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JUN 22 2016

CITY PLANNING
PROJECT PLANNING

DATE: June 2, 2016

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

SUBJECT: 8150 SUNSET BOULEVARD MIXED USE PROJECT – NOTICE OF COMPLETION AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

This is in response to your May 13, 2016 letter requesting a review of your proposed multi -use building project located at 8148-8182 W. Sunset Blvd, 1438-1486 N. Havenhurst Dr, 1435-1443 N. Crescent Heights Blvd, Los Angeles, CA 90046. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvements projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Studio	75 GPD/DU	73 DU	5,475
1-BDRM	110 GPD/DU	130 DU	14,300
2-BDRMS	150 GPD/DU	38 DU	5,700
3-BDRMS	190 GPD/DU	8 DU	1,520
Lobby & Recreation Room	50 GPD/1000 SQ.FT	2,652 SQ.FT	133
Fitness & Changing Room	200 GPD/1000 SQ.FT	2,553 SQ.FT	511
Business Center	120 GPD/1000 SQ.FT	536 SQ.FT	64
Library	30 GPD/1000 SQ.FT	1,140 SQ.FT	34
Swimming Pool backwash Rate	190/GPM	5 MIN	950
Commercial-Retail	25 GPD/1000 SQ.FT	51,150 SQ.FT	1,279
Restaurant	300 GPD/1000 SQ.FT	22,189 SQ.FT	6,657
Supermarket	50 GPD/1000 SQ.FT	24,811 SQ.FT	1,241
Health Club/Fitness	200 GPD/1000 SQ.FT	8,095 SQ. Ft	1,619

Bank	50 GPD/1000 SQ.FT	5,094 SQ.FT	255
Total			39,738

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on Sunset Blvd. The sewage from the 10-inch line feeds into a Los Angeles County sewer line on Havenhurst Dr. The sewage from the Los Angeles County sewer line feeds into a 12-inch City sewer pipe at the downstream and passes through 15-inch line before discharge into an 18-inch line on LA Cienega Blvd. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 10-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
10	Sunset Blvd.	*	415,790 GPD
15	LA Cienega Blvd	47	2.01 MGD
15	LA Cienega Blvd	54	1.73 MGD
18	LA Cienega Blvd	56	3.02 MGD

* No gauging available

Based on the estimated flows, it appears the City sewer system might be able to accommodate the total flow for your proposed project. The developers will be required to contact Los Angeles County Sanitation District to verify capacity availability of the County lines. Further detailed gauging and evaluation will be needed as part of the permit process to identify a sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

If you have any questions, please call Eduardo Perez of my staff at (323) 342-6207.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on Stormwater Low Impact Development (LID) requirements. The projects that are subject to LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled “*Development Best Management Practices Handbook – Part B: Planning Activities*”. Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD’s plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18

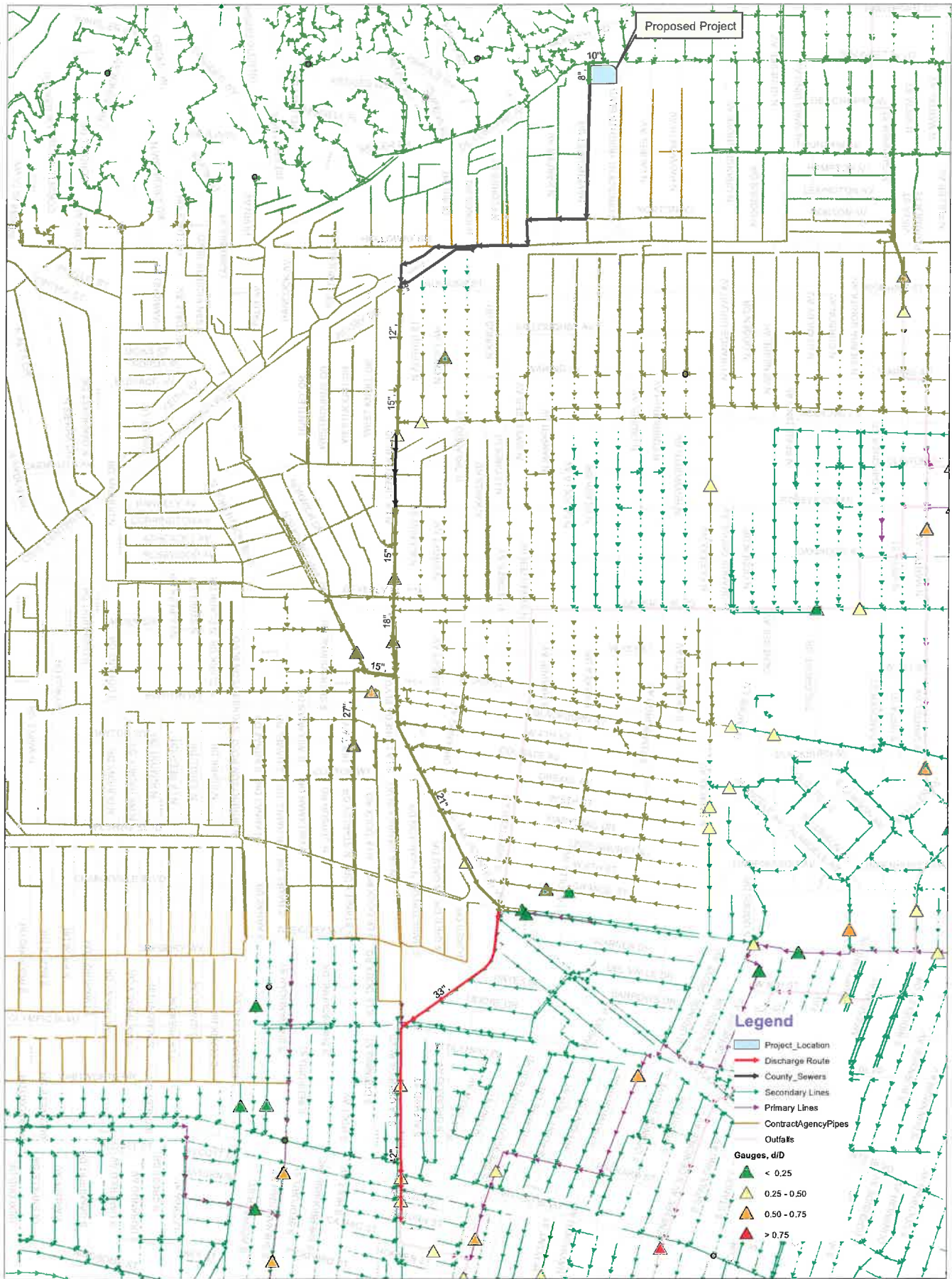
SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

EP/AP:as

Attachment: Figure 1 – Sewer Map

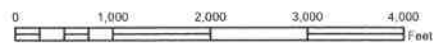
c: Kosta Kaporis, LASAN
Daniel Hackney, LASAN
Eduardo Perez, LASAN



Wastewater Engineering Services Division
 Bureau of Sanitation
 City of Los Angeles



FIGURE 1
8150 Sunset Boulevard Mixed Use Project
Sewer Map



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