provide capacity for the system. A will serve letter has been written by the LACSD, dated October 11, 2022 which confirms this finding.

5.3 Significant Thresholds – Sewer

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to wastewater if it would:

- a. 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 could cause significant environmental effects?
- b. Result in a determination by the waste water 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?
- c. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- d. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

In assessing impacts related to wastewater, the City will use Appendix G as the thresholds of significance.

5.4 Project Impacts

5.4.1 Construction

Construction activities for the Project would result in wastewater generation, but would not impact local infrastructure, as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the local wastewater system. Thus, wastewater

generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, the Project construction impacts to the wastewater system would be less than significant.

The Project will require construction of new wastewater infrastructure to serve the new buildings and facilities of the proposed Project. 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 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, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Should perched groundwater be encountered during construction, it would be directed to a dewatering system and discharged in accordance with all applicable rules and regulations under the NPDES CGP regulations and the City's grading permit conditions. 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.

5.4.2 Operation

The project has performed a sewer area study and concluded that the Project demands in conjunction with existing conditions and forecasted growth, which will allow the Project to discharge up to 42,455 GPD of wastewater to an existing sewer main. A sewer will serve letter, dated October 11, 2022 has been attained from the LACSD verifying the project's ability to connection to the downstream trunk sewer main.

As discussed above, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 MGD at the Hyperion Water Reclamation Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant). The Project's proposed wastewater generation is

approximately 42,455 GPD. This is equivalent to far less than one percent of the Hyperion Water Reclamation Plant's capacity where the Project's wastewater would be treated. Consequently, impacts on wastewater treatment capacity are less than significant.

6.0 ELECTRICITY

6.1 Existing Condition

The existing power service in the vicinity of the Project site is supplied by Southern California Edison. Based on the substructure review, there are existing underground electric lines within the vicinity of the Project.

6.2 Proposed Condition

The anticipated proposed electrical connected loads for the project are as follows:

LED signage:

- $19,340 \text{ sf} \times 70 \text{ w/sf} = 1354 \text{ KVA}$ connected load.
- Per sign manufacture average demand load for another project $19,340 \text{ sf} \times 8 \text{ w/sf} = 154.72 \text{ KVA}$
- Average annual energy usage: $154.72 \times 19\text{hr/day} \times 365 \text{ days} = 1,072,983.2 \text{ KWH}$ annually
- Final numbers will be dependent upon actual sign pixels.

Building connect load:

- Estimate: 1330 KVA or $1330/88,700\text{sf} = 15 \text{ w/sf}$ This load includes the following:
 - 133 KVA for (20) EVCS
 - 200 KW for (2) electric kitchens
 - 140 KW for electric water heaters.

The 100HP fire pump has not been included in the building connected load calculation. Historically, maximum energy demand loads are around 35% of the connected load, for a total energy demand of approximately 465.5 KVA.

The anticipated energy usage is as follows:

- Building annual MBTU = 2,184 (from Site Energy Use below)
- Building annual kWh = 640,189 (assume all energy is electric)
- Parking ventilation kWh = $2.39 \text{ kBTU/sf} \times 35,580 \text{ sf} / 3.412 = 59,565$
- Parking lighting kWh = $0.15 \text{ W/sf} \times 8760 \text{ hrs} \times 35,580 \text{ sf} / 1000 = 46,752$
- **Total building annual electricity = 746,506 kWh**

The actual proposed energy use will be determined later. Energy use may be lower than the above estimate as sustainability measures are incorporated.

6.3 Significance Thresholds – Electricity

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to electricity if it would:

- a. 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 could cause significant environmental effects?

6.4 Project Impacts

The proposed connection size and locations for the electrical connection for this site are unknown currently. The estimated power requirement for this Project described in section 6.2 are considered part of the total growth forecast for the City and is assumed to be part of the planned growth of the power system. The connection will be constructed by Southern California Edison and follow all appropriate regulatory requirements of such a connection. New service point connections to electrical services to the new buildings will be provided in conformance with all applicable federal, state, and County requirements. A will serve letter dated 3/19/21 has been received by Southern California Edison. Based on similar projects of this size, there are no service upgrades expected at this time.

7.0 NATURAL GAS

7.1 Existing Condition

The existing natural gas service in the vicinity of the Project site is supplied by Southern California Gas Company (SoCal Gas). From record substructure maps it has been determined that there is an existing 3” gas line in Cory Ave, and an abandoned 4” gas line in Cory Ave. There are two existing 3” gas lines, four existing 2” gas lines, three existing 4” gas lines, and an existing 6” gas line in Sunset Blvd. There is an abandoned 4” gas line in Sunset Blvd. There is an abandoned 4” gas line and an existing 3” gas line in Carol Ave.

7.2 Proposed Condition

The Project does not intent to use natural gas as all appliances will be electric. However, in order to account for the possibility of future use, a lateral service connection will be made from Cory Drive to the building. A will serve letter request has been issued to Southern California Gas Company. Based on similar projects of this size, no upgrades to the natural gas system are expected.

7.3 Significance Thresholds – Natural Gas

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to natural gas if it would:

- a. 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 could cause significant environmental effects?

7.4 Project Impacts

The proposed connection size and location for the natural gas connection for this site is unknown at this time. The connection will be constructed by Southern California Gas Company and follow all appropriate regulatory requirements of such a connection. New service point connection to natural gas services to the building

8.0 TELECOMMUNICATIONS FACILITIES

8.1 Existing Condition

The existing telecommunications services in the vicinity of the Project site are supplied by various utilities providers such as AT&T Distribution, Spectrum, Extent, and Crown Castle. The companies were found through a DigAlert search and were reached out to for a Utilities Request. Crown Castle stated they do not own and operate utilities in the Project's limits. Spectrum confirmed that they own and operate utilities in the Project's Limits. AT&T Distribution and Extent has not confirmed utilities being present in the Project's vicinity. Any street improvement activities conducted as part of the Project, would protect the existing conduit in place unless it is required to be removed and replaced by AT&T during the design review process. There are no existing cellular towers located adjacent to the Project Site and no cellular towers are proposed by the Project.

8.2 Proposed Condition

The proposed connection size and locations for telecom connections for this site are unknown currently. Because of the availability of many telecom companies within the vicinity of the Project site, no upgrades to the telecom systems are expected. These connections will be constructed by the private utility service provider and follow all appropriate regulatory requirements of such a connection. New service point connections to provide telecommunications services to the new buildings will be provided in conformance with all applicable federal, state, and County requirements.

8.3 Significance Thresholds – Telecommunications

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to telecommunications if it would:

- a. 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 could cause significant environmental effects?

8.4 Project Impacts

A will serve letter request has been sent to Spectrum, also known as Charter Communications, AT&T, and Extent. Based on similar projects of this size, there are no service upgrades expected at this time.

9.0 LEVEL OF SIGNIFICANCE

Based on the analysis of the proposed Project, no significant impacts have been identified for water, sewer, electrical, natural gas, or telecommunications facilities.

10.0 APPENDICIES

CODE MATRIX

THE FOLLOWING BUILDING CODES ARE REFERENCED HEREIN:

- 2019 California Building Code (CBC), as amended by the County of Los Angeles (LACBC) and adopted by the City of West Hollywood incorporating the following:
 - City of West Hollywood Municipal Code (WHMC)
 - City of West Hollywood Sunset Specific Plan & Amendments (SPP)
 - 2019 California Building Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Energy Code
 - 2019 California Green Building Code
 - 2019 California Fire Code
 - All Codes with all County of Los Angeles amendments

ITEM NO.	ORDINANCE REQUIREMENT	CODE	ARTICLE NO.	PAGE NO.	PLAN PROVISIONS
1.0 ZONING REQUIREMENTS					
	Site Area 8 - West End:	8-D	SSP Section 2, Areas-8		
	Floor Area Ratio:	2.85 FAR (2.75 Base + Minor Landmark 0.10)	SSP Section 2, Areas-8		
	Recommended Heights:	90 feet (8-D West) 45 feet (8-D East)	SSP Section 2, Areas-8		
	Allowed projections above height limits:	Mechanical rooms and enclosures: 10 ft, 15% Roof coverage Non-occupiable architectural features: 12 ft	WHMC Sec 19.20.080, Table A		
	Setback	15 feet average from curb	SSP Section 1, III.1		
	Open Space	15% of the Gross Site Area	SSP Section 1, III.1		
	Parking garage minimum height:	8'-6" clear driveways	WHMC Section 19.28.090(B4)		
2.0 OCCUPANCY REQUIREMENTS					
2.01	Building Use:	Mixed-use, non-separated occupancies	LACBC Section 508.3.3		
2.02	Building Classification				
	Primary Occupancies:	Office, Group B Restaurants, Group A-2	LACBC		
	Secondary Use - Auxiliary Use:	Enclosed Parking, Group S-2 Open Parking, Group S-2 Mechanical/Utility/Building Service Space, Group S-2	LACBC		
2.03		Office / Business: 100 SF / business	LACBC Table 1004.1.2		
2.04	Occupant Load Factor	Retail: 60 SF / occupant Restaurant: 15 net (tables & chairs) Kitchen: 200 SF / occupant Storage / Building support: 200 SF / occupant Parking: 200SF / occupant			
3.0 BUILDING REQUIREMENTS					
3.01	Construction Type:	Type 1A	LACBC Table 504.3, 506.2		
3.02	Height Limitations:	Unlimited	LACBC Table 504.3, 504.4		Building is 195 feet and 5 stories tall.
3.03	Area Limitations:	Unlimited	LACBC Table 506.2		Refer to Sheet G0.102 for gross proposed building areas.
4.0 FIRE RESISTIVE RATING REQUIREMENTS - TYPE 1, FIRE RESISTIVE CONSTRUCTION					
4.01	Exterior Bearing Walls	2	LACBC Table 601		Refer to Life Safety Documents.
4.02	Exterior Non-Bearing Walls:	1 hr. if less than 20' from neighbor	LACBC Table 602		
4.03	Interior Bearing Walls:	2	LACBC Table 601		
a.	Supporting Roof only	1	LACBC Table 601		
4.04	Interior Non-Bearing Walls:	0	LACBC Table 601		
a.	All Shaft Enclosures	2	LACBC Table 707.3, 713.4		
e.	Elevator Machine Room	2	LACBC Table 3005.4		
f.	Elevator Lobby	Smoke Partition w/ 20 minute doors	LACBC Table 3006.3; Exception 2, 710		
i.	Electrical Rooms	2	LACBC		
4.05	Structural Frame	2	LACBC Table 601		
4.06	Floor Construction	2	LACBC Table 601		
4.07	Roof Construction	1	LACBC Table 601		
4.08	Occupancy Separations	0	LACBC Section 508.3		
5.0 FIRE PROTECTION EQUIPMENT					
5.01	Sprinkler Systems - Automatic Sprinkler Systems	Fully automatic fire sprinklers are required. Secondary water storage tank	LACBC Table 903.2 LACBC Section 403.3.3	Refer to MEP documents.	Approx 40,000 gallon secondary water storage tank provided
5.02	Standpipe Systems	Fire Pump Class 1 standpipe system in accordance with NFPA 14. The standpipe system is to be automatic wet and is to be designed to be pressurized by the redundant fire pump system in order to meet the standpipe pressure demand.	LACBC Section 403.3 and 913 LACBC Table 905.4.1, 905.4.2		
5.03	Fire Alarm Systems	Emergency voice/ alarm communication system is required for the building	LACBC Table 907.2.1.1, 907.5		
5.04	Emergency Voice/Alarm Communication	The building will provide voice communication system per NFPA 72-2016.	LACBC Table 907.2.1.1		
5.05	Smoke Detection	Smoke detection is required.	LACBC LACBC 420, 907.2.13, and NFPA 72.		
5.06	Smoke Control and Stair Pressurization	Floor to Floor smoke control and Stair pressurization are	LACBC CCR Title 19, Division		
5.07	Fire Command Center		LACBC Section 403.4.6		
5.08	Emergency Power and Standby Power	Emergency power system required	LACBC Section 403.4.8		
5.09	Portable Fire Extinguishers	Throughout the building in accordance with 75'-0" travel distance and maximum floor area coverage based on extinguisher size	LACBC CCR Title 19, Division 1, Section 568, Table 2	Refer to Life Safety Documents.	
6.0 EXIT REQUIREMENTS					
6.01	Minimum Number of Exits for Occupancy 1-500	2 minimum per story	LACBC Table 1006.3.1		Refer to Life Safety Documents.
6.02	Maximum Travel Distance				
	Group A-2, A-3, M, R-1	250' Sprinkled	LACBC Table 1017.2		
	Group B	300' Sprinkled	LACBC Table 1017.2		
	Group S-2	400' Sprinkled	LACBC Table 1017.2		
6.03	Separation Required	1/3 max diagonal	LACBC Table 1007.1.1 (Exc		
	High-rise Separation	Lesser of 1/4 diagonal or 30'.	LACBC Section 403.5.1		
a.	Increases Permitted:				
	Exit Access Provided	250'	LACBC Table 1017.2		
6.04	Dead End Corridor	20'	LACBC 1020.4		
a.	Exceptions				
	R-1, B, F, M, S Max length (ft)	50'	LACBC Table 1020.4(2)		
6.05	Common Path of Travel				
	Group A-2, A-3, M, R-1	75'	LACBC Table 1006.2.1		
	Group B, S-2	100'	LACBC Table 1006.2.1		
6.06	Exit Widths				
a.	Egress Sizing				
	1) Stairways	Stairways shall be calculated by 0.2 inches per occupant in buildings equipped w/ automatic sprinkler system and emergency voice/ alarm communication system.	1005.3.1		
	2) Other Egress Components	Other components shall be calculated by 0.15 inches per occupant in building equipped w/ automatic sprinkler system and emergency voice/ alarm communication system.	1005.3.2		
6.06	Exit Discharge	A minimum of 50% of exits must discharge directly to the exterior of the building	1028.1		

SITE & FLOOR AREA SUMMARY

AREA 8-D (SUNSET SPECIFIC PLAN)

AREA CALCS	MAXIMUM FLOOR AREA 53,033 SF (53,033 SF = 18,608 SF LOT AREA x 2.85 FAR)	
FAR 2.85	FLOOR AREA	OPEN SPACE
LEVEL 06 - ROOF	BOH / MEP TOTAL	636 636
LEVEL 05	OFFICE RESTROOMS/MEP/CORE+SHAFTS TERRACE PLANTING AREA TOTAL	7,638 1,380 429 330 9,018 759
LEVEL 04	OFFICE RESTROOMS/MEP/CORE+SHAFTS TERRACE PLANTING AREA TOTAL	7,974 1,358 664 332 9,332 996
LEVEL 03	OFFICE RESTROOMS/MEP/CORE+SHAFTS TERRACE PLANTING AREA TOTAL	9,102 1,380 1,947 1,996 10,482 3,943
LEVEL 02	OFFICE RESTROOMS/MEP/CORE+SHAFTS TERRACE TOTAL	11,616 1,356 0 12,972 0
LEVEL 01	OFFICE (LOBBY) TERRACE/PLAZA PLANTING RESTAURANT: 7,967 SF ← RETAIL/F&B - WEST TENANT RETAIL/F&B - EAST TENANT BOH / MEP - OFFICE BOH / MEP - for F&B/RETAIL TOTAL	590 394 228 4,569 3,323 2,002 75 10,559 622
ABOVE GROUND TOTAL		52,999
TOTAL AREA BREAKDOWN		FLOOR AREA 36,920
RESTAURANT: 7,967 SF ←		RETAIL / F&B 7,892
BOH/MEP/CORE+SHAFTS: 8,112 SF ←		BOH / MEP / CORE+SHAFTS 8,187
		TERRACES 3,434
		PLANTING AREA 2,886

OPEN AREA

OPEN SPACE CALCS

The SSP requires that the project provides open space for a minimum of 15% of the gross site area. In the SSP, "Open space" is defined as "Both private and public areas left open and clear of building and designed to create a more pleasant and hospitable environment. Open space is landscaped and preferably includes amenities such as benches water fountains, public art, etc."

OPEN SPACE	SITE LOT AREA (SF)	MULTIPLIER	REQUIRED (SF)	PROVIDED (SF)
	18,608	15%	2,791	6,320

PARKING SUMMARY

PARKING CALCS

	AREA	REQUIRED STALLS
F&B - West Tenant	3.5 PER 1000 SF	4,569
F&B - Outdoor seating	3.5 PER 1000 SF	350
F&B - East Tenant (+MEP Retail SF)	3.5 PER 1000 SF	3,398
Second Use Reduction	50% reduction of all secondary use spaces	13,50
OFFICE	2 PER 1000 SF FIRST 25000 SF 1 PER 1000 SF (after first 25000sf)	25,000 20,032
LOADING	1 LOADING/40,000SF	45,032

TOTAL REQUIRED CAR PARKING	84
TOTAL REQUIRED LOADING SPACES	2
TOTAL RIDE SHARING SPACES PROVIDED (NOT REQUIRED)	2
TOTAL PARKING PROVIDED	86
TOTAL LOADING PROVIDED	2

STALL TYPES	LL01	LL02	LL03	TOTAL TYPES
ADA STANDARD	4			4
ADA VAN	2			2
COMPACT (40% MAX)	9	12	13	34
STANDARD	1	10	15	26
ELECTRIC CHARGING (EV)	6	8	6	20

TOTAL PARKING	24	30	34	86
LOADING	2			2
TOTAL LOADING	2			2

TOTAL EV PARKING (20% OF TOTAL REQ'D PARKING) 20

BIKE PARKING CALCS

	REQUIRED	PROVIDED
SHORT-TERM	1 PER EA 5,000 - 9,999 SF	1
	1 PER EA ADDITIONAL 10,000 SF	5
LONG-TERM	1 PER 7,500 SF	8
TOTAL REQUIRED BIKE PARKING	14	
TOTAL BIKE PARKING PROVIDED	14	16

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Gensler

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Date	Description
12/23/2019	ENTITLEMENT PRE-SUBMITTAL
03/19/2020	ENTITLEMENT SUBMITTAL
12/04/2020	ENTITLEMENT PRE-SUBMITTAL
01/29/2021	ENTITLEMENT RE-SUBMITTAL
02/04/2022	ENTITLEMENT SUBMITTAL UPDATES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

Project Number

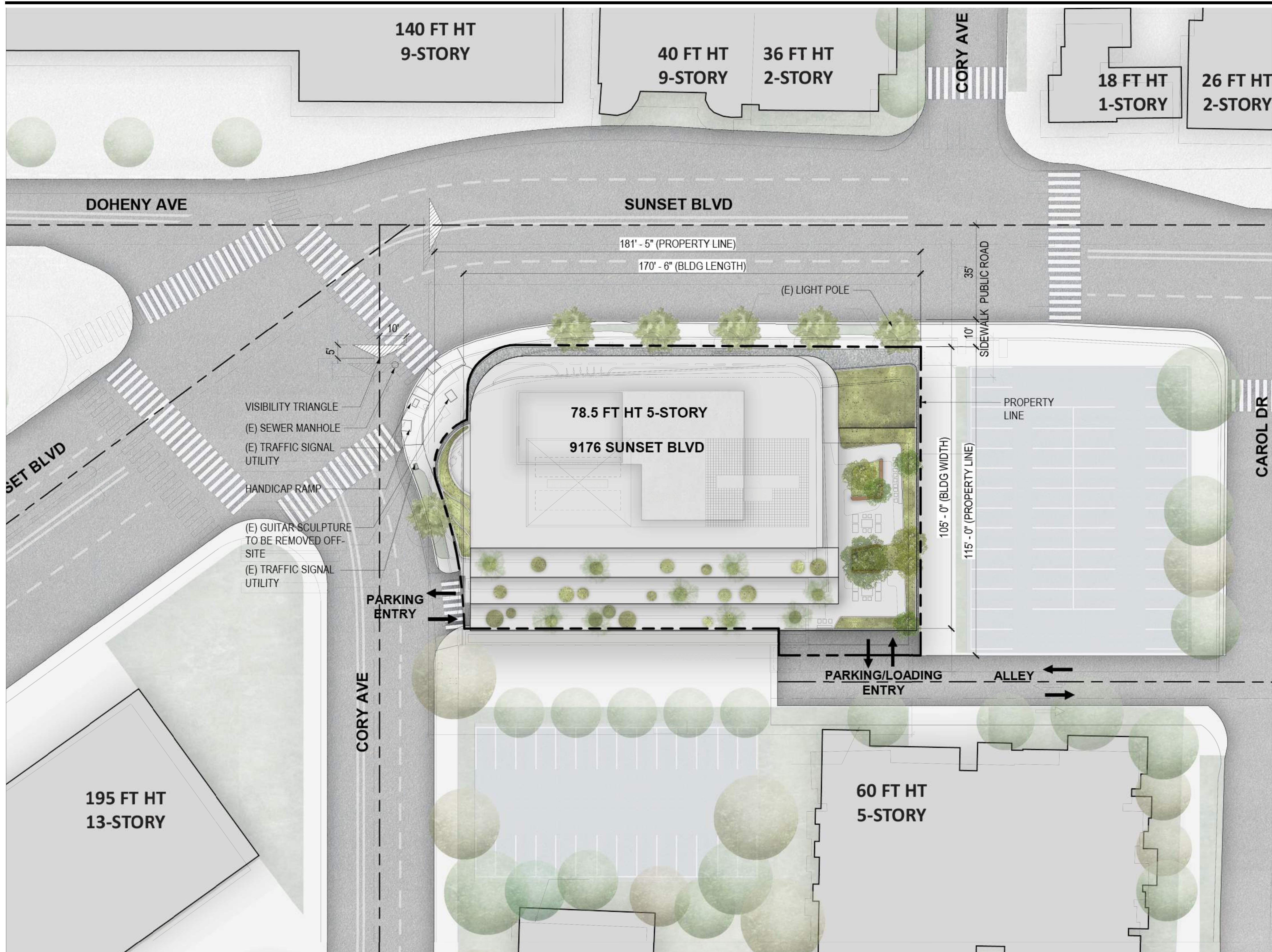
05.2543.000

Description

PROJECT DATA

Scale

A0.02



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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 Sunset Jewel Box

Project Number
 05.2543.000

Description
 SITE PLAN - PROPOSED

Scale
 1/16" = 1'-0"

A1.00

PLANTING NOTES

- DRAWING IS DIAGRAMMATIC. VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL TREE STAKING LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY DIGGING.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL STORE PLANT MATERIAL IN SHADE AND PROTECT FROM SUN. ENSURE ON SITE WATERING PRIOR TO PLANTING.
- FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% WITH 60% SOIL OF SITE AND 40% FIR BARK, UNLESS OTHERWISE NOTED. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

1 GAL	2
5 GAL	5
15 GAL	10

24" BOX AND UP 14

PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.
- "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATED WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES AFTER PLANTING.
- ALL PROPOSED SHRUB AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS:
 - IMMEDIATELY AFTER PLANTING.
 - AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND
 - AT THE END OF THE MAINTENANCE PERIOD.
- ALL PLANTING AREAS TO BE TOP DRESSED WITH MULCH PER SPECIFICATIONS.
- INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL TYPE	HYDROZONE DESCRIPTION	QTY	DETAIL	PLANT FACTOR	IRRIGATION
	H-101 HYDROZONE 1	1,733 SF		.5	DRIP AREA .81
	H-102 HYDROZONE 2	2,761 SF		.2	DRIP AREA .81

WATER EFFICIENT LANDSCAPE WORKSHEET								
Landscape Area (LA)		Reference Evapotranspiration (E _o)		Conversion Factor (to Gallons/SF)		Evapotranspiration Adjustment Factor (ETAF)		
Regular	4494.00	Reference Site	E _o					
Special	0.00	Los Angeles	50.1	0.62		0.45		
TOTAL	4,494.00							
Estimated Applied Water Use (EAWU):								
Hydrozone No.	Hydrozone Description	Hydrozone Area (FT ²)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	(ETAF x Area)	Estimated Total Water Use (ETWU) (Gallons)
H-1	Shrubs	1,733	0.5	Drip Area	0.81	0.62	1,069.75	33,228.67
H-2	Shrubs	2,761	0.2	Drip Area	0.81	0.25	681.73	21,175.85
Total Area		4,494			TOTALS	4494	1,751.48	54,404.52
SPECIAL LANDSCAPE AREAS - IRRIGATED BY SOURCE								
Hydrozone No.	Hydrozone Description	Hydrozone Area (FT ²)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	(ETAF x Area)	Estimated Total Water Use (ETWU) (Gallons)
H-4	Native Planting (L)	0	0.2	DRIP	0.81	0.25	0.00	0.00
H-5	Bioswale (L)	0	0.2	DRIP	0.81	0.25	0.00	0.00
H-6	Demo Garden (M)	0	0.5	DRIP	0.81	0.62	0.00	0.00
H-7	Roof Garden (L)	0	0.2	DRIP	0.81	0.25	0.00	0.00
Total Area		0			TOTALS	0	0.00	0.00
ETAF Calculations								
Regular Landscape Areas				ESTIMATED TOTAL WATER USE (ETWU)		54,405	GALLONS	
Average ETAF		0.39		MAXIMUM ALLOW WATER ALLOWANCE (MAWA)		62,817	GALLONS	
All Landscape Areas								
Sitewide ETAF		0.39						

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	AGA BL2	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	LOW	40
	AGA BL4	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	LOW	25
	ALO PET	ALOE PETRICOLA / ALOE	5 GAL	LOW	34
	ALO POL	ALOE POLYPHYLLA / SPIRAL ALOE	1 GAL	LOW	17
	ARB HYB	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	48" BOX	LOW	3
	CAR GRE	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	5 GAL	LOW	34
	COR C33	CORREA GLABRA 'COLOBAN RIVER' / COLIBAN RIVER ROCK FUCHSIA	5 GAL	LOW	94
	COR IV2	CORREA X 'IVORY BELLS' / IVORY BELLS AUSTRALIAN FUCHSIA	5 GAL	LOW	28
	GRE COA	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL	LOW	26
	LEU GO2	LEUCADENDRON X 'SAFARI GOLDSTRIKE' / YELLOW CONEBUSH	5 GAL	LOW	61
	LOM PL8	LOMANDRA LONGIFOLIA PLATINUM BEAUTY / PLATINUM BEAUTY MAT RUSH	5 GAL	MODERATE	54
	MYR DWA	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	5 GAL	LOW	21
	OLE MON	OLEA EUROPAEA 'MONTRA' TM / LITTLE OLLIE OLIVE	5 GAL	LOW	11
	PIS CHI	PISTACIA CHINENSIS / CHINESE PISTACHE	36" BOX	MODERATE	5
	ROS HUN	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	5 GAL	VERY LOW	52
	TRI BRI	TRISTANIA CONFERTA / BRISBANE BOX	60" BOX	MODERATE	3
	WES GR5	WESTRINGIA FRUCTICOSA 'GREY BOX' / DWARF COAST ROSEMARY	5 GAL	LOW	53
	WES LOW	WESTRINGIA FRUTICOSA 'WES06' TM / LOW HORIZON COAST ROSEMARY	5 GAL	LOW	45
	MAN ENM	X MANGAVE SPP / MANGAVE	15 GAL	LOW	47
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	FES GLA	FESTUCA GLAUCA / BLUE FESCUE	1 GAL	LOW	111
	SAN LEM	SANTOLINA VIRENS 'LEMON FIZZ' / CHARTREUSE LAVENDER COTTON	1 GAL	LOW	205
	SEN SER	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL	LOW	95
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	DIC SIL	DICHONDRA ARGENTEA 'SILVER FALLS' / SILVER FALLS DICHONDRA	1 GAL	MODERATE	195

	HANGING BASKETS	118 sf		
	Nephrolepis cordifolia / Sword Fern	11	5 GAL, MODERATE	20% @ 18" oc
	Passiflora x 'Lavender Lady' / Passion Vine	31	5 GAL, MODERATE	25% @ 12" oc
	Philodendron x 'Xanadu' / Xanadu Philodendron	5	5 GAL, MODERATE	25% @ 30" oc
	Vigna caracalla / Snail Vine	37	Size, MODERATE	30% @ 12" oc
	LINEAR HANGING PLANTERS	196 sf		
	Hedera helix / English Ivy	26	5 GAL	50% @ 24" oc
	Trachelospermum jasminoides / Chinese Star Jasmine	26	5 GAL, MODERATE, 12" O.C.	50% @ 24" oc

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Date	Description
12/23/2019	ENTITLEMENT PRE-SUBMITTAL
02/21/2020	ENTITLEMENT SUBMITTAL
01/28/2021	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Sunset Jewel Box

Project Number

05.2543.000

Description

PLANTING SCHEDULE

Scale

1/8" = 1'-0"

L2.00



October 11, 2022

Ref. DOC 6708241

Ms. Alisha A. Flores
Assistant Project Manager
PSOMAS
555 Flower Street, Suite 4300
Los Angeles, CA 90071

Dear Ms. Flores:

Will Serve Letter for Sunset Jewel Box

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on September 27, 2022. The proposed project is located within the jurisdictional boundary of District No. 4. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to either or both the Districts' Sherman Trunk Sewer, located in Huntley Drive at Santa Monica Boulevard, or the Sherman Relief Trunk Sewer, located in Santa Monica Boulevard at Palm Avenue. The Districts' 12-inch diameter Sherman Trunk Sewer has a capacity of 3.7 million gallons per day (mgd) and conveyed a peak flow of 0.2 mgd when last measured in 2019. The Districts' 18-inch diameter Sherman Relief Trunk Sewer has a capacity of 4.1 mgd and conveyed a peak flow of 1.7 mgd when last measured in 2019.
2. Wastewater generated by the proposed project will be treated by the City of Los Angeles Hyperion Treatment System. Questions regarding sewerage service for the proposed project should also be directed to the City of Los Angeles' Department of Public Works.
3. The expected increase in average wastewater flow from the project, described in the application as 45,032 square feet of office space and a 7,967 square-foot restaurant, is 13,500 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at dcurry@lacsdc.org.

Very truly yours,

Donna J. Curry

Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:dc

cc: A. Schmidt
A. Howard

TABLE 1
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
RESIDENTIAL				
Single Family Home	Parcel	260	1.22	0.59
Duplex	Parcel	312	1.46	0.70
Triplex	Parcel	468	2.19	1.05
Fourplex	Parcel	624	2.92	1.40
Condominiums	Parcel	195	0.92	0.44
Single Family Home (reduced rate)	Parcel	156	0.73	0.35
Five Units or More	No. of Dwlg. Units	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
COMMERCIAL				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft ²	100	0.43	0.23
Supermarket	1000 ft ²	150	2.00	1.00
Shopping Center	1000 ft ²	325	3.00	1.17
Regional Mall	1000 ft ²	150	2.10	0.77
Office Building	1000 ft ²	200	0.86	0.45
Professional Building	1000 ft ²	300	1.29	0.68
Restaurant	1000 ft ²	1,000	16.68	5.00
Indoor Theatre	1000 ft ²	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft ²	3,700	15.86	8.33
Tunnel - Recycling	1000 ft ²	2,700	11.74	6.16
Wand	1000 ft ²	700	3.00	1.58
Financial Institution	1000 ft ²	100	0.43	0.23
Service Shop	1000 ft ²	100	0.43	0.23
Animal Kennels	1000 ft ²	100	0.43	0.23
Service Station	1000 ft ²	100	0.43	0.23
Auto Sales/Repair	1000 ft ²	100	0.43	0.23
Wholesale Outlet	1000 ft ²	100	0.43	0.23
Nursery/Greenhouse	1000 ft ²	25	0.11	0.06
Manufacturing	1000 ft ²	200	1.86	0.70
Dry Manufacturing	1000 ft ²	25	0.23	0.09
Lumber Yard	1000 ft ²	25	0.23	0.09
Warehousing	1000 ft ²	25	0.23	0.09
Open Storage	1000 ft ²	25	0.23	0.09
Drive-in Theatre	1000 ft ²	20	0.09	0.05

TABLE 1
(continued)
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
COMMERCIAL				
Night Club	1000 ft ²	350	1.50	0.79
Bowling/Skating	1000 ft ²	150	1.76	0.55
Club	1000 ft ²	125	0.54	0.27
Auditorium, Amusement	1000 ft ²	350	1.50	0.79
Golf Course, Camp, and Park (Structures and Improvements	1000 ft ²	100	0.43	0.23
Recreational Vehicle Park	No. of Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundry	1000 ft ²	3,825	16.40	8.61
Mortuary/Cemetery	1000 ft ²	100	1.33	0.67
Health Spa, Gymnasium				
With Showers	1000 ft ²	600	2.58	1.35
Without Showers	1000 ft ²	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
INSTITUTIONAL				
College/University	Student	20	0.09	0.05
Private School	1000 ft ²	200	0.86	0.45
Church	1000 ft ²	50	0.21	0.11



FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION (To Be Completed By Applicant)

PART I

Building Address: _____

City or Area: West Hollywood _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Applicant: _____ Telephone: () _____

Address: _____

City: West Hollywood _____

Occupancy (Use of Building): _____ Sprinklered: Yes No

Type of Construction: _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

Applicant's Signature

Date

PART II-A

**INFORMATION ON FIRE FLOW AVAILABILITY
(To be completed by Water Purveyor)**

Location Sunset Blvd @ Corey Ave

Distance from _____ Hydrant Number 9197

Nearest Property Line 15' Adjacent Size of Hydrant 6" x 4" X 2.5" Size of Water main 8"

Static PSI 91 Residual PSI 88 Orifice size 4" Pitot 60

Fire Flow at 20 PSI 6,421 gpm Duration 2 Hours Flow Test Date / Time 2/10/2021

Location Sunset Blvd. @ Carol Drive

Distance from _____ Hydrant Number 9194

Nearest Property Line 210' Size of Hydrant 6" x 4" X 2.5" Size of Water main 8"

Static PSI 86 Residual PSI 76 Orifice size 4" Pitot 28

Fire Flow at 20 PSI 6,290gpm Duration 2 Hours Flow Test Date / Time 2/10/2021

Location 1026 Carol Way South of Sunset Blvd.

Distance from _____ Hydrant Number 9193

Nearest Property Line 250' Size of Hydrant 6" x 4" X 2.5" Size of Water main 8"

Static PSI 96 Residual PSI 86 Orifice size 4" Pitot 34

Fire Flow at 20 PSI 7,470gpm Duration 2 Hours Flow Test Date / Time 2/10/2021

PART II-B

SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY

Detector Location (check one) Above Grade Below Grade Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) Yes No

Minimum Type of Protection Required (check one) Single Check Detector Assembly

Double Check Detector Assembly Reduced Pressure Principle Detector Assembly

City of Beverly Hills

Water Purveyor

Signature 

2/11/2021

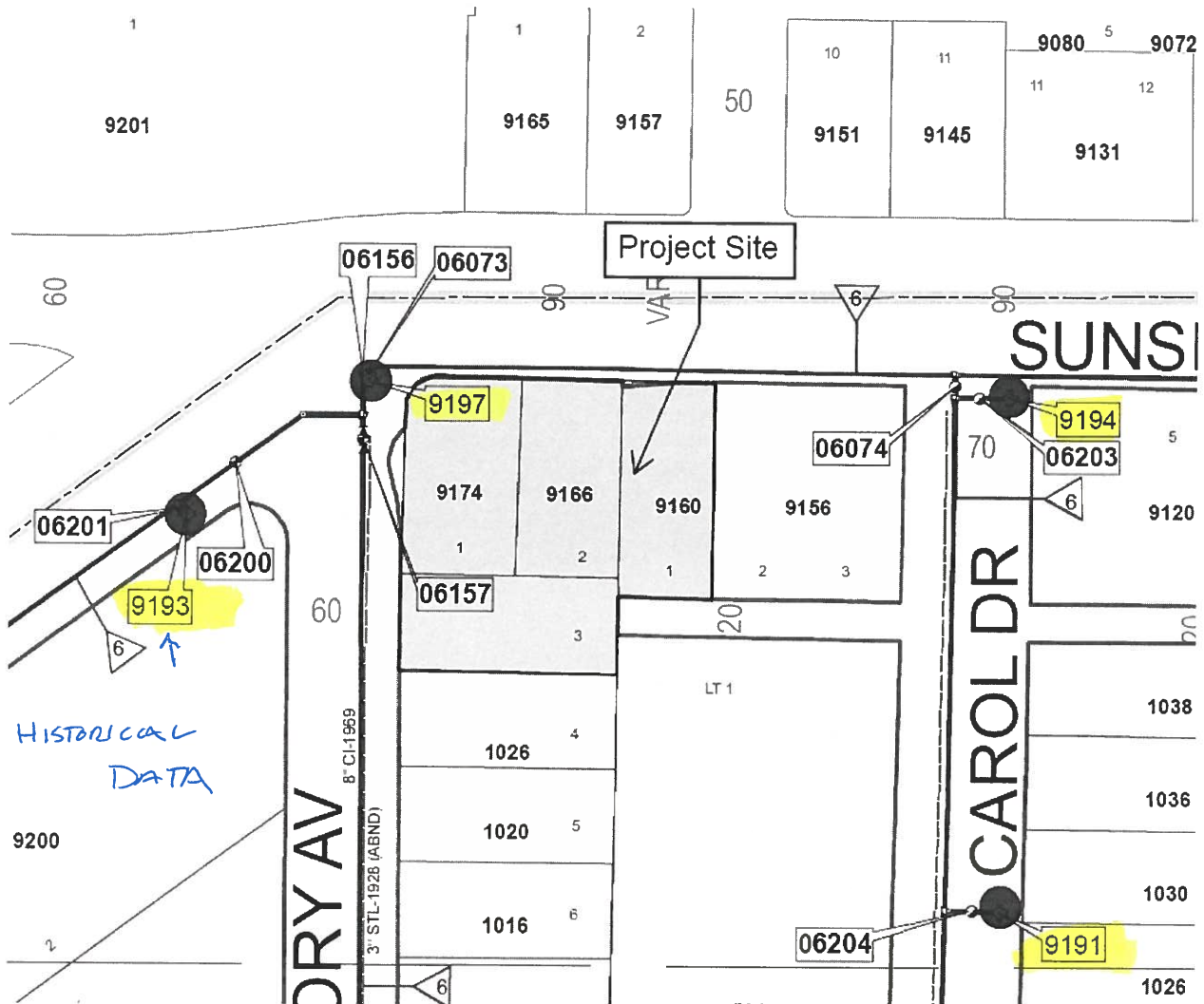
Date

Sr Water Systems Technician

Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.



9201

9165

9157

50

9151

9145

9080⁵

9072

11

12

9131

Project Site

06156

06073

60

50

VAR

6

90

SUNS

9197

9174

9166

9160

9156

9194

06203

06201

06200

9193

06157

06074

70

9120

HISTORICAL
DATA

60

20

LT 1

1038

1026

1036

1020

9200

1016

1030

06204

9191

1026

DRY AV

8" CI-1969

3" STL-1928 (ABND)

CAROL DR

Public Works Transportation
345 Foothill Road
Beverly Hills, CA 90210



Tel. No. (310) 285-2467
Fax No. (310) 278-1838

HISTORICAL DATA

Capacity Test Report

Hydrant #9193

Residual Hydrant Information

Residual Hydrant ID: 9193 Feature ID: Owner: Beverly Hills, CA
Address: Street: Cory Avenue
Cross Street / Intersection: Sunset Boulevard
Location: Sidewalk Sect: 42 Qtrr Sect:
Make: Rich Model: 565 Date stamped: 1969 GPS: 06/07/11
Main size: 12 # of Pumper Nozzles: 2 Pumper Nozzle size: 4 Easting: 6442866.6561
Elevation: # of Hose Nozzles: 1 Hose Nozzle size: 2.5 Northing: 1855477.1208
Aux. Valve Easting: 6442864.4918 Aux. Valve Northing: 1855479.751 Aux. GPS Date: 6/7/2011

Flow Hydrant Information

Flow Hydrant ID: 5038 Feature ID: Owner: Beverly Hills, CA
Address: Street: Cory Avenue
Cross Street / Intersection: Sunset Boulevard
Location: Sidewalk (SE corner) Sect.: Qtrr Sect:
Make: Jones Model: J-3775 Date stamped: 1999 GPS: 10/27/07
Main size: 8 # of Pumper Nozzles: 2 Pumper Nozzle size: 4 Easting: 6442949.899
Elevation: # of Hose Nozzles: 1 Hose Nozzle size: 2 Northing: 1855550.772
Aux. Valve Easting: Aux. Valve Northing: Aux. GPS Date:

Flow Hydrant Information

Flow Hydrant ID: 9189 Feature ID: Owner: Beverly Hills, CA
Address: Street: Cory Avenue
Cross Street / Intersection: Phyllis Avenue
Location: Sidewalk Sect.: 42 Qtrr Sect:
Make: Rich Model: 550 Date stamped: 1973 GPS: 06/07/11
Main size: 8 # of Pumper Nozzles: 1 Pumper Nozzle size: 4 Easting: 6442965
Elevation: # of Hose Nozzles: 1 Hose Nozzle size: 2.5 Northing: 1855090.0524
Aux. Valve Easting: 6442954.7 Aux. Valve Northing: 1855090.352 Aux. GPS Date: 6/7/2011

Capacity Test Results

Public Works Transportation
345 Foothill Road
Beverly Hills, CA 90210

Tel. No. (310) 285-2467
Fax No. (310) 278-1838



Capacity Test Report

Hydrant #9193

Test Date: 8/14/2014 Time of Day: 5:38 Technicians: SP/FS
Static Pressure: 100 Residual Pressure: 76 GPM Obtained: 3524
Static HGL: Residual HGL: Pressure Zone: 5 West
Class: AA Bonnet Color: Blue Hollywood

Flow Hydrant	Diameter	Coefficient	Pitot Reading	GPM	Minutes Flowed	Estimated Usage
5038	4	0.71159	24.00	1,664	2	3,328
9189	4	0.71159	30.00	1,860	2	3,720
Total GPM				3,524	Usage:	7,048

~~*~~ Available Flow at 20 PSI: 6,739.67 *CURRENT CONDITIONS*
Available Flow at 30 PSI: 6,270.80

Test Comment:

Alisha Flores

From: Gabriel Szasz <gszasz@beverlyhills.org>
Sent: Wednesday, February 17, 2021 3:13 PM
To: Alisha Flores; Daisy Rosas
Cc: David Curtis; David Hillyer
Subject: RE: Water Pressure Inquiry - 9176 Sunset Blvd

Hi Alisha,

Currently, we are using historical data from 2014. There was a period of drought when no tests were conducted. Now we are conducting these tests in phases over a 4 year period. If the City conducts a new water/flow test specific to your project, the charge would be \$475.

In this case, I had the static pressures of the hydrants checked on February 10th 2021 which corresponded historical records. *Therefore, I can confirm in this email that test 2014 test data reflects current conditions as there has been no significant changes to the Beverly Hills water distribution system in your project area.*

Moreover, your project site is using a water from Los Angeles. In case of fire, there would no pressure drop to your sprinkler system when using our hydrants. Please see if this email will cover your needs, otherwise I would have to work with my boss, David Hillyer, cc'd on this email for next steps.

Best Regards,

Gabriel S. Szasz
Senior Water Systems Technician
City of Beverly Hills
345 Foothill Road
Beverly Hills, CA 90210

Phone: 310-288-2856
Fax: 310-288-2857
AskPW@Beverlyhills.org

From: Alisha Flores <alisha.flores@psomas.com>
Sent: Tuesday, February 16, 2021 6:09 PM
To: Gabriel Szasz <gszasz@beverlyhills.org>; Daisy Rosas <daisy.rosas@psomas.com>
Cc: David Curtis <dcurtis@psomas.com>; David Hillyer <dhillier@beverlyhills.org>
Subject: RE: Water Pressure Inquiry - 9176 Sunset Blvd



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 90858

Fire Service Pressure Flow ReportSERVICE NUMBER **636293**For: 9176 SUNSET BLVD Approved Date: **3-8-2021**Proposed Service 8 INCH off of the8 inch main in SUNSET BLVD on the SOUTH side approximately170 feet EAST of EAST of CAROL DR The System maximum pressure is76 psi based on street curb elevation of 415 feet above sea level at this location.The distance from the DWP street main to the property line is **89** feet**System maximum pressure should be used only for determining class of piping and fittings.****Residual Flow/Pressure Table for water system street main at this location**

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	51				
685	50				
995	49				
1240	48				
1450	47				
1635	46				
1800	45				
1960	44				
2105	43				
2245	42				
2375	41				
2500	40				

Meter Assembly Capacities**Domestic Meters**

- 1 inch = 56 gpm
- 1-1/2 inch = 96 gpm
- 2 inch = 160 gpm
- 3 inch = 220 gpm
- 4 inch = 400 gpm
- 6 inch = 700 gpm
- 8 inch = 1500 gpm
- 10 inch = 2500 gpm

Fire Service

- 2 inch = 250 gpm
- 4 inch = 600 gpm
- 6 inch = 1400 gpm
- 8 inch = 2500 gpm
- 10 inch = 5000 gpm

FM Services

- 8 inch = 2500 gpm
- 10 inch = 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: 8" FS only

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 03-08-21. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN
Prepared by

ELIA SUN
Approved by

144-168
Water Service Map



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 90859

Fire Service Pressure Flow Report

SERVICE NUMBER 636294

For: 9176 SUNSET BLVD Approved Date: 3-8-2021

Proposed Service 8 INCH off of the

8 inch main in CORY AVE on the EAST side approximately

100 feet SOUTH of SOUTH of SUNSET BLVD The System maximum pressure is

80 psi based on street curb elevation of 407 feet above sea level at this location.

The distance from the DWP street main to the property line is 27 feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	54				
1090	53				
1580	52				
1970	51				
2300	50				

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm
Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm
FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: The maximum available flow is 2300 gpm based on the max. velocity.

This information will be sent to the Department of Building and Safety for plan checking.
 This SAR is valid for one year from 03-08-21. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Susana Reyes, Vice President
Jill Banks Barad
Mia Lehrer
Nicole Neeman Brady
Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

March 2, 2021

Map No. 144-168

Ms. Daisy Rosas, E.I.T.
PSOMAS
Balancing the Natural and Built Environment
Civil Engineer Designer Facilities, Infrastructure and Development
555 South Flower Street, Suite 4300
Los Angeles, California 90071

Dear Ms. Rosas:

Subject: Water Availability – Will Serve
9176 Sunset Boulevard
APN 4340-028-001, 002, Tract 7980, Lots 1-2
APN 4340-028-010, Tract 4048, Lot 1

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Should you require additional information, please contact Ethel Perez at (213) 367-1311. Correspondence may be addressed to:

LADWP – Water Business Arrangements
Attention: Ethel Perez
P.O. Box 51111, Room 1425
Los Angeles, California 90051-5700

Sincerely,

fgonzalez
Liz Gonzalez
Manager - Business Arrangements
Water Distribution Engineering

EP:rp
c: Ethel Perez

11/30/2020

Matthew Gooden
Psomas
555 S. Flower Street #4300
Los Angeles, CA 90071

Requester Project: Map Request
Project Name: Sunset Boulevard
DOCK/PRISM Project Name: Cory Avenue
Conflict: YES

Thank you for your recent Utility Request to Charter Communications for: Sunset Boulevard

Please review the attached maps for any possible conflicts with Charter facilities.

There **ARE** existing Charter aerial/or underground facilities within the project limits.

We have provided maps showing where our services are located but cannot make any comment on how to deal with possible conflicts during construction. This type of information should come from the Construction Manager, Supervisor or Construction Coordinator for the area in question.

If you should require any field meet or any further coordination of the project with Charter please contact the Construction Manager listed below.

Construction Manager Contact:

Massarotti, Jeff R
Construction Manager - Zone 6
6357 Arizona Circle
Los Angeles, CA 90045
310-216-4197
Jeff.Massarotti@charter.com

If you have any questions about the maps provided, please contact DL-social-charter-engineering@charter.com. This communication is for a project being handled by Charter Communications or Spectrum, a Charter Communications brand name, or Legacy Time Warner Cable.

Sincerely,

Dave Dolney

Dave Dolney
Sr. Manager, PACWEST Construction
Charter Communications
12051 Industry Street
Garden Grove, CA 92841



March 5, 2021

Matthew Gooden
PSOMAS
555 South Flower St.
Suite 4300
Los Angeles, CA 90071-2405

Re: Will Serve Letter, Non-Interference Letter.

Dear Matthew:

This letter is written to confirm that the proposed project 9176 Sunset Blvd of project located at 9176 Sunset Blvd, West Hollywood, California is within the Base Rate Area of the AT&T California serving area in the insert name of the Beverly Hills Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur:

1. you, in your capacity as the developer, enter into a written service agreement with AT&T; and,
2. you, in your capacity as developer, pay all charges you are required by AT&T's Tariffs to pay.

If you have any questions I can be contacted by phone or e-mail.

Sincerely,

Brian Walker

OSP Design Engineer- AT&T Engineering
3035 Andrita St. Room 200
Los Angeles, CA 90065
213.447.8953
bw8458@att.com

Matthew Gooden

From: Belinsky, Nicholas <Nicholas.Belinsky@crowncastle.com>
Sent: Wednesday, November 25, 2020 11:11 AM
To: Matthew Gooden
Subject: RE: Utility Request - 9176 Sunset
Attachments: 0009082-Utility Request - 9176 Sunset.docx

Hello Matthew Gooden,

With doing our review, Crown Castle's fiber facilities/equipment ARE NOT PRESENT within this project's work area.
(Please see attachment)

If there are any questions or concerns, do follow up with us.

Sincerely,

Nick Belinsky
Utility Coordinator Fiber Records - 811 Services
724-416-2449

CROWN CASTLE
1500 Corporate Dr. | Canonsburg, PA 15317
1-888-632-0931 Option 2

Fiber.dig@CrownCastle.com

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Wednesday, November 25, 2020 12:02 PM
To: Fiber Dig Facilities <Fiber.dig@crowncastle.com>
Subject: Utility Request - 9176 Sunset

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Sincerely,

Matthew Gooden

From: Amanda Baca <Amanda.Baca@gprsinc.com>
Sent: Wednesday, November 25, 2020 1:56 PM
To: Matthew Gooden
Cc: Dave Mulcahey
Subject: RE: Utility Request - 9176 Sunset

Good Afternoon Matthew,

There are no Extenet facilities in the project site area, clear no conflict. Please do not hesitate to reach out to me if you have any questions or concerns.

Thank you,



Amanda Baca
Project Coordinator
West Coast Region
☎ 702.573.9228
✉ Amanda.Baca@gprsinc.com
🌐 www.gprsinc.com
A row of five small, black square icons: LinkedIn, YouTube, Facebook, Apple, and a play button.

From: Dave Mulcahey <Dave.Mulcahey@gprsinc.com>
Sent: Wednesday, November 25, 2020 12:37 PM
To: Amanda Baca <Amanda.Baca@gprsinc.com>
Subject: FW: Utility Request - 9176 Sunset

Please see below



Dave Mulcahey
Business Development Manager
West Coast Region | LA/OC
☎ 602.930.5699
✉ Dave.Mulcahey@gprsinc.com
🌐 www.gprsinc.com
A row of five small, black square icons: LinkedIn, YouTube, Facebook, Apple, and a play button.

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Wednesday, November 25, 2020 8:58 AM
To: Dave Mulcahey <Dave.Mulcahey@gprsinc.com>
Subject: Utility Request - 9176 Sunset

Hello,

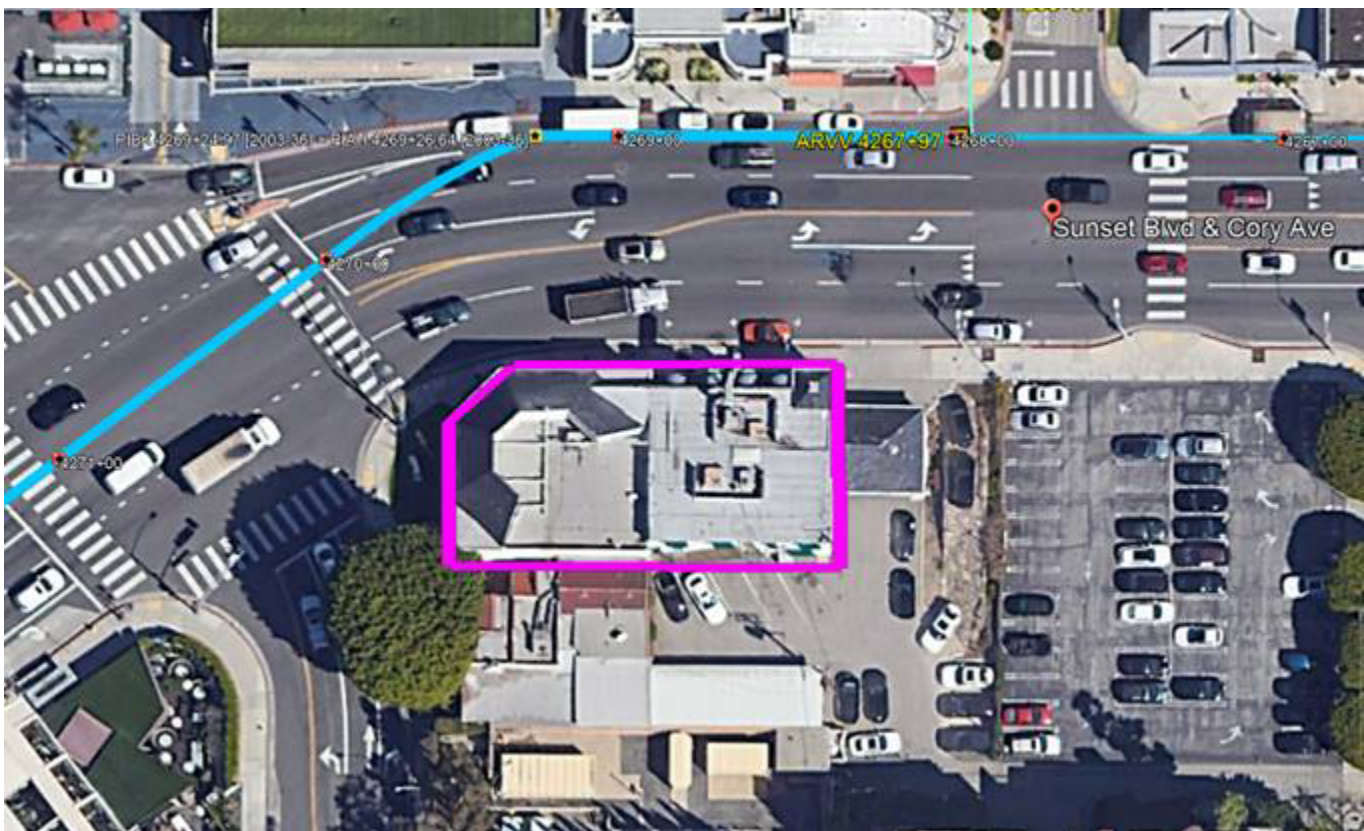
We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a map indicating the project limits and location.

Matthew Gooden

From: Choi, Melissa <MChoi@mwdh2o.com>
Sent: Monday, November 30, 2020 12:26 PM
To: Matthew Gooden
Subject: RE: Utility Request - 9176 Sunset (Santa Monica Feeder approx Sta. 4267+97)

Thank you Matthew.

Metropolitan Water District of Southern California has no existing or proposed facilities or rights of way within the limits of your project area at Hornburg Jaguar, 9176 Sunset Blvd. However, as shown below, please note that our Santa Monica Feeder pipeline is located along Sunset Blvd about 50 feet north of you. Please let us know if your project limits change in the future.



Best regards,

Melissa Choi
Administrative Assistant | Substructures Team
Metropolitan Water District of Southern California
700 North Alameda Street, Los Angeles, CA 90012
mchoi@mwdh2o.com | (213) 217-7516

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Monday, November 30, 2020 12:19 PM

To: Choi,Melissa <MChoi@mwdh2o.com>

Subject: RE: Utility Request - 9176 Sunset (Santa Monica Feeder approx Sta. 4267+97)

Hi Melisa,

Attached is a site map for your reference. Thanks!

Sincerely,

Matthew Gooden

PSOMAS | *Balancing the Natural and Built Environment*
Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com
www.Psomas.com

From: Choi,Melissa <MChoi@mwdh2o.com>

Sent: Monday, November 30, 2020 12:17 PM

To: Matthew Gooden <matthew.gooden@psomas.com>

Subject: RE: Utility Request - 9176 Sunset (Santa Monica Feeder approx Sta. 4267+97)

Hi Matthew,

I will be happy to assist you with your request. Can you please provide me with the map that shows your project limits and location? Thank you.

Best regards,

Melissa Choi

Administrative Assistant | Substructures Team
Metropolitan Water District of Southern California
700 North Alameda Street, Los Angeles, CA 90012
mchoi@mwdh2o.com | (213) 217-7516

From: Matthew Gooden <matthew.gooden@psomas.com>

Sent: Wednesday, November 25, 2020 9:00 AM

To: Preach,David J <dpreach@mwdh2o.com>

Subject: Utility Request - 9176 Sunset

Hello,

We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Sincerely,

Matthew Gooden

PSOMAS | *Balancing the Natural and Built Environment*

Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com
www.Psomas.com

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Matthew Gooden

From: SoCalGasTransmissionUtilityRequest
<SoCalGasTransmissionUtilityRequest@semprautilities.com>
Sent: Wednesday, December 2, 2020 2:36 PM
To: Matthew Gooden
Subject: DCF: 2061-20NC / 9176 Sunset Blvd. West Hollywood
Attachments: 2061-20NC.pdf; [EXTERNAL] Utility Request - 9176 Sunset

Good afternoon,

Attached is a notification letter from the Transmission Department of SoCalGas advising that we DO NOT have any transmission gas facilities within the vicinity of your proposed project.

Please reference the Document Control File number (DCF) on all future correspondence in regards to this project.

Thank you,

Gas Transmission Technical Services



PLEASE VISIT OUR INTERACTIVE WEBSITE TO VIEW OUR HIGH PRESSURE DISTRIBUTION AND TRANSMISSION LINES: [SOCALGAS - NATURAL GAS PIPELINE MAP](#).

TO HELP THE ENVIRONMENT AND TO EXPEDITE RESPONSES, PLEASE SEND FUTURE PROJECTS AND CORRESPONDING ATTACHMENTS VIA EMAIL: SoCalGasTransmissionUtilityRequest@semprautilities.com

Please allow up to 30 days to receive a response to all future utility requests

NOTICE: This message is covered by the Electronic Communications Privacy Act, Title 18, United States Code, Sections 2510-2521. This e-mail and any attached files are the exclusive property of Sempra Energy and the sender, are deemed privileged and confidential, and are intended solely for the use of the individual(s) or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or believe that you have received this message in error, please delete this e-mail and any attachments and notify the sender immediately. Any other use, re-creation, dissemination, forwarding or copying of this e-mail is strictly prohibited and may be unlawful.

Matthew Gooden

From: Mota, Jonathan <Jonathan.Mota@ladwp.com>
Sent: Tuesday, December 15, 2020 4:49 PM
To: Matthew Gooden
Subject: RE: [EXTERNAL] Utility Request - 9176 Sunset Bl

Hello Matthew,

Thank you for your email. The project address is in Edison territory.

Respectfully,



Jonathan Mota | Electrical Engineering Associate
Metro East Service Planning
Los Angeles Department of Water and Power
Power New Business Development and Technology Applications Division
Jonathan.Mota@ladwp.com | Phone 213-367-6082

Electric Service Requirements: www.ladwp.com/codes

How to apply for Encroachment Permits: [Encroachment Permits](#)

Check electric service installations online at: <https://wmis.powersystem.ladwp.com/>

You can always [Find the Right Person](#) at LADWP: <https://www.ladwp.com/findtherightperson>

If you have a question or comment regarding the level of customer service you are receiving, please send an email to [PNBDTACustomerFeedb](#)

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Wednesday, November 25, 2020 9:19 AM
To: Mota, Jonathan <Jonathan.Mota@ladwp.com>
Subject: [EXTERNAL] Utility Request - 9176 Sunset

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

Hello,

We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Sincerely,

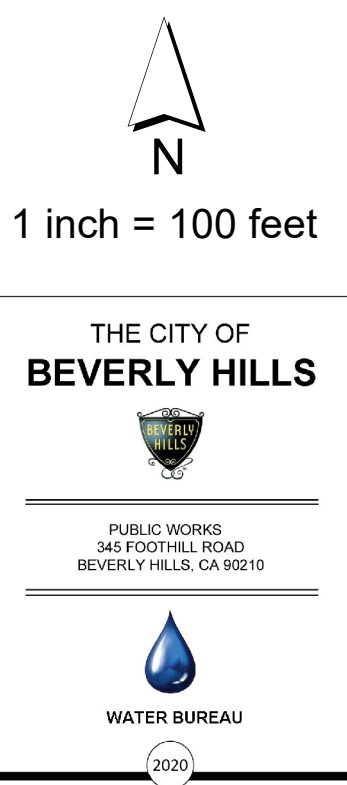
Matthew Gooden

PSOMAS | *Balancing the Natural and Built Environment*
Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com

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(46)



1 inch = 100 feet

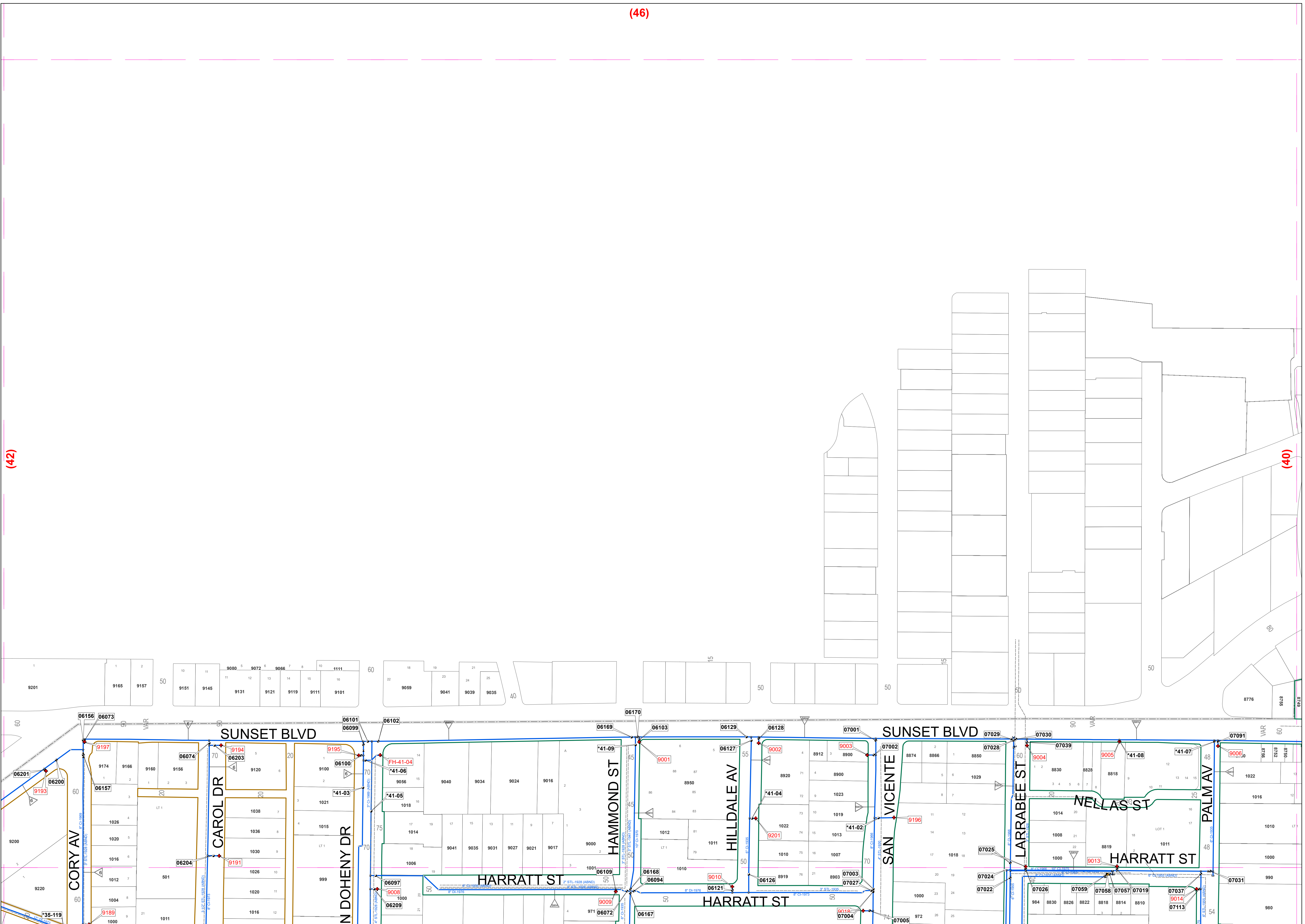
LEGEND

FITTINGS		HYDRANTS	
AD	AD	CR	CR
C	C	EL	EL
CR	CR	R	R
EL	EL	T	T
R	R		
T	T		

MAINS		PRESSURE ZONES	
ACTIVE	ACTIVE	3	3
ABANDONED	ABANDONED	3WH	3WH
		4	4
		5	5
		5WH	5WH
		6	6
		7	7
		8	8
		9	9
		11	11
		13	13
		15	15
		16	16

(42)

(40)



(35)

PHASE 1
41

DISCLAIMER

EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THIS MAP. HOWEVER, NEITHER THE LA COUNTY PARTICIPANTS NOR ANY OTHER GOVERNMENT AGENCY ASSUMES ANY LIABILITY ARISING FROM ITS USE.

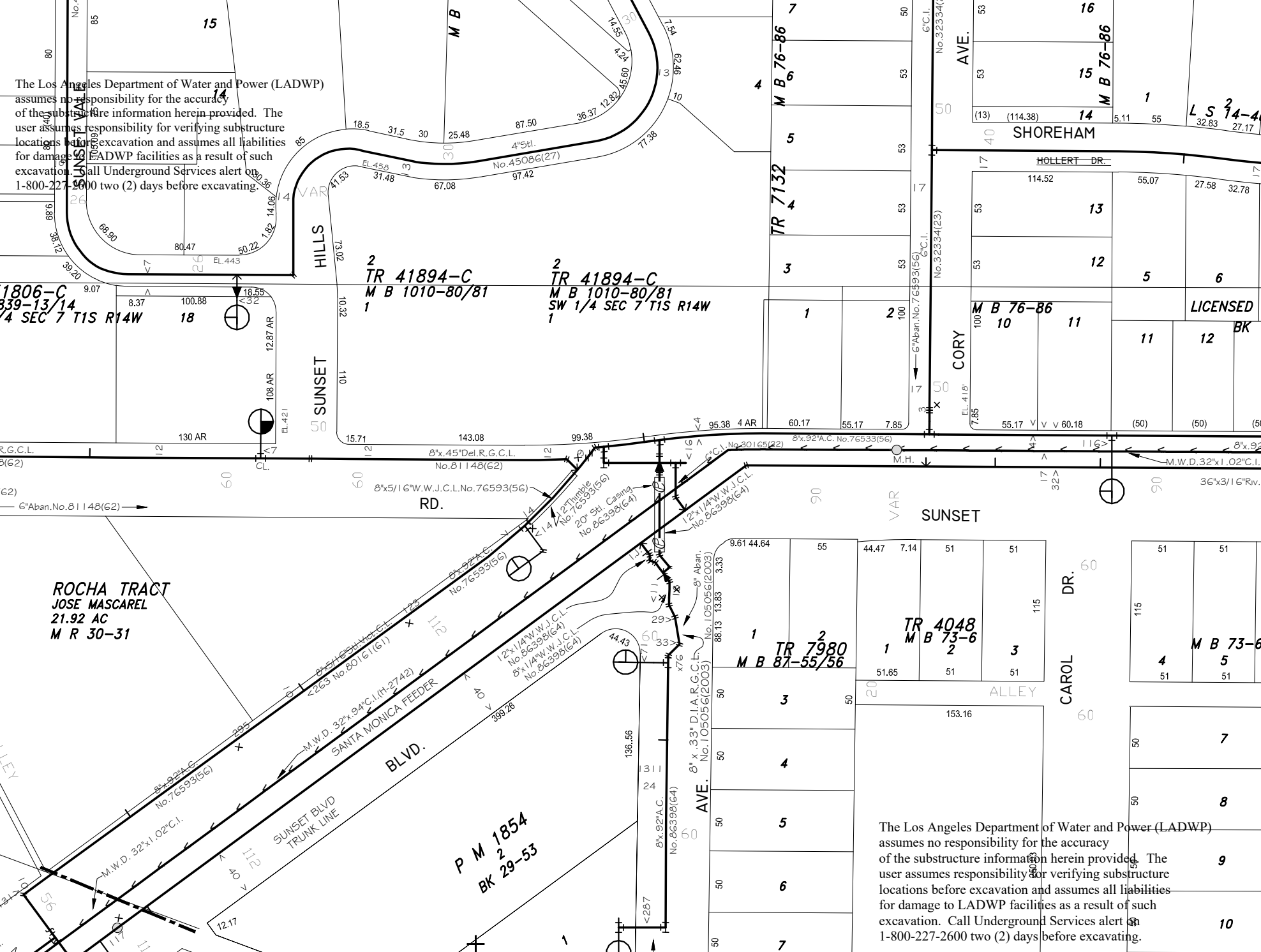
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- CITY OF BEVERLY HILLS -
"Water Distribution Map"
FILE NO. - 41
MAINTENANCE DIST - WH

DRAFT ONLY
Date Plotted: 09-15-2020

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Services alert at 1-800-227-2600 two (2) days before excavating.



1806-C
339-13/14
4 SEC 7 T1S R14W

2
TR 41894-C
M B 1010-80/81
1

2
TR 41894-C
M B 1010-80/81
SW 1/4 SEC 7 T1S R14W
1

ROCHA TRACT
JOSE MASCAREL
21.92 AC
M R 30-31

P M 1854
BK 29-53

1 2
TR 7980
M B 87-55/56

TR 4048
M B 73-6

M B 73-6

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Services alert at 1-800-227-2600 two (2) days before excavating.

CITY OF LOS ANGELES

DOHENY RANCH TRACT

SECTION 1 T.15 R.15W
SECTION 7 T.15 R.14W

REC. 8-79-55

TRACT No 6414
M. B. 89-100

TRACT No 9691
M. B. 139-10-11

TRACT No 7132
M. B. 76-86

TRACT No 5365
M. B. 60-5

P.M. 950

TR. No 31806

TRACT No 41894



SEE MARGINAL PLAN

TRACT No 7447
M. B. 86-6

CITY TRACT No

SIERRA PL.

SIERRA 7954

ROCHA TRACT

PHYLIS

1854

TRACT No 7990

TR. No 31616

HOLLYWOOD

TRACT No 32511

No 4048

TRACT No 92145

HEIGHTS
20-199

SERENITY
M. B.

S-17

S-18

DOHENY

ALTA DR.

SUNSET DR.

SIERRA DR.

BEVERLY

CINTHIA

ST.

HILLS

TRACT

WEST

DR.

SUNSET BLVD.

CORY AVE.

MARGINAL PLAN

L.A. COUNTY ROAD DEPT.
PERMIT DIV.
DRAWN BY E. D. Miller
CHECKED BY
CORRECTED BY TXG
CORRECTED TO



DATE: 3/19/21

COMPANY: PSOMAS

SUBJECT: 9176 Sunset Blvd., West Hollywood, CA 90069

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at (310) 713-5141.

Sincerely,

Brent Farr

SCE Design Representative

Enclosure: Appendix B, where applicable

Appendix B



DATE: 3/19/21

COMPANY: PSOMAS

SUBJECT: 9176 Sunset Blvd., West Hollywood, CA 90069

As your Southern California Edison (SCE) Design Representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months.

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O.131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at (310) 713-5141.

Sincerely,

Brent Farr

SCE Design Representative