Alejandro Huerta <alejandro.huerta@lacity.org>

Crossroads Hollywood Project WSA: Discussion on Project's consistency with 2016 RTP

13 messages

Hwang, Jin <Jin.Hwang@ladwp.com> Thu, May 19, 2016 at 3:29 PM
To: "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>, "Kwan, Delon" <Delon.Kwan@ladwp.com>, "Hsu, Chiun-Gwo (Simon)" <Simon.Hsu@ladwp.com>, "Aghakhani, Ryan" <Ryan.Aghakhani@ladwp.com>, "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, "Madonna Marcelo (m.marcelo@eyestoneeir.com)" <m.marcelo@eyestoneeir.com>, "Laura Rodriguez (l.rodriguez@eyestoneeir.com)" <l.rodriguez@eyestoneeir.com>

Hello all,

Thank you joining us on the conference call today. Please see the brief meeting summary below.

Conference call on 5/19/16 at 11:30a.m.

Attendees:

Alejandro Huerta	Los Angeles City Planning
Delon Kwan	LADWP
Simon Hsu	LADWP
Earl Moosbrugger	LADWP
Jin Hwang	LADWP
Madonna Marcelo	Eyestone Environmental
Laura Rodriguez	Eyestone Environmental

- City's water demand projections in LADWP's 2015 UWMP (expected to be adopted in June 2016) is based on 2012 SCAG RTP demographic projections.
- Crossroad Hollywood project (Project) is consistent with 2016 RTP regarding its land use policies.
- Project Notice of Preparation was filed prior to 2016 RTP adoption. Therefore Project is legally required to comply with demographic projections in 2012 RTP in the EIR. Project's consistency with demographic projections in 2016 RTP will be discussed in EIR just for informational purposes.
- Basis for approving the Water Supply Assessment for the Project is that
    - the Project is consistent with demographic projections in 2012 SCAG RTP, and

➢ 2015 UWMP forecasts City's water supply will meet City's water demand, estimated based on demographic projections in 2012 RTP, for the next 25 years.

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Executive / Water Resources

111 N. Hope St. Room 1468

Los Angeles, CA 90012

213-367-4845

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Hwang, Jin <Jin.Hwang@ladwp.com> Fri, May 20, 2016 at 7:42 AM
To: "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, "Madonna Marcelo (m.marcelo@eyestoneeir.com)" <m.marcelo@eyestoneeir.com>, "Laura Rodriguez (l.rodriguez@eyestoneeir.com)" <l.rodriguez@eyestoneeir.com>
Cc: "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>, "Kwan, Delon" <Delon.Kwan@ladwp.com>, "Hsu, Chiun-Gwo (Simon)" <Simon.Hsu@ladwp.com>, "Aghakhani, Ryan" <Ryan.Aghakhani@ladwp.com>

Good morning Alejandro, Laura, and Madonna,

Can you please review the draft language we plan to include in the Crossroads Hollywood WSA, and let me know if you are okay with it?

Basis for approving WSAs for developments is LADWP's most recently adopted UWMP. LADWP's water demand forecast as contained in UWMP uses long-term demographic projections for population, housing, and employment. The California Urban Water Management Planning Act requires water suppliers to develop a UWMP every five years to identify short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years. If the projected water demand associated with Proposed Project was not accounted for in the most recently adopted UWMP, WSA must include a discussion with regard to whether LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with Proposed Project, in addition to LADWP's existing and planned future uses.

The City's water demand projection in 2015 UWMP was developed based on the 2012 Regional Transportation Plan (RTP) demographic projection by the Southern California Association of Governments (SCAG) using the 2010 U.S. Census for the City. The 2015 UWMP concluded there are adequate water supplies to meet projected water demands though 2040. Therefore, the City's water supply projections in the 2015 UWMP are sufficient to meet the City's water demand projections based on the 2012 RTP.

Proposed Project conforms with the use and intensity of development permitted by the City's General Plan, and it is consistent with the demographic projection for the City from the 2012 RTP.

Therefore, anticipated water demand for Proposed Project falls within UWMP's projected water supplies for normal, single-dry, and multiple-dry years through the year 2040 and is within the UWMP's 25-year water demand growth projection. Proposed Project's WSA can be approved based on the fact that Proposed Project's water demand falls within the scope of UWMP's projected increase in citywide water demands, while anticipating multi-dry year water supply conditions occurring at the same time.

Thank you.

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Executive / Water Resources

111 N. Hope St. Room 1468

Los Angeles, CA 90012

213-367-4845

From: Hwang, Jin
Sent: Thursday, May 19, 2016 3:30 PM
To: Moosbrugger, Earl; Kwan, Delon; Hsu, Chiun-Gwo (Simon); Aghakhani, Ryan; Alejandro Huerta (alejandro.huerta@lacity.org); Madonna Marcelo (m.marcelo@eyestoneeir.com); Laura Rodriguez (l.rodriguez@eyestoneeir.com)
Subject: Crossroads Hollywood Project WSA: Discussion on Project's consistency with 2016 RTP

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[Quoted text hidden]

Alejandro Huerta <alejandro.huerta@lacity.org> Fri, May 20, 2016 at 7:55 AM
To: "Hwang, Jin" <Jin.Hwang@ladwp.com>, "Madonna Marcelo (m.marcelo@eyestoneeir.com)" <m.marcelo@eyestoneeir.com>, "Laura Rodriguez (l.rodriguez@eyestoneeir.com)" <l.rodriguez@eyestoneeir.com>

Hi. Looks good to me…just had a question about the highlighted text below. Is there a missing verb or is it out of place? Otherwise, Laura and Madonna, any thoughts?

Happy Friday,

ALEJANDRO A. HUERTA
Los Angeles City Planning
Environmental Analysis • Major Projects
213•978•1454

[Quoted text hidden]

Madonna Marcelo <m.marcelo@eyestoneeir.com> Fri, May 20, 2016 at 8:07 AM
To: Alejandro Huerta <alejandro.huerta@lacity.org>
Cc: Laura Rodriguez <l.rodriguez@eyestoneeir.com>

Hi Alejandro,

Looks good to me too, but I want to run it by Stephanie to make sure and avoid any further delays. We'll respond to Jin as soon as I get her feedback.

I thought the highlighted text was ok – could use a couple of commas or restructured (I think that would help)…

LADWP's water demand forecast, as contained in the UWMP, uses long-term demographic projections for population, housing, and employment.

Or

As contained in the UWMP, LADWP's water demand forecast ~~as contained in UWMP~~ uses long-term demographic projections for population, housing, and employment.

Happy Friday!

Madonna

From: Alejandro Huerta [mailto:alejandro.huerta@lacity.org]
Sent: Friday, May 20, 2016 7:55 AM
To: Hwang, Jin; Madonna Marcelo; Laura Rodriguez
Subject: Re: Crossroads Hollywood Project WSA: Discussion on Project's consistency with 2016 RTP

Hi. Looks good to me…just had a question about the highlighted text below. Is there a missing verb or is it out of place? Otherwise, Laura and Madonna, any thoughts?

Happy Friday,

ALEJANDRO A. HUERTA

Los Angeles City Planning

Environmental Analysis • Major Projects

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[Quoted text hidden]

Alejandro Huerta <alejandro.huerta@lacity.org> Fri, May 20, 2016 at 8:29 AM
To: Madonna Marcelo <m.marcelo@eyestoneeir.com>
Cc: Laura Rodriguez <l.rodriguez@eyestoneeir.com>

Sounds good. Let Stephanie look at. They can figure out that awkward sentence. If they can't, offer your first suggestion and reply all to her email. Cheers!
[Quoted text hidden]

Madonna Marcelo <m.marcelo@eyestoneeir.com> Fri, May 20, 2016 at 8:42 AM
To: "Hwang, Jin" <Jin.Hwang@ladwp.com>, "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, Laura Rodriguez <l.rodriguez@eyestoneeir.com>
Cc: "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>, "Kwan, Delon" <Delon.Kwan@ladwp.com>, "Hsu, Chiun-Gwo (Simon)" <Simon.Hsu@ladwp.com>, "Aghakhani, Ryan" <Ryan.Aghakhani@ladwp.com>

Hi Jin,

Your draft language looks good to us. To address Alejandro's comment regarding the second sentence, I suggest adding some commas to break it up (see suggested edit below).

Thanks!

Madonna

Madonna Marcelo
Principal Planner

6701 Center Drive West, Suite 900

Los Angeles, California 90045

T (424) 207-5337

F (424) 207-5349

Email m.marcelo@eyestoneEIR.com

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From: Hwang, Jin [mailto:Jin.Hwang@ladwp.com]
Sent: Friday, May 20, 2016 7:43 AM
To: 'Alejandro Huerta (alejandro.huerta@lacity.org)'; Madonna Marcelo; Laura Rodriguez
Cc: Moosbrugger, Earl; Kwan, Delon; Hsu, Chiun-Gwo (Simon); Aghakhani, Ryan
Subject: RE: Crossroads Hollywood Project WSA: Discussion on Project's consistency with 2016 RTP

Good morning Alejandro, Laura, and Madonna,

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> Basis for approving WSAs for developments is LADWP's most recently adopted UWMP. LADWP's water demand forecast, as contained in the UWMP, uses long-term demographic projections for population, housing, and employment. The California Urban Water Management Planning Act requires water suppliers to develop a UWMP every five years to identify short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years. If the projected water demand associated with Proposed Project was not accounted for in the most recently adopted UWMP, WSA must include a discussion with regard to whether LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with Proposed Project, in addition to LADWP's existing and planned future uses.

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Hwang, Jin <Jin.Hwang@ladwp.com> Fri, May 20, 2016 at 8:44 AM

To: Madonna Marcelo <m.marcelo@eyestoneeir.com>, "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, Laura Rodriguez <l.rodriguez@eyestoneeir.com>
Cc: "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>, "Kwan, Delon" <Delon.Kwan@ladwp.com>, "Hsu, Chiun-Gwo (Simon)" <Simon.Hsu@ladwp.com>, "Aghakhani, Ryan" <Ryan.Aghakhani@ladwp.com>

Thank you!

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Executive / Water Resources

111 N. Hope St. Room 1468

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213-367-4845

From: Madonna Marcelo [mailto:m.marcelo@eyestoneeir.com]
Sent: Friday, May 20, 2016 8:43 AM
To: Hwang, Jin; 'Alejandro Huerta (alejandro.huerta@lacity.org)'; Laura Rodriguez

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[Quoted text hidden]

Alejandro Huerta <alejandro.huerta@lacity.org> Fri, May 20, 2016 at 8:46 AM
To: Madonna Marcelo <m.marcelo@eyestoneeir.com>, Laura Rodriguez <l.rodriguez@eyestoneeir.com>

Awesome. Great teamwork.
[Quoted text hidden]

Hwang, Jin <Jin.Hwang@ladwp.com> Thu, May 26, 2016 at 3:13 PM
To: Madonna Marcelo <m.marcelo@eyestoneeir.com>
Cc: "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>

Hello Madonna,

Ordinance No. 184248 was adopted by the City Council, and it goes into effect on 6/6/16. It can be accessed at this link: https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0458

Also, Los Angeles Municipal Code Chapter IX Article 9 Section 99.01.101.3 states that the Los Angeles Green Building Code applies to the construction of every new building, every **building alteration with a building permit valuation of over $200,000**. http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc

The 50,000 sf to be retained but converted to retail and restaurant uses will be under the same building permit as the rest of the project, correct? If that is the case, I believe the Los Angeles Green Building Code (amended by Ordinance

No. 184248) applies to the 50,000 sf to be converted to other uses, and the plumbing fixtures would need to be replaced to meet the current code.

Please let me know if you have any questions.

Thank you.

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Executive / Water Resources

111 N. Hope St. Room 1468

Los Angeles, CA 90012

213-367-4845

From: Madonna Marcelo [mailto:m.marcelo@eyestoneeir.com]
Sent: Thursday, May 26, 2016 1:35 PM
To: Hwang, Jin
Subject: RE: Crossroads Hollywood Project WSA: Discussion on Project's consistency with 2016 RTP

Hi Jin,

I should have the commitment letter to you for Crossroads by tomorrow.

In the meantime, do you have a copy of the approved Water Efficiency Standard Ordinance? The only copy I could find was the one you sent pending approval and dated April 20, 2016.

Thanks!

Madonna

From: Hwang, Jin [mailto:Jin.Hwang@ladwp.com]
Sent: Friday, May 20, 2016 8:45 AM
To: Madonna Marcelo; 'Alejandro Huerta (alejandro.huerta@lacity.org)'; Laura Rodriguez

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[Quoted text hidden]

Madonna Marcelo <m.marcelo@eyestoneeir.com> Thu, May 26, 2016 at 3:23 PM
To: "Hwang, Jin" <Jin.Hwang@ladwp.com>
Cc: "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>

Thanks, Jin – I'll make sure to run this by the team.

Madonna

From: Hwang, Jin [mailto:Jin.Hwang@ladwp.com]
Sent: Thursday, May 26, 2016 3:14 PM
To: Madonna Marcelo
Cc: Alejandro Huerta (alejandro.huerta@lacity.org); Moosbrugger, Earl

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[Quoted text hidden]

Madonna Marcelo <m.marcelo@eyestoneeir.com> Fri, May 27, 2016 at 9:25 AM
To: "Hwang, Jin" <Jin.Hwang@ladwp.com>
Cc: "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>, Kyndra Joy Casper <kcasper@linerlaw.com>, Stephanie Eyestone-Jones <s.eyestone@eyestoneeir.com>

Hi Jin,

The 50,000 sf of space to be retained and converted to retail/restaurant is part of Crossroads of the World, which is a historic resource that is listed in both the National Register and California Register. Also, the rehabilitation of those structures would not necessarily be under the same permit as the rest of the project. In addition, the existing structures will be subject to a different set of requirements in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Madonna

Madonna Marcelo
Principal Planner

eyestone
ENVIRONMENTAL

6701 Center Drive West, Suite 900

Los Angeles, California 90045

T (424) 207-5337

F (424) 207-5349

Email m.marcelo@eyestoneEIR.com

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Alejandro Huerta <alejandro.huerta@lacity.org> Fri, May 27, 2016 at 9:42 AM
To: Madonna Marcelo <m.marcelo@eyestoneeir.com>

Thanks for following up.
[Quoted text hidden]

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Cc: "Alejandro Huerta (alejandro.huerta@lacity.org)" <alejandro.huerta@lacity.org>, "Moosbrugger, Earl" <Earl.Moosbrugger@ladwp.com>, Kyndra Joy Casper <kcasper@linerlaw.com>, Stephanie Eyestone-Jones <s.eyestone@eyestoneeir.com>

Hello Madonna,

Thank you for the explanation. We'll run it by our team.

Jin Hwang

Civil Engineering Associate

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