

## 6311 ROMAINE PROJECT WSA APPENDICES A-D

# 6311 ROMAINE PROJECT WSA APPENDIX A

## Appendix A

City of Los Angeles Department of City Planning  
Request for Water Supply Assessment,  
and Scope Confirmation e-mail

**DEPARTMENT OF  
CITY PLANNING**

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(213) 978-1300

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DEPUTY DIRECTOR

February 1, 2024

Los Angeles Department of Water and Power  
Water Resources Division  
Sabrina Tsui, Manager of Resources Development  
111 North Hope Street, Room 314  
Los Angeles, CA 90012

**Re: REQUEST FOR WATER SUPPLY ASSESSMENT— 6311 ROMAINE PROJECT  
(Case No. ENV-2022-7063-EIR)**

Dear Ms. Tsui:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for certain projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), a project which is subject to the requirements of SB 610 includes: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) 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) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling-unit project.

The 6311 Romaine Project (Project) meets Criteria (3) and (6) above, as it is a mixed-use project that includes a commercial office building that will employ more than 1,000 persons and have more than 250,000 square feet of floor space. The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15083.5(e)) that would serve the Project. Accordingly, the City of Los Angeles Department of City Planning (CEQA lead agency for the Project) requests that the LADWP: (1) determine whether the estimated water demand associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a water supply assessment using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

The requirements for a water supply assessment include the identification of existing water supply entitlements, water rights, or water service contracts held by LADWP's public water system, and prior years' water deliveries received by LADWP's public water system. Please refer to CWC Section 10910 (d)(2) for the documentation required to verify any identified rights to a water supply. If the LADWP has not received water in prior years as described in CWC Section 10910 (e) or if groundwater is a source of supply as described in CWC Section 10910 (f), please comply with the requirements of those sections.

The Department of City Planning, which is preparing an Environmental Impact Report (EIR) for the Project in accordance with CEQA, requests that the water supply assessment include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910 (c)(3).

**Project Title**

6311 Romaine Project

**Project Developer**

Romaine Street Owner, LLC

**Contact Information**

Department of City Planning  
Tamar Gharibian, Planning Assistant  
(213) 978-1797  
[tamar.gharibian@lacity.org](mailto:tamar.gharibian@lacity.org)

**EIR Consultant**

Eyestone Environmental  
Ashley Wright, Principal Planner  
424.261.6456  
[a.wright@eyestoneeir.com](mailto:a.wright@eyestoneeir.com)

## **Project Location and Existing Conditions**

As shown in the Project Location Map and Aerial Photograph of the Project Site and Vicinity included as Figure 1 and Figure 2, respectively, the Project Site is located at 6400–6416 West Santa Monica Boulevard; 901–1045 North Cahuenga Boulevard; 6113 West Willoughby Avenue; 6300 and 6311 West Romaine Street; and 906–1048 North Cole Avenue within the Hollywood Community Plan area of the City of Los Angeles (City). The Project Site comprises the majority of two consecutive blocks bisected by Romaine Street into the North and South Block and is bounded by Cahuenga Boulevard to the east and Cole Avenue to the west. The Project Site is currently developed with structures consisting of 189,843 square feet of existing floor area. Vehicular access to the Project Site is currently available via five driveways along Cole Avenue and four driveways along Cahuenga Boulevard. The North Block is currently developed with the former Technicolor Motion Picture Corporation that consists of 15 buildings, including a mix of administration and office buildings, film processing laboratories, film vaults, and storage and utility buildings. The buildings range in height from one to four stories, with a combined floor area of 177,066 square feet. The existing building located along Romaine Street within the North Block has an existing legal nonconforming rooftop sign. The Project also proposes to retain other on-site existing permitted signs. The South Block is currently developed with surface parking areas and a six-story parking garage that has a ground floor office use and a dance studio with a combined floor area of 12,777 square feet.

## **Project Description**

As shown in the Conceptual Site Plans for the North Block and South Block included in Figure 3 and Figure 4, respectively, and as summarized in Table 1 on page 4, the Project would construct 452,747 square feet of new soundstage buildings, production, office, retail, and restaurant uses, and would renovate 108,197 square feet of existing production, office, and gymnasium uses, including the former Technicolor Motion Picture Corporation which is designated as Los Angeles Historic-Cultural Monument LA-1289, into office and production uses. On the North Block, the Project proposes to develop a total floor area of 282,591 square feet, consisting of six existing structures to be renovated, one rooftop structure addition to the existing Building 4, one new seven-story office building, and a one-level subterranean parking garage and surface parking areas. On the South Block, the Project proposes to construct a total floor area of 278,353 square feet, consisting of two soundstage buildings, with each soundstage building containing two production studios, two new office buildings, and a two-level subterranean parking garage. Upon completion, the Project would result in a total floor area of 560,944 square feet, for a project floor area ratio (FAR) of approximately 2:1, with a maximum building height of seven stories, or 103 feet. A total of 81,646 square feet of floor area of existing office, industrial, retail, and dance studio uses, and a six-level, above-ground parking structure and surface parking areas would be demolished.

**Table 1**  
**Summary of Existing and Proposed Floor Area**

Use	Existing (sf)	Demolition (sf)	Existing to Remain/ Renovated (sf)	Proposed New Construction (sf)	Total Project Floor Area (sf) <sup>f</sup>
Office	126,413	47,599	105,087 <sup>b, c</sup>	342,298	447,385
Production <sup>a</sup>	3,110	0	3,110 <sup>d</sup>	98,447	101,557
Gymnasium	26,273	0	0	0	0
Restaurant	0	0	0	8,786	8,786
Retail	3,834	3,834	0	3,216	3,216
Industrial	20,241	20,241	0	0	0
Dance Studio	9,972	9,972	0	0	0
<b>Total</b>	<b>189,843</b>	<b>81,646</b>	<b>108,197</b>	<b>452,747 <sup>d</sup></b>	<b>560,944 <sup>e</sup></b>

*sf = square feet*

<sup>a</sup> *Production uses are inclusive of soundstage buildings and associated production uses.*

<sup>b</sup> *26,273 square feet of existing gymnasium uses would be renovated to offices uses at Project buildout.*

<sup>c</sup> *126,413 square feet of existing office uses – 47,599 square feet of existing office uses to be demolished + 26,273 square feet of existing gymnasium uses to be renovated and converted to office uses = 105,087 square feet of total existing office uses to remain and be renovated/converted.*

<sup>d</sup> *3,110 square feet of existing production uses would remain/be renovated at Project buildout.*

<sup>e</sup> *Total is one square foot higher due to rounding.*

<sup>f</sup> *Total is proposed new construction plus the existing uses to remain/renovated.*

*Source: RIOS, 2023.*

## Existing Water Consumption

As discussed above, the Project Site is currently developed with structures consisting of approximately 189,843 square feet of existing floor area. The North Block is currently developed with the former Technicolor Motion Picture Corporation that consists of 15 buildings, including a mix of administration and office buildings, film processing laboratories, film vaults, and storage and utility buildings with a combined floor area of 177,066 square feet. The South Block is currently developed with surface parking areas and a six-story parking garage that has a ground floor office use and a dance studio with a combined floor area of approximately 12,777 square feet. As shown in Table 2 below, the Project Site currently generates an estimated water demand of approximately 22,188 gallons per day (gpd).

**Table 2**  
**Existing Water Consumption**

<b>Land Use</b>	<b>Floor Area (sf)</b>	<b>Water Demand Rate<sup>a</sup></b>	<b>Demand (gpd)</b>
Office	126,413 sf	120 gpd/1,000 sf	15,170
Production	3,110 sf	50 gpd/1,000 sf	156
Gymnasium	26,273 sf	200 gpd/1,000 sf	5,255
Retail	3,834 sf	25 gpd/1,000 sf	96
Industrial	20,241 sf	50 gpd/1,000 sf	1,012
Dance Studio	9,972 sf	50 gpd/1,000 sf	499
<b>Total</b>			<b>22,188</b>
<sup>a</sup> Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012).  Source: Eyestone Environmental based on wastewater generation rates provided by LASAN, 2024.			

## Forecast of Project Water Demand

Table 3 on page 6 provides the estimated water demand forecast for the Project using the City's Bureau of Sanitation standard factors for wastewater generation. As shown in Table 3, the Project is estimated to result in a domestic water demand of approximately 72,263 gpd, which represents an increase in approximately 50,075 gpd compared to existing conditions.

## Open Space and Landscaping

As a commercial development, the Project is not required to provide open space in accordance with the LAMC Section 12.21 G. Notwithstanding, the Project's landscaping and open space plan has been designed to provide useable open space on-site, while at the same time enhancing the public realm and creating more effective transitions between off-site and on-site areas and uses. Plantings would include resilient, drought-tolerant, native, and adaptive tree, shrub, and groundcover species, including shade trees. The Project would include new streetscape landscaping such as street trees and shrubs along Santa Monica Boulevard, Cahuenga Boulevard, Cole Avenue, Romaine Street, and Willoughby Avenue. These perimeter area improvements would also include lighting, wayfinding signage, outdoor seating, and short-term bicycle parking. On the North Block, the Project would provide approximately 38,837 square feet of outdoor space that could be used by the public, as well as approximately 18,203 square feet of private space that would only be accessible to the tenants of the office building. On the South Block, the Project would provide approximately 13,193 square feet of private open space and no public open space. The Project would also provide landscaped roof decks and terraces within the North Office Building, Building 4 Addition, Cole Bungalow, and South Office Building.

The Project would remove 61 existing on-site trees and 15 street trees, none of which are protected under the City’s Protected Tree and Shrubs Ordinance No. 186,873. The Project would replace the removed on-site trees with approximately 141 new trees, including drought tolerant, disease resistant, and non-invasive species such as Palo Verde, Marina Strawberry, and Fruitless Olive Tree. In addition, in accordance with City requirements, the Project would replace the removed street trees at a 2:1 ratio with 39 new street trees, including Brisbane Box, Date Palms, and Australian Willow.

**Table 3**  
**Proposed Water Consumption**

<b>Land Use</b>	<b>Proposed Development</b>	<b>Water Demand Rate<sup>a</sup></b>	<b>Demand (gpd)</b>
Office	342,298 sf	120 gpd/1,000 sf	41,076
Office (Renovated)	105,087 sf	120 gpd/1,000 sf	12,610
Production	98,447 sf	50 gpd/1,000 sf	4,922
Production (Renovated)	3,110	50 gpd/1,000 sf	156
Restaurant	447 seats (8,786 sf)	30 gpd/seat	13,410
Retail	3,216	25 gpd/1,000 sf	80
<b>Total</b>			<b>72,263</b>
<b>Net New Water Demand (Proposed Minus Existing)</b>			<b>50,075</b>
<sup>a</sup> Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012)  Source: Eyestone Environmental based on wastewater generation rates provided by LASAN, 2024.			

### **Project Conformance with Existing Zoning and the General Plan**

The Project Site is located within the Hollywood Community Plan area. The Project Site is designated as Limited Manufacturing and is zoned as MR1-1-SN (Restricted Industrial, Height District No. 1, Hollywood Signage Supplemental Use District). The MR1 Zone is an expressly corresponding zone to the Project Site’s Limited Manufacturing land use designation. The MR1 Zone includes limited commercial and manufacturing, clinics, media production, limited machine shops, animal hospitals, and kennel uses by right. Specific to the Project, the MR1 Zone expressly permits uses including motion picture, television, video, and other media production with outdoor sets by right. The “1” in the Project Site’s zoning designation refers to the Project Site’s location in Height District No. 1. All uses located in the MR1 Zone and within



Height District No. 1 are restricted to a maximum floor area ratio (FAR) of 1.5:1.<sup>1</sup> Height District No. 1 does not impose a vertical height limitation on the Project Site. The MR1 Zone does not impose any setback requirements on commercial or industrial uses. The SN designation indicates that these parcels are located within the Hollywood Signage Supplemental Use District (HSSUD), where signage is subject to City Ordinance No. 181340, which acknowledges and promotes the continuing contribution of signage to the distinctive aesthetic of Hollywood and prevents blight otherwise created by poorly placed and badly designed signs throughout Hollywood.

On May 3, 2023, the City Council adopted the Hollywood Community Plan Update. Following adoption of the Hollywood Community Plan Update, the implementing ordinances will be reviewed and finalized by the City Attorney to ensure form and legality. After this process is complete, the Hollywood Community Plan Update would be effectuated by the City Council. The Hollywood Community Plan Update would rezone both the North Block and the South Block to [Q]M1-2D-SN, which would allow an FAR of 1.5:1 within 150 feet of Santa Monica Boulevard between McCadden Place and Lilian Way, and 3:1 FAR otherwise. The proposed Qualified Classification (Q Classification) prohibits the development of residential units, limits retail and restaurant use to the ground floor and to 20,000 square feet, eliminates requirements for additional parking spaces for change of use to Live Equity Theaters, and prohibits automobile repair and related uses. Further, the M1 Zone would permit any use as described above in the MR1 Zone provided all regulations are complied with, except that front yard setbacks are not required. The proposed Development Limitation (“D Limitation”) would allow an FAR of 3:1 if the Project includes a minimum of 0.7:1 FAR (approximate 195,673 square feet) of media-related industrial uses. As described above, although the Hollywood Community Plan Update has been adopted by the City Council, it is currently undergoing a review by the City Attorney’s office for form and legality before it is finalized and becomes effective. Therefore, since this application was filed before the Hollywood Community Plan Update becomes effective, it does not apply to this entitlement.

Approvals required for the Project would include, but may not be limited to:

- Pursuant to LAMC Section 12.32 F, a **Zone Change and a Height District Change** from MR1-1-SN to M1-2D-SN, allowing a maximum FAR of 3:1.
- Pursuant to LAMC Section 12.24 W.19, a **Class 2 Conditional Use Permit** for FAR averaging in a unified development in the M Zone.
- Pursuant to LAMC 12.24 W.1, a **Class 2 Main Conditional Use Permit** to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within four restaurants, office buildings, production studios, and outdoor areas.
- Pursuant to LAMC Section 13B.4.2, a **Project Compliance** for signage within the Hollywood Supplemental Signage Use District (HSSUD).

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<sup>1</sup> FAR and height restrictions can be found at LAMC Section 12.21.1 A.1.

- Pursuant to LAMC Section 16.05, a **Project Review** to permit the development of a project which creates or results in an increase of 50,000 gross square feet or more of nonresidential floor area.
- Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** No. 83971 for the merger and re-subdivision of the Project Site into two ground lots and 11 airspace lots; and a haul route for 220,000 cubic yards (cy) of material.

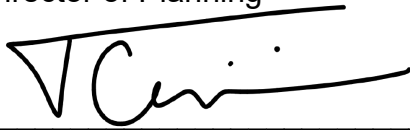
## Environmental Design Features

The Project would support environmental sustainability by incorporating sustainable building features and construction protocols required by the Los Angeles Green Building Code (LAMC Chapter IX, Article 9), the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11; referred to as the CALGreen Code), and the California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6; California Energy Code). Both in compliance with and, in some cases, in exceedance of Code requirements, a number of specific sustainable design components would be incorporated into the Project, potentially including, but not limited to: Energy Star appliances; solar-ready zones; continuous insulation and high-performance glazing to minimize heating and cooling loads; ultra-low flow plumbing fixtures and fittings that comply with the performance requirements specified in the Los Angeles Green Building Code; weather-based irrigation systems; water-efficient plantings with drought-tolerant species; shade trees in public areas; green walls in certain outdoor areas; vegetated roofs or cool roof systems to help reduce energy use; short- and long-term bicycle parking and related amenities; use of daylighting where feasible; and energy-efficient lighting. Additionally, the Project would provide preferential parking for carpools and low-emitting and zero emission vehicles, and 30 percent of the Project's parking spaces would be designated as EV spaces capable of supporting future EVSE, with 20 percent of the spaces equipped with EV Charging Stations. Such measures would support energy conservation, water conservation, and waste reduction and will be further defined in the EIR.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the Project's impacts on water demand is accurate and complete. CWC Section 10910 (g)(1) requires submission of the assessment within 90 days of this request. We would appreciate the receipt of the water assessment within that timeframe. If you have any questions or need additional information, please call me at (213) 978-1797 or the environmental consultant, Ashley Wright of Eyestone Environmental, at (424) 261-6456.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read 'V. Bertoni', written over a horizontal line.

Tamar Gharibian, Planning Assistant  
Department of City Planning

Enclosures:

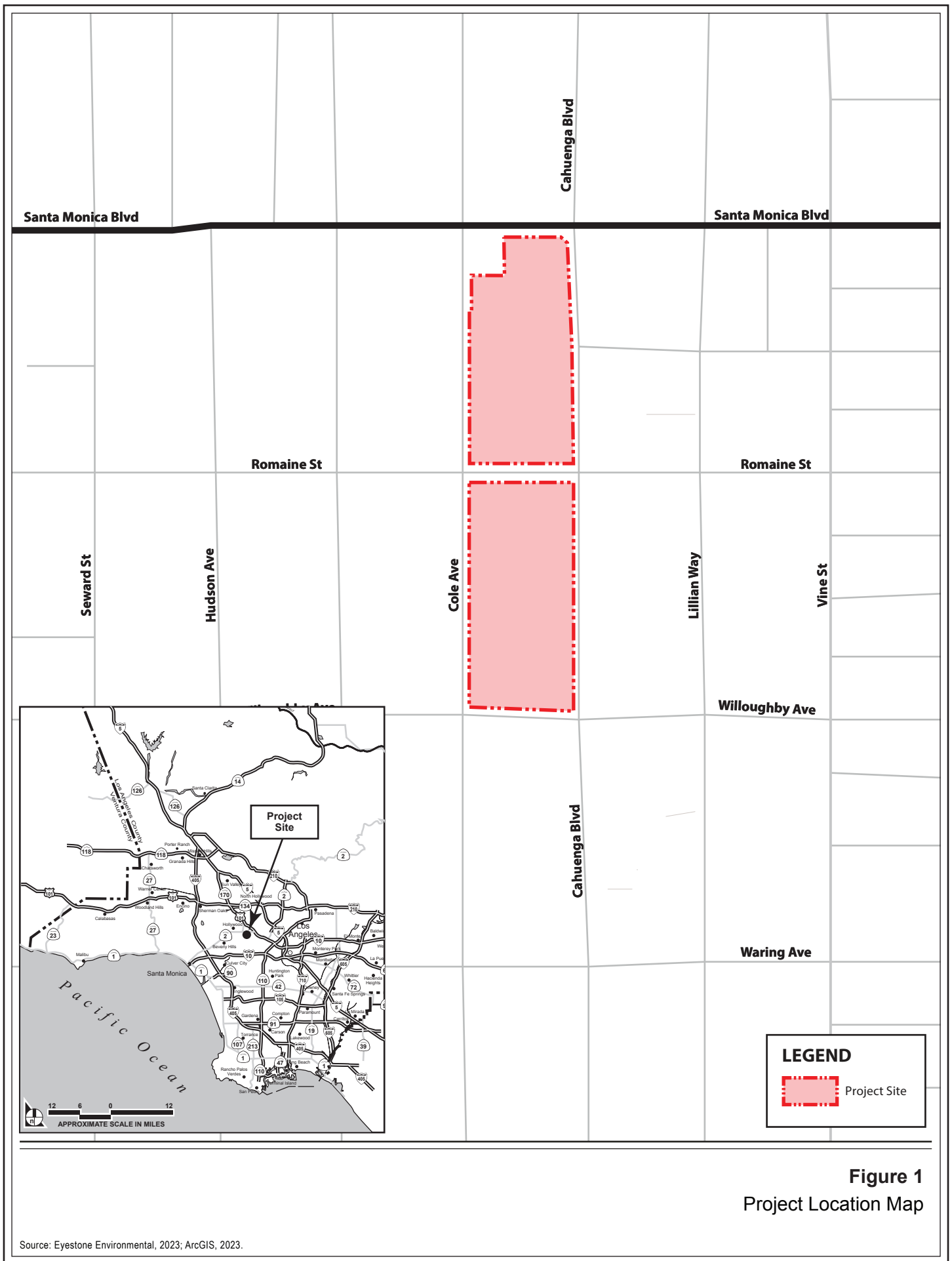
Figure 1: Project Location Map

Figure 2: Aerial Photograph of the Project Site and Vicinity

Figure 3: Conceptual Site Plan – North Block

Figure 4: Conceptual Site Plan – South Block

WSA Supplemental Project Information

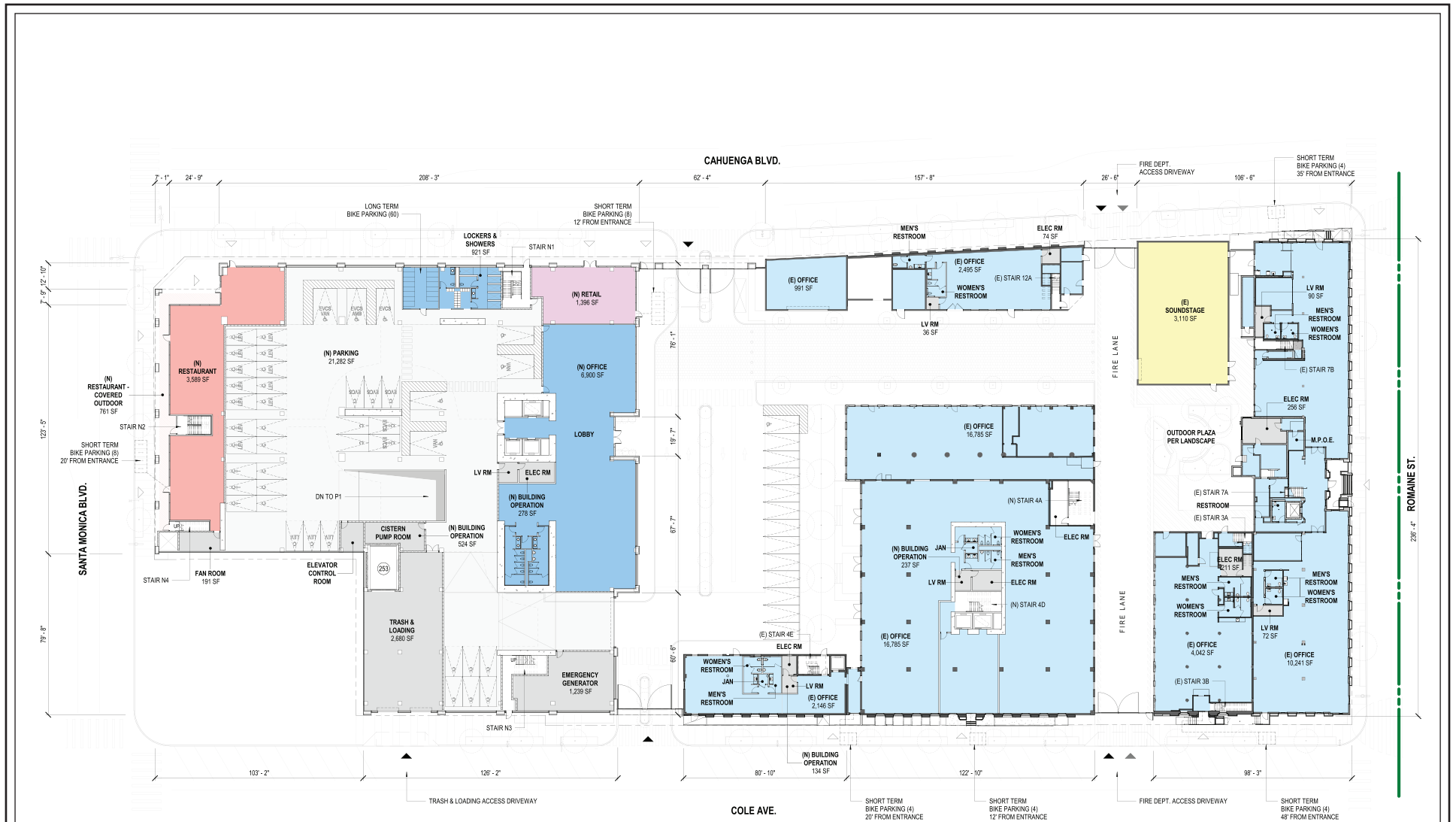




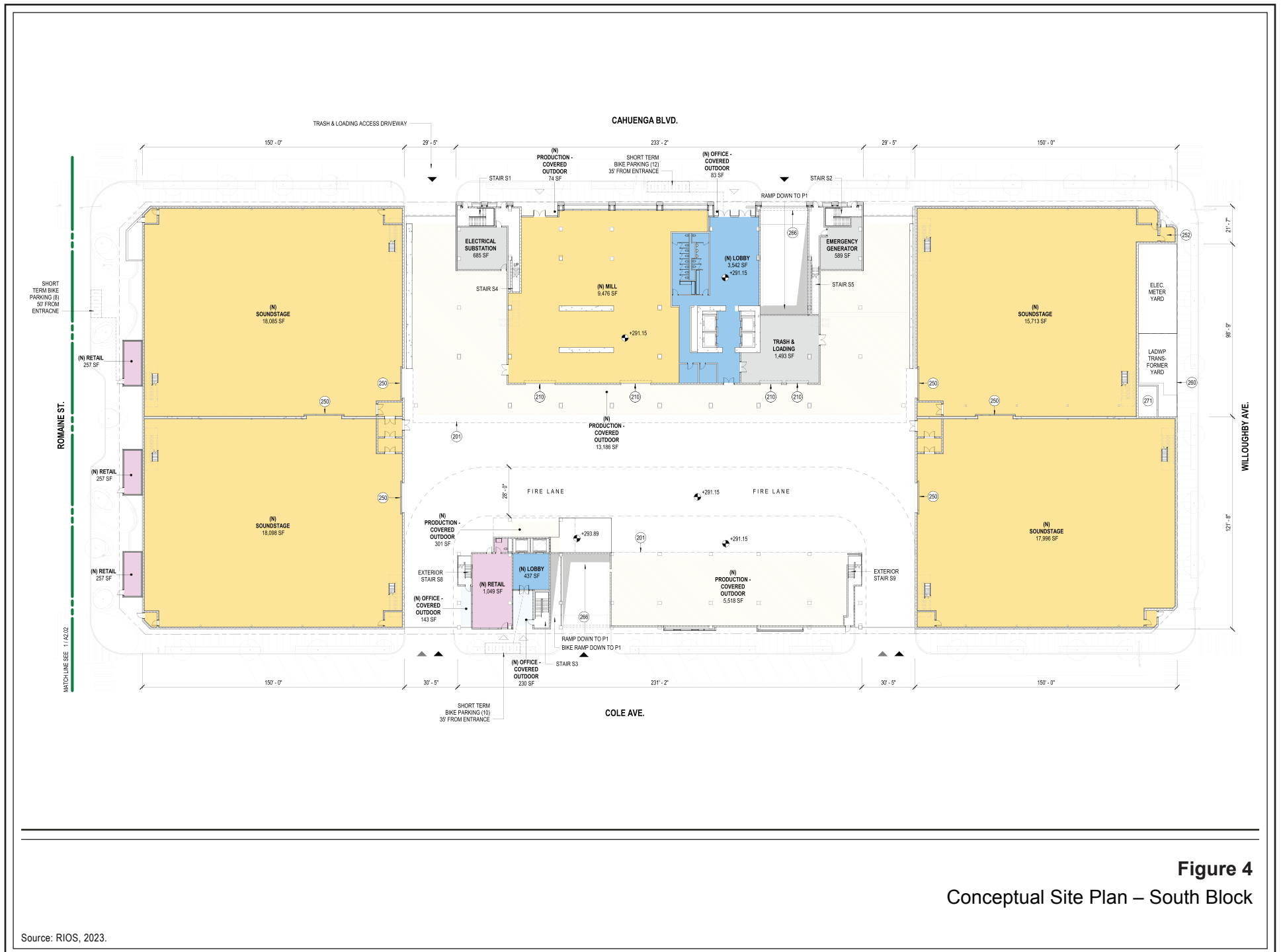


**Figure 2**  
Aerial Photograph of the Project Vicinity





**Figure 3**  
Conceptual Site Plan – North Block



# WATER SUPPLY ASSESSMENT

## SUPPLEMENTAL PROJECT INFORMATION

### INSTRUCTIONS

Please submit the information and exhibits listed below to Los Angeles City Planning (LACP) and work with your assigned Project Planner to prepare the Water Supply Assessment (WSA) request that will be sent to the Los Angeles Department of Water and Power (LADWP). Additional information may be requested after LADWP has received the WSA request and supporting project documents.

### GENERAL

PROJECT TITLE:	6311 Romaine Project
<u>CEQA LEAD AGENCY</u>	City of Los Angeles Department of City Planning
PLANNER NAME / TITLE:	Tamar Gharibian, Planning Assistant
DEPARTMENT:	Department of City Planning
PHONE NUMBER:	(213) 978-1797
EMAIL:	Tamar.gharibian@lacity.org
APPLICANT / DEVELOPER NAME:	Romaine Street Owner, LLC
<u>ENVIRONMENTAL CONSULTANT</u>	
NAME / TITLE:	Ashley Wright, Principal Planner
COMPANY:	Eyestone Environmental
PHONE NUMBER:	(424) 261-6456
EMAIL:	a.wright@eyestoneEIR.com
PROPERTY ADDRESS:	6400-6416 W Santa Monica Blvd; 901-1045 N Cahuenga Blvd; 6113 W Willoughby Ave; 6300 and 6311 W Romaine St; 906-1048 N Cole Ave, Los Angeles, CA 90038
PROJECT SITE AREA:	279,533 SQUARE FEET 6.42 ACRES
TOTAL PROJECT FLOOR AREA:	560,944 SQUARE FEET
PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):	



The Project would construct approximately 452,747 square feet of new soundstage buildings, production, office, retail, and restaurant uses, and would convert approximately 108,197 square feet of existing production, office, and gymnasium uses, including the Los Angeles Historic-Cultural Monument LA-1289, the former Technicolor Motion Picture Corporation Buildings, into office and production uses. On the North Block, the Project proposes to develop a total floor area of approximately 282,591 square feet, consisting of: six renovated existing structures; one building addition to the existing Building 4 comprised of a rooftop structure at approximately 61 feet in height and; one new office building at approximately 103 feet in height. On the South Block, the Project proposes to construct a total floor area of approximately 278,353 square feet, consisting of: two soundstage buildings, Soundstage Building A and Soundstage Building B, approximately 63 feet and 64 feet in height, respectively, each of which contains two production studios, and; two new office buildings including the Cole Bungalow at approximately 59 feet in height and the South Office Building at approximately 101 feet in height.

IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES? ☐ YES ☒ NO

#### LAND USE CONSISTENCY

DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? ☐ YES ☒ NO

IF YES:

- WHAT IS THE STATUS OF THE GPA? ☐ APPROVED ☐ PENDING
- IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (SCAG 2020-2045 RTP/SCS) DEMOGRAPHIC PROJECTIONS? ☐ YES ☐ NO

IF NO:

- IS THE PROJECT CONSISTENT WITH THE SCAG 2020-2045 RTP/SCS DEMOGRAPHIC GROWTH PROJECTIONS? ☒ YES ☐ NO

COMMUNITY PLAN AREA: Hollywood

WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? ☐ YES ☒ NO

IF YES, WHAT LEVEL? ☐ PLATINUM ☐ GOLD ☐ SILVER ☐ CERTIFIED ☐ LEED EQUIVALENT

PLEASE ATTACH:

☒ VICINITY MAP

☒ LATEST PLAN SET, INCLUDING SITE, FLOOR, ELEVATION, AND LANDSCAPE PLANS AND RENDERINGS, IF AVAILABLE.

PLEASE EMAIL THE FULL PLAN SET TO YOUR ASSIGNED LACP PROJECT PLANNER OR PROVIDE A LINK BELOW:

Click or tap here to enter text.

## EXISTING USE & SITE CONDITIONS

## EXISTING USES

- DESCRIBE THE EXISTING USE(S) ON THE PROJECT SITE IN DETAIL, INCLUDING BUT NOT LIMITED TO THE TOTAL SQUARE FOOTAGE OF RETAIL AND LANDSCAPING, WHETHER THERE IS A COOLING TOWER ON-SITE, ETC.). INDICATE THE PORTIONS OF USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED.

Office: 126,413 sf (47,599 sf to be demolished, and 78,814 sf to remain)

Gymnasium: 26,273 sf (to be converted to office)

Retail: 3,834 sf (3,834 sf to be demolished)

Industrial: 20,241 sf (20,241 sf to be demolished)

Production Studio: 3,110 sf (3,110 sf to remain)

Dance Studio: 9,972 sf (9,972 sf to be demolished)

Total: 189,843 sf (81,646 to be demolished and 108,197 to remain)

Landscaping: 23,100 sf to be demolished

Cooling Tower: +/- 100 Tons to be demolished

- HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS?  
☐ YES      ☒ NO
- IF THE EXISTING FACILITIES/BUILDINGS HAVE NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD THEY WERE PARTIALLY OCCUPIED OR VACANT (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).  
Partially occupied for past 5 years due to leasing vacancy.
- DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) DO NOT HAVE ANY WATER USES (E.G., EXISTING LANDSCAPING THAT DOES NOT REQUIRE WATERING).  
N/A

IF FEASIBLE, LADWP MAY RELY ON EXISTING BILLING RECORDS TO ESTIMATE THE EXISTING WATER DEMAND FOR THE LAST FIVE YEARS. OTHERWISE, THEY WILL RELY ON THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TO ESTIMATE THE EXISTING WATER DEMAND.

PROVIDE THE FOLLOWING INFORMATION AS MUCH AS AVAILABLE, WHICH WILL BE USED TO VERIFY THE EXISTING BILLING RECORD:

- METER/SERVICE NUMBERS:
  - 01936837-1049746 FIRE
  - 96143113 WATER
  - 90356265 / 00043156 FIRE / WATER
  - APMYV00219-00038931 ELECTRICAL
  - APMYV00219-00038932 ELECTRICAL
  - APMYD00209-00066727 ELECTRICAL
  - APMV00432-00000053 ELECTRICAL
  - FPM00419-00005368 ELECTRICAL
  - 96156065 / 02346870-1285509 FIRE / WATER
  - APMV00419-00006363 ELECTRICAL
- CUSTOMER NAME/NUMBER: Romaine Street Owner, LLC

- WHAT EXISTING USES DOES THIS METER COVER? Office, Gymnasium, Retail, Industrial, Production Studio, Dance Studio

## PROPOSED PROJECT

PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.). NONE

None

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPE AND FLOOR AREAS FOR RESIDENTIAL AMENITIES. PLEASE REFER TO THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TABLE FOR THE LISTED OCCUPANCY TYPES. INCLUDE ANY SPACES THAT HAVE PLUMBING FIXTURES, SUCH AS A TERRACE WITH KITCHEN/SINK.

None

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREAS FOR COMMERCIAL, INDUSTRIAL AND/OR EDUCATIONAL USES, ETC. (RETAIL, RESTAURANT (# OF SEATS), OFFICE, THEATRE/ASSEMBLY AREAS, COMMERCIAL KITCHEN, ETC.)

Office: 447,385 sf; Production Studio: 101,557 sf; Retail: 3,216 sf; Restaurant: 8,786 sf (8,025 sf indoor area and 761 sf covered outdoor area. Restaurants, collectively, have 255 indoor seats and 192 outdoor seats, for a total seat count of 447 seats.

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREA FOR COMMERCIAL/HOTEL AMENITIES. (FITNESS ROOM, ASSEMBLY ROOMS)

None

PROVIDE THE SURFACE AREA (LENGTH X WIDTH, DIAMETER, OR SQUARE FEET IF IRREGULARLY SHAPED) OF ANY PROPOSED SWIMMING POOL/HOT TUB THAT IS NOT PART OF A FITNESS CLUB.

None

PROVIDE THE AREA OF PROPOSED PARKING FOR COVERED PARKING AND SURFACE PARKING SEPARATELY.

North Block Covered Parking: 60,766 sf; South Block Covered Parking: 252,338 sf; Total Covered Parking: 313,104 sf North Block Surface Parking: 5,125 sf; Total Surface Parking: 5,125 sf

### LANDSCAPING

- PROVIDE THE HYDROZONE AREA (SF), AND THE PLANT FACTORS (PF) AND IRRIGATION EFFICIENCY (IE) FOR EACH HYDROZONE (REFER TO CALIFORNIA CODE OF REGULATIONS TITLE 23. DIVISION 2. CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.)

North Block Level 1: 4,262 SF, 0.3 PF, 0.81 IE; North Block Level 4+: 3,130 SF, 0.5 PF, 0.81 IE. South Block Level 1: 3,247 SF, 0.3 PF, 0.81 IE; South Block Level 5+: 2,870 SF, 0.5 PF, 0.81 IE

- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.

Residential: 0 sf

Non-Residential: 15,422 sf

### COOLING

- FOR PROJECTS CONTAINING COOLING TOWERS, PROVIDE THE CHILLER CAPACITY (IN TONS), AND THE HOURS OF OPERATION (X HOURS/DAY, X DAYS/WEEK, X WEEKS/YEAR, ETC.).  
Anticipated new +/- 60 Ton closed-circuit cooling tower. No new chillers. Hours of operation anticipated: 12 hours/day, 5 days/week, 50 weeks/year.
- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.  
For all portions of the site not served by the above +/-60 Ton cooling tower, air-cooled VRF condensers will be provided for space cooling/heating.

Click or tap here to enter text.

- IF THE PROPOSED PROJECT INCLUDES A BUILDING OR BUILDINGS WITH OVER 25 RESIDENTIAL FLOORS, HOW MUCH OF THE COOLING TOWER MAKE-UP WATER WILL BE SUPPLIED BY NON-POTABLE WATER?

N/A

- WILL GREYWATER OR OTHER NON-POTABLE WATER BE USED FOR IRRIGATION OR THE COOLING TOWER?

☒ YES      ☐ NO

IF YES, PLEASE DESCRIBE THE SYSTEM AND AN ESTIMATE OF HOW MUCH NON-POTABLE WATER WILL BE USED.

Storm water capture reuse system. Storm water collected and pre-filtered prior to cistern. Water from cistern is transferred to a filtration skid (NSF 350) which will be utilized for landscaping (North Block) and cooling tower make-up (South Block).

Make-up water to cooling tower estimated 100,000 gallons per year.

PLEASE FILL IN THE TABLE BELOW WITH THE QUANTITY OF PLUMBING FIXTURES/APPLIANCES FOR THE PROPOSED PROJECT. DO NOT CHANGE THE CELLS THAT ALREADY SHOW "N/A". YOU NEED ONLY ENTER THE INFORMATION THAT APPLIES TO THE PROJECT.

	RESIDENTIAL DWELLING UNIT	RESIDENTIAL COMMON AREA	RESTAURANT / BAR	RETAIL / COMMERCIAL	OFFICE	HOTEL ROOMS	HOTEL COMMON FACILITY
WATER CLOSETS	N/A	N/A	3	2	152	N/A	N/A
URINALS	N/A	N/A	1	0	40	N/A	N/A
LAVORATORY FAUCETS	N/A	N/A	4	2	116	N/A	N/A
KITCHEN FAUCETS	N/A	N/A	2	0	6	N/A	N/A
COMMERCIAL KITCHEN PRE-RINSE SPRAY FAUCETS	N/A	N/A	1	0	N/A	N/A	N/A
SHOWERHEADS	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CLOTHES WASHER (RESIDENTIAL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CLOTHES WASHER (COMMERCIAL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DISHWASHER (RESIDENTIAL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DISHWASHER (COMMERCIAL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275

**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275



**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Towhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Towhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Towhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Towhouse - >3 BR (o)	40/BDR	265	275
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275



**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	<b>FACILITY DESCRIPTION</b>	<b>PROPOSED SGF IN GPD</b>	<b>BOD (mg/l)</b>	<b>SS (mg/l)</b>
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

## FOOTNOTES TO SGFs TABLE

- (a) SFC rates for these facilities have historically been published in SFC ordinances.
- (b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference.  
If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.
- (c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).
- (d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.
  - 1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
  - 2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
  - 3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.Juice bars and coffee houses do not serve any alcoholic drinks.
- (e) Building construction includes trailers, field offices, etc.
- (f) Cocktail lounge usually does not serve prepared food.
- (g) Cold storage facilities are categorized as follow:
  - 1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
  - 2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.
- (h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.  
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.  
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.
- (l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.
- (m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.
- (n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.
- (o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.
- (p) The SGF for schools based on the student capacity, covers the following facilities:
  - 1) classrooms and lecture halls
  - 2) professors' offices
  - 3) administration offices
  - 4) laboratories for classes or research
  - 5) libraries
  - 6) bookstores
  - 7) student/professor lounges
  - 8) school cafeterias
  - 9) warehouses and storage areas
  - 10) auditoriums
  - 11) gymnasiums
  - 12) restrooms

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

- (q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.
- (r) No independent tanning salons with shower were encountered during 1996 survey.
- (s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.

## Tcharssov, Andrei

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**From:** Tamar Gharibian <tamar.gharibian@lacity.org>  
**Sent:** Thursday, March 28, 2024 1:23 PM  
**To:** Tcharssov, Andrei  
**Subject:** [EXTERNAL] Re: 6311 Romaine Project - WSA Scope Confirmation final

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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.

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Hello Andrei,

Thank you for sending this information over - I can confirm that it is all accurate, and that you may use these amounts in your calculations.

Thank you!

On Wed, Mar 27, 2024 at 11:13 AM Tcharssov, Andrei <[Andrei.Tcharssov@ladwp.com](mailto:Andrei.Tcharssov@ladwp.com)> wrote:

Tamar,

The Los Angeles Department of Water and Power (LADWP) is in the process of completing the Water Supply Assessment (WSA) for the 6311 Romaine Project (Proposed Project). LADWP requests that the Department of City Planning (Planning Department) confirm the scope of Proposed Project.

Please confirm that the project's scope provided below is complete and accurate. The scope below is based on your Request for the WSA dated February 1, 2024 (attached) and all relevant e-mail communication to date. Please be advised that the scope is the basis for the WSA water demand calculations, and your scope confirming e-mail will be included, in part or in full, as an appendix to the WSA.

Proposed Project's scope:

1. Proposed Project is consistent with the demographic projections in the 2020 SCAG/RTP (SCAG is the Southern California Association of Governments, RTP is the Regional Transportation Plan).
2. Proposed Project does not require a General Plan Amendment.

### 3. Proposed Development:

Existing Use to be Demolished	Quantity	Unit	Assumptions as applicable
Office	47,599	sf	
Retail	3,834	sf	
Industrial	20,241	sf	
Dance Studio	9,972	sf	
Existing to be Demolished Total	81,646	sf	
Existing Use to be Renovated			
Gymnasium	26,273	sf	To be converted to office.
Office	78,814	sf	To remain as office use after renovation.
Production	3,110	sf	To remain as production use after renovation.
Existing to be Renovated Total	108,197	sf	
Proposed Use	Quantity	Unit	Assumptions as applicable
Office	447,385	sf	Office contains the proposed new construction of 342,298 sf and the existing to remain and be renovated of 105,087 sf.
Production	101,557	sf	Production contains the proposed new construction of 98,447 sf and the existing to remain and be renovated of 3,110 sf.
Restaurant	447	seat	8,786 sf
Retail	3,216	sf	
Landscaping	15,422	sf	North Block Level 1: 4,440 SF, 0.3 PF, 0.81 IE North Block Level 4-6: 7,582 SF, 0.5 PF, 0.81 IE South Block Level 1: 1,800 SF, 0.3 PF, 0.81 IE South Block Level 4-6: 1,600 SF, 0.5 PF, 0.81 IE
Covered Parking	313,104	sf	
Cooling Tower	60	ton	Hours of operation: 12 hours/day, 5 days/week, 50 weeks/year.

Plumbing Fixture Count:

Per Fixture Table on pages 5 and 6 of the WSA Supplemental Project information of the Request for the WSA dated February 1, 2024. In addition, a total of 12 showers are provided in the bike locker rooms on L1 of the north block and P1 of the south block.

**If the above listed scope is accurate and consistent with the Proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.**

Thank you, and please let me know if you have any questions.

Andrei Tcharssov

LADWP Water Resources Development

111 N. Hope Street, Room 308

Los Angeles, CA 90012

(213) 367-2155

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**Tamar Gharibian (she/her)**  
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**Los Angeles City Planning**  
  
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# 6311 ROMAINE PROJECT WSA APPENDIX B

## Appendix B

Water Conservation Commitment Letter



March 13, 2024

Anselmo G. Collins  
Senior Assistant General Manager for Water System  
Los Angeles Department of Water & Power  
111 North Hope Street, Room 1455  
Los Angeles, CA 90012-5701

Re: WATER CONSERVATION COMMITMENTS FOR THE 6311 ROMAINE PROJECT

Dear Mr. Collins:

6311 Romaine Street Owner, LLC (Applicant), proposes to develop the 6311 Romaine Project (Project) within the Hollywood Community Plan Area of the City of Los Angeles, located at 6400 – 6416 West Santa Monica Boulevard, 901 – 1045 North Cahuenga Boulevard, 6300 and 6311 West Romaine Street, 906 – 1048 North Cole Avenue, and 6113 West Willoughby Avenue (Project Site). The Project Site, which encompasses approximately 6.4 acres, consists of the majority of two City blocks and is bounded by Santa Monica Boulevard to the north, Cahuenga Boulevard to the east, Willoughby Avenue to the south, and Cole Avenue to the west. The Project Site is bisected by Romaine Street, bifurcating the Project Site into the North Block and the South Block. The Project would develop approximately 342,298 square feet of office uses, approximately 98,447 square feet of production uses, approximately 8,786 square feet of restaurant uses, and approximately 3,216 square feet of retail uses. In addition, the Project would renovate portions of the former Technicolor Motion Picture Corporation which is designated as Los Angeles Historic-Cultural Monument LA-1289, including approximately 105,087 square feet of office uses (including 26,273 square feet of gymnasium uses being converted into office uses) and 3,110 square feet of production uses. The Project would also provide 313,104 square feet of covered parking and one 60-Ton Cooling Tower. As part of the Project, 81,646 square feet of existing floor area on-site would be removed.

The Applicant understands the City of Los Angeles' plans to meet future water needs by expanding local water supply programs and reducing demands on purchased imported water through local groundwater, recycled water, stormwater capture, and water conservation and use efficiency. Therefore, the Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project to reduce the Project's baseline water demand:

- Fixtures
  - Showerheads with a flow rate of 1.5 gallons per minute.
- Landscape and Irrigation
  - Drip irrigation.

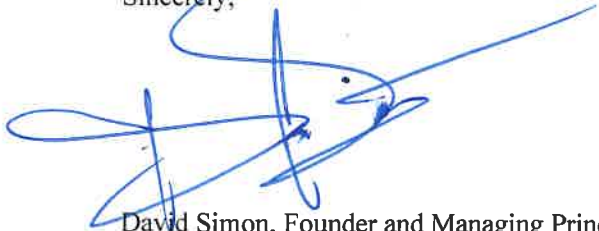


The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181899 and No. 183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Project as applicable:

- Cistern - captures stormwater runoff as it comes down through the roof gutter system.

Should you have any questions, please do not hesitate to call at (415) 254-2711.

Sincerely,

A handwritten signature in blue ink, appearing to be 'David Simon', with a large, sweeping flourish extending upwards and to the right.

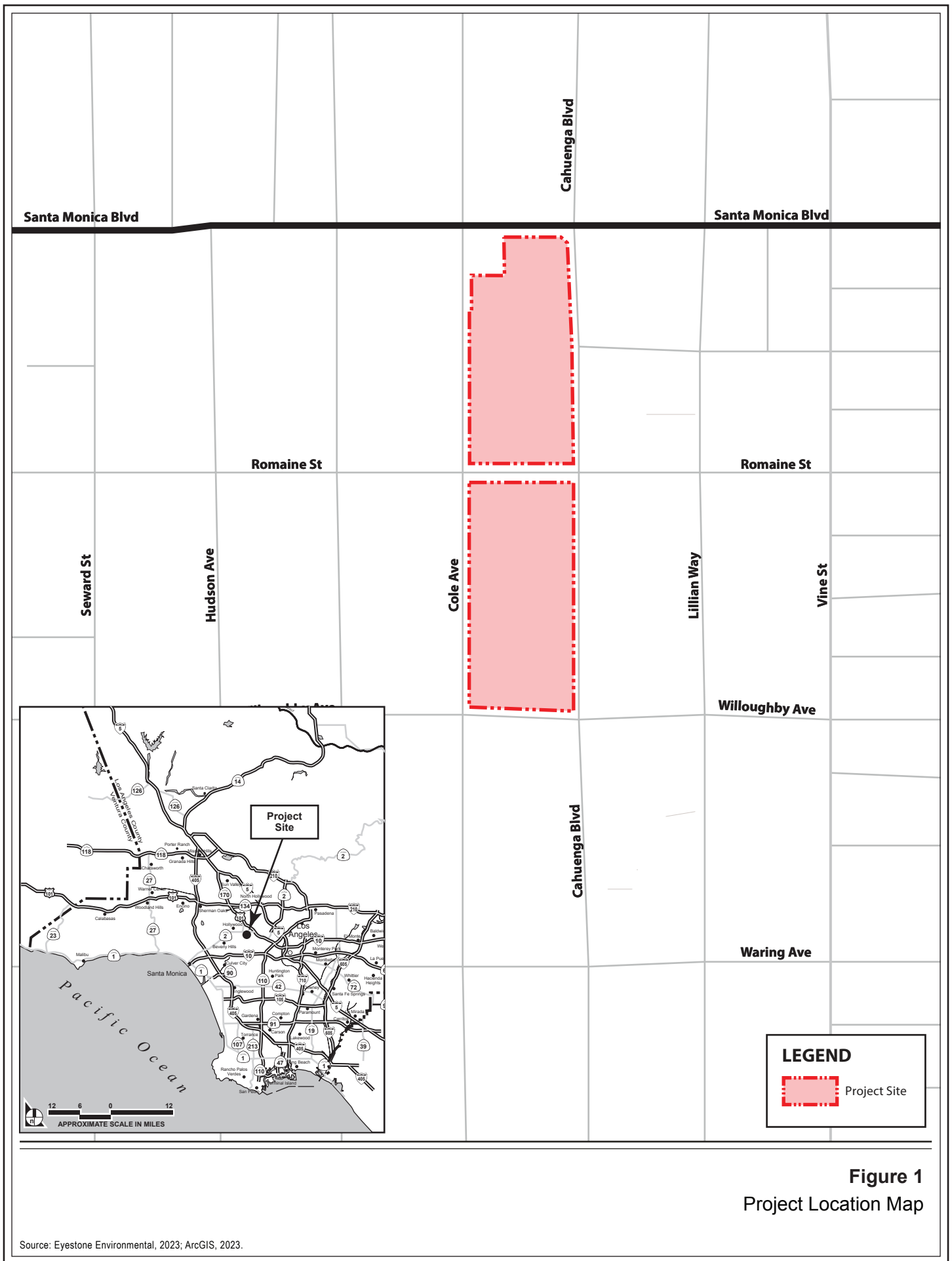
David Simon, Founder and Managing Principal  
Romaine Street Owner, LLC  
BARDAS Investment Group

# 8533 TQO CWP G PROJECT WSA APPENDIX C

## Appendix C

### Project Location Map





# 8533" TQO CWP G PROJECT WSA" APPENDIX D

## Appendix D

### Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- Central Basin – Judgment No. 786656

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

THE CITY OF LOS ANGELES,

Plaintiff,

vs.

CITY OF SAN FERNANDO, ET AL.

Defendants.

No. 650079

JUDGMENT

There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of said several parts constitute a single integrated Judgment herein.

1           4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each  
2 of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments  
3 to inter-basin ground water flow whereby there is created separate underground reservoirs. Each  
4 of said basins contains a common source of water supply to parties extracting ground water from  
5 each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle  
6 Rock Basin to San Fernando Basin is relatively small, and on the average has been  
7 approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo  
8 Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and  
9 hydrologic differences; one from the other, and each meets the hydrologic definition of "basin".  
10 The extractions of water in the respective basins affect the other water users within that basin but  
11 do not significantly or materially affect the ground water levels in any of the other basins. The  
12 underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one  
13 another and of the San Fernando Basin.

14           4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in  
15 acre feet, of the three largest basins for the year 1964-65 was as follows:

<u>Basin</u>	<u>Safe Yield</u>	<u>Native Safe Yield</u>
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

20       The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles.  
21       There is no measurable native-safe yield.

22           4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground  
23 water within ULARA are separate and distinct as within each of the several ground water basins  
24 within said watershed.

25           4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying  
26 hydrologic conditions, which result in different legal consequences.

27           4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando  
28 Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction



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2 301 North Lake Avenue, 10th Floor

3 Pasadena, California 91101

4 (818) 793-9400 or (213) 385-4345

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7

8

SUPERIOR COURT OF THE STATE OF CALIFORNIA

9

FOR THE COUNTY OF LOS ANGELES

10

11 CENTRAL AND WEST BASIN WATER  
REPLENISHMENT DISTRICT, etc.,

) No. 786,656  
) SECOND AMENDED  
) JUDGMENT

12

Plaintiff,)

13

v.

) (Declaring and establishing water rights in  
) Central Basin and enjoining extractions  
) therefrom in excess of specified quantities.)

14

CHARLES E. ADAMS, et al.,

15

)  
)  
) Defendants,)

16

CITY OF LAKEWOOD, a municipal  
corporation,

17

)  
)  
) Cross-Complaint,)

18

v.

19

20

CHARLES E. ADAMS, et al.,

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)  
)  
) Cross-Defendants,)

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The above-entitled matter duly and regularly came on for trial in Department 73  
of the above-entitled Court (having been transferred thereto from Department 75 by order of the  
presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17,  
1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,

1 of the close of the water year ending September 30, 1978 in accordance with the Watermaster  
2 Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into  
3 account additions or subtractions from any Allowed Pumping Allocation of a producer for the  
4 1978-79 water year, nor other adjustments not representing change in fee title to water rights,  
5 such as leases of water rights, nor does it include the names of lessees of landowners where the  
6 lessees are exercising the water rights. The exercise of all water rights is subject, however, to the  
7 provisions of this Judgment is hereinafter contained. All of said rights are of the same legal  
8 force and effect and are without priority with reference to each other. Each party whose name is  
9 hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose  
10 name there appears under the column "Total Water Right" the figure "0" owns no rights to  
11 extract any ground water from Central Basin, and has no right to extract any ground water from  
12 Central Basin.

13 (b) Defendant The City of Los Angeles is the owner of the right to extract fifteen  
14 thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant  
15 Department of Water and Power of the City of Los Angeles has no right to extract ground water  
16 from Central Basin except insofar as it has the right, power, duty or obligation on behalf of  
17 defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The  
18 City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this  
19 judgment hereafter contained, including but not limited to, sharing with other parties in any  
20 subsequent decreases or increases in the quantity of extractions permitted from Central Basin,  
21 pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre  
22 feet bears to the Allowed Pumping Allocations of the other parties.

23 (c) No party to this action is the owner of or has any right to extract ground water  
24 from Central Basin except as herein affirmatively determined.

25 2. Parties Enjoined as Regards Quantities of Extractions.  
26  
27