

URBAN STRATEGY GROUP, LLC
GOVERNMENT RELATIONS AND POLITICAL CONSULTING

DOWNTOWN LOS ANGELES
777 SOUTH MISSION
ROADLOS ANGELES, CA
90023
T. 310 428 7488
F. 310 858 8504
E. PAUL@URBANSRG.COM
W. WWW.URBANSRG.COM

1130 S. Hope Street, Los Angeles, CA 90015

CASE NO.: ZA-2012-3185-VCU-ZV-ZM-SPPA

Downtown Design Guide Compliance:

The City of Los Angeles Municipal Code and the Adaptive Reuse Ordinance support the preservation of existing structures, including those buildings that are not setback to the extent called for in the Design Guidelines. In particular, the building on the southeast corner of S. Hope St. and W. 12th St. (1200 S. Hope St.) and the building on the northeast corner of S. Hope St. and W. 11th St. (1050-1060 S. Hope St.) are candidates for this type of renovation. These buildings are shown on pages 3-11 of this document.

We should also note that if 1130 S. Hope St were renovated as a 3-story apartment building, the existing setbacks could be maintained. For further details on how the proposed hotel project at 1130 S. Hope St. complies with the Downtown Design Guide, please see the Project Permit Adjustment request on page 26-29 of the 1130 S. Hope St. Entitlement Request Findings.

Shadow Study Findings:

As shown in the shadow study on pages 12-17 of this document, the 1130 S. Hope St. hotel will have a very limited impact on the sunlight that hits the pool area between Elleven and Luma and the pool deck at Evo.

During the summer months, the 1130 S. Hope St project will not cast a shadow on the Elleven/Luma pool deck. The shadows cast on this area during the summer are caused by Elleven in the morning and Luma in the late afternoon. In the winter months, the hotel will cast a shadow on the the Elleven/Luma pool from about 2:00 p.m. to sunset.

The proposed hotel will not cast a shadow on Evo's residential pool at any time during the day, both in the summer and winter. Any shadow cast on the Evo pool is caused by the Evo building.

Building Setbacks Surrounding 1130 S. Hope St.

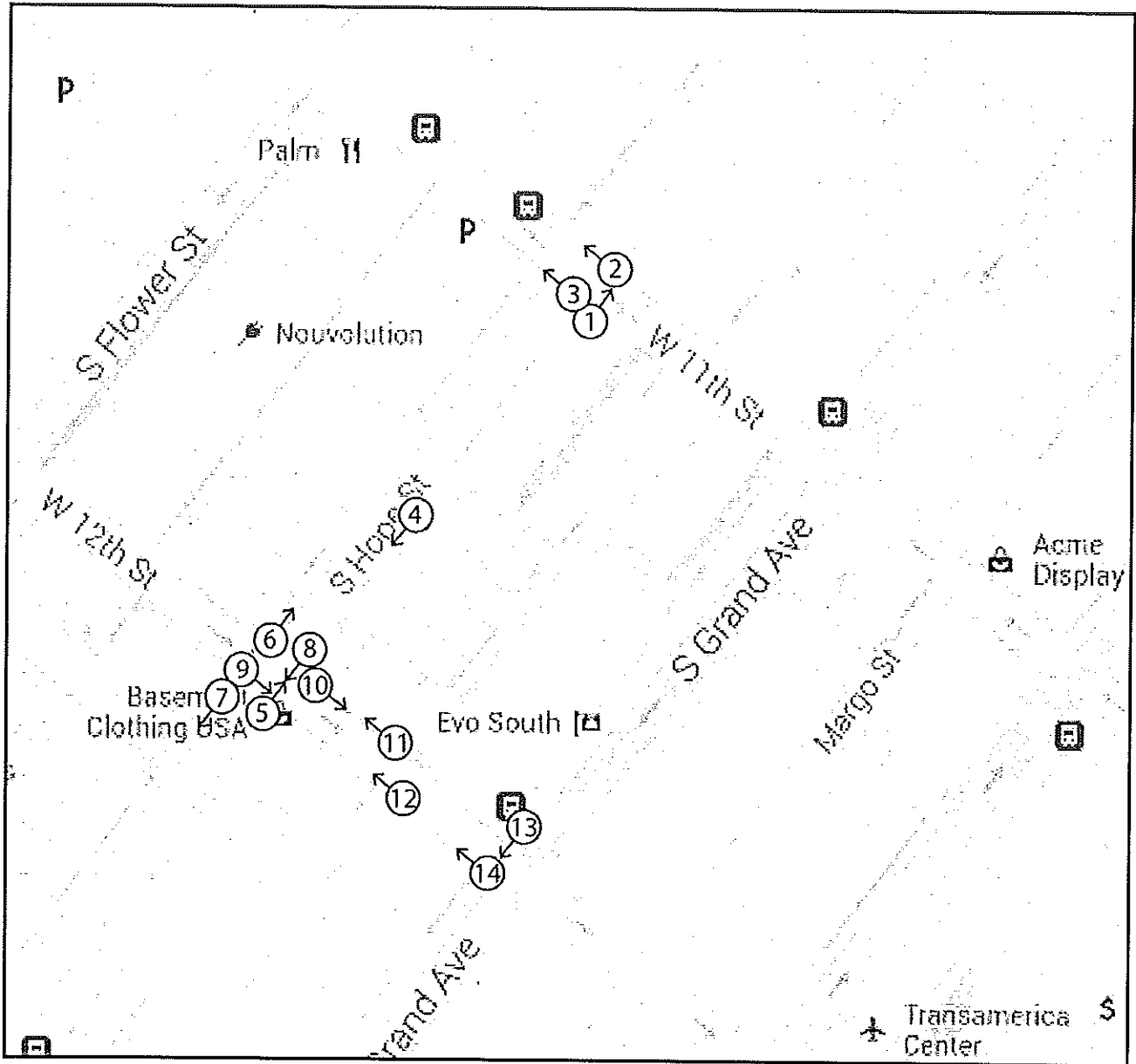


Photo Key Map



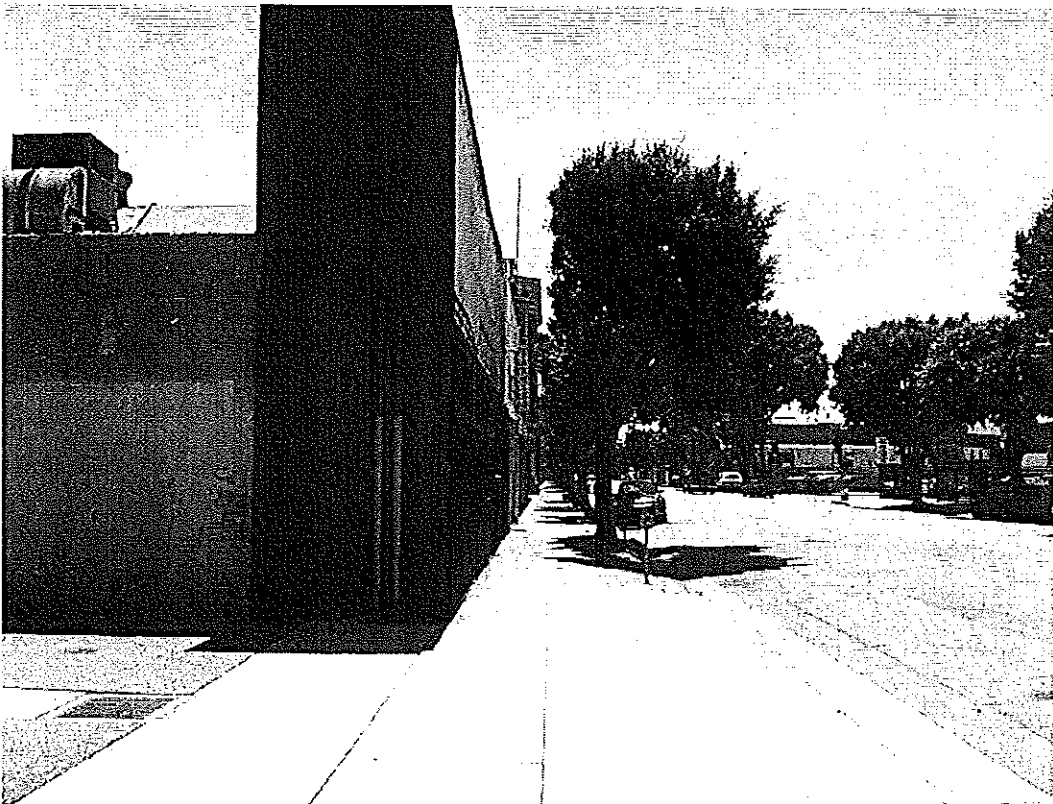
1. S. Hope St. and W. 11th St., SE corner, looking north along east side of S. Hope St.



2. S. Hope St. and W. 11th St., NE corner, looking west along north side of W. 11th St.



3. S. Hope St. and W. 11th St., SE corner, looking west along south side of W. 11th St.



4. S. Hope St. between W. 11th St. and W. 12th St., just south of 1130 S. Hope St., looking south along east side of S. Hope St.



5. S. Hope St. and W. 12th St., SE corner, looking north along east side of S. Hope St.



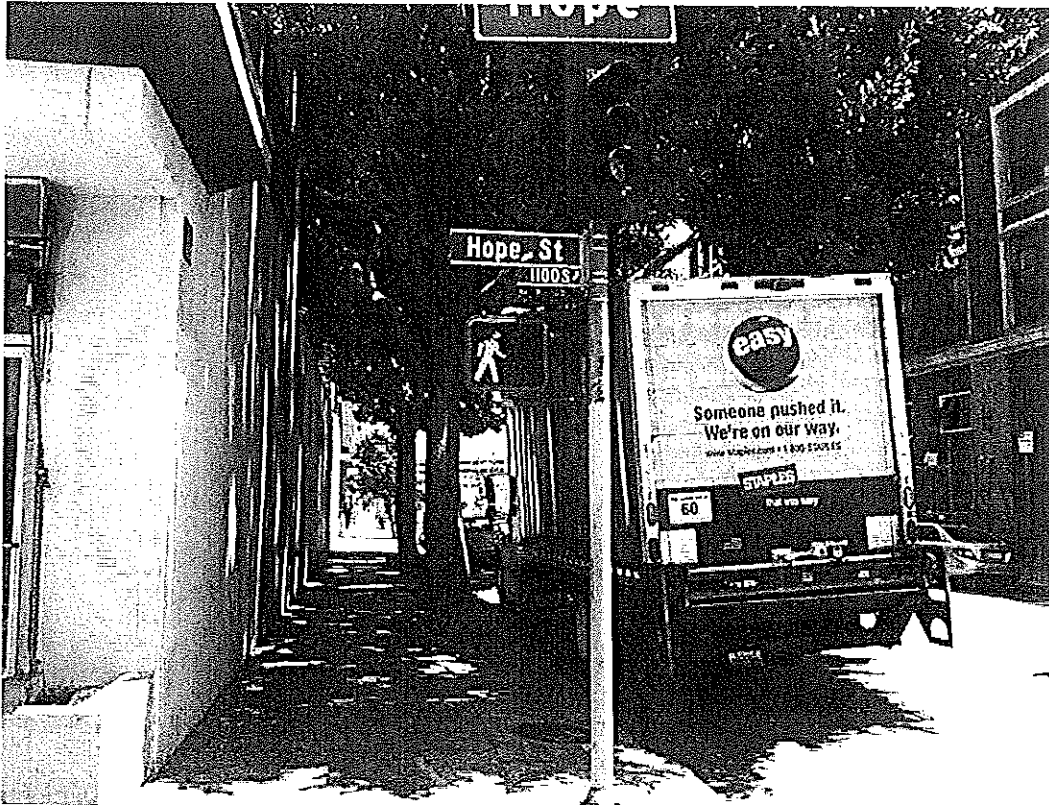
6. S. Hope St. and W. 12th St., NW corner, looking north along west side of S. Hope St.



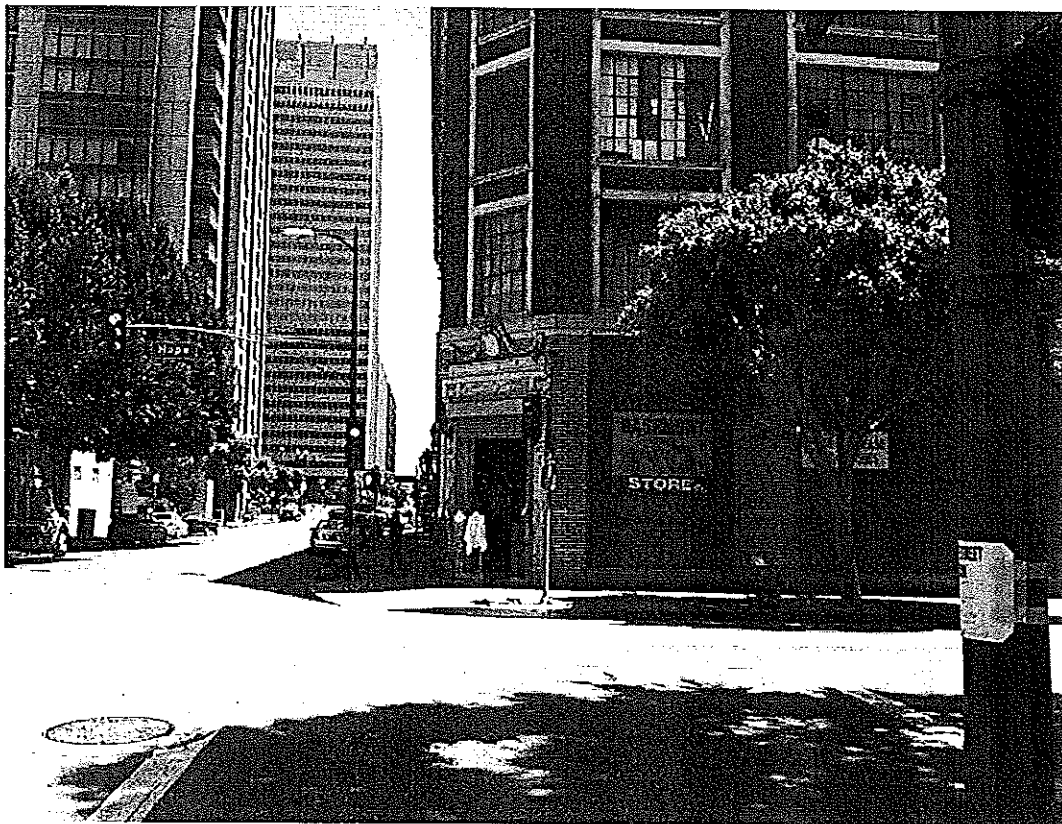
7. S. Hope St. and W. 12th St., SW corner, looking south along west side of S. Hope St.



8. S. Hope St. and W. 12th St., NE corner, looking south along east side of S. Hope St.



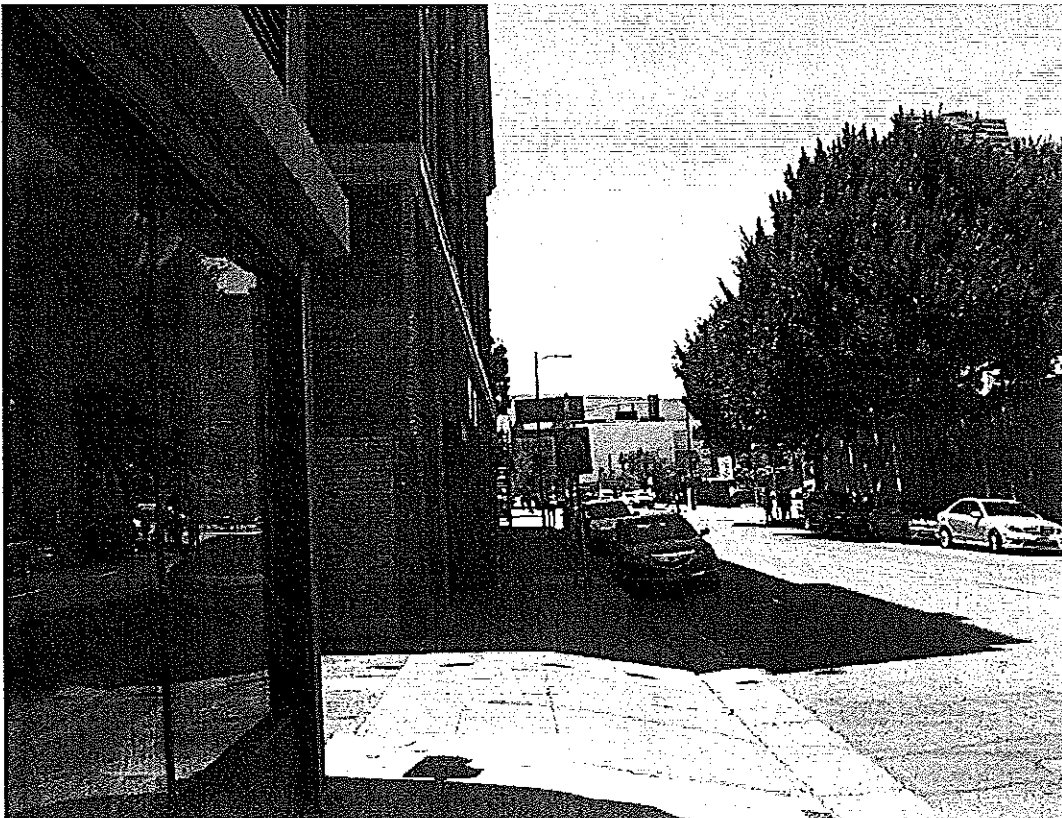
9. S. Hope St. and W. 12th St., NE corner, looking east along north side of W. 12th St.



10. S. Hope St. and W. 12th St., SW corner, looking east along south side of W. 12th St.



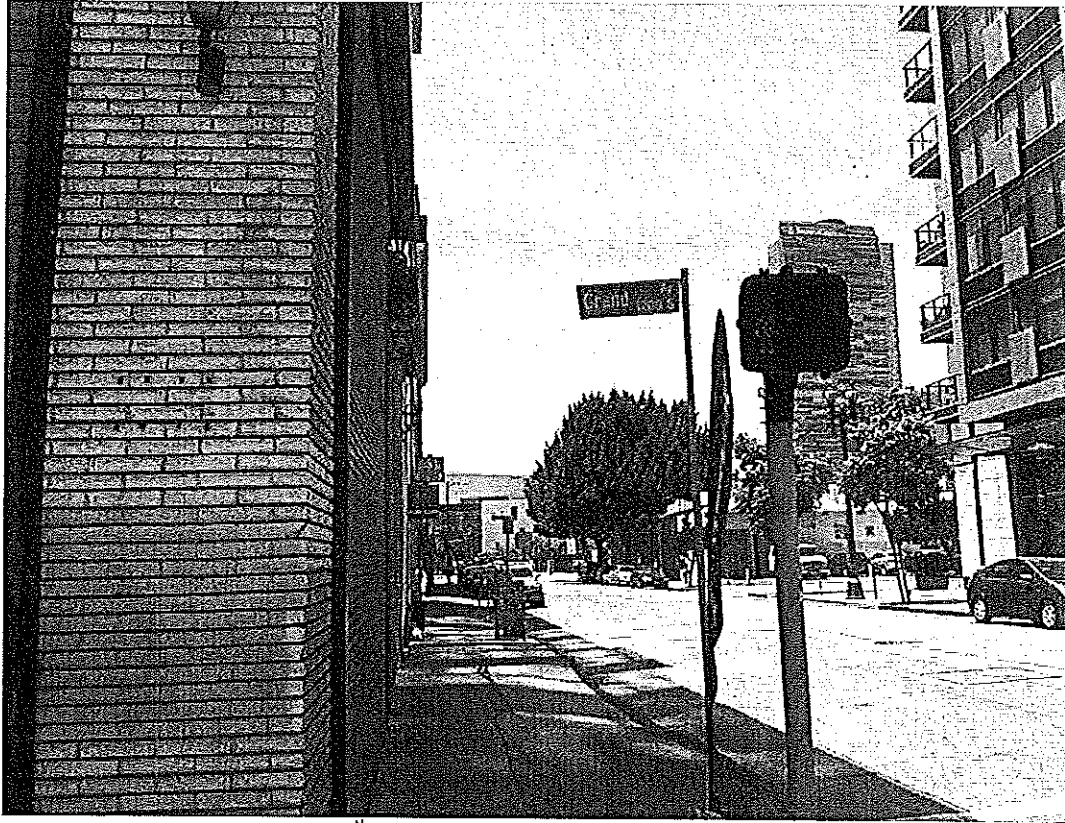
11. W. 12th St. mid-block between S. Grand Ave. and S. Hope St., looking west along north side of W. 12th St.



12. W. 12th St. mid-block between S. Grand Ave. and S. Hope St., looking west along south side of W. 12th St.



13. S. Grand Ave. and W. 12th St., NW corner, looking south along west side of S. Grand Ave.



14. S. Grand Ave. and W. 12th St., SW corner, looking west along south side of W. 12th St.