



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

ANSELMO G. COLLINS
Senior Assistant General Manager
Water System

Aram Benyamin (May 3, 2024 12:14 PDT)

ARAM BENYAMIN
Chief Operating Officer

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: April 25, 2024

SUBJECT: Water Supply Assessment – 6311 Romaine Project

SUMMARY

The California Water Code, Sections 10910-10915, requires LADWP to prepare a Water Supply Assessment (WSA) for the 6311 Romaine Project (Project) located within the City of Los Angeles (City). LADWP staff determined the net additional water demand for the Project is 50 acre-feet per year (AFY) and has concluded that this additional water demand can be accommodated by the City’s water supply. The Project’s baseline water demand was reduced by 8 AFY through implementation of the conservation ordinance and code requirements. The governing body of each public water system has the responsibility to approve WSAs for major projects.

City Council approval is not required.

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners adopt the attached Resolution authorizing Project’s WSA.

ALTERNATIVES CONSIDERED

LADWP is required by state law, as set forth in California Water Code Sections 10910-10915, to prepare this WSA for the Project. There are no other alternatives.

FINANCIAL INFORMATION

Romaine Street Owner, LLC (Applicant) paid \$17,000 to cover LADWP's expenses for preparation of this WSA.

BACKGROUND

WSAs are prepared in conformance with California law to ensure proposed projects that utilize water resources are consistent with LADWP's 2020 Urban Water Management Plan (UWMP). The UWMP serves as the master plan for the City's reliable water supply and resources management consistent with LADWP's goals and policy objectives. LADWP is committed to meet all the City's current and future water needs while increasing supply reliability, reducing imported water purchases, and increasing locally produced water.

Each WSA performed by LADWP is carefully evaluated within the context of LADWP's most recent UWMP. The 2020 UWMP identifies water supplies to meet a 25-year period water demands under three hydrologic scenarios, which are average year, single-dry year, and multiple-dry years. Furthermore, the Metropolitan Water District of Southern California (MWD), from whom LADWP purchases its imported State Water Project and Colorado River water supplies, is actively developing plans and making efforts to provide additional water supply reliability for the entire Southern California region as described in the MWD 2020 UWMP. LADWP coordinates closely with MWD to ensure implementation of MWD's water resource development plans.

LADWP's 2020 UWMP contains a water shortage contingency plan (WSCP) that was adopted in May 2021. The WSCP complies with the California Water Code, which requires a WSCP in the UWMP, and is based on the City's Emergency Water Conservation Plan. The WSCP establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage.

Projected Water Use and Conservation

On February 1, 2024, the Los Angeles Department of City Planning (Planning Department), lead agency for the Project, requested LADWP to perform a WSA. The Project's scope of work includes the redevelopment of approximately 6.4 acres within the Hollywood Community Plan area of the City. The Project's site is generally 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 currently developed with approximately 189,843 square feet (sq ft) of administration, office, industrial, retail, and other areas. The Project will demolish approximately 81,646 sq ft of the existing floor area and renovate approximately 108,197 sq ft of floor area. The existing water demand to be removed for the project site is approximately 29 AFY.

The Project is the redevelopment of the former motion picture headquarters and studio-related facilities. The Project will renovate approximately 108,197 sq ft of floor area. The Project will add a total of 452,747 sq ft of new construction that includes office, production area, retail, and restaurant. The Project will also include covered parking, landscaping, and a cooling tower.

LADWP staff recommends implementation of additional voluntary water conservation measures to maximize the potential water-use efficiency for the Project. The recommended voluntary conservation measures are in addition to those required by the City's current codes and ordinances. Based on LADWP staff recommendations, the Applicant has voluntarily committed to implement additional measures for the entire project. LADWP will request Planning Department to include implementation of the water conservation commitments as part of their California Environmental Quality Act (CEQA) review process for the Project. The Applicant's written commitment of the Project's planned voluntary water conservation measures is attached with the WSA in Appendix B of Appendices A-D, and summarized as follows:

- Fixtures
 - Showerheads with a flow rate of 1.5 gallons per minute (gpm) in lieu of 1.8 gpm.
- Landscape and irrigation
 - Drip Irrigation.

The net additional water demand for the Project is approximately 50 AFY.

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance Nos. 181899 and 183833) and to implement Best Management Practices (BMP) that have stormwater recharge or reuse benefits for the entire Project as applicable and feasible. BMP may include, but are not limited to:

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

The Planning Department has indicated that the Project does not require a General Plan Amendment. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) by the Southern California Association of Governments. The City's water demand projection in 2020 UWMP was developed based on the 2020 RTP/SCS demographic projection.

LADWP used a service area-wide method to develop the City's water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. The 2020 UWMP concluded there are adequate water supplies to meet projected water demands through 2045. Therefore, projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 25-year projection of 2020 UWMP are sufficient to meet the projected water demand associated with the Project, in addition to the existing and planned future demand on LADWP.

ENVIRONMENTAL DETERMINATION

Determine item is exempt pursuant to CEQA Guidelines Section 15060(c)(2). In accordance with this section, an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment. The 6311 Romaine Project water supply assessment will not result in any physical change in the environment. Therefore, this activity is not subject to CEQA.

CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution as to form and legality.

ATTACHMENTS

- Map of Proposed Project
- Resolution
- WSA
- Appendices A-D