

EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT WSA
APPENDICES A-D

EAST END STUDIOS ARTS DISTRICT LOS ANGELES 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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October 6, 2023

Mr. Richard F. Harasick
Senior Assistant General Manager for Water Systems
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
111 North Hope Street, Room 1455
Los Angeles, CA 90012

**Re: REQUEST FOR WATER SUPPLY ASSESSMENT—EAST END STUDIOS ARTS
DISTRICT LOS ANGELES (ADLA) PROJECT**

Dear Mr. Harasick:

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 East End Studios ADLA Project (Project) meets criteria (3) above as it would include commercial office uses and would employ more than 1,000 persons. 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

East End Studios Arts District Los Angeles (East End Studios ADLA, the Project)

Project Developer

Alameda Studio Owner, LLC

Contact Information

Department of City Planning
Kathleen King, City Planner
(213) 847-3624
kathleen.king@lacity.org

Project Location and Existing Conditions

The Project Site is located at 1206–1338 East 6th Street, 1205–1321 Wholesale Street, 1210–1361 Produce Street, 635 and 639 Mill Street, and 640 South Alameda Street within the Central City North Community Plan of the City of Los Angeles. The Project Site is bounded by

6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west.

The Project Site is currently developed with two single-story warehouse structures, consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. The Project Site also includes surface parking areas for automobiles and tractor trailer trucks. The Project Site is relatively flat with limited landscaping.

Project Description

As summarized below and in Table 1 on page 4, the Project includes the development of a new production studio campus at the southeastern corner of 6th Street and Alameda Street. The Project would include 16 studios, which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings; and two new office buildings. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. The Project would comprise a total floor area of approximately 675,611 square feet with a floor area ratio (FAR) of 1.06:1. Up to 800 vehicular parking spaces would be provided for the proposed uses within a five-story parking structure and surface parking areas. The two existing warehouse structures, consisting of approximately 311,000 square feet, would be demolished as part of the Project.

Existing Water Consumption

As discussed above, The Project Site is currently developed with two single-story warehouse structures, consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. As shown in Table 2 on page 4, the Project Site currently generates an estimated water demand of approximately 9,330 gallons per day (gpd).

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

Land Use	Floor Area
Existing (All to Be Removed)	
Warehouse	311,000 sf
New Construction	
Studios	299,012 sf
Production Support (including Mill Space)	69,192 sf
General Office	299,407 sf ^a
General Retail	4,000 sf
Restaurant	4,000 sf
Total Floor Area of New Construction Upon Completion	675,611 sf
<hr/> <i>sf = square feet</i> ^a <i>The proposed office uses comprise a total of 307,407 square feet, inclusive of the potential 8,000 square feet of retail/restaurant uses. As such, when subtracting the potential 8,000 square feet of retail/restaurant uses, the office uses would comprise 299,407 square feet.</i> <i>Source: Eyestone Environmental, 2023.</i>	

**Table 2
Existing Water Consumption**

Land Use	Floor Area (sf)	Water Demand Rate ^a	Demand (gpd)
Warehouse/Self-Storage	311,000 sf	30 gpd/1000 sf	9,330
Total			9,330
<hr/> ^a <i>Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012). The "Warehouse" rate of 30 gallons per day / 1,000 square feet was applied to the square footage of the existing uses.</i> <i>Source: Eyestone Environmental based on wastewater generation rates provided by LASAN, 2023.</i>			

Forecast of Project Water Demand

Table 3 on page 5 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 57,240 gpd, which represents an increase in approximately **47,910 gpd** compared to existing conditions. As requested by LADWP, provided in Table 4 on page 5 are the number and type of plumbing fixtures anticipated for the Project.

**Table 3
Proposed Water Consumption**

Land Use	Proposed Development	Water Demand Rate^a	Demand (gpd)
Studios	299,012 sf	0.050 gpd/sf	14,951
Production Support (including Mill Space)	69,192 sf	0.050 gpd/sf	3,460
General Office	299,407 sf ^b	0.120 gpd/sf	35,929
General Retail	4,000 sf	0.025 gpd/sf	100
Restaurant	4,000 sf	30 gpd/seat	2,800
Total			57,240
Net New Water Demand (Proposed minus Existing to be Removed)			47,910

^a Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012). For the proposed uses, the “Commercial Use” rate was used for both the studios and production support uses; the “Office Building” rate was used for the proposed office uses; the “Retail Area (less than 100,000 sf)” rate was used for the potential general retail uses; and the “Coffee House” rate was used for the potential restaurant use.

^b The proposed office uses comprise a total of 307,407 square feet, inclusive of the potential 8,000 square feet of retail uses. As such, when subtracting the potential 8,000 square feet of retail uses, the office uses would comprise 299,407 square feet.

Source: Eyestone Environmental based on wastewater generation rates provided by LASAN, 2022.

**Table 4
Proposed Plumbing Fixtures**

	Studios	Production Support	Office	Restaurant
Water Closets	34	18	79	14
Urinals	0	2	14	2
Lavatory Faucets	36	18	117	14
Kitchen Faucets	0	0	0	18
Commercial Kitchen Pre-Rinse Spray Faucets	0	0	0	4
Dishwater (Commercial)	0	0	0	2

Landscaping and Open Space

The Project would incorporate numerous on-site common and private open space and recreational amenities. The Project would include a total of **38,700 square feet** of planted area.

Project Conformance with Existing Zoning and the General Plan

The Project Site is located within the Central City North Community Plan area. The Project Site is designated as Heavy Industrial and is zoned as M3-1-RIO (Heavy Industrial, Height District 1, River Improvement Overlay District). The M3 zone corresponds to the Project Site's Heavy Industrial land use designation. The Project Site's zoning is, therefore, consistent with the Project Site's Community Plan land use designation. The M3 zone allows for motion picture, television, video, and other media production (and supporting office) uses by right. The "1" in the Project Site's zoning designation refers to the Project Site's location in Height District 1. All uses located in the M3 zone and within Height District 1 are restricted to a maximum floor area ratio (FAR) of 1.5 times the property's buildable area. Height District 1 does not impose a vertical height limitation on the Project Site. The M3 zone does not impose any setback requirements for commercial or industrial uses. Accordingly, buildable area for FAR purposes is the same as lot area. With a maximum FAR of 1.5 to 1, the Project Site's 635,551 square feet of lot area/buildable area would permit up to 953,326 square feet of floor area. The RIO in the property's zoning designation refers to the Project Site's location in the Los Angeles River Improvement Overlay Zone. The RIO does not impose any use, FAR, height, or setback restrictions or standards.

As described above, the Project includes new studio and office uses, which are all uses permitted under the existing zoning. In addition, the Project would comprise a total floor area of 675,611 square feet with a floor area ratio (FAR) of 1.06:1, which would be within the 953,326 square feet of floor area and FAR of 1.5 to 1 permitted within the Project Site. As such, the Project would be consistent with the type of uses expected for the Project Site.

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). In compliance with 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 panels; 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 some outdoor areas; vegetated roofs or cool roof systems to help reduce energy use; short- and long-term bicycle parking; use of daylighting, where feasible; and energy-efficient lighting. Such measures would address energy conservation, water conservation, and waste reduction.

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) 847-3624 or the environmental consultant, Laura Rodriguez of Eyestone Environmental, at (424) 207-5339.

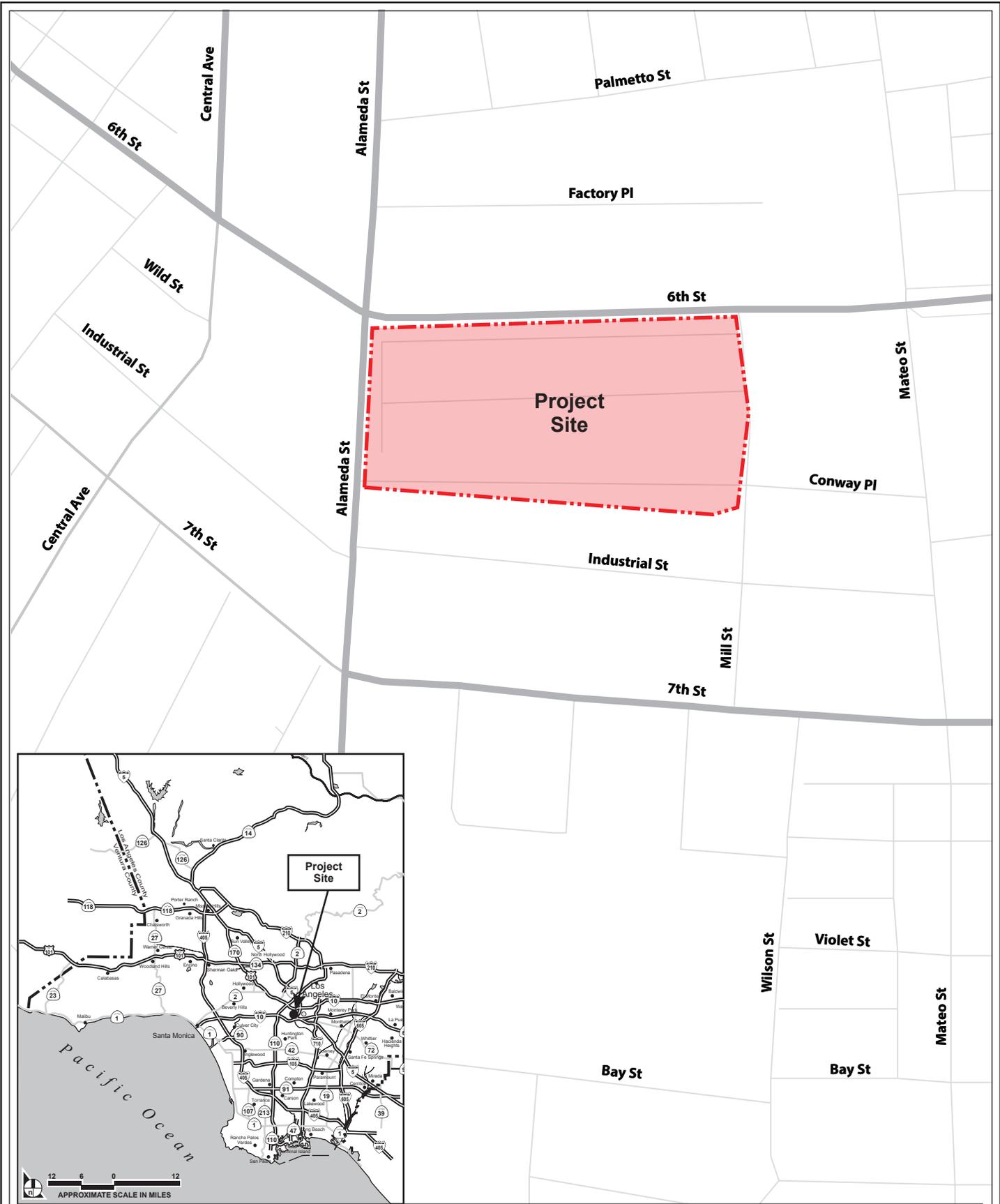
Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Kathleen King, City Planner
Department of City Planning

Attachments: Project Location Map
Conceptual Site Plan
WSA Supplemental Information & Checklist
Water Efficient Landscape Worksheet



Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.



GRADING CONSTRUCTION NOTES:

- ① CONSTRUCT 4" P.C.C. SIDEWALK PER CITY OF LOS ANGELES STD. PLANS S-448-5
- ② CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF LOS ANGELES STD. PLANS S-440-4
- ③ CONSTRUCT CURB AND GUTTER PER CITY OF LOS ANGELES STD. PLANS S-410-2
- ④ SAW CUT AND JOIN EXISTING GRADE

LEGEND

	CENTERLINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRIVEWAY



Conceptual Site Plan

WATER SUPPLY ASSESSMENT

PROJECT INFORMATION & CHECKLIST

GENERAL

PROJECT TITLE:	East End Studios ADLA
PROJECT SITE AREA:	635,551 SQUARE FEET 14.6 ACRES
PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):	
<p>The Project includes the development of a new production studio campus at the southeastern corner of 6th Street and Alameda Street. The Project would include 16 studios, which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings, and two new office buildings. The studio buildings, which would comprise a total of 299,012 square feet, would each be one story and have a maximum height of up to 57 feet to the top of the parapet (mechanical equipment could extend up to an additional 20 feet). The proposed covered production support areas would sit between the studio buildings and would not exceed a height of 20 feet. The proposed office structures, which would comprise a total of 307,407 square feet, would each be five stories and up to 74 feet in height to the last occupiable floor (mechanical equipment could extend up to an additional 20 feet). The office buildings would include a total of 18,000 square feet of covered outdoor mill space on the ground. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. Up to 800 vehicular parking spaces would be provided for the proposed uses within a five-story parking structure and surface parking areas. Upon completion, the Project would comprise a total floor area of 675,611 square feet with a FAR of 1.06:1.</p>	
IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<u>LAND USE CONSISTENCY</u>	
IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIEIS STRATEGY (RTP/SCS) PROJECTIONS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
IF YES:	
<ul style="list-style-type: none">WHAT IS THE STATUS OF THE GPA? <input type="checkbox"/> APPROVED <input type="checkbox"/> PENDINGIS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIEIS STRATEGY (RTP/SCS) PROJECTIONS? <input type="checkbox"/> YES <input type="checkbox"/> NO	
COMMUNITY PLAN AREA:	Central City North
WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

IF YES, WHAT LEVEL?	<input type="checkbox"/> PLATINUM	<input type="checkbox"/> GOLD	<input type="checkbox"/> SILVER	<input type="checkbox"/> CERTIFIED
<p>PLEASE ATTACH:</p> <p><input type="checkbox"/> LATEST PLAN SET, INCLUDING SITE, FLOOR, ELEVATION, AND LANDSCAPE PLANS AND RENDERINGS, IF AVAILABLE.</p> <p>PLEASE EMAIL OR PROVIDE A LINK BELOW:</p> <p>https://www.dropbox.com/scl/fo/6ylk7laq92ju0l103ewz3/h?rlkey=2znoi1n2vyx45rd75wh3ugakq&dl=0</p>				

EXISTING USE & SITE CONDITIONS

<p><u>EXISTING USES</u></p> <ul style="list-style-type: none"> <p>• INDICATE THE PORTIONS OF EXISTING USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED.</p> <p>The Project Site is currently developed with two single-story warehouse structures, consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. The Project Site also includes surface parking areas for automobiles and tractor trailer trucks. The two existing warehouse structures would be demolished as part of the Project.</p> <p>• DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) ARE VACANT OR NOT FULLY USED, AND THE PERIOD ANY VACANT PORTIONS WERE VACATED.</p> <p><small>Click or tap here to enter text.</small></p> <p>None of the existing buildings on the Project Site are vacant.</p>
<p>HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>IF IT HAS NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD IT WAS PARTIALLY OCCUPIED (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).</p> <p>N/A</p>

PROPOSED PROJECT

<p>PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.).</p> <p>N/A</p>
<p>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.</p> <p>N/A</p>
<p>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.)</p> <p>Studios: 299,012 sf</p> <p>Production Support (including Mill Space): 69,192 sf</p>

General Office: 307,407 sf (could include 8,000 square feet of potential retail space, which could include up to 4,000 square feet of restaurant space)

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

The Project does not include hotel component

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.

The Project does not include a swimming pool.

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

BASECAMP PARKING –120’222 SF; STRUCTURE PARKING - 283’667 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.)
REFER TO SUPPLEMENTAL MWELO WORKSHEET DOCUMENT FOR FULL BREAKDOWN.
- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.
NON-RESIDENTIAL: 38,700 SF; RESIDENTIAL: N/A

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.).
N/A
- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.
COOLING WILL BE PROVIDED THROUGH VARIABLE REFRIGERANT FLOW (VRF) SYSTEMS, SPLIT DX AIR-CONDITIONING UNITS AND PACKAGED ROOFTOP HEAT PUMP UNITS.
- 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.

EAST END STUDIOS Water Efficient Landscape Worksheet

Reference Evapotranspiration (Eto) **55.14**

Non-Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
Ground Level - East Planting	0.3	DRIP	0.81	0.37	8,400	3,111	106,359
Ground Level - North Planting	0.3	DRIP	0.81	0.37	7,253	2,686	91,836
Ground Level - West Planting	0.3	DRIP	0.81	0.37	6,860	2,541	86,860
Ground Level - South Planting	0.5	DRIP	0.81	0.62	190	117	4,010
Ground Level - Entry Drive	0.5	DRIP	0.81	0.62	1,350	833	28,489
Level 2 East - Shade Planting	0.5	DRIP	0.81	0.62	76	47	1,604
Level 2 East - Sun Planting	0.3	DRIP	0.81	0.37	356	132	4,508
Level 2 West - Shade Planting	0.5	DRIP	0.81	0.62	904	558	19,077
Level 2 West - Sun Planting	0.3	DRIP	0.81	0.37	4,131	1,530	52,306
Roof Level - East	0.3	DRIP	0.81	0.37	4,722	1,749	59,789
Roof Level - West	0.3	DRIP	0.81	0.37	4,458	1,651	56,446
			1	0.00		-	-
Regular Landscape Area Totals:					38,700	14,956	
Special Landscape Area							
				1	0	-	-
				1		-	-
				1		-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	511,283
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					38,700	MAWA Total:	595,363

^a **Hydrozone #/ Planting Description**

E.g

- 1.) front lawn
- 2.) low water use plantings
- 3.) medium water use planting

^b **Irrigation Method**

overhead spray

or drip

^c **Irrigation Efficiency**

0.75 for spray

0.81 for drip

^d **ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area**

where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

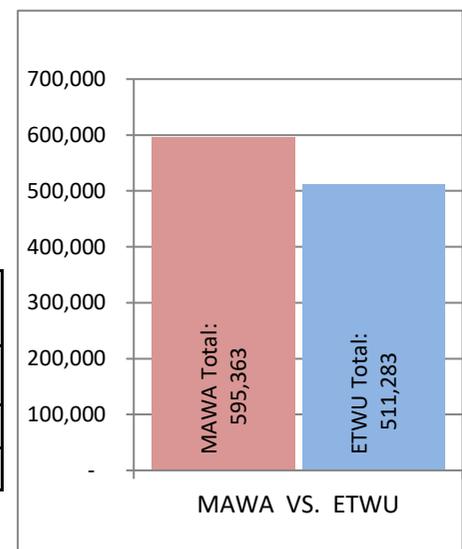
^e **MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]**

where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Area		All Landscape Area (Including special landscape area)	
Total ETAF x Area	14,956	Total ETAF x Area	14,956
Total Area	38,700	Total Area	38,700
Average ETAF	0.39	Sitewide ETAF	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



Tcharssov, Andrei

From: Kathleen King <kathleen.king@lacity.org>
Sent: Thursday, December 14, 2023 10:51 AM
To: Tcharssov, Andrei
Cc: l.rodiguez@eyestoneeir.com
Subject: [EXTERNAL] Re: East End Studios Arts District Los Angeles Project - WSA Scope Confirmation final amended

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.

Hi Andrei,

The Project scope provided in the email dated December 14, 2023 is correct.

Thanks- Kathleen

On Thu, Dec 14, 2023 at 9:18 AM Tcharssov, Andrei <Andrei.Tcharssov@ladwp.com> wrote:

Kathleen,

The Los Angeles Department of Water and Power (LADWP) is in the process of completing the Water Supply Assessment (WSA) for the East End Studios Arts District Los Angeles 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 October 6, 2023 (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 Removed	Quantity	Unit	Assumptions as applicable
2 Warehouses	311,000	sf	
Existing Use to be Removed Total	311,000	sf	
Proposed New Use	Quantity	Unit	Assumptions as applicable
Studios	299,012	sf	
Production Support	69,192	sf	
General Office	299,407	sf	
Retail	4,000	sf	
Restaurant	133	seats	Total 4,000 sf. Assume 30 sf/seat and 30 gpd/seat.
Total New Construction Floor Area	675,611	sf	
Base Camp Area	120,222	sf	Can be used for staging of mobile facilities. Assume 0.03 gpd/sf.
Landscaping	38,700	sf	Details per Request for the WSA dated October 6, 2023.
Covered Parking	283,667	sf	
Cooling Tower	0	tons	Not proposed for the project.

Plumbing Fixture Count:

Per Table 4 on page 5 of the Request for the WSA dated October 6, 2023.

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

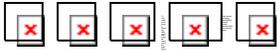
-----Confidentiality Notice----- This electronic message transmission contains information from the Los Angeles Department of Water and Power (LADWP), which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

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Kathleen King
City Planner
Los Angeles City Planning

221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
T: (213) 847-3624 | Planning4LA.org



Please note that on **January 22, 2024** the [Processes and Procedures Ordinance](#) will become operative. Applications filed on or after this date are required to use the new forms available on the Department's [Forms page](#).

**EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT WSA
APPENDIX B**

Appendix B

Water Conservation Commitment Letter



**ALAMEDA STUDIO OWNER, LLC
34 EAST 51ST STREET, 2ND FLOOR
NEW YORK, NY 10022**

December 1, 2023

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 EAST END STUDIOS
ADLA PROJECT

Dear Mr. Collins:

Alameda Studio Owner, LLC (Applicant) proposes to develop the East End Studios ADLA (Project) within the Central City North Community Plan Area of the City of Los Angeles. The Project Site, which encompasses approximately 14.6 acres, is generally bounded by 6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west. The Project includes the development of a new production studio campus. The Project would include 16 studios, which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings; and two new office buildings. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. The Project would comprise a total floor area of 675,611 square feet.

Up to 800 vehicular parking spaces would be provided for the proposed uses within a five-story parking structure and surface parking areas. The proposed parking area would comprise approximately 403,889 square feet. In addition, the Project would include approximately 38,700 square feet of landscaping.

As part of the Project, the existing development that comprises approximately 311,000 square feet of 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

- ENERGY STAR Certified Residential Dishwashers – standard with 3.0 gallons/cycle or less
- High Efficiency Toilets with a flush volume of 1.1 gallons per flush, or less

Landscape and irrigation

- California Friendly® plants or native plants
- Drip/Subsurface Irrigation (Micro-Irrigation)
- Proper Hydro-zoning/Zoned Irrigation (groups plants with similar water requirements together)

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:

- Detention Tanks – captures stormwater runoff from the project site including the building roofs, parking lot and landscape areas and detains to allow for captured stormwater runoff to infiltrate via dry wells and contribute toward recharging groundwater
- Drywells – infiltrates pretreated, captured stormwater runoff and contributes toward recharging groundwater.
- Structural pre-treatment devices – captures first-flus stormwater, removes particulate pollutants prior to conveying water to drywell.

Should you have any questions, please do not hesitate to call at (818) 470-7935

Sincerely,

DocuSigned by:

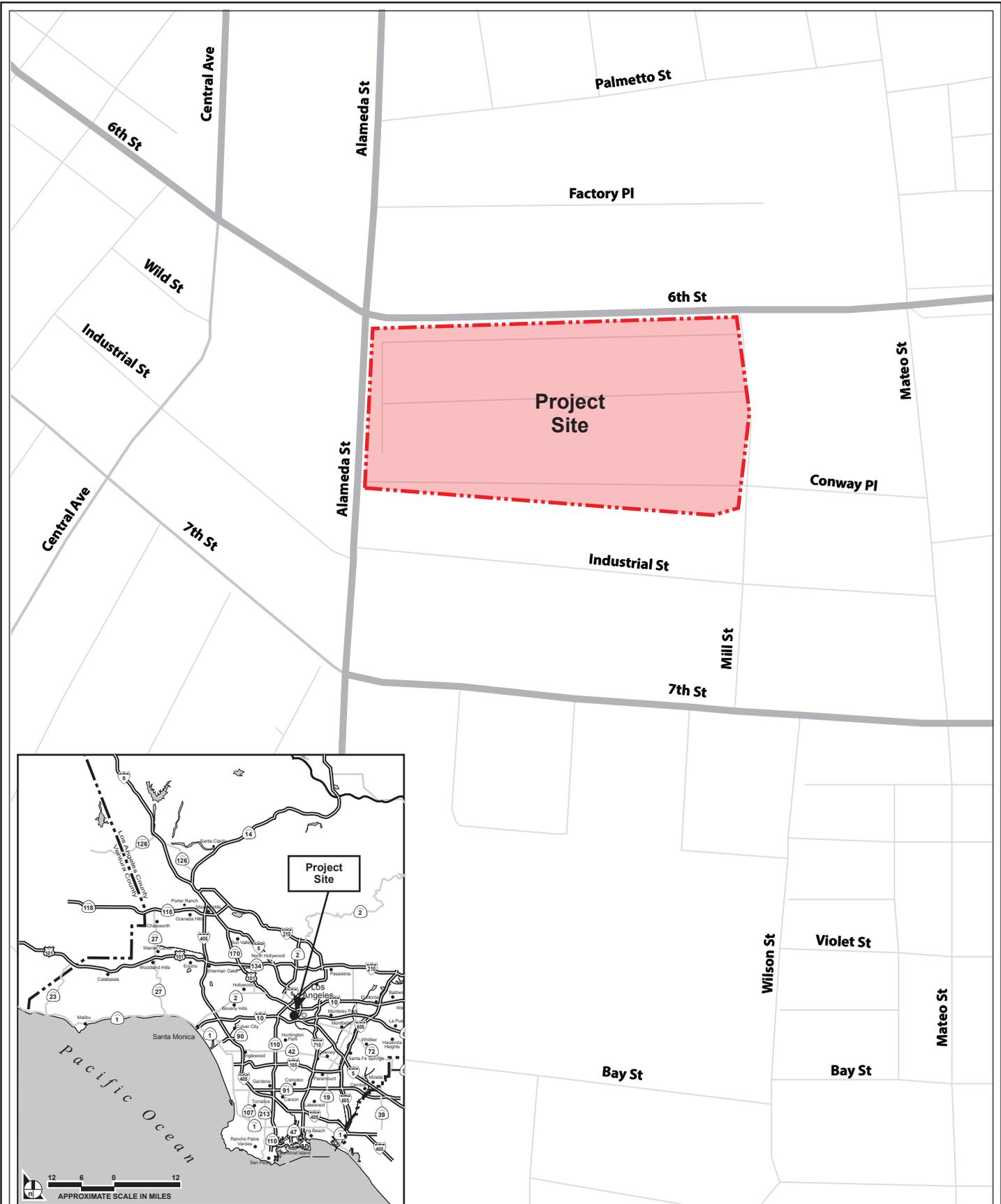
8982558EFAD6415...

Alameda Studio Owner, LLC
Shep Wainwright, Authorized Signatory

EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT
WSA APPENDIX C

Appendix C

Project Location Map



Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.

EAST END STUDIOS ARTS DISTRICT LOS ANGELES 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

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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

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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

1 LAGERLOF, SENICAL, DRESCHER & SWIFT
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) No. 786,656
REPLENISHMENT DISTRICT, etc.,) SECOND AMENDED
12) JUDGMENT
Plaintiff,)
13 v.) (Declaring and establishing water rights in
Central Basin and enjoining extractions
14 CHARLES E. ADAMS, et al.,) therefrom in excess of specified quantities.)
15)
Defendants.)
16 CITY OF LAKEWOOD, a municipal)
corporation,)
17)
Cross-Complaint,)
18)
v.)
19)
20 CHARLES E. ADAMS, et al.,)
21)
Cross-Defendants.)
22)

23 The above-entitled matter duly and regularly came on for trial in Department 73
24 of the above-entitled Court (having been transferred thereto from Department 75 by order of the
25 presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17,
26 1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,
27

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.