

**PETITION TO COUNCIL MEMBER KEVIN DE LEON  
CONCERNING  
THE PROPOSED HOTEL DEVELOPMENT AT 1130 S HOPE STREET  
ZA-2020-3536-TDR-RDPA-RDP-SPR; ENV-2020-3657-EAF**

Approximately 1000 units comprise the Elleven, Evo, and Luma condominium buildings in the South Park area of Downtown. The homeowners were recently informed of a 175'-tall extended stay, Airbnb-like hotel proposed on a small lot (7,829 sq. ft.) at 1130 S Hope Street, 20 feet from adjacent, occupied homes at Evo and Luma.

The undersigned residents and homeowners respectfully urge you to require preparation of a full Environmental Impact Report (EIR) to identify all potential environmental impacts and mitigations . Absent a full EIR, we ask that you oppose all City discretionary approvals sought for the project.

1. The massive scale of the hotel is disproportionate to the limited footprint of the site and would be a significant departure from the character the City and neighborhood have worked hard to develop over the last 15 years.
  
2. The hotel violates the spirit and intent of the Downtown Design Guidelines.
  - Unattractive slab and design details
  - Hotel tower is not a minimum of 80 feet from existing condominium towers
  - Significant adverse impacts to
    - **Vehicle access for homeowner parking and service trucks**
    - **Views and the negative impact on home prices**
    - **Shade and Shadows on neighbors and amenity decks**
    - **Air Circulation** in northern alley

Name

Building and Unit Number

---

*By typing my name above, I agree to electronically  
submit my signature*

You can email to [councilmember.kevindeleon@lacity.org](mailto:councilmember.kevindeleon@lacity.org)  
and copy [lshilling@actionlife.com](mailto:lshilling@actionlife.com)