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**From:** Eduardo Perez [eduardo.perez@lacity.org]  
**Sent:** Wednesday, December 02, 2015 3:33 PM  
**To:** Kwasi Berko  
**Cc:** Emilio Lopez; Christopher DeMonbrun; Sunbula Azieh; Marisol Ibarra  
**Subject:** Re: CEQA Response: Crossroads Hollywood - NOP EIR

Kwasi,

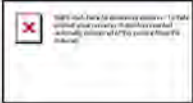
Please review and process for signature.

Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\Crossroads Hollywood - NOP EIR.doc

Thank you,

**Eduardo Perez, P.E.**

Environmental Engineer Associate  
Wastewater Engineering Services Division  
City of Los Angeles, LA Sanitation  
[eduardo.perez@lacity.org](mailto:eduardo.perez@lacity.org)  
(323) 342-6207 (Media Center)



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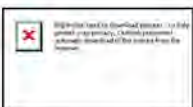
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On Mon, Nov 30, 2015 at 3:55 PM, Emilio Lopez <[emilio.lopez@lacity.org](mailto:emilio.lopez@lacity.org)> wrote:  
Hi Eddie,

Please review the above stated project for Notice of Preparation of Supplemental EIR and Scoping Meeting

Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\Crossroads Hollywood - NOP EIR.doc

Emilio Lopez  
Environmental Engineer Associate  
Wastewater Engineering Services Division  
City of Los Angeles, LA Sanitation  
Phone: (323)342-6203



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**From:** Alejandro Huerta [alejandro.huerta@lacity.org]  
**Sent:** Thursday, June 15, 2017 5:08 PM  
**To:** Yvaine Valenzuela  
**Cc:** Christopher DeMonbrun; Albert Lew  
**Subject:** Re: RFI: Crossroads Hollywood - Draft EIR

Dear Colleagues:

The Draft EIR referenced in your email below is within the geography of the Hollywood Community Plan Area. However, the first is a specific project and the Community Plan is a larger area. Could you please resubmit a revised letter focusing only on the Crossroads Hollywood Project?

For your reference, all materials for the projects can be found here: <https://planning.lacity.org/eir/CrossroadsHwd/deir/index.html>

In particular, scroll to "Attachment C" of the technical appendices, found here: [https://planning.lacity.org/eir/CrossroadsHwd/deir/files/App\\_Q.pdf](https://planning.lacity.org/eir/CrossroadsHwd/deir/files/App_Q.pdf)

Very truly yours,  
ALEJANDRO A. HUERTA  
City of Los Angeles  
Planning Department  
213 - 978 - 1454

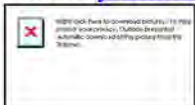
On Thu, Jun 15, 2017 at 4:05 PM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Hello Mr. Alejandro Huerta,

We have received and logged the Notice of Completion and Availability of Draft Environmental Impact Report for the Crossroads Hollywood Project (ENV-2016-2026-EIR).

After reviewing the current request, we found that there was letter that was sent on February 2, 2017 with the same information (see attachment). Please let us know if there are any additional information that would require us to conduct further analysis.

Thanks,

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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**From:** Yvaine Valenzuela [yvaine.valenzuela@lacity.org]  
**Sent:** Thursday, June 15, 2017 4:05 PM  
**To:** Alejandro Huerta  
**Cc:** Christopher DeMonbrun; Albert Lew  
**Subject:** RFI: Crossroads Hollywood - NOC and Availability of Draft EIR  
**Attachments:** 02062017 - Hollywood Community Plan.pdf

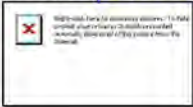
Hello Mr. Alejandro Huerta,

We have received and logged the Notice of Completion and Availability of Draft Environmental Impact Report for the Crossroads Hollywood Project (ENV-2016-2026-EIR).

After reviewing the current request, we found that there was letter that was sent on February 2, 2017 with the same information (see attachment). Please let us know if there are any additional information that would require us to conduct further analysis.

Thanks,

**Yvainne Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvainne.valenzuela@lacity.org](mailto:yvainne.valenzuela@lacity.org)



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CALIFORNIA



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2714 MEDIA CENTER DRIVE  
LOS ANGELES, CA 90065  
FAX: (323) 342-6210  
WWW.LACITYSAN.ORG

February 6, 2017

Ms. Allyson Dong, Planner  
TERRY A. HAYES ASSOCIATES INC. (TAHA)  
3535 Hayden Avenue, Suite 350  
Culver City, CA 90232

Dear Ms. Dong:

### **HOLLYWOOD COMMUNITY PLAN-REQUEST FOR WASTEWATER SERVICE INFORMATION**

This is in response to your December 12, 2016 letter requesting a review of your proposed Hollywood Community Plan project. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

### **WASTEWATER REQUIREMENT**

This memo is in response to your letter requesting wastewater service information for the proposed project area. LA Sanitation, Wastewater Engineering Service Division (WESD), has conducted a preliminary evaluation of the existing sewer structural condition and capacity within the vicinity of your proposed project location.

The City of Los Angeles sewer system consists of primary sewers (16-inches and larger in diameter) and secondary sewers (less than 16-inches in diameter). The secondary sewers service the property laterals and feed into the primary sewer lines. The primary sewers in turn discharge to the trunk, interceptor, and outfall pipes. The wastewater is ultimately conveyed to the Hyperion Treatment plant which has sufficient capacity for current and future development.

At this stage your project description lacks sufficient detail for us to conduct a thorough capacity analysis as description for individual proposed developments are needed to assess sewage generation. However, we have enclosed as much information as possible in the form of our latest Primary Sewer Basin Plans, sewer gauging and condition assessment that covers your project area.

*zero waste • one water*

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## PRIMARY SEWERS

Based on the project description, the Hollywood Community Plan Update is located within or intersects the Griffith Park, Hollywood, North Hollywood-Sunland, and Northeast Wilshire Primary Sewer Master Planning Basins. A copy of the basin reports has been provided on November 7, 2011 for your reference. The reports include current conditions, sewer flow capacity projections to the year 2050, and available gauging information. The master plans discuss the projected hydraulic capacity condition and needs of the basin in detail.

The hydraulic capacity assessment is based upon modeling which makes use of flow gauging together with projected estimates of future wastewater generation. The condition assessment is based on closed circuit television (CCTV) inspection data.

CCTV inspection ultimately results in a rank or grade that reflects the structural condition and determines the course of action to follow. The structural condition ranks are described in Table 1.

<b>Table 1: Structural Condition Ranks</b>		
<b>Ranking</b>	<b>Description</b>	<b>Action</b>
A	Pipe is in very good condition.	No action required.
B	Pipe is in good condition.	No action required.
C	Pipe is in fair condition.	Lower priority for rehabilitation project. Conduct another CCTV inspection in five years.
D	Pipe is in poor condition.	Schedule for rehabilitation.
E	Pipe requires emergency repair or replacement.	Issue emergency contract for repair/replacement.

Based on the structural conditions, most of the primary sewer lines in the Hollywood Community Plan Update are in good to very good condition. Although there is one on-going rehabilitation project currently planned in the LCIS Units 7-8 Rehabilitation-Alta Vista to Vine (C935), hydraulic capacity modeling analysis indicates no additional hydraulic relief projects are needed at this time.

## SECONDARY SEWERS

### Capacity

Based on existing gauging information, the secondary sewers within the proposed project location have no current conveyance capacity constraints. The current approximate flow level (d/D) in the secondary sewer basins are shown in Figure 1 and 2 and Table 2.

<b>Table 2 : Existing Gauging Data</b>			
<b>MH #</b>	<b>Pipe Location</b>	<b>Gauged d/D (%)</b>	<b>Gauged Date</b>
49201011	DEVLIN DR	23	4/27/2016
49401104	MYRA AVE	22	3/29/2016
49401082	MYRA AVE	21	3/29/2016

**Table 2 : Existing Gauging Data**

<b>MH #</b>	<b>Pipe Location</b>	<b>Gauged d/D (%)</b>	<b>Gauged Date</b>
46914122	SUNSET BLVD	34	1/4/2016
49302088	SANTA MONICA BLVD	41	10/8/2015
49302114	ELEANOR AVE	35	10/8/2015
49302022	GOWER ST	24	10/8/2015
44406006	FOREST LAWN DR	14	3/24/2015
46914124	SUNSET BLVD	41	3/24/2015
49307014	LEMON GROVE AVE	27	3/24/2015
46915102	WESTERN AVE	0	3/24/2015
49307193	MELROSE AVE	19	3/19/2015
46913111	HIGHLAND AVE	12	2/25/2015
49208071	ORANGE DR	83	12/31/2014
47016029	HOLLYWOOD BLVD	26	12/29/2014
49208011	ORANGE DR	75	12/29/2014
49208045	ORANGE DR	50	12/28/2014
49302068	VINE ST	28	12/8/2014
49301196	CAHUENGA BLVD	50	12/8/2014
49301153	LILLIAN WAY	9	12/8/2014
49208061	MELROSE AVE	47	9/1/2014
49208072	MELROSE AVE	30	6/29/2014
49208069	MELROSE AVE	48	6/26/2014
46905100	MELROSE AVE	27	4/11/2014
46909236	HIGHLAND AVE	32	4/11/2014
49301165	LAS PALMAS AVE	6	4/11/2014
46913062	LAS PALMAS AVE	12	4/10/2014
46913092	SELMA AVE	21	3/7/2014
49301256	SELMA AVE	15	3/7/2014
47016092	LA BREA AVE	27	2/6/2014
49208045	ORANGE AVE	77	2/2/2014
49204010	FOUNTAIN AVE	38	2/1/2014
47016167	LA BREA AVE	32	1/30/2014
49204052	ORANGE DR	61	1/30/2014
49308064	MELROSE AVE	35	9/24/2014
49405036	VIRGIL AVE	29	9/23/2014
49308009	MADISON AVE	32	9/23/2014
49301068	COLE AVE	13	9/22/2014
49302137	VINE ST	47	8/28/2014
49302006	EL CENTRO AVE	39	8/28/2014
49208096	POINSETTIA PL	35	7/25/2014
49208069	MELROSE AVE	46	7/25/2014
49208192	DETROIT ST	22	7/25/2014
49208011	ORANGE DR	75	7/10/2014
49401178	LOCKWOOD AVE	55	7/9/2014



<b>Table 2 : Existing Gauging Data</b>			
<b>MH #</b>	<b>Pipe Location</b>	<b>Gauged d/D (%)</b>	<b>Gauged Date</b>
49301183	HIGHLAND AVE	13	7/9/2014
49305021	LAS PALMAS AVE	7	3/21/2014
49302125	VINE ST	24	3/20/2014
49204101	WILLOUGHBY AVE	15	3/20/2014
49305032	LILLIAN WAY	9	3/20/2014
49302038	VINE ST	20	3/19/2014

### Structural Condition

Our latest CCTV inspection results indicate most of the secondary sewers in the project area are in fairly good condition. Figure 2 shows the current conditions of the sewers within the project study area. The Secondary Sewer Plan Reports within the area are currently pending and will be completed in the near future.

### **SUMMARY**

A more detailed review of your project, or individual elements of your project, will be required as your project progresses and sufficient details are developed. At that time you will need to submit a Sewer Capacity Availability Request (SCAR) and will need to provide detailed project information showing the exact building location, type, use, and occupancy along with the projected wastewater flow rates and the proposed sewer connection. If the public sewer has insufficient capacity for any proposed building project then the developer will be required to build public sewers 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.

If you have any questions, please call Chris DeMonbrun of my staff at (323) 342-1567.

### **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](http://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, 3<sup>rd</sup> Floor, Station 18.

## **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require



various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

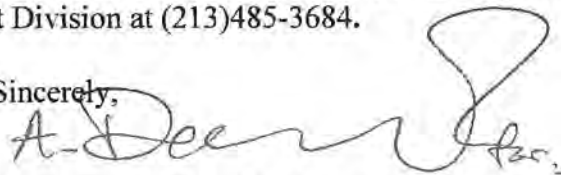
To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

#### **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.

Sincerely,

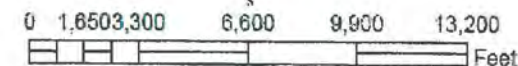


Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation

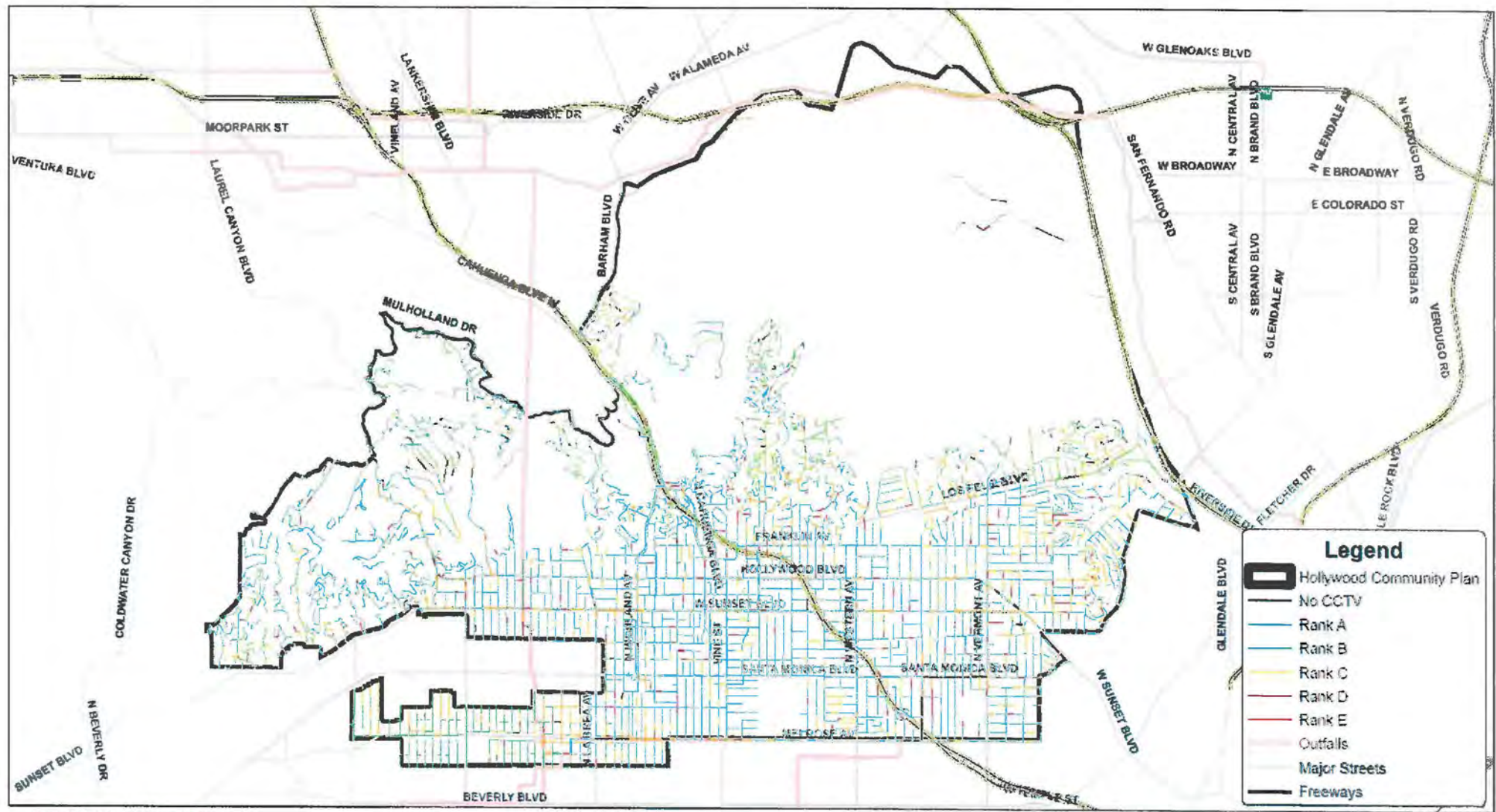
CD/AP:as

Attachment: Figure 1 and 2

c: Kosta Kaporis, LASAN  
Daniel Hackney, LASAN  
Chris DeMonbrun, LASAN







**Figure 2**  
**Hollywood Community Plan**  
**Condition Assessment**

Wastewater Engineering Services Division  
 Bureau of Sanitation  
 City of Los Angeles



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 Feet

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**From:** Albert Lew [albert.lew@lacity.org]  
**Sent:** Tuesday, June 27, 2017 5:30 PM  
**To:** Aron Sordan  
**Cc:** Christopher DeMonbrun; Yvaine Valenzuela  
**Subject:** CEQA Response: Crossroads Hollywood – NOC and Availability of Draft EIR  
**Attachments:** Crossroads Hollywood – NOC and Availability of Draft EIR\_Discharge Path 2.pdf;  
Crossroads Hollywood – NOC and Availability of Draft EIR\_Discharge Path 1.pdf

Hello Aron,

Please process the CEQA response below at your earliest opportunity.

Thank you,

Albert

[\\82MTCFS1\WESD-group-arx\\$\Group\Div](#) Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\Crossroads Hollywood – NOC and Availability of Draft EIR.doc

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210

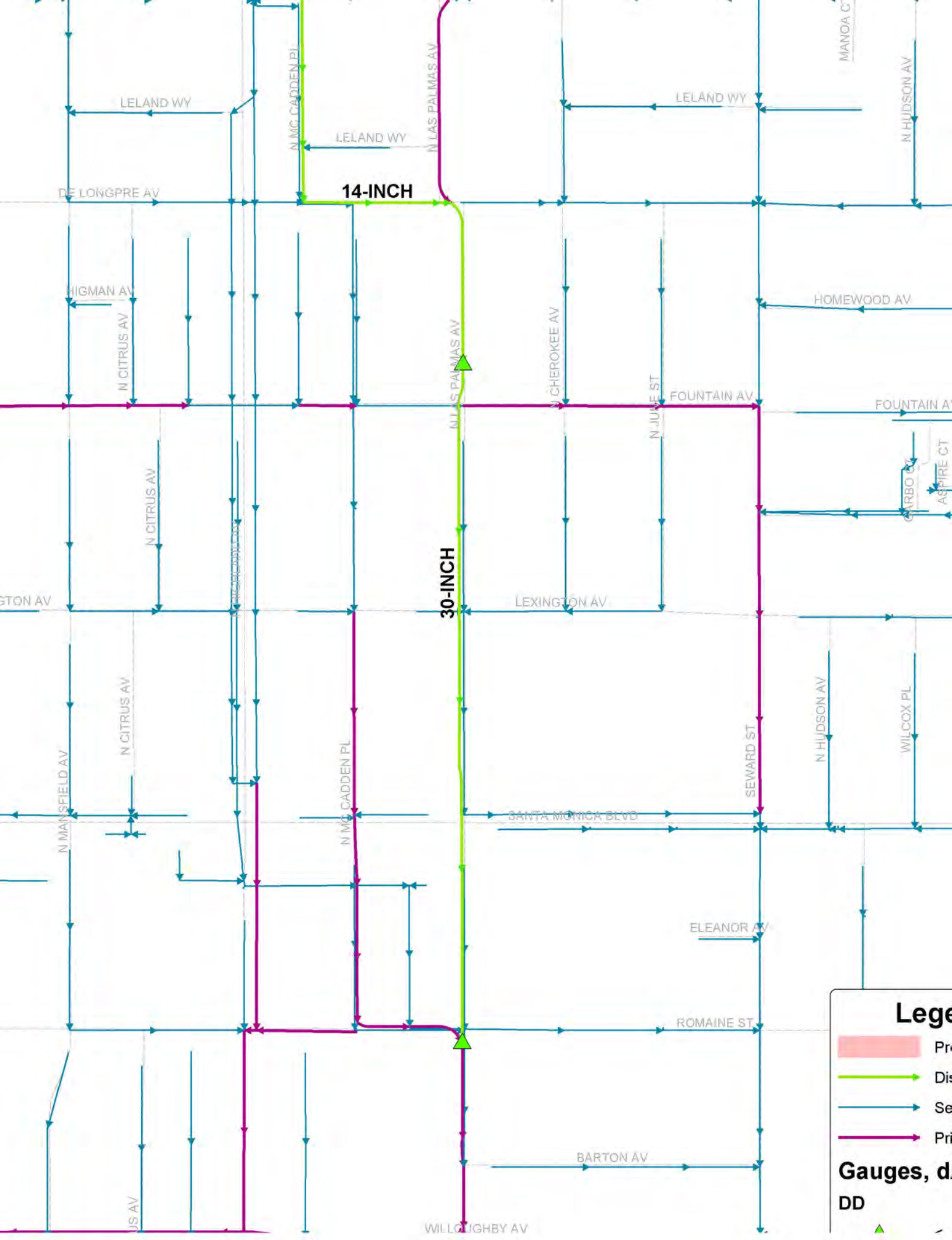


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**From:** Alejandro Huerta [alejandro.huerta@lacity.org]  
**Sent:** Monday, July 10, 2017 3:52 PM  
**To:** Yvaine Valenzuela  
**Cc:** Christopher DeMonbrun  
**Subject:** Received 2017.07.10 Crossroads Hollywood Email

Dear Ms. Valenzuela:

Sorry for the confusion. The Project has not changed - only the comment period has changed. So, I don't need another letter. Please email me the Sewer Capacity Group letter responding to the original May 11, 2017 Notice of Completion and Availability by July 26, when the new comment period is over.

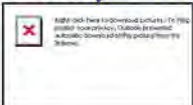
Very truly yours,  
ALEJANDRO A. HUERTA  
City of Los Angeles  
Planning Department  
213 - 978 - 1454

On Mon, Jul 10, 2017 at 7:41 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Good Morning Alejandro,

We received the request for the Notice of Extension for Crossroads Hollywood. I noticed that the project description is the same as the previous application for the Notice of Completion and Availability Draft EIR in May 11, 2017. Did you want the Sewer Capacity Group to send another letter with the hydraulic analysis? Otherwise, we could send a letter stating that it has been filed.

Thanks,

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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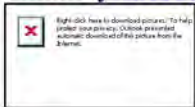
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**From:** Yvaine Valenzuela [yvaine.valenzuela@lacity.org]  
**Sent:** Wednesday, July 26, 2017 11:18 AM  
**To:** Christopher DeMonbrun  
**Cc:** Albert Lew  
**Subject:** Re: CEQA Response: Crossroads Hollywood – NOC and Availability of Draft EIR  
**Attachments:** [PACKAGE] Crossroads Hollywood - NOC and Availability of Draft EIR.pdf

**Yvaine Valenzuela**

City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



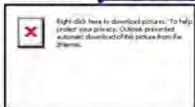
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On Wed, Jul 26, 2017 at 11:16 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Just FYI, I have modified the letter and analysis with the correct flow even though the project is on hold for now. Please let me know if additional modification or analysis is required.

**Yvaine Valenzuela**

City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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On Wed, Jul 26, 2017 at 9:45 AM, Christopher DeMonbrun <[chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org)> wrote:  
Albert,

Before this CEQA response is approved, I'd like to discuss the feasibility of the project first.

Please see me when you have a moment.

Thank you,

Chris

On Wed, Jul 26, 2017 at 9:12 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Hello Albert,

Please review the above stated project- Notice of Completion and Availability of Draft Environmental Impact Report

This letter is being re-sent after the comment period is over in request of the city planner. Please see pages 8-10 of the Package for more information.

\\82mtcfs1\wesd\Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\Crossroads Hollywood – NOC and Availability of Draft EIR.doc

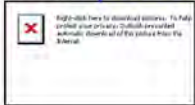
Thanks,

**Yvaine Valenzuela**

City of Los Angeles - LA Sanitation

Wastewater Engineering Services Division

Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer  
Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: [\(323\) 342-1567](tel:(323) 342-1567)  
Fax: [\(323\) 342-6210](tel:(323) 342-6210)



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# CEQA REVIEW CHECKLIST - BUREAU OF SANITATION

<b>TITLE - TYPE</b>	Crossroads Hollywood – NOC and Availability of Draft EIR				
<b>JOB ADDRESS</b>	1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, Los Angeles CA 90028				
<b>CEQA ID#:</b>	42-851-0717	<b>RELATED CEQA ID#</b>	42-830-0617		
<b>DATE RECEIVED</b>	6/7/2017	<b>CASE NO</b>	ENV-2015-2026-EIR		
<input checked="" type="checkbox"/> Log into database	<input type="checkbox"/> 1st	<input type="checkbox"/> 2nd	<input type="checkbox"/> 3rd	<input checked="" type="checkbox"/> 4th	<input type="checkbox"/> 5th
<input checked="" type="checkbox"/> <b>Sewer Flows</b>					
Calculate proposed sewer flows.			Reviewer: YV		
If require more info, request for information (RFI) from applicant			Hours: 1		
RFI sent on : 7/10/2017			Basin: H27		
<input checked="" type="checkbox"/> <b>Sewer Capacity Evaluation</b>			<input checked="" type="checkbox"/> Sent to Albert		
<input checked="" type="checkbox"/> Trace downstream sewer network for proposed project.			on 7/10/2017		
Note sewer diameter and slope changes			<input checked="" type="checkbox"/> CO Log		
<input checked="" type="checkbox"/> Check for existing gauging and CCTV data.			<input checked="" type="checkbox"/> WCAR Log Form		
If existing gauging and CCTV is not available, then request for gauging					
<input checked="" type="checkbox"/> Use Manning's Equation to verify if capacity is available					
If all pipes have capacity, then approve.					
<input checked="" type="checkbox"/> Special Approval if applicable (i.e. Q > 30,000 GPD, problem case, etc.)					
Primary Group -		Alfredo Zaldivar	Sent on 6/26/2017		
WCSD Group -		Carmelo Martinez			
Division Manager -		Ali Poosti			
<input type="checkbox"/> CEQA Responses - If project is less than 20,000 GPD...					
<input checked="" type="checkbox"/> CEQA Responses - If project is greater than 20,000 GPD...					
Part I response sent on		N/A			
Request for gauging on		N/A			
Part II response sent on		N/A			
<input type="checkbox"/> CDMS Approved					

## PROJECT:

Existing Flow:  
 Residential: APT- Bachelor: 75 GPD x 20 UNITS = 1,500 GPD  
 Residential: APT- 1 BDRM: 110 GPD x 30 UNITS = 3,300 GPD  
 Residential: APT- 2 BDRM: 150 GPD x 30 UNITS = 4,500 GPD  
 Residential: Duplex- 2 BDRM: 150 GPD x 2 UNITS = 300 GPD  
 Residential: Duplex- 3 BDRM: 190 GPD x 2 UNITS = 380 GPD

Proposed Flow:  
 Development Parcel B  
 Residential: Condo- 1 BDRM: 110 GPD x 38 UNITS = 4,180 GPD  
 Residential: Condo- 2 BDRM: 150 GPD x 114 UNITS = 17,100 GPD  
 Residential: Condo- 3 BDRM: 190 GPD x 38 UNITS = 7,220 GPD  
 Residential: APT- Bachelor: 75 GPD x 273 UNITS = 20,475 GPD  
 Residential: APT- 1 BDRM: 110 GPD x 138 UNITS = 14,960 GPD  
 Residential: APT- 2 BDRM: 150 GPD x 273 UNITS = 40,950 GPD  
 Development Parcel D  
 Residential: APT- Bachelor: 75 GPD x 50 UNITS = 3,750 GPD  
 Residential: APT- 1 BDRM: 110 GPD x 10 UNITS = 1,100 GPD  
 Residential: APT- 2 BDRM: 150 GPD x 18 UNITS = 2,700 GPD  
 Coffee Shop: 25 GPD/SEAT x 416 SEATS = 10,400 GPD  
 Restaurant: 30 GPD/SEAT x 2,621 SEATS = 78,630 GPD

Total Flow: 191,485 GPD

## COMMENTS:

- 1] Approved for the maximum capacity of 191,485 GPD (132.98 gpm).
- 2] Analysis includes two paths; large project area.
- 3] Notice of Extension letter sent to LASAN. Previous letter re-sent per developer request after the comment period is over on July 26, 2017.

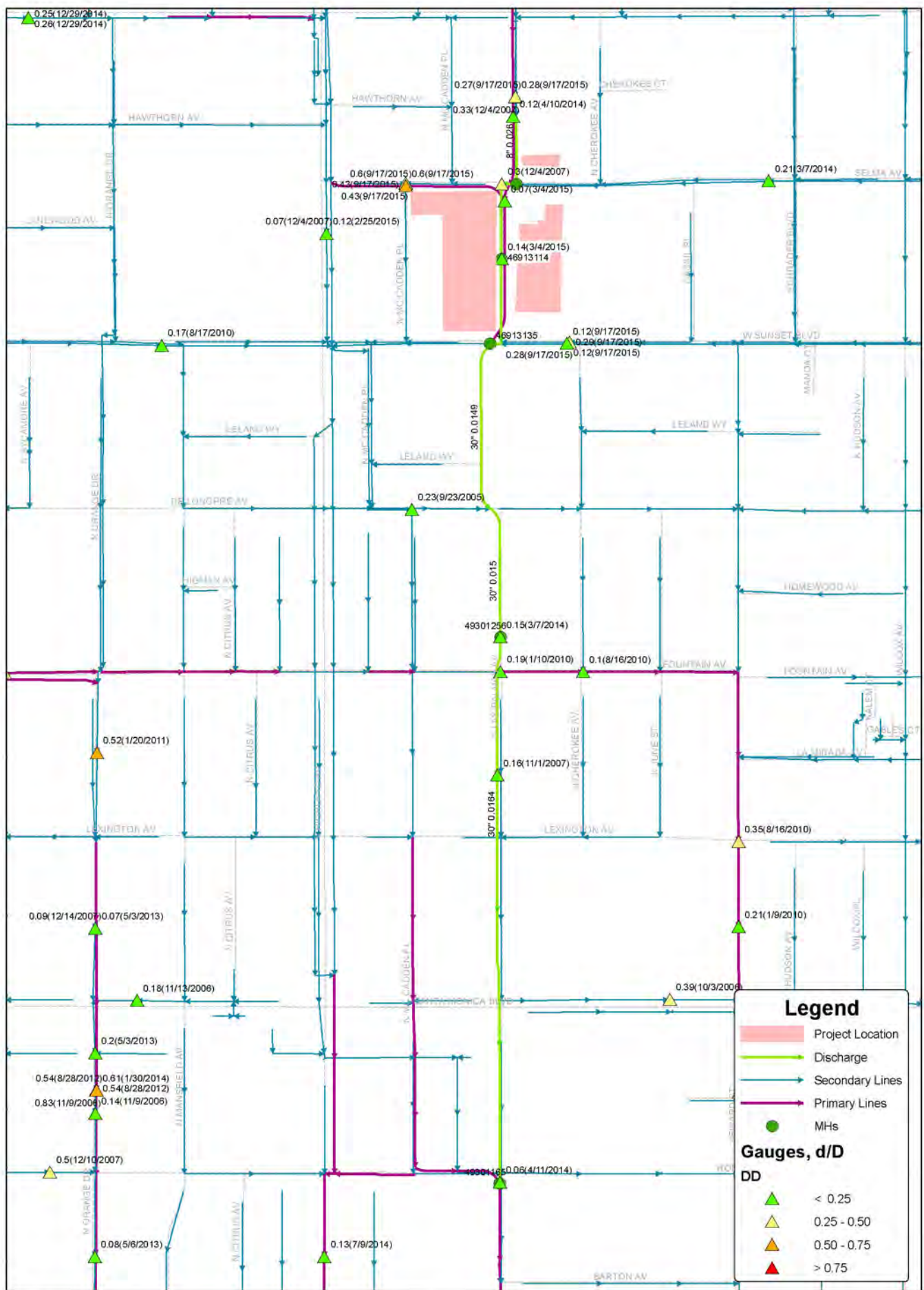


SCAR ID	428300617Z
SCAR Location	Crossroads Hollywood
Total Proposed Flow	240683
Units Used	GPD

General Notes

D/S MH#	Diam. (in)	Slope	Street	dD@ 50% Full	Existing dD	Source dD	Q(Existing)	Q(Proposed)	Existing SCARS	Q (Total)	Projected dD
46913082	8	0.026	LAS PALMAS AVE	584,660		Q at 46913114	44,185	240,683	0	284,868	0.34
46913114	8	0.02	LAS PALMAS AVE	512,781	0.14	2015 Spec Gauge	44,185	240,683	0	284,868	0.36
46913135	12	0.0022	SUNSET BL	501,424		Q at 46913114	44,185	240,683	12	284,880	0.36
49301256	30	0.015	LAS PALMAS AVE	15,073,450	0.15	2014 Spec Gauge	1,466,155	240,683	12	1,706,850	0.16
49301165	30	0.0164	LAS PALMAS AV	15,761,189	0.06	2014 Spec Gauge	253,048	240,683	12	493,743	0.08





Wastewater Engineering Services Division  
LA Sanitation  
City of Los Angeles



**Figure 1**  
**Crossroads Hollywood**  
**Discharge Path 1**  
**Sewer Map**



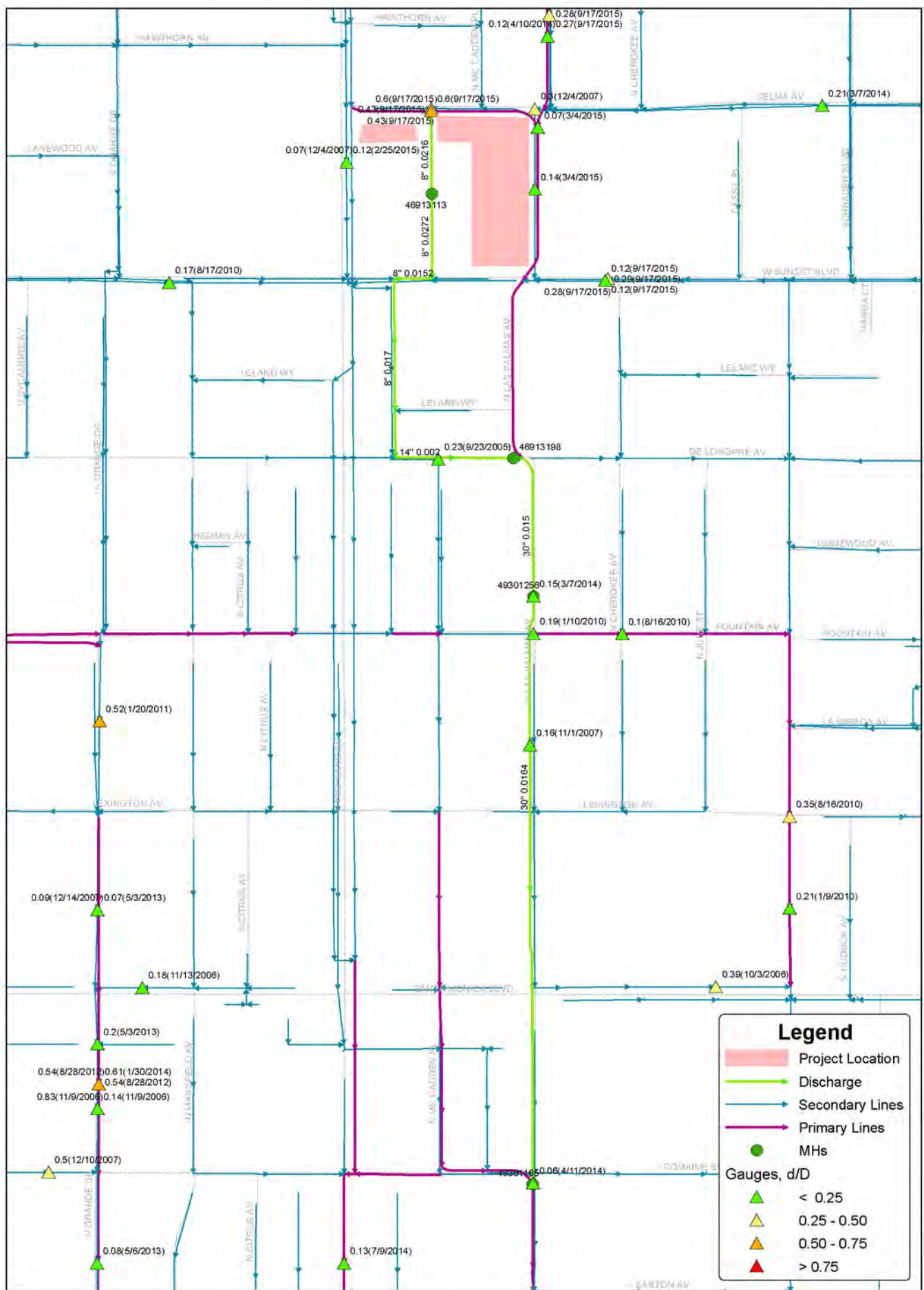
0 112.525 450 675 900

Feet

SCAR ID	428300617Z-1
SCAR Location	Crossroads Hollywood
Total Proposed Flow	240683
Units Used	GPD

General Notes

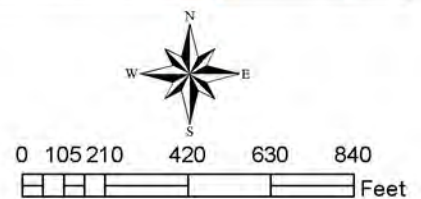
D/S MH#	Diam. (in)	Slope	Street	dD@ 50% Full	Existing dD	Source dD	Q(Existing)	Q(Proposed)	Existing SCARS	Q (Total)	Projected dD
46913113	8	0.0216	MCCADDEN PL	532,898		Q at 46913198	126,285	240,683	0	366,968	0.4
46913198	14	0.002	DE LONGPRE AVE	721,163	0.2	2015 Spec Gauge	126,285	240,683	140,525	507,493	0.41
49301256	30	0.015	LAS PALMAS AVE	15,073,450	0.15	2014 Spec gauge	1,466,155	240,683	140,525	1,847,363	0.17
49301165	30	0.0164	LAS PALMAS AV	15,761,189	0.06	2014 Spec Gauge	253,048	240,683	140,525	634,256	0.1



Wastewater Engineering Services Division  
 LA Sanitation  
 City of Los Angeles



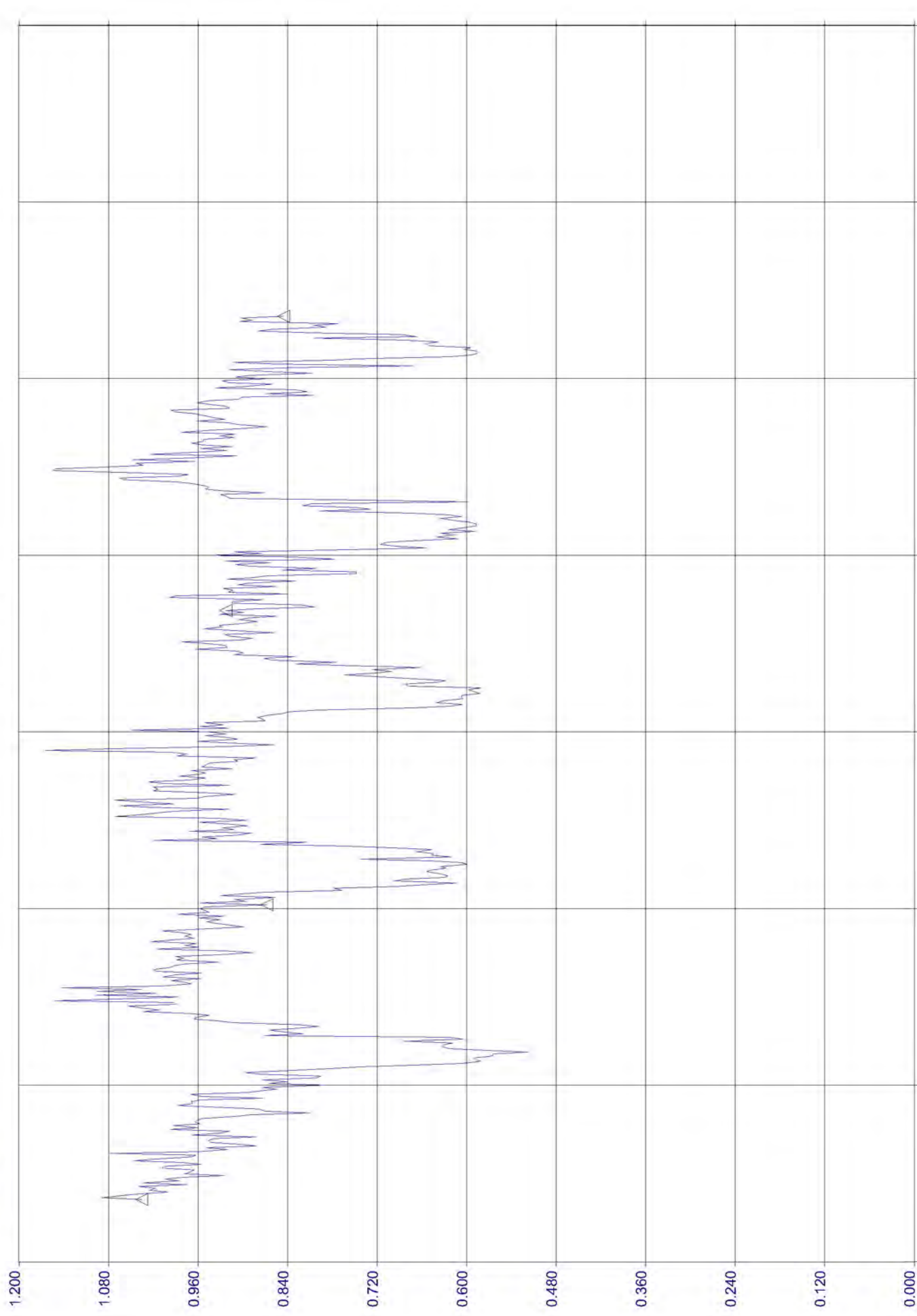
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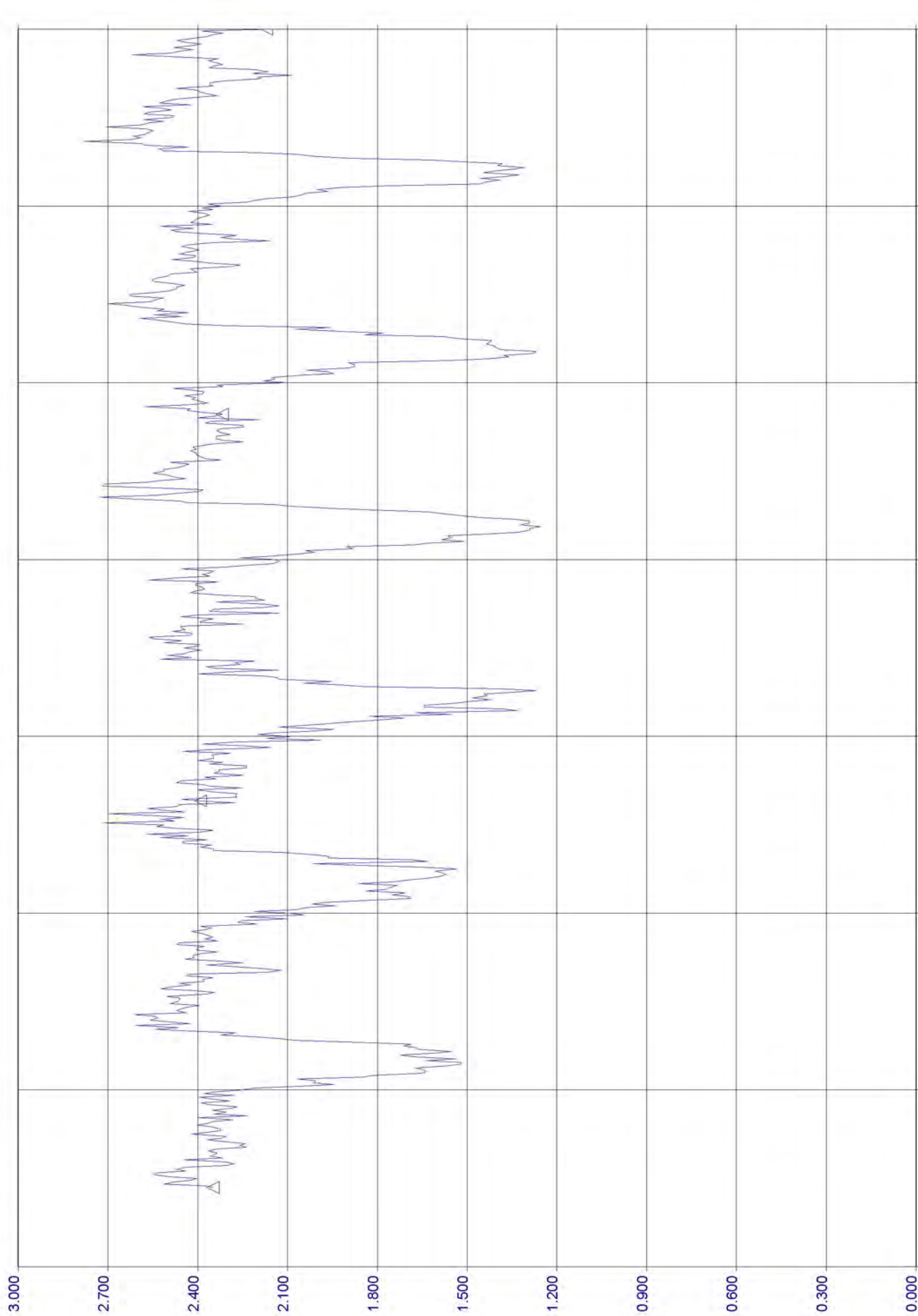


△ Level (in.)

Graph span: 1 week



—△— Level (in.)





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MAYOR

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
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JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

June 23, 2017

CEQA ID: 92-851-747

**NOTICE OF EXTENSION**

THIS IS TO SERVE NOTICE THAT THE FINAL DAY OF THE COMMENT PERIOD FOR  
DRAFT EIR CASE NO. ENV-2015-2026-EIR (SCH NO. 2015101073) HAS BEEN  
EXTENDED FROM JUNE 26, 2017 TO JULY 26, 2017

**TO:** Owners of Property and Occupants and Other Interested Parties

**PROJECT NAME:** Crossroads Hollywood

**SITE LOCATION:** 1540–1552 Highland Avenue; 6700–6760 Selma Avenue; 6663–6675 Selma Avenue; 1543–1553  
McCadden Place; 1542–1546 McCadden Place; 1501–1573 Las Palmas Avenue; 1500–1570  
Las Palmas Avenue; 1600–1608 Las Palmas Avenue; 6665–6713½ Sunset Boulevard, Los  
Angeles, California, 90028

**COMMUNITY PLAN AREA:** Hollywood Community Plan Area

**COUNCIL DISTRICT:** 13—Mitch O'Farrell

**CERTIFIED NEIGHBORHOOD COUNCIL:** Central Hollywood

**COMMENT REVIEW PERIOD:** May 11, 2017–July 26, 2017

**PROJECT DESCRIPTION:** The Project Site consists of 29 individual parcels across four City blocks and is generally bounded by Selma Avenue to the north; the Blessed Sacrament Catholic Church and School to the east; Sunset Boulevard to the south; and Highland Avenue and McCadden Place to the west. The Project Site includes the Crossroads of the World complex (Crossroads of the World), which is a designated City Cultural-Historic Monument (Monument #134) and also appears on the National Register of Historic Places and the California Register of Historic Resources. CRE-HAR Crossroads SPV, LLC, the Project Applicant, proposes to redevelop the Project Site with a mixed-use development that retains and integrates the Crossroads of the World within a collection of new buildings of contemporary design and creates an open-air pedestrian district with a mix of shopping, dining, and entertainment uses. The Project would retain, preserve, and rehabilitate Crossroads of the World and remove all other existing uses on the Project Site, including surface parking lots and approximately 172,573 square feet of existing floor area consisting of 84 residential units (including 80 multi-family dwelling units and two duplexes) and commercial/retail and office uses. The Project would include eight new mixed-use buildings with residential, hotel, commercial/retail, office, entertainment, and restaurant uses, and a new stand-alone, one-story commercial/retail building. Upon buildout, the Project (including existing uses to be retained) would include approximately 1,432,500 square feet of floor area consisting of 950 residential units, 308 hotel rooms, approximately 95,000 square feet of office uses, and approximately 185,000 square feet of commercial/retail uses. The proposed floor area ratio (FAR) would be approximately 4.72:1 averaged across the Project Site. Building heights would range from 1 to 32 floors with a maximum building height of approximately 402 feet above grade.

**PERMITS AND APPROVALS:** The Project would require various approvals and may include, but would not be limited to, the following: Zone and Height District Change from C4-2D and C4-2D-SN to C4-2D and C4-2D-SN to replace the "D" Limitation to reflect the proposed Project pursuant to LAMC Section 12.32-F; Major Development Project Conditional Use Permit pursuant to LAMC Section 12.24-U, 14; Vesting Conditional Use Permit pursuant to LAMC Section 12.24-T for floor area ratio averaging in a unified development; Master Conditional Use Permit for the sale of alcoholic beverages in connection with a total of 22 alcohol-related uses associated with the Project's proposed hotel and commercial uses and



eight uses with live entertainment pursuant to LAMC 12.24-W,1; Site Plan Review pursuant to LAMC Section 16.05; Development Agreement; Vesting Tentative Tract Map, including a street vacation and subsurface vacation pursuant to LAMC Sections 17.01 and 17.15; Haul Route Approval; Owner Participation Agreement; Findings of Consistency with the Redevelopment Plan; and other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable Project impacts have been identified with regard to regional air quality emissions for construction and operation, demolition of historical resources, on-site and off-site noise and vibration during construction, traffic intersection levels of service during construction, and traffic on residential street segments during operation.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, light/glare, and shading); air quality; greenhouse gas emissions; cultural resources (historic, archaeological, paleontological, and tribal cultural resources); geology and soils; hazards and hazardous materials; hydrology and water quality; land use; noise; employment; housing; population; public services (police protection, fire protection, schools, libraries, parks and recreation); traffic, access, and parking; and utilities and service systems (water supply, wastewater, solid waste, and energy). With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts associated with these environmental topics are expected.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 a.m. and 4:00 p.m., at the City of Los Angeles Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Draft EIR is also available online at the Department of City Planning's website <http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR"). The Draft EIR can be purchased on DVD-ROM for \$5.00 per copy. Contact Alejandro Huerta of the City of Los Angeles at (213) 978-1454 to purchase a copy. The Draft EIR is also available on DVD-ROM at the following libraries:

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- 4) John C. Fremont Branch Library—6121 Melrose Avenue, Los Angeles, CA 90038

The review period for the Draft EIR begins on May 11, 2017, and ends on July 26, 2017. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 p.m. on July 26, 2017.

Please direct your comments to:

Alejandro A. Huerta, Environmental Review Coordinator  
Major Projects & Environmental Analysis  
Department of City Planning  
City Hall, City of Los Angeles  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
E-mail: [alejandro.huerta@lacity.org](mailto:alejandro.huerta@lacity.org)

VINCENT P. BERTONI, AICP  
Director of Planning



Alejandro A. Huerta  
Environmental Review Coordinator  
Major Projects & Environmental Analysis Section



Yvaine Valenzuela &lt;yvaine.valenzuela@lacity.org&gt;

---

**Received 2017.07.10 Crossroads Hollywood Email**

---

**Alejandro Huerta** <alejandro.huerta@lacity.org>  
To: Yvaine Valenzuela <yvaine.valenzuela@lacity.org>  
Cc: Christopher DeMonbrun <chris.demonbrun@lacity.org>

Mon, Jul 10, 2017 at 3:52 PM

Dear Ms. Valenzuela:

Sorry for the confusion. The Project has not changed - only the comment period has changed. So, I don't need another letter. Please email me the Sewer Capacity Group letter responding to the original May 11, 2017 Notice of Completion and Availability by July 26, when the new comment period is over.

Very truly yours,  
ALEJANDRO A. HUERTA  
City of Los Angeles  
Planning Department  
213 - 978 - 1454

On Mon, Jul 10, 2017 at 7:41 AM, Yvaine Valenzuela <yvaine.valenzuela@lacity.org> wrote:

Good Morning Alejandro,

We received the request for the Notice of Extension for Crossroads Hollywood. I noticed that the project description is the same as the previous application for the Notice of Completion and Availability Draft EIR in May 11, 2017. Did you want the Sewer Capacity Group to send another letter with the hydraulic analysis? Otherwise, we could send a letter stating that it has been filed.

Thanks,

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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42-830-0617

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**May 11, 2017**

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
ENV-2015-2026-EIR  
STATE CLEARINGHOUSE NO. 2015101073**

**TO:** Owners of Property and Occupants and Other Interested Parties

**PROJECT NAME:** Crossroads Hollywood

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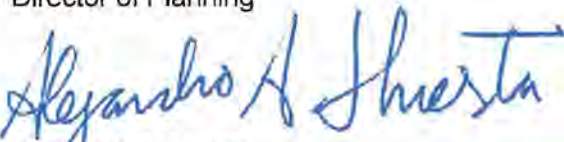
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Major Projects & Environmental Analysis  
Department of City Planning  
City Hall, City of Los Angeles  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
E-mail: [alejandro.huerta@lacity.org](mailto:alejandro.huerta@lacity.org)

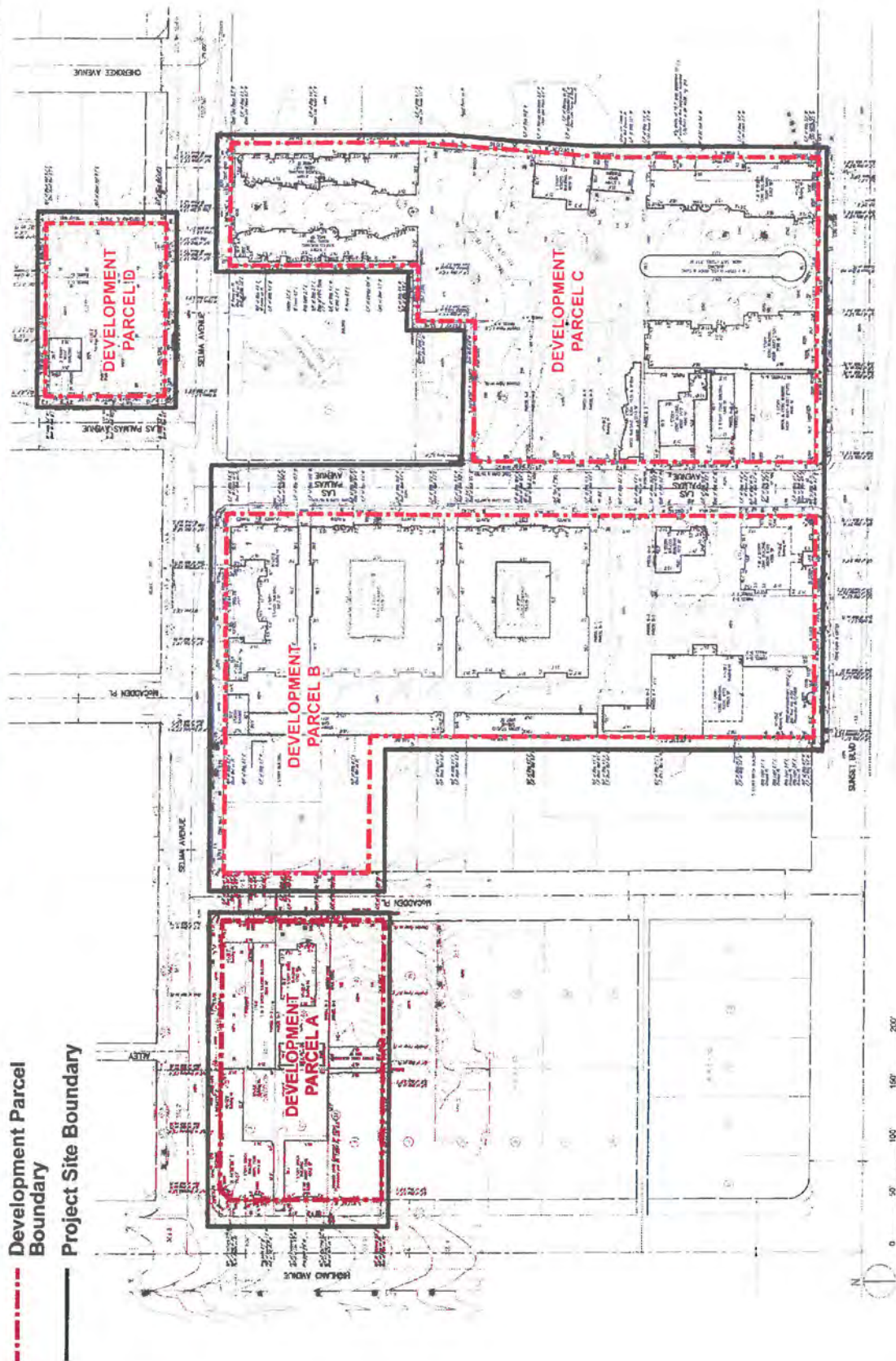
VINCENT P. BERTONI, AICP  
Director of Planning



Alejandro A. Huerta  
Environmental Review Coordinator  
Major Projects & Environmental Analysis Section



**Figure A-3**  
Existing Site Plan





The Project Site is also located within the Hollywood Center, which is generally located on both sides of Hollywood and Sunset Boulevards between La Brea Avenue and Gower Street.<sup>2</sup> The Community Plan calls for the Hollywood Center to function as: (1) the commercial center for Hollywood and surrounding communities; and (2) an entertainment center for the entire region. The Community Plan further states that development combining residential and commercial uses are especially encouraged in the Hollywood Center.

### (b) City of Los Angeles Municipal Code

The Project Site is zoned by the LAMC as C4-2D (Commercial, Height District 2 with Development Limitation) and C4-2D-SN (Commercial, Height District 2 with Development Limitation, Signage Supplemental Use District). Specifically, the western parcels fronting Highland Avenue in Development Parcel A and the southern parcels fronting Sunset Boulevard in Development Parcel B are zoned C4-2D-SN, while the remainder of the Project Site is zoned C4-2D.

With some limitations (as identified in the LAMC), the C4 zone permits any land use permitted in the C2 zone, which in turn permits any land use permitted in the C1.5 and C1 zones. The Commercial zones permit a wide array of land uses such as retail stores, offices, hotels, schools, parks, and theaters. The C4 zone also permits any land use permitted in the R4 (Multiple Residential) zone, which includes one-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations at a maximum density of 108 dwelling units per acre (a minimum lot area of 400 sf per dwelling unit). The C4 zone also permits residential development at the density permitted in the R5 zone (a maximum density of 217 dwelling units per acre, based on a minimum lot area of 200 sf per dwelling unit) when a mix of commercial and residential uses is being developed, pursuant to LAMC section 12.22.A.18(a). Height District 2 within the C4 zone does not impose a height limitation and has a maximum Floor Area Ratio (FAR) of 6:1. The Development "D" Limitation in the zoning prefix indicates that development shall not exceed a FAR of 2:1 and 3:1 unless certain approvals are received. The "SN" designation identified for the C4-2D-SN-zoned parcels in Development Parcels A and B indicates that these parcels are located in the Hollywood Signage Supplemental Use District.

### (c) Other Applicable Land Use Regulations

The Project Site is located in the Hollywood Redevelopment Plan (Redevelopment Plan) and Hollywood Adaptive Reuse Incentive Area. As discussed above, certain

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<sup>2</sup> City of Los Angeles, *Hollywood Community Plan*, December 13, 1988, p. HO-2.

individual parcels located within Development Parcels A and B are located within the boundaries of the Hollywood Signage Supplemental Use District. Development Parcel D is located in the Hollywood Entertainment Business Improvement District.

## **D. Project Characteristics**

### **1. Project Overview**

The Project proposes to redevelop the Project Site with a cohesive, mixed-use development that blends the distinguishing character of Crossroads of the World with a collection of new buildings of modern design and creates an open-air pedestrian district with a mix of shopping, dining, and entertainment uses. Crossroads of the World, which is a designated City Cultural-Historic Monument (Monument #134) and is also listed on the National Register of Historic Places and the California Register of Historic, would be retained, preserved, and rehabilitated as part of the Project. Eighty-four existing residential units (including 80 multi-family dwelling units and two duplexes) and low-density commercial/retail and office uses, as well as surface parking lots, would be demolished and replaced with eight new mixed-use buildings that would include residential, hotel, commercial/retail, office, entertainment, and restaurant uses.

Upon build-out, the Project would include approximately 950 residential units, 308 hotel rooms, approximately 95,000 square feet of office uses, and approximately 185,000 square feet of commercial/retail uses, totaling approximately 1,432,000 square feet of floor area (including existing uses to be retained). The Project would demolish a total of approximately 86,947 square feet of existing floor area. In total, the Project would result in an increase of approximately 1,345,053 square feet of net new floor area on the Project Site.

The Project also includes vehicular and pedestrian circulation improvements, including the re-alignment of Las Palmas Avenue at Sunset Boulevard. Currently, the Las Palmas Avenue street segment north of Sunset Boulevard lies east of its street segment south of Sunset Boulevard, creating an offset intersection. The Project would realign the street to create a four-legged intersection, with Las Palmas Avenue becoming a continuous street at Sunset Boulevard. The Project also proposes to establish a new pedestrian passageway that would extend diagonally from Sunset Boulevard from the front of Crossroads of the World to the corner of Selma Avenue and McCadden Place.

The Project Site includes four areas referred to as Development Parcels A, B, C, and D. The Development Parcels include nine sub-areas: Parcel A includes Building A1; Parcel B includes Buildings B1, B2, B3, and B4; Parcel C includes Buildings C1, C2, and Crossroads of the World; and Parcel D includes Building D1. These sub-areas are

discussed in further detail below. Table A-1 on page A-10 provides a summary of the types and sizes of land uses included in the Project. The proposed conceptual site plan is included in Figure A-4 on page A-12. A conceptual rendering of the Project from Sunset Boulevard is illustrated in Figure A-5 on page A-13.

**(a) Development Parcel A—Hotel Area (Building A1)**

The Project would remove all existing land uses on Development Parcel A and construct Building A1 which would be located on the southeast corner of Selma Avenue and Highland Avenue. Building A1 would consist of an approximately 348,500-square-foot high-rise structure with a 308-room hotel, ancillary meeting rooms, a lobby lounge and bar, a rooftop bar and lounge, and ground floor restaurant and retail uses. Approximately 10,500 square feet of ground-floor commercial/retail uses would also be located in Building A1. Building A1 would be approximately 32-stories tall and would reach a maximum height of approximately 365 feet.

**(b) Development Parcels B and D—Mixed-Use Residential and Retail Area (Buildings B1, B2, B3, B4, and D1)**

The Project would remove all existing land uses on Development Parcels B and D and construct a total of five mixed-use residential buildings with ground-floor commercial/retail uses: Buildings B1, B2, B3, B4, and D1. Development Parcel B, consisting of Buildings B1, B2, B3, and B4, would include a total of approximately 872 residential units and approximately 58,500 square feet of commercial retail uses. Specifically, Building B1 would consist of 190 residential units and approximately 15,500 square feet of ground-floor commercial/retail uses. Building B1 would consist of 30 floors and would reach a maximum height of approximately 402 feet above grade. Building B2 would consist of 70 residential units and approximately 12,000 square feet of ground-floor commercial/retail uses. Building B2 would consist of 6 floors and would reach a maximum height of approximately 90 feet above grade. Building B3 would consist of 489 residential units and approximately 11,000 square feet of ground-floor commercial/retail uses. Building B3 would consist of 32 floors and would reach a maximum height of approximately 390 feet above grade. Building B4 would consist of 123 residential units and approximately 20,000 square feet of ground-floor commercial/retail uses. Building B4 would consist of 6 floors in addition to a mezzanine floor and would reach a maximum height of approximately 95 feet above grade.

Development Parcel D consists of Building D1, which would include approximately 78 residential units and approximately 4,500 square feet of ground-floor commercial/retail uses. Building D1 would consist of 6 floors and would reach a maximum height of approximately 85 feet above grade.

**Table A-1**  
**Summary of the Proposed Development Areas**

Development Area	Land Use	Proposed Development <sup>a</sup>
<b>Development Parcel A</b>		
Building A1	Hotel	348,500 sf <sup>b</sup> (308 rm)
	Retail	10,500 sf
<b>Development Parcel A Subtotal</b>	<b>Hotel</b>	<b>348,500 sf<sup>b</sup></b> <b>(308 rm)</b>
	<b>Retail</b>	<b>10,500 sf</b>
<b>Development Parcel B</b>		
Building B1	Residential (Condominiums)	219,000 sf (190 du)
	Retail	15,500 sf
Building B2	Residential (Rental)	52,500 sf (70 du)
	Retail	12,000 sf
Building B3	Residential (Rental)	358,000 sf (489 du)
	Retail	11,000 sf
Building B4	Residential (Rental)	114,000 sf (123 du)
	Retail	20,000 sf
<b>Development Parcel B Subtotal</b>	<b>Residential</b>	<b>743,500 sf</b> <b>(872 du)</b>
	<b>Retail</b>	<b>58,500 sf</b>
<b>Development Parcel C</b>		
Building C1	Retail	27,000 sf
	Office	50,000 sf
Building C2	Retail	16,500 sf
	Office	45,000 sf
Crossroads of the World (existing)	Retail	68,000 sf
<b>Development Parcel C Subtotal</b>	<b>Retail</b>	<b>111,500 sf</b>
	<b>Office</b>	<b>95,000 sf</b>
<b>Development Parcel D</b>		
Building D1	Residential (Rental)	60,500 sf (78 du)
	Retail	4,500 sf



**Table A-1 (Continued)**  
**Summary of the Proposed Development Areas**

Development Area	Land Use	Proposed Development <sup>a</sup>
<b>Development Parcel D Subtotal</b>	<b>Residential (Rental)</b>	<b>60,500 sf</b> <b>(78 du)</b>
	<b>Retail</b>	<b>4,500 sf</b>
<b>Total Residential (Condominiums + Rental)</b>		<b>804,000 sf</b> <b>950 du</b> <b>(190 du condominiums)</b> <b>(760 du rental units)</b>
<b>Total Retail</b>		<b>185,000 sf</b>
<b>Total Office</b>		<b>95,000 sf</b>
<b>Total Hotel</b>		<b>348,500 sf</b> <b>(308 rm)</b>
<b>Total Proposed Floor Area<sup>c</sup></b>		<b>1,432,000 sf<sup>d</sup></b>
<p><i>sf = square feet</i>  <i>du = dwelling unit</i>  <i>rm = hotel rooms</i></p> <p><sup>a</sup> Square footages are rounded up to the nearest 500 square feet.</p> <p><sup>b</sup> Hotel square footage includes approximately 39,000 square feet of hotel amenities.</p> <p><sup>c</sup> Except where otherwise noted, square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as: "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."</p> <p><sup>d</sup> Includes the existing Crossroads of the World complex, which would be retained.</p> <p>Source: Skidmore Owings &amp; Merrill, LLP / Rios Clementi Hale Studios, 2015.</p>		

In total, Development Parcels B and D would have 950 residential units and approximately 63,000 square feet of ground-floor commercial/retail uses. Of the 950 residential units proposed, 80 units would be affordable housing rental units. These affordable housing rental units would replace the existing 80 rent-stabilized units located in Development Parcel B that would be removed.

**(c) Development Parcel C—Commercial Area (Buildings C1 & C2, Crossroads of the World)**

The commercial portion of the Project consisting of creative office and retail/restaurant uses would be located in Development Parcel C located east of Las Palmas Avenue and directly adjacent to the historic Crossroads of the World site. As previously discussed, Crossroads of the World, which includes approximately 68,000 square feet of







Yvaine Valenzuela &lt;yvaine.valenzuela@lacity.org&gt;

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**Re: RFI: Crossroads Hollywood - Draft EIR**

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**Alejandro Huerta** <alejandro.huerta@lacity.org>

Thu, Jun 22, 2017 at 1:03 PM

To: Yvaine Valenzuela &lt;yvaine.valenzuela@lacity.org&gt;

Cc: Albert Lew &lt;albert.lew@lacity.org&gt;, Christopher DeMonbrun &lt;chris.demonbrun@lacity.org&gt;

See **Red** below:

On Mon, Jun 19, 2017 at 3:27 PM, Yvaine Valenzuela &lt;yvaine.valenzuela@lacity.org&gt; wrote:

Thank you for the information.

I have a few questions regarding Crossroads Hollywood. Could you please provide the following:

What is the breakdown for #1-6?

*For example:**Residential: Apt - 1 BDR: xxx UNITS**Residential: Apt - 2 BDR: xxx UNITS**Residential: Apt - 3 BDR: xxx UNITS*

1] 84 residential units

**80 Apartments****Apt – Studios: 20 units****Apt – 1 BDR: 30 units****Apt – 2 BDR: 30 units****4 Duplexes****Duplex – 2 BDR: 2 units****Duplex – 3 BDR: 2 units****Development Parcel B**

2] 190 unit condo

**Condo – 1 BDR: 38 units****Condo – 2 BDR: 114 units****Condo – 3 BDR: 38 units**

3] 70 unit apartment

**Apt – Studios: 28 units****Apt – 1 BDR: 14 units****Apt – 2 BDR: 28 units**

4] 489 unit apartment

**Apt – Studios: 196 units****Apt – 1 BDR: 97 units**



**Apt – 2 BDR: 196 units**

5] 123 unit apartment

**Apt – Studios: 49 units****Apt – 1 BDR: 25 units****Apt – 2 BDR: 49 units****Development Parcel D**

6] 78 unit apartment

**Apt – Studios: 50 units****Apt – 1 BDR: 10 units****Apt – 2 BDR: 18 units**

7] How many seats will the restaurant accommodate?

<b>Coffee Shop</b>	<b>416 seats</b>	<b>8,320 sf</b>
<b>High Turnover Restaurant</b>	<b>1,498 seats</b>	<b>37,440 sf</b>
<b>High Quality Restaurant</b>	<b>1,123 seats</b>	<b>37,440sf</b>
<b>Totals</b>	<b>3,037seats</b>	<b>83,200 sf</b>

Thanks,

**Yvaine Valenzuela**

City of Los Angeles - LA Sanitation

Wastewater Engineering Services Division

Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)

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On Mon, Jun 19, 2017 at 7:18 AM, Christopher DeMonbrun <[chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org)> wrote:

Alejandro,

Thank you for the notification. I apologize for any confusion this correspondence may have caused. I will direct my staff to evaluate the project as you have directed. Feel free to contact me if you have any questions or concerns.

Best regards,

Chris

On Thu, Jun 15, 2017 at 5:08 PM, Alejandro Huerta <[alejandro.huerta@lacity.org](mailto:alejandro.huerta@lacity.org)> wrote:

Dear Colleagues:

The Draft EIR referenced in your email below is within the geography of the Hollywood Community Plan Area. However, the first is a specific project and the Community Plan is a larger area. Could you please resubmit a revised letter focusing only on the Crossroads Hollywood Project?

For you reference, all materials for the projects can be found here: <https://planning.lacity.org/eir/CrossroadsHwd/deir/index.html>

In particular, scroll to "Attachment C" of the technical appendices, found here: [https://planning.lacity.org/eir/CrossroadsHwd/deir/files/App\\_Q.pdf](https://planning.lacity.org/eir/CrossroadsHwd/deir/files/App_Q.pdf)

Very truly yours,  
ALEJANDRO A. HUERTA  
**City of Los Angeles**  
**Planning Department**  
213 - 978 - 1454

On Thu, Jun 15, 2017 at 4:05 PM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:

Hello Mr. Alejandro Huerta,

We have received and logged the Notice of Completion and Availability of Draft Environmental Impact Report for the Crossroads Hollywood Project (ENV-2016-2026-EIR).

After reviewing the current request, we found that there was letter that was sent on February 2, 2017 with the same information (see attachment). Please let us know if there are any additional information that would require us to conduct further analysis.

Thanks,

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer  
Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: (323) 342-1567  
Fax: (323) 342-6210



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**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** December 7, 2015

**TO:** Michael J. LoGrande, Director of Planning  
Department of City Planning

**FROM:** Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
Bureau of Sanitation

**SUBJECT:** CROSSROADS HOLLYWOOD – NOTICE OF PREPARATION OF EIR

This is in response to your October 22, 2015 letter requesting a review of your proposed mixed use project located at 1540-1552 Highland Avenue, 6663-6760 Selma Avenue, 1542-1553 McCadden Place, 1500-1608 Las Palmas, 6665-6713<sup>1/2</sup> Sunset Boulevard, Los Angeles, CA 90028. LA Sanitation, Wastewater Engineering Services Division (WESD) has reviewed the request and at this stage your project description lacks sufficient detail for us to conduct a thorough sewer capacity analysis as description for individual proposed developments are needed to assess sewage generation.

Should the project description change, please continue to send us information so that we may determine if a sewer assessment is required in the future.

If you have any questions, please call Kwasi Berko of my staff at (323) 342-1562.

**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](http://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, 3<sup>rd</sup> 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.

KB/AP:as

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



Yvaine Valenzuela &lt;yvaine.valenzuela@lacity.org&gt;

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**Primary Approval CEQA: Crossroads Hollywood – NOC and Availability of Draft EIR**

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Yvaine Valenzuela &lt;yvaine.valenzuela@lacity.org&gt;

Mon, Jun 26, 2017 at 3:26 PM

To: Alfredo Zaldivar &lt;alfredo.zaldivar@lacity.org&gt;

Cc: Albert Lew &lt;albert.lew@lacity.org&gt;

Good Afternoon Alfredo,

I currently have a CEQA for a project located at 1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, 1542-1546 McCadden, 1501-1573 Las Palmas Ave, 1500-1570 Las Palmas Ave, 1600-1608 Las Palmas Ave, and 6665-6713 ½ Sunset Blvd, Los Angeles CA 90028. The connection is to an 8-inch (46913082 and 46913113) requesting for a maximum discharge rate of 191,485 GPD (132.98 gpm) for permanent connection. The 8-inch line flow connects to the primary system at a 30-inch sewer line (49301256) on Las Palmas Ave.

With the additional proposed discharge the max d/D will be 0.16 on the 30-inch sewer line on Las Palmas Ave. The CEQA will be approved based on the following conditions:

- Maximum allowable capacity is 191,485 GPD (132.98 gpm)

Attached is the map for the project locations.

Thank you for your time and attention to this matter,

**Yvaine Valenzuela**

City of Los Angeles - LA Sanitation

Wastewater Engineering Services Division

Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)

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**2 attachments** **Crossroads Hollywood – NOC and Availability of Draft EIR\_2.pdf**  
400K **Crossroads Hollywood – NOC and Availability of Draft EIR\_1.pdf**  
403K



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**From:** Christopher DeMonbrun [chris.demonbrun@lacity.org]  
**Sent:** Wednesday, July 26, 2017 11:18 AM  
**To:** Albert Lew  
**Cc:** Yvaine Valenzuela  
**Subject:** Re: Crossroads Hollywood Letter

Albert,

This is a great start. I'll go over it with Abdul/Ali after lunch and will get back with you and Yvaine to provide direction.

Thanks,

Chris

On Wed, Jul 26, 2017 at 11:12 AM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Please disregard the last email. Here it is:

This is in response to your May 11, 2017 Notice of Completion and Availability of Final Environmental Impact Report for the proposed mixed-use located at 1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, 1542-1546 McCadden, 1501-1573 Las Palmas Ave, 1500-1570 Las Palmas Ave, 1600-1608 Las Palmas Ave, and 6665-6713 ½ Sunset Blvd, Los Angeles CA 90028. LA Sanitation, Wastewater Engineering Services Division reviewed it and has determined that the rerouting of the road and proposed project on Las Palmas Avenue will significantly impact the sanitary sewer lines. Therefore, rerouting the 8-inch and 33-inch sewer lines on Las Palmas Avenue is required to continue the project. Please notify our office in the instance that additional environmental review is necessary for this project.

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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On Wed, Jul 26, 2017 at 10:52 AM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Please see attached draft. The first paragraph has the language you asked we put in. Let me know your thoughts.

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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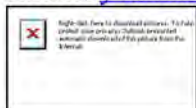
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----- Forwarded message -----

From: **Yvaine Valenzuela** <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)>  
Date: Wed, Jul 26, 2017 at 10:36 AM  
Subject: Re: Crossroads Hollywood Letter  
To: Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)>

Modified Letter

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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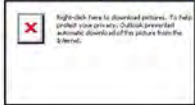
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On Wed, Jul 26, 2017 at 10:30 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Updated

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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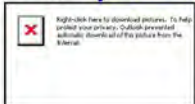
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On Wed, Jul 26, 2017 at 10:21 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Hi Albert,

Could you please review the letter for Crossroads Hollywood?

Thanks,

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer  
Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: (323) 342-1567  
Fax: (323) 342-6210



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**From:** Albert Lew [albert.lew@lacity.org]  
**Sent:** Wednesday, July 26, 2017 11:13 AM  
**To:** Christopher DeMonbrun  
**Subject:** Re: Crossroads Hollywood Letter

Please disregard the last email. Here it is:

This is in response to your May 11, 2017 Notice of Completion and Availability of Final Environmental Impact Report for the proposed mixed-use located at 1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, 1542-1546 McCadden, 1501-1573 Las Palmas Ave, 1500-1570 Las Palmas Ave, 1600-1608 Las Palmas Ave, and 6665-6713 ½ Sunset Blvd, Los Angeles CA 90028. LA Sanitation, Wastewater Engineering Services Division reviewed it and has determined that the rerouting of the road and proposed project on Las Palmas Avenue will significantly impact the sanitary sewer lines. Therefore, rerouting the 8-inch and 33-inch sewer lines on Las Palmas Avenue is required to continue the project. Please notify our office in the instance that additional environmental review is necessary for this project.

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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On Wed, Jul 26, 2017 at 10:52 AM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Please see attached draft. The first paragraph has the language you asked we put in. Let me know your thoughts.

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
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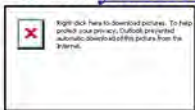
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----- Forwarded message -----

From: **Yvaine Valenzuela** <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)>  
Date: Wed, Jul 26, 2017 at 10:36 AM  
Subject: Re: Crossroads Hollywood Letter  
To: Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)>

Modified Letter

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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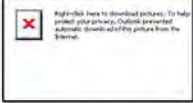
On Wed, Jul 26, 2017 at 10:30 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Updated

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation



Wastewater Engineering Services Division

Email: [yvainne.valenzuela@lacity.org](mailto:yvainne.valenzuela@lacity.org)



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On Wed, Jul 26, 2017 at 10:21 AM, Yvainne Valenzuela <[yvainne.valenzuela@lacity.org](mailto:yvainne.valenzuela@lacity.org)> wrote:  
Hi Albert,

Could you please review the letter for Crossroads Hollywood?

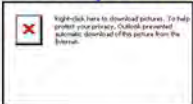
Thanks,

**Yvainne Valenzuela**

City of Los Angeles - LA Sanitation

Wastewater Engineering Services Division

Email: [yvainne.valenzuela@lacity.org](mailto:yvainne.valenzuela@lacity.org)



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**From:** Christopher DeMonbrun [chris.demonbrun@lacity.org]  
**Sent:** Monday, August 14, 2017 10:40 AM  
**To:** Yemin Han  
**Cc:** Dominic Charles  
**Subject:** Crossroads Hollywood Sewer Re-Alignment - Request for CCTV Info

Yemin,

Please see if we have any CCTV records for the following reaches. If we do, please provide your analysis on the condition of them as well as the date they were scoped.

Thank you,

Chris

4691311446913137A  
4691308146913114A  
4691308546913135A

--  
Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer  
Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: (323) 342-1567  
Fax: (323) 342-6210



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**From:** Yemin Han [yemin.han@lacity.org]  
**Sent:** Monday, August 14, 2017 12:21 PM  
**To:** Christopher DeMonbrun  
**Cc:** Dominic Charles  
**Subject:** Re: Crossroads Hollywood Sewer Re-Alignment - Request for CCTV Info

Hello Chris

Following are the CCTV records for 3 reaches.

4691311446913137A, TV date - 11/10/10, Post-construction tape, Program Ranked "A"  
TV date - 06/25/10, Program Ranked "C", PB @ 262' D/S of U/S MH, sent to PDT, PDT disposition - Expedite, spot repair @ 252'-262' D/S of U/S, project completed.

4691308146913114A, TV date - 06/25/10, Program Ranked "A"

4691308546913135A, TV date - 12/18/07, Program Ranked "A"

Please let me know if you have any question.

Thank you.

On Mon, Aug 14, 2017 at 10:39 AM, Christopher DeMonbrun <[chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org)> wrote:  
Yemin,

Please see if we have any CCTV records for the following reaches. If we do, please provide your analysis on the condition of them as well as the date they were scoped.

Thank you,

Chris

4691311446913137A

4691308146913114A

4691308546913135A

--  
Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer  
Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: [\(323\) 342-1567](tel:(323) 342-1567)  
Fax: [\(323\) 342-6210](tel:(323) 342-6210)



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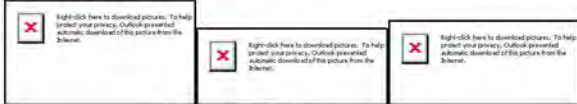
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---

--  
Yemin Han  
Office Engineering Tech III  
Wastewater Engineering Services Division (WESD)  
2714 Media Center Drive  
Los Angeles, CA 90065  
Phone: (323) 342-6208  
Mail stop 544



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**From:** Christopher DeMonbrun [chris.demonbrun@lacity.org]  
**Sent:** Friday, August 18, 2017 7:10 AM  
**To:** Albert Lew  
**Subject:** Re: Crossroads Hollywood Letter

Albert,

Thanks for the reminder. I sent information regarding the street re-alignment and subsequent sewer re-alignment to Hortensia Alonso with BOE. I also spoke with Kwasi regarding this re-alignment, and the issue was addressed previously. I wanted to ensure that all relevant parties be privy to the information we have.

We will finish the CEQA response today.

Thanks,

Chris

On Thu, Aug 17, 2017 at 6:07 PM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Hi Chris,

Was there any development from this CEQA, Crossroads Hollywood - NOC & Availability of Draft EIR? I realized there was neither a follow-up I knew of nor a completed letter signed by Ali. Let me know.

Thanks,  
Albert

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



On Wed, Jul 26, 2017 at 11:17 AM, Christopher DeMonbrun <[chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org)> wrote:  
Albert,

This is a great start. I'll go over it with Abdul/Ali after lunch and will get back with you and Yvaine to provide direction.

Thanks,

Chris

On Wed, Jul 26, 2017 at 11:12 AM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Please disregard the last email. Here it is:

This is in response to your May 11, 2017 Notice of Completion and Availability of Final Environmental Impact Report for the proposed mixed-use located at 1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, 1542-1546 McCadden, 1501-1573 Las Palmas Ave, 1500-1570 Las Palmas Ave, 1600-1608 Las Palmas Ave, and 6665-6713 ½ Sunset Blvd, Los Angeles CA 90028. LA Sanitation, Wastewater Engineering Services Division reviewed it and has determined that the rerouting of the road and proposed project on Las Palmas Avenue will significantly impact the sanitary sewer lines. Therefore, rerouting the 8-inch and 33-inch sewer lines on Las Palmas Avenue is required to continue the project. Please notify our office in the instance that additional environmental review is necessary for this project.

*Albert C. Lew, P.E.*

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On Wed, Jul 26, 2017 at 10:52 AM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Please see attached draft. The first paragraph has the language you asked we put in. Let me know your thoughts.

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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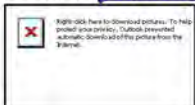
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From: **Yvaine Valenzuela** <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)>  
Date: Wed, Jul 26, 2017 at 10:36 AM  
Subject: Re: Crossroads Hollywood Letter  
To: Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)>

Modified Letter

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)

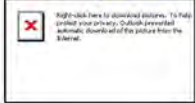


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On Wed, Jul 26, 2017 at 10:30 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Updated

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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On Wed, Jul 26, 2017 at 10:21 AM, Yvaine Valenzuela <[yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)> wrote:  
Hi Albert,

Could you please review the letter for Crossroads Hollywood?

Thanks,

**Yvaine Valenzuela**  
City of Los Angeles - LA Sanitation  
Wastewater Engineering Services Division  
Email: [yvaine.valenzuela@lacity.org](mailto:yvaine.valenzuela@lacity.org)



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Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer

Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: (323) 342-1567  
Fax: (323) 342-6210



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**From:** Christopher DeMonbrun [chris.demonbrun@lacity.org]  
**Sent:** Monday, August 21, 2017 7:47 AM  
**To:** Aron Sordan  
**Cc:** Albert Lew  
**Subject:** CEQA Response: Crossroads Hollywood – NOC and NOA of dEIR  
**Attachments:** Crossroads Hollywood NOC NOA of dEIR.pdf

Aron,

Please process the following CEQA response at your earliest opportunity.

Thank you,

Chris

[\\82MTCFS1\WESD-group-arx\\$\Group\Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\Crossroads Hollywood – NOC and NOA of dEIR.doc](#)

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Chris DeMonbrun, MSCE, P.E.  
Environmental Engineer  
Wastewater Engineering Services Division - LA Sanitation  
City of Los Angeles - Department of Public Works  
Phone: (323) 342-1567  
Fax: (323) 342-6210



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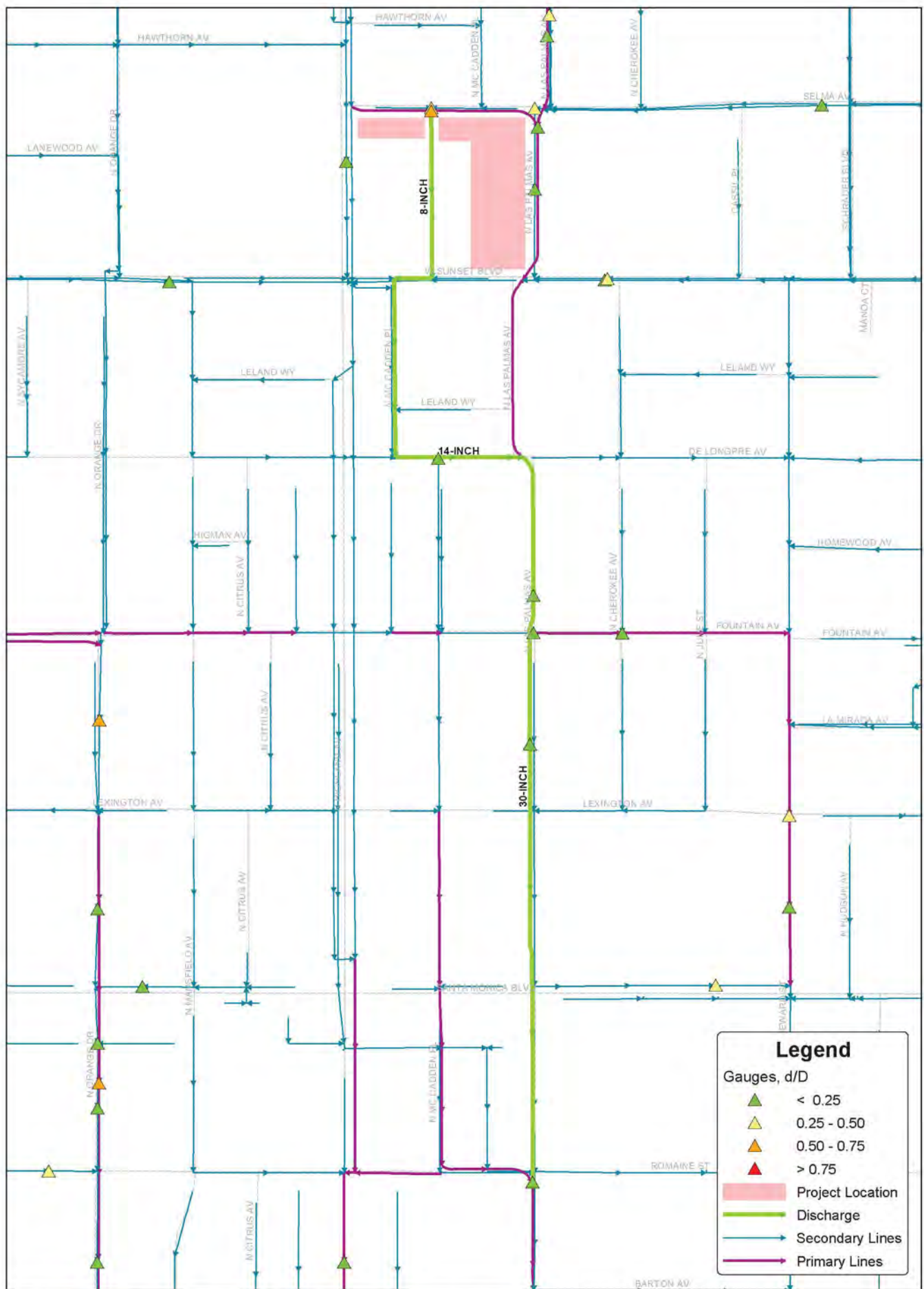


Wastewater Engineering Services Division  
LA Sanitation  
City of Los Angeles

**Figure 1**  
**Crossroads Hollywood**  
**Sewer Map**



0 110 220 440 660 880  
Feet



Wastewater Engineering Services Division  
LA Sanitation  
City of Los Angeles



**Figure 2**  
**Crossroads Hollywood**  
**Sewer Map**



0 105 210 420 630 840  
Feet



---

**From:** Anthony Etolle [anthony.ettolle@lacity.org]  
**Sent:** Friday, August 25, 2017 8:32 AM  
**To:** Christopher DeMonbrun; Sunbula Azieh; Albert Lew  
**Cc:** Alexander Serrano; aron.sordan@lacity.org  
**Subject:** Crossroads Hollywood – NOC and Availability of Draft EIR  
**Attachments:** Crossroads Hollywood – NOC and Availability of Draft EIR\_8\_23\_17.pdf

For your attention.

--

**Tony Etolle**  
Administrative Coordinator  
LA Sanitation, WESD  
Email: [anthony.ettolle@lacity.org](mailto:anthony.ettolle@lacity.org)  
Phone: 323-342-6248  
Fax: 323-342-6210



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**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** August 23, 2017

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

**Attn:** Alejandro A. Huerta, City Planning Associate  
Department of City Planning

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



**SUBJECT: CROSSROADS HOLLYWOOD – NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL REPORT**

This is in response to your May 11, 2017 letter requesting a review of your proposed mixed-use project located at 1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, 1542-1546 McCadden, 1501-1573 Las Palmas Ave, 1500-1570 Las Palmas Ave, 1600-1608 Las Palmas Ave, and 6665-6713 ½ Sunset Blvd, Los Angeles CA 90028. The proposed project will demolish the existing uses in the Project Site and will replace with eight new mixed-use buildings with residential, hotel, commercial/retail, office, entertainment, and restaurant uses. 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 improvement 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)
<b><i>Existing</i></b>			
Residential: APT- Bachelor	75 GPD	20 UNITS	1,500
Residential: APT- 1 BDRM	110 GPD	30 UNITS	3,300
Residential: APT- 2 BDRM	150 GPD	30 UNITS	4,500
Residential: Duplex- 2 BDRM	150 GPD	2 UNITS	300
Residential: Duplex- 3 BDRM	190 GPD	2 UNITS	380
<b><i>Proposed</i></b>			
<b>Development Parcel A</b>			
Hotel	120 GPD/ROOM	308 ROOMS	36,960
Retail	25 GPD/1,000 SQ.FT	10,500 SQ. FT	263

Development Parcel B			
Residential: Condo- 1 BDRM	110 GPD	38 UNITS	4,180
Residential: Condo- 2 BDRM	150 GPD	114 UNITS	17,100
Residential: Condo- 3 BDRM	190 GPD	38 UNITS	7,220
Residential: APT- Bachelor	75 GPD	273 UNITS	20,475
Residential: APT- 1 BDRM	110 GPD	136 UNITS	14,960
Residential: APT- 2 BDRM	150 GPD	273 UNITS	40,950
Development Parcel C			
Retail	50 GPD /1,000 SQ. FT	111,500 SQ. FT	5,575
Office	120 GPD/1,000 SQ. FT	95,000 SQ. FT	11,400
Development Parcel D			
Residential: APT- Bachelor	75 GPD	50 UNITS	3,750
Residential: APT- 1 BDRM	110 GPD	10 UNITS	1,100
Residential: APT- 2 BDRM	150 GPD	18 UNITS	2,700
Coffee Shop	25 GPD/SEAT	416 SEATS	10,400
Restaurant	30 GPD/SEAT	2,621 SEATS	78,630
<b>Total</b>			<b>240,683</b>

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes two discharge points. The first discharge point connects to an existing 8-inch line on Las Palmas Ave and feeds into a 12-inch sewer line on Sunset Boulevard. The second discharge point connects to an existing 8-inch line on McCadden Place and feeds into a 14-inch line on De Longpre Avenue. The sewage from both of the existing 8-inch lines discharges into a 30-inch sewer line on Las Palmas Avenue. Figure 1 and Figure 2 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch and 12-inch lines 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 systems are as follows:

### Discharge Path 1:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Las Palmas Ave	*	584,660 GPD
8	Las Palmas Ave	14	512,781 GPD
12	Sunset Blvd	*	501,424 GPD
30	Las Palmas Ave	15	15.07 MGD
30	Las Palmas Ave	6	15.76 MGD

\* No gauging available

### Discharge Path 2:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
--------------------	---------------	-------------------------	---------------------



8	McCadden Pl	*	532,898 GPD
14	De Longpre Ave	20	721,163 GPD
30	Las Palmas Ave	15	15.07 MGD
30	Las Palmas Ave	6	15.76 MGD

\* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific 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 Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at [chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org).

### **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](http://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, 3<sup>rd</sup> Floor, Station 18.

## **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

### **SOLID RESOURCE REQUIREMENTS**

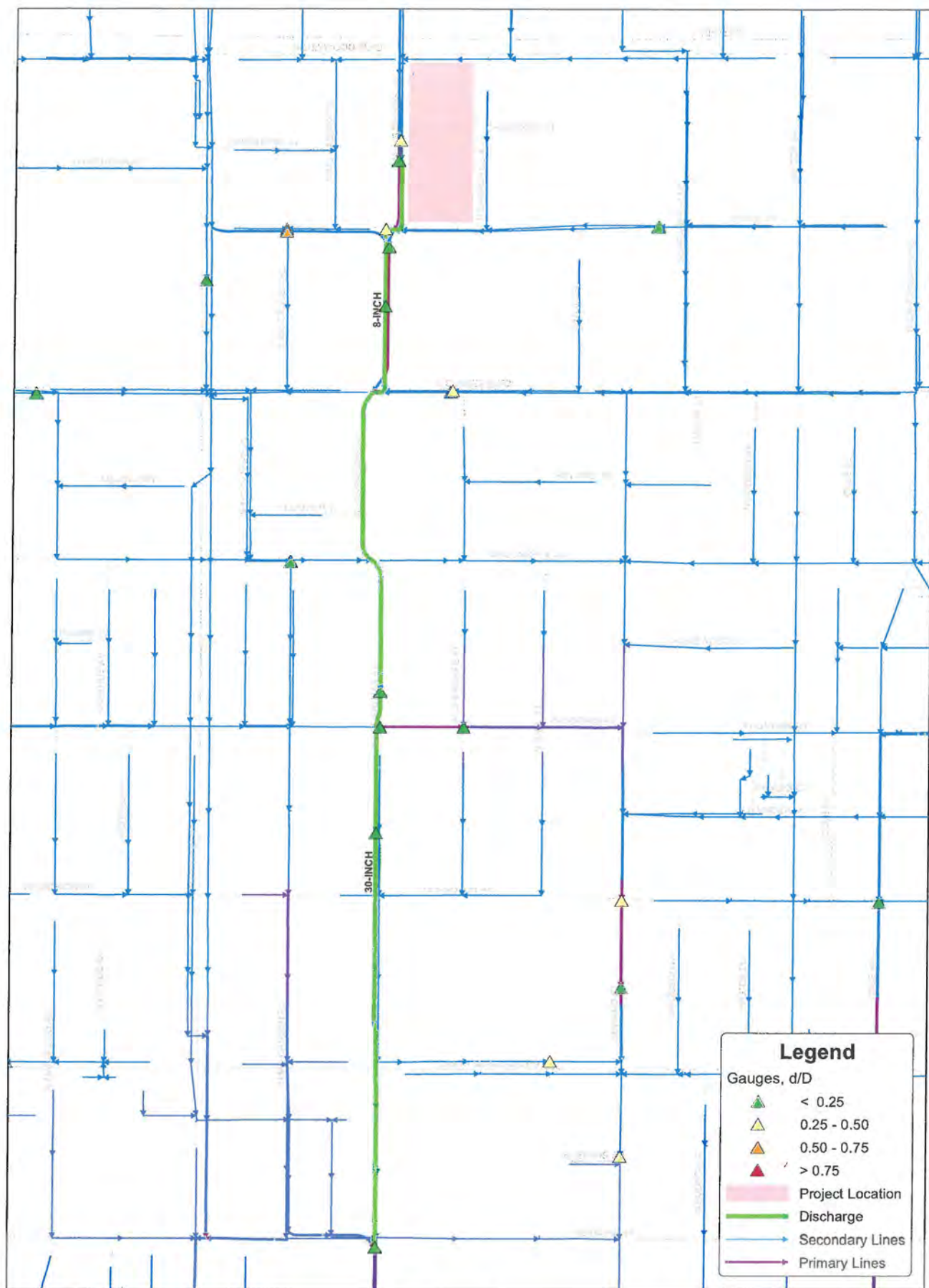
The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

CD/AP:yv

Attachment: Figure 1 – Discharge Path 1 Sewer Map  
Figure 2 – Discharge Path 2 Sewer Map

c: Kosta Kaporis, LASAN  
Abdulsamad Danishwar, LASAN





Wastewater Engineering Services Division  
LA Sanitation  
City of Los Angeles

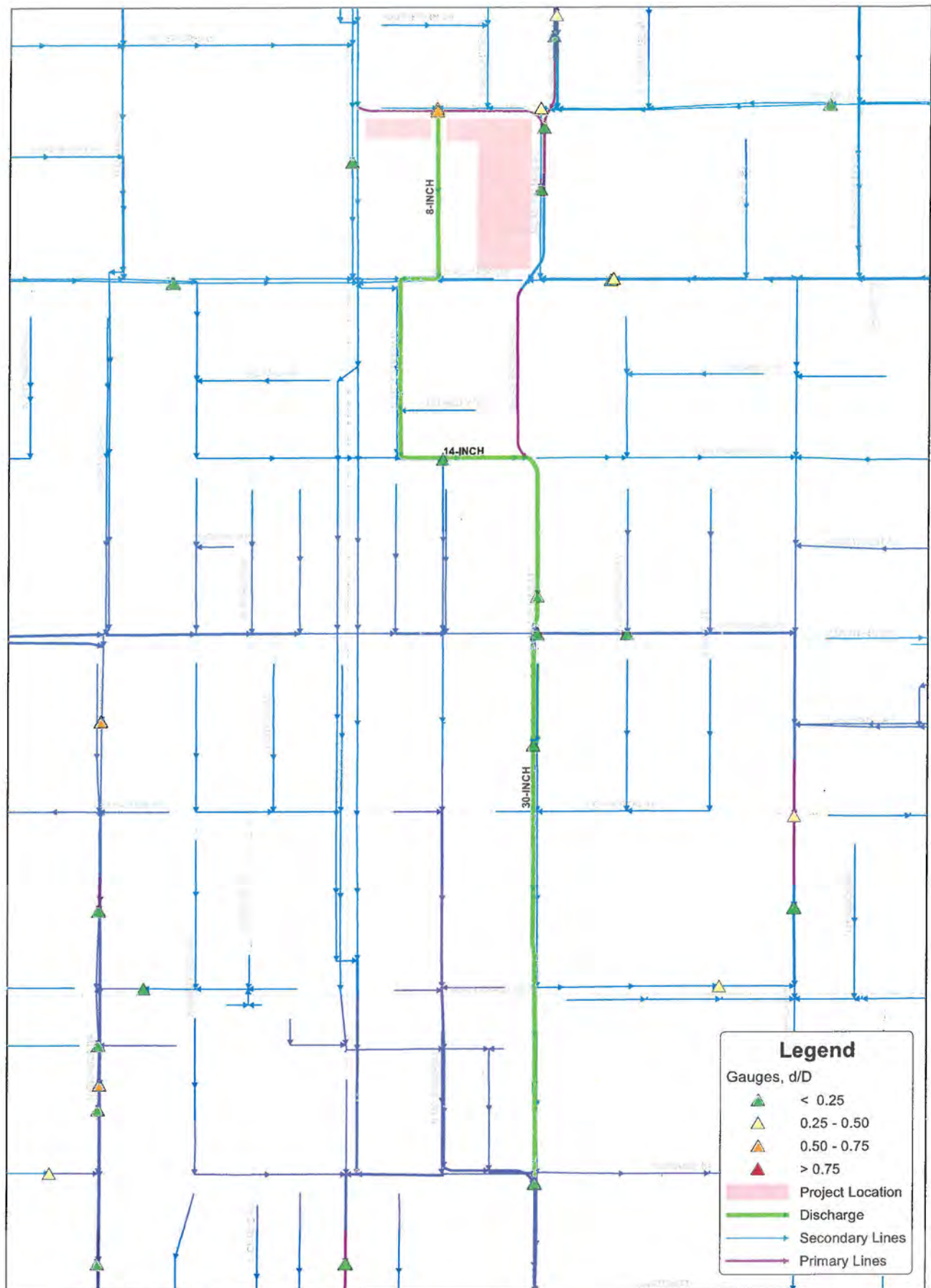
**Figure 1**  
**Crossroads Hollywood**  
**Sewer Map**



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Wastewater Engineering Services Division  
LA Sanitation  
City of Los Angeles

**Figure 2**  
**Crossroads Hollywood**  
**Sewer Map**



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**From:** Albert Lew [albert.lew@lacity.org]  
**Sent:** Monday, April 30, 2018 4:25 PM  
**To:** Aron Sordan  
**Cc:** Jennifer Martinez; Christopher DeMonbrun; Mohammad Ghanem  
**Subject:** CEQA Response:: Crossroads Hollywood - Notice of Public Hearing

Hello Aron,

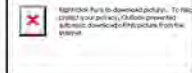
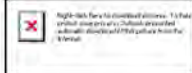
Please process the following CEQA at your earliest opportunity.

Thanks,  
Albert

[\\82mtcfs1\wesd\Div](#) Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\Crossroads Hollywood - Notice of Public Hearing.doc

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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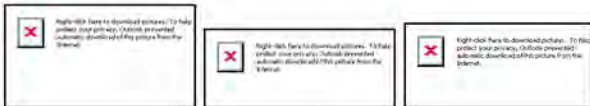
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**From:** Albert Lew [albert.lew@lacity.org]  
**Sent:** Tuesday, May 01, 2018 2:38 PM  
**To:** Aron Sordan  
**Cc:** Mohammad Ghanem; Jennifer Martinez; Christopher DeMonbrun  
**Subject:** Re: CEQA Response:: Crossroads Hollywood - Notice of Public Hearing

Noted. Thank you for the correction.

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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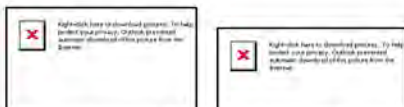
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On Tue, May 1, 2018 at 7:17 AM, Aron Sordan <[aron.sordan@lacity.org](mailto:aron.sordan@lacity.org)> wrote:  
Note, signature greeting at the end of the letter is not needed for interdepartmental memos. Please review track changes that I turned on for to this document.

Aron Sordan  
*Assistant to Ali Poosti, WESD Division Manager*  
Wastewater Engineering Services Division  
LA Sanitation  
(323) 342-1559



All water is one water! Find out more at [www.onewaterla.org](http://www.onewaterla.org)

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manner.

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On Mon, Apr 30, 2018 at 4:24 PM, Albert Lew <[albert.lew@lacity.org](mailto:albert.lew@lacity.org)> wrote:  
Hello Aron,

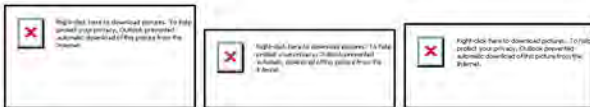
Please process the following CEQA at your earliest opportunity.

Thanks,  
Albert

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Hollywood - Notice of Public Hearing.doc

*Albert C. Lew, P.E.*

Wastewater Engineering Services Division (WESD)  
Bureau of Sanitation  
Department of Public Works  
City of Los Angeles  
Phone: 323.342.6207  
Fax: 323.342.6210



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**From:** Anthony Etolle [anthony.etolle@lacity.org]  
**Sent:** Wednesday, May 23, 2018 9:14 AM  
**To:** Sunbula Azieh  
**Cc:** Christopher DeMonbrun; Albert Lew  
**Subject:** Re: Crossroads Hollywood - NOA of fEIR

Hello Sunbula,

It has been updated, thank you.

On Wed, May 23, 2018 at 9:11 AM, Sunbula Azieh <[sunbula.azieh@lacity.org](mailto:sunbula.azieh@lacity.org)> wrote:  
Hi Anthony,

Would you update the CO Log for this job.

Thank you,

On Fri, May 18, 2018 at 2:42 PM, Anthony Etolle <[anthony.etolle@lacity.org](mailto:anthony.etolle@lacity.org)> wrote:

For your attention.

--  
**Tony Etolle**  
Administrative Coordinator  
LA Sanitation, WESD  
Email: [anthony.etolle@lacity.org](mailto:anthony.etolle@lacity.org)  
Phone: 323-342-6248  
Fax: 323-342-6210



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*Sunbula Azieh*  
**Wastewater Engineering Services Division - LA Sanitation**  
**City of Los Angeles - Department of Public Works**  
2714 Media Center Dr  
Los Angeles, CA 90065  
[E-mail: Sunbula.Azieh@lacity.org](mailto:Sunbula.Azieh@lacity.org)  
Tel: (323) 342-6231  
Fax: (323) 342-6210





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**Tony Etolle**

Administrative Coordinator

LA Sanitation, WESD

Email: [anthony.ettolle@lacity.org](mailto:anthony.ettolle@lacity.org)

Phone: 323-342-6248

Fax: 323-342-6210



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**From:** Sunbula Azieh [sunbula.azieh@lacity.org]  
**Sent:** Wednesday, May 23, 2018 9:12 AM  
**To:** Anthony Etolle  
**Cc:** Christopher DeMonbrun; Albert Lew  
**Subject:** Re: Crossroads Hollywood - NOA of fEIR

Hi Anthony,

Would you update the CO Log for this job.

Thank you,

On Fri, May 18, 2018 at 2:42 PM, Anthony Etolle <[anthony.etolle@lacity.org](mailto:anthony.etolle@lacity.org)> wrote:

For your attention.

--

**Tony Etolle**  
Administrative Coordinator  
LA Sanitation, WESD  
Email: [anthony.etolle@lacity.org](mailto:anthony.etolle@lacity.org)  
Phone: 323-342-6248  
Fax: 323-342-6210



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**Sunbula Azieh**  
**Wastewater Engineering Services Division - LA Sanitation**  
**City of Los Angeles - Department of Public Works**  
2714 Media Center Dr  
Los Angeles, CA 90065  
[E-mail:Sunbula.Azieh@lacity.org](mailto:Sunbula.Azieh@lacity.org)  
Tel: (323) 342-6231  
Fax: (323) 342-6210



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