

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG  
YVETTE LOPEZ-LEDESMA

KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

November 17, 2021

Hope Street 1, LLC (A/O)  
1434 East Oak Avenue  
El Segundo, CA 90245

Dana A. Sayles (R)  
three6ixty  
11287 West Washington Boulevard  
Culver City, CA 90230

**Case No.** DIR-2021-3656-SPR  
**CEQA:** ENV-2020-3657-CE  
**Location:** 1130 South Hope Street  
**Council District:** 14- de Leon  
**Neighborhood Council:** Central City  
**Community Plan Area:** Central City  
**Land Use Designation:** High Density Residential  
**Zone:** [Q]R5-4D-O  
**Legal Description:** Lot 6, SUBDIVISION OF BLOCK 79 ORD'S SURVEY

**Last Day to File  
an Appeal:** December 02, 2021

**DETERMINATION - SITE PLAN REVIEW**

Pursuant to Los Angeles Municipal Code Section 16.05, as the designee of the Director of Planning, I hereby:

**DETERMINE**, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

**CONDITIONALLY APPROVE** a Site Plan Review for a new 112 guest room hotel with 528 square-feet of ground floor retail uses; and

**Adopt** the attached findings.

This approval is subject to the following terms and conditions:

**Conditions of Approval**

Pursuant to Section 16.05 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:



1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Use.** The use of the subject site shall be limited to the uses permitted in the underlying zone.
3. **Floor Area.** The total floor area shall be limited to a maximum of 46,741 square feet.
4. **Vehicular Parking.** On-site automobile parking shall be provided in accordance with L.A.M.C. Section 12.21-A, 4 of the Municipal Code prior to the Certificate of Occupancy.
5. **Vehicular Access.** Vehicular Access shall be limited to two (2) existing alleys that can be accessed via Hope Street and 12<sup>th</sup> Street.
6. **Bicycle Parking.** All bicycle parking shall be provided in conformance with the bicycle parking requirements of L.A.M.C. Sections 12.21-A, 4 and 12.21-A, 16.
7. **Pedestrian Connectivity and Access.** Provide direct and clearly identifiable path of travel for pedestrians from Hope Street using landscaping, special paving, or otherwise well-marked pedestrian walkways to, from and across the site.
8. **Landscaping.**
  - a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
  - b. Planting of any required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining approval from the Department of City Planning. In the event that a required tree cannot be planted within the public right-of-way, those trees shall be planted on-site.
9. **Street Trees.** Install street trees and tree wells as required by Urban Forestry Division.
10. **Street Lights.** Install street lights as required by Bureau of Street Lighting.
11. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
  - a. Trash bins shall be located within a gated, covered, enclosure constructed of materials to match the exterior wall and materials of the building.
  - b. Trash storage bins shall not be placed in or block access to required parking.
12. **Maintenance:**
  - a. The subject property (including all trash storage areas, associate parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.



- b. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
13. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
14. **Signage.** On-site signs shall be limited to the maximum allowable under the Municipal Code.
15. **Materials.** The project's new proposed building facades shall include at least three (3) different high quality exterior building materials to be in substantial compliance with Exhibit A.
16. **Building Entrances Openings.** Building Entrances and windows shall be provided on the north, east, west, and south building facades, as shown in the Elevations on Exhibit A.
17. **Rooftop Screening.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.

#### **Administrative Conditions**

18. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
19. **Code Compliance.** Use, area, height, and area regulations of the zone classification(s) of the subject property shall be complied with, except where granted conditions differ herein.
20. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
21. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendments to any legislation.
22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
23. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
24. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building



permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.

25. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers' opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
26. **Expedited Processing Section Fees.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably



cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, voids its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **BACKGROUND**

The project site is a level, rectangular-shaped interior parcel of land consisting of one (1) lot encompassing a total area of approximately 7,829 square-feet (0.18 acres) located on the east side of Hope Street between 11th and 12th Street. The subject site has a street frontage of approximately 50 linear feet along Hope Street, a depth of 156 linear feet, and is bound by two public alleys to the north and east. The project site is currently vacant and is within a highly urban landscape without vegetation and on- and off-site trees.

The project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone such as hotels, motels, and other commercial uses, and limits the commercial Floor Area Ratio (F.A.R.) of the property to 2:1. The D limitation restricts the overall F.A.R of the Property to 6:1. The proposed uses are uses permitted in the [Q]R5-2D-O Zone.

The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance. The project site is located the Puente Hills Blind Thrust Fault and a Methane Zone. The project does not fall within the Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, a Flood Zone, Liquefaction Area, Landslide Area, Tsunami Inundation Zone, Hillside Area, or BOE Special Grading Area.

The project involves a new eight-story, 106-foot-high limited service hotel inclusive of 112 guest rooms and 528 square-feet of ground-floor commercial. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. The ground floor features a lobby/reception area, along with



other hotel amenities including a conference room, business center, vending machine room, trash and recycling, loading area, common restrooms, and an elevator lobby. The guest rooms are evenly distributed – 16 rooms per floor – across seven floors. At this time, there is no proposal for a restaurant, bar, on-site food or beverage service, or mini-bars within the guestrooms. Additionally, the first floor includes a 528 square-foot commercial retail space along Hope Street. New landscaping is proposed along the ground floor and roof deck. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop includes approximately twenty-three (23) King Palms and a variety of shrubs.

The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides twenty-three (23) vehicle parking spaces – two (2) of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12<sup>th</sup> Street and twenty-two (22) of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The building features a roof deck with substantial guest amenity spaces, including multiple lounge areas with barbecue and dining spaces, and two exercise areas. The entire roof is designated for passive lounge activity and no rooftop bar/lounge or other food and beverage outlet is proposed. The building's basement level features an additional lounge area and fitness room for exclusive use by hotel guests. The guest rooms average 340 square-feet in size. All rooms feature a private bathroom and wet bar as a convenience to the guests, with a mini-refrigerator, microwave, coffee maker, and other limited-service convenience amenities. No cooktop burners or ovens are proposed. Therefore, the proposed hotel guest rooms do not include kitchens, as defined by LAMC 12.03. All bathroom and plumbing fixtures will be water-conserving fixtures.

The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors to add contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building. Landscaping around the building will include a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use. A loading area is provided at the rear of the property and can be accessed via the abutting alleys to the north and east.

Generally, the surrounding lots are zoned [Q]R5-4D-O and are developed with mixed-use developments. To the north, across the abutting public alley, properties are zoned [Q]R5-4D-O and are developed with a 19-story 236-unit mixed-use development (Luma). Abutting properties to the east, across the public alley, are zoned [Q]R5-4D-O and are developed with a 23-story 311-unit mixed-use development (Evo South). To the west, across Hope Street, properties are zoned [Q]R5-4D-O and are developed with a 31- to 40-story 730-unit mixed-use development (Hope + Flower). Abutting properties to the south, properties are zoned [Q]R5-4D-O and serve as a surface parking lot owned by the Evo Homeowners Association.

### **General Plan Land Use**

The Central City Community Plan Map designates the subject property for High Density Residential land uses, corresponding to the R5 Zone and Height District No. 4. The project site is



zoned [Q]R5-4D-O and is thus consistent with the General Plan's land use designation for the site. The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance

### **Streets**

Hope Street, adjoining the subject property to the west, is a designated Avenue II, dedicated to a roadway width of 56 feet and dedicated to a right-of-way width of 86 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Alley, adjoining the subject property to the north is a dedicated 20-foot alley improved with asphalt and concrete gutter.

Alley, adjoining the subject property to the east is a dedicated 20-foot alley improved with asphalt and concrete gutter.

### **Previous Relevant Cases on the Subject Property:**

ZA-2012-3185-VCU-ZV-ZAA-TDR – On November 12, 2013, the Zoning Administrator approved a Conditional Use Permit to allow a hotel within 500 feet of residential uses; a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, basement lounge, roof top deck and within the guest room mini-bars, a variance to allow zero on-site parking spaces in lieu of the four on-site spaces required pursuant to LAMC Section 12.21-A,4(i); a variance to allow no on-site loading areas as otherwise required by LAMC Section 12.21-C,6; a variance to allow a partially unenclosed roof top deck with a bar and pool area on the 9th floor of the building in lieu of the requirement of LAMC Section 12.14-A,1(b)(3) that such an area be within a completely enclosed building; an adjustment to allow a zero-foot front, rear and side yard in lieu of the 15-foot front yard, a 13-foot side yard and 20-foot rear yard otherwise required by LAMC Sections 12.12-C, 1, 2, 3, respectively; and a Floor Area Deviation to allow a Transfer of Floor Area of less than 50,000 square-feet to permit an increase of 13,000 square feet over and above the maximum allowed floor area otherwise permitted on the site, located at 1130 South Hope Street.

### **Public Correspondence**

On September 14, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council (DLANC) voted to support Case No. DIR-2020-3656-DIR.

On August 17, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council Planning and Land Use Committee (PLUC) voted to support Case No. DIR-2020-3656-DIR.

## **SITE PLAN REVIEW FINDINGS**

I have reviewed the subject development project and hereby find the following findings based on the information contained in the application, the report of the Site Plan Review, staff reports received from other departments, supplemental written documents submitted and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code:

- 1. The project is in substantial conformance with the purposes, intent and provisions of**



**the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. The project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Central City Community Plan Map designates the subject property for High Density Residential land uses, corresponding to the R5 Zone. The project site is zoned [Q]R5-4D-O and is thus consistent with the General Plan's land use designation for the site. The subject property is located within the Residential Hotel Unit Conversion Demolition Ordinance (ZI-2353), City Center/Central Industrial Development Guidelines and Controls for Residential Hotels (ZI-2487), Transit Priority Area in the City of Los Angeles (ZI-2452), Greater Downtown Housing Incentive Area (ZI-2385), City Center Redevelopment Project Area (ZI-2488), and the Los Angeles State Enterprise Zone (ZI-2374). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance.

### **Framework Element**

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

**Goal 3A:** A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

**Objective 3.1:** Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

**Policy 3.1.1:** Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

**Objective 3.2:** Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.



**Policy 3.2.1:**

Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

**Policy 3.2.2:**

Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

**Policy 3.2.4:**

Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

**Objective 3.4:**

Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

**Policy 3.4.1:**

Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

**Goal 3F:**

Mixed-use centers that provide jobs, entertainment, and serve the region.

**Objective 3.10:**

Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

**Policy 3.10.1:**

Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with [Table 3-6]. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.



**Policy 3.10.3:**

Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.

**Policy 3.10.4:**

Provide for the development of public streetscape improvements, where appropriate.

**Objective 3.16:**

Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

**Goal 3A:**

A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

The project proposes up to a maximum of 112 hotel rooms and 528 square feet of ground-floor commercial space that will result in a favorable mix of uses that serves to create jobs, provide regional and international accommodations, amenities, support services, and businesses along Hope Street. Additionally, the project site is less than 0.25 miles from the existing LA Metro Bus routes 30, 37, 76, 70, 78, and 79. Other public transit services in close proximity include DOT Dash Line 439, 431, and 437. Close proximity to these aforementioned resources and services will contribute to the City's goal to reduce Vehicle Miles Traveled (VMT) and pollution. The project's opportune location will address and support the existing and growing regional and international demand in accessibility to future large-scale events, including the 2026 FIFA World Cup, and the 2028 Olympics, as well as ongoing sporting, entertainment, tourism, and business in general.

The project involves a new eight-story, 106-foot high limited service hotel with 112 guest rooms and 528 square-feet of ground-floor commercial. The proposed floor area is 46,741 square-feet, with a floor area ratio of 6:1. New materials will provide greater lighting and visibility for pedestrians and motorists alike, and will support increased commercial activity through new hotel, retail, and dining uses.

**Mobility Plan 2035**

The Mobility Element guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Mobility Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. The project is subject to the following public right-of-way improvements (Planning Case Referral Form Reference Number 202000192): a 3-foot dedication along Hope Street to provide half right away of 43 feet; the repair of a broken curb



on Hope Street; installation of street trees to the satisfaction of the Urban Forestry Division of the Bureau of Street Services; installation of street lights as required by the Bureau of Street Lighting. Adjoining the project site are Hope Street to the west, a designated Avenue II, and an alley to the north and east. The project as designed and conditioned meets the following policies of Mobility Plan 2035:

**Policy 2.3:** Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

The project's design, including building orientation, will facilitate walking both into and within the development site, creating a safe and comfortable walking environment. The project includes dedicated walkways from the public right of way to the main entrances. In addition, the project will include striped crosswalks throughout the parking lot.

**Policy 3.1:** Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

The project will provide Code-required bicycle parking thereby supporting "first-mile, last-mile solutions," creating the opportunity for workers to access to the project by bicycle and transit.

**Policy 3.8:** Provide bicyclists with convenient, secure and well-maintained bicycle facilities.

In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces. Thus, both employees and visitors will have access to bike parking that is conveniently distributed throughout the site.

### **Central City Community Plan**

Adopted in 2003, the purpose of Central City Community Plan is to guide future development of the Community. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible. The project meets the intent of the following goal, objectives and policies of the Central City Community Plan relating to commercial uses:

The Central City Community Plan serves to address a number of issues and opportunities present in the area, and recognizes the importance of retaining a viable and vibrant commercial sector. The proposed hotel with ancillary commercial space is consistent with this zone and land use designation. Additionally, the project is consistent with the following objectives and policies of the Community Plan:

**Objective 2-3:** To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.



**Policy 2-3.1:** Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

**Objective 2-4:** To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

The project's proposed hotel and commercial retail uses are uses permitted by the project site's [Q]R5-4D-O zoning, as well as, the underlying High Density Residential land use designation. Surrounding properties are developed with similar scale buildings and uses, including hotels and office buildings, restaurants, and retail shops. In addition, the project's proposed design will enhance the visual appearance and appeal of the existing commercial development. In addition, the project will provide additional retail land uses for visitors.

The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors to add contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building. Furthermore, the project's design and proposed uses will enhance light industrial activity, and support job growth.

The project is in substantial conformance with the purposes, intent and provisions of the General Plan and the Central City Community plan and does not conflict with any applicable regulations or standards.

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.

#### Compatibility with Existing and Future Development

Generally, the surrounding lots are zoned [Q]R5-4D-O and are developed commercial and mixed uses. To the north, across the abutting public alley, properties are zoned [Q]R5-4D-O and are developed with a 19-story 236-unit mixed use development (Luma). Abutting properties to the east, across the public alley, properties are zoned [Q]R5-4D-O and are developed with a 23-story 311-unit mixed use development (Evo South). To the west, across Hope Street, properties are zoned [Q]R5-4D-O and are developed with a 31 to 40-story 730 unit mixed use development (Hope + Flower). Abutting properties to the south are zoned [Q]R5-4D-O and serve as a surface parking lot owned by the Evo Homeowners Association.

The project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone, such as hotels, motels, and other commercial uses, and limits the commercial FAR of the property to 2:1. Residential uses are permitted in the R5 zone and does not restrict density for guest rooms. The D limitation restricts the overall FAR of the Property to 6:1 and unlimited height. The project site is 7,829 square feet (approximately 0.18 acres) in size and is currently vacant and undeveloped. The project will result in a mixed-use development. The proposed uses are permitted in the [Q]R5-2D-O Zone.



The proposed mixed-use project will improve the visual character of the area. The project will enhance and modernize the vacant lot through the building's exterior facades, including glazing, finishes, colors and lighting that will enhance surrounding development. The contemporary architecture includes a highlighted entry enclosure for entry identification, stepped contrasting panels for structure accent, polished stone at entry and a variety of colors to add contrast. The ground level will include signage lighting at the north portion of the ground level, accent lighting at landscaped areas, and ambient security lighting surrounding the building. The building's massing, height, bulk and setbacks are currently consistent with surrounding properties. Additionally, the project will provide mechanical screening at the roof of the building.

The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides 23 vehicle parking spaces- two of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12<sup>th</sup> Street and twenty-two of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16 additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The project's proposed hotel and commercial retail uses are uses permitted by the project site's [Q]R5-4D-O zoning, as well as, the underlying High Density Residential land use designation. Surrounding properties are developed with similar uses mixed-use buildings. In addition, the project's proposed design will enhance the visual appearance and appeal of the vacant lot. The project will not only address new employment opportunities, but also provide additional retail shopping, dining and entertainment uses that serve visitors and tourists.

#### Arrangement of Buildings (Height, Bulk, Setbacks)

As previously stated, the project site is zoned [Q]R5-4D-O and is located within the Central City Community Plan Area which designates the land use of the subject property as High Density Residential. The Q condition restricts the use of the property to residential uses permitted in the R5 zone, such as hotels, motels, and other commercial uses, and limits the commercial FAR of the property to 2:1. Residential uses are permitted in the R5 zone, and does not restrict density for guest rooms. The D limitation restricts the overall FAR of the Property to 6:1 and unlimited height. The project site is 7,829 square feet (approximately 0.18 acres) in size and is currently vacant and undeveloped. The project will result in a mixed-use development. The proposed uses are uses that are permitted in the [Q]R5-2D-O Zone. The proposed building height is 8-stories high (106') with a total building area of 46,741 square-feet, and a floor area ratio of approximately 6:1.

#### Parking, Loading Areas, Trash Collection

Currently, the site does not provide any vehicle parking. The property is located within a Los Angeles State Enterprise Zone (ZI-2129). Per the Central City parking requirements, vehicle parking is not required for ground floor retail spaces under 7,500 square feet. The project provides 23 vehicle parking spaces- two of which are provided on the ground floor and accessed by the side and rear alley via Hope Street and 12<sup>th</sup> Street and twenty-two of which will be located within 750 feet of the site at 1028 South Hope Street, pursuant to LAMC 12.21.A.4(g). In compliance with Ordinance No. 185480, the hotel provides 16 bicycle parking spaces (of which 8 will be reserved for long-term use and 8 for short-term use) to satisfy its base bicycle parking requirements. In addition, pursuant to LAMC 12.21.A.4, 16



additional bicycle parking spaces will be provided as a replacement for four (4) automobile parking spaces, for a total of 32 bicycle parking spaces.

The project will provide a trash enclosures and collection area, as well as the site's loading areas at the rear of the ground floor. Access to the two on-site vehicle parking spaces are also provided through the rear alley and can accessed by the side and rear alley via Hope Street and 12<sup>th</sup> Street. Valet for the hotel and commercial uses will be provided along Hope Street. There is no vehicle entrance proposed on Hope Street to prioritize active lobby and retail uses towards the Hope Street Boulevard frontage and streetscape.

In conformance with the L.A.M.C. Section 16.05, all buildings are required to include their own individual on-site trash collection area for both refuse and recyclable materials. Trash storage areas have been conditioned to be enclosed so as to minimize visibility from the public right of way.

#### Landscaping

The project will contain approximately 1,975 square feet of landscaped area. The property does not contain any protected trees, as defined by the City's Municipal Code, Ordinance No. 177,404. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop will include approximately twenty-three (23) King Palms and a variety of shrubs. The total landscape coverage amounts to approximately twenty-five (25) percent of the total subject property.

#### Lighting

The project has been conditioned to install additional pedestrian-scale and security lighting that would be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky. Ground level lighting will activate and enhance the pedestrian environment at night.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

**3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The project involves a new eight-story, 106-foot high limited service hotel with 112 guest rooms and 528 square-feet of ground-floor commercial. No residential uses are proposed as part of the project. As a commercial development, the proposed project is not subject to the City's open space requirements pursuant to LAMC Section 12.21-G,2. The project's approval however, has been conditioned, requiring that all open areas not used for buildings, driveways, and parking areas be attractively landscaped, include an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

#### **ADDITIONAL MANDATORY FINDINGS**

- 4.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, an area of minimal flood hazard.



### Authorization - Time Limit and Transferability

The authorization granted herein shall be for a three year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three year period. Furthermore, this grant is not a permit or license and that permits and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed

### Appeal Period - Effective Date

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

The Determination in this matter will become effective after fifteen (15) days from the date of mailing of this determination unless an appeal there from is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://cityplanning.lacity.org/>. Planning Department public offices are located at:

### APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective after **December 02, 2021** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).

Planning Department public offices are located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598

The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include



clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

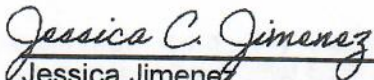
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1090.18, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP  
Director of Planning

APPROVED BY:



Heather Bleemers  
Senior City Planner



Jessica Jimenez  
Planning Assistant

REVIEWED BY:



Eric Claros  
City Planner

Attachments:

Exhibit A: Architectural Plans and Landscape Plans





Project:

**HOTEL**  
 1130 South Hope Street  
 Los Angeles, California 90015

**OWNER**  
**HOPE STREET 1, LLC**  
 104 East Oak Ave.  
 San Francisco, CA 94105

NO.	DATE	DESCRIPTION
1	01/01/2010	Initial Set
2	01/01/2010	Revised Set
3	01/01/2010	Revised Set
4	01/01/2010	Revised Set
5	01/01/2010	Revised Set
6	01/01/2010	Revised Set
7	01/01/2010	Revised Set
8	01/01/2010	Revised Set
9	01/01/2010	Revised Set
10	01/01/2010	Revised Set
11	01/01/2010	Revised Set
12	01/01/2010	Revised Set
13	01/01/2010	Revised Set
14	01/01/2010	Revised Set
15	01/01/2010	Revised Set
16	01/01/2010	Revised Set
17	01/01/2010	Revised Set
18	01/01/2010	Revised Set
19	01/01/2010	Revised Set
20	01/01/2010	Revised Set
21	01/01/2010	Revised Set
22	01/01/2010	Revised Set
23	01/01/2010	Revised Set
24	01/01/2010	Revised Set
25	01/01/2010	Revised Set
26	01/01/2010	Revised Set
27	01/01/2010	Revised Set
28	01/01/2010	Revised Set
29	01/01/2010	Revised Set
30	01/01/2010	Revised Set
31	01/01/2010	Revised Set
32	01/01/2010	Revised Set
33	01/01/2010	Revised Set
34	01/01/2010	Revised Set
35	01/01/2010	Revised Set
36	01/01/2010	Revised Set
37	01/01/2010	Revised Set
38	01/01/2010	Revised Set
39	01/01/2010	Revised Set
40	01/01/2010	Revised Set
41	01/01/2010	Revised Set
42	01/01/2010	Revised Set
43	01/01/2010	Revised Set
44	01/01/2010	Revised Set
45	01/01/2010	Revised Set
46	01/01/2010	Revised Set
47	01/01/2010	Revised Set
48	01/01/2010	Revised Set
49	01/01/2010	Revised Set
50	01/01/2010	Revised Set
51	01/01/2010	Revised Set
52	01/01/2010	Revised Set
53	01/01/2010	Revised Set
54	01/01/2010	Revised Set
55	01/01/2010	Revised Set
56	01/01/2010	Revised Set
57	01/01/2010	Revised Set
58	01/01/2010	Revised Set
59	01/01/2010	Revised Set
60	01/01/2010	Revised Set
61	01/01/2010	Revised Set
62	01/01/2010	Revised Set
63	01/01/2010	Revised Set
64	01/01/2010	Revised Set
65	01/01/2010	Revised Set
66	01/01/2010	Revised Set
67	01/01/2010	Revised Set
68	01/01/2010	Revised Set
69	01/01/2010	Revised Set
70	01/01/2010	Revised Set
71	01/01/2010	Revised Set
72	01/01/2010	Revised Set
73	01/01/2010	Revised Set
74	01/01/2010	Revised Set
75	01/01/2010	Revised Set
76	01/01/2010	Revised Set
77	01/01/2010	Revised Set
78	01/01/2010	Revised Set
79	01/01/2010	Revised Set
80	01/01/2010	Revised Set
81	01/01/2010	Revised Set
82	01/01/2010	Revised Set
83	01/01/2010	Revised Set
84	01/01/2010	Revised Set
85	01/01/2010	Revised Set
86	01/01/2010	Revised Set
87	01/01/2010	Revised Set
88	01/01/2010	Revised Set
89	01/01/2010	Revised Set
90	01/01/2010	Revised Set
91	01/01/2010	Revised Set
92	01/01/2010	Revised Set
93	01/01/2010	Revised Set
94	01/01/2010	Revised Set
95	01/01/2010	Revised Set
96	01/01/2010	Revised Set
97	01/01/2010	Revised Set
98	01/01/2010	Revised Set
99	01/01/2010	Revised Set
100	01/01/2010	Revised Set

Project Number: 10000  
 Date: 01/01/2010

BCA No. 19036

Sheet Title:

PROJECT OVERVIEW

Sheet No.:

CS

1/10/2010 10:00 AM

# HOTEL

## 1130 S. HOPE STREET

**OWNER**  
**HOPE STREET 1, LLC**

**ARCHITECT**

**Bucilla Group Architecture**  
 ARCHITECTURE | PLANNING | URBAN DESIGN | INTERIOR DESIGN

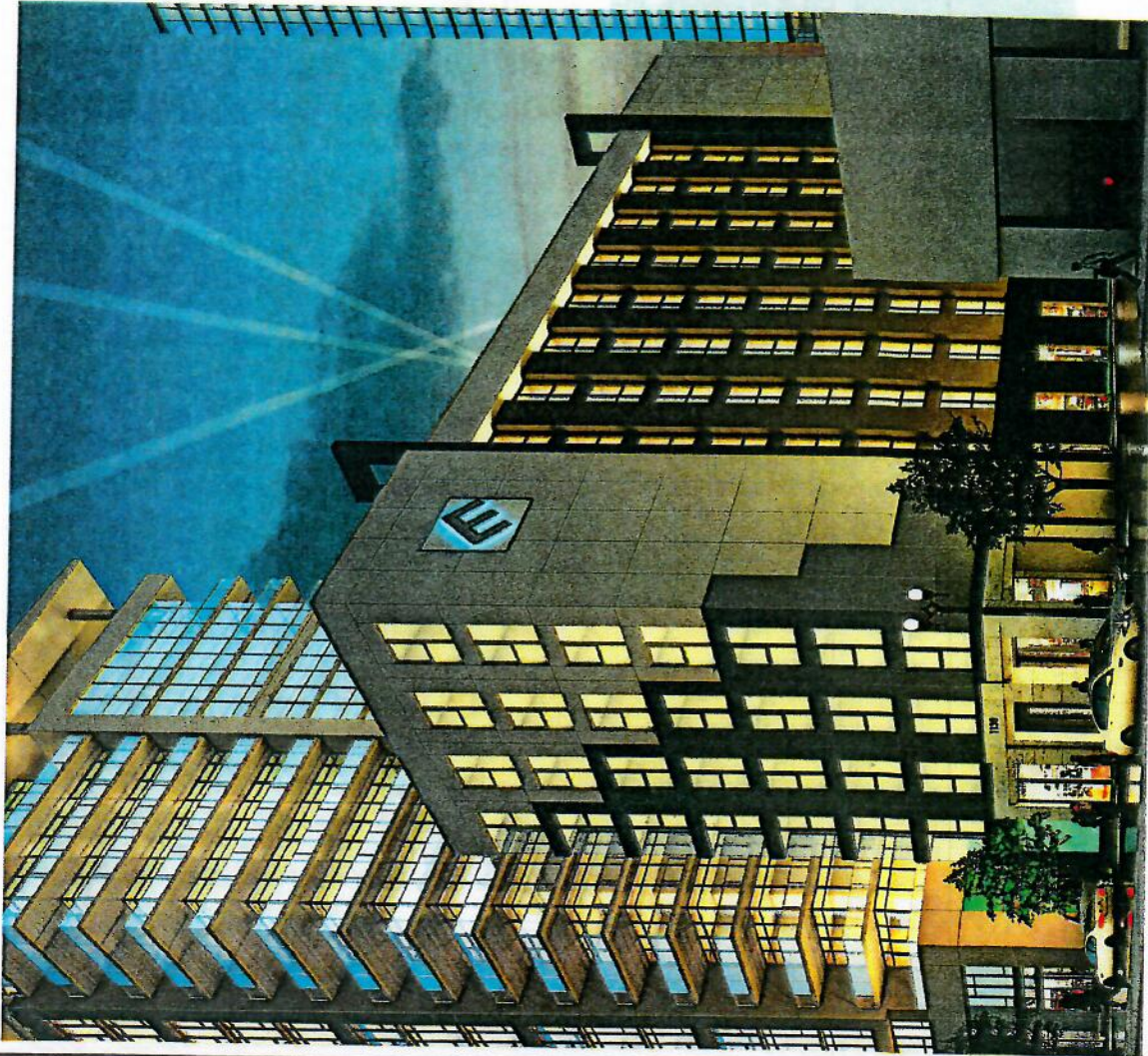
### SHEET INDEX:

COVER / INDEX SHEET	COMPOSITE BUILDING ELEVATION
CS-1.0 PROGRAM SUMMARY	8.1 FRONT ELEVATION
CS-2.0 IMAGERY - BUILDING	LEFT SIDE ELEVATION
CS-3.0 SITE/VICINITY MAP	8.2 RIGHT SIDE ELEVATION
SP-1.0 ALTA SURVEY	REAR ELEVATION
SP-1.1 PLOT PLAN	
COMPOSITE BUILDING PLAN	UNIT PLAN TYPE
1.0 L0 - BASEMENT PLAN	9.1 TYPE A, A1, B, B1, C & D
2.0 L1 - GROUND FLOOR PLAN	
3.0 L2, L3 - TYP. FLAT LEVEL (CONC.)	
4.0 L4 TO L8 - TYP. FLAT LEVEL (WOOD)	
5.0 L9 - ROOF DECK LEVEL	
5.1 L10 - ROOF PLAN	
COMPOSITE BUILDING SECTION	LANDSCAPE PLANS
7.0 BUILDING SECTION 'A-A'	L-1 COMPOSITE PLANS
BUILDING SECTION 'B-B'	L-2 GROUND FLOOR
	L-3 ROOF DECK LEVEL

**EXHIBIT "A"**

Page No. 1 of 21

Case No. DIR-2020-3656-SPR



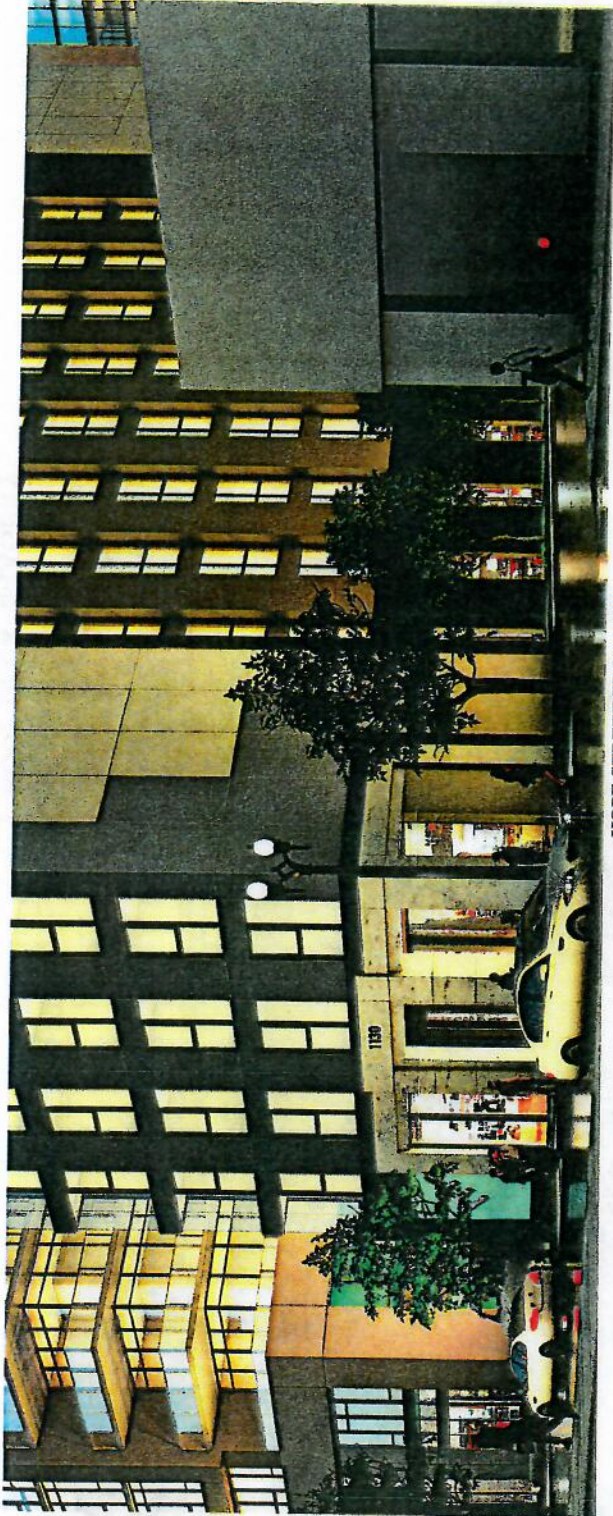
24 x 36



EXHIBIT "A"

Page No. 2 of 21  
Case No. DIR-2020-3656-SPR

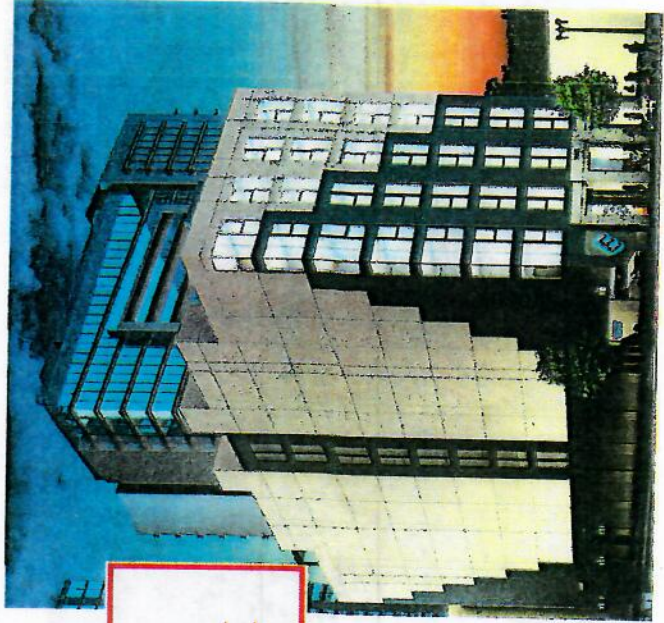




HOPE STREET FRONTAGE



WEST & SOUTH  
CORNER



WEST & NORTH  
CORNER

**EXHIBIT "A"**  
Page No. 3 of 21  
Case No. DIR-2020-3656-SPR

ARCHITECT:  
**MUCILLA GROUP ARCHITECTURE**  
ARCHITECTURE, PLANNING & INTERIORS  
11111 Wilshire Blvd., Suite 1000  
Los Angeles, CA 90025  
Tel: 310.274.1111  
Fax: 310.274.1112  
www.mucillagroup.com



Project:  
**HOTEL**  
1100 South Hope Street  
Los Angeles, California 90075

OWNER:  
**HOPE STREET 1, LLC**  
1100 East Oak Ave.  
B, Segundo, CA 90005

NO.	DATE	DESCRIPTION
1	12/15/2019	Initial Design
2	12/15/2019	Final Design
3	12/15/2019	Final Design
4	12/15/2019	Final Design
5	12/15/2019	Final Design
6	12/15/2019	Final Design
7	12/15/2019	Final Design
8	12/15/2019	Final Design
9	12/15/2019	Final Design
10	12/15/2019	Final Design
11	12/15/2019	Final Design
12	12/15/2019	Final Design
13	12/15/2019	Final Design
14	12/15/2019	Final Design
15	12/15/2019	Final Design
16	12/15/2019	Final Design
17	12/15/2019	Final Design
18	12/15/2019	Final Design
19	12/15/2019	Final Design
20	12/15/2019	Final Design
21	12/15/2019	Final Design

Project Number:  
**BCA No. 19036**

Sheet Title:  
**BUILDING MAINTENANCE**

Sheet No.:  
**CS-2.0**







ARCHITECT:  
**BUCILLA GROUP ARCHITECTURE**  
 ARCHITECT: PUNGO, JAVIER  
 100 South Hope Street  
 Los Angeles, California 90015  
 213.462.1111  
 www.bucillagroup.com  
 BUCILLA GROUP ARCHITECTURE, INC.  
 100 South Hope Street  
 Los Angeles, California 90015  
 213.462.1111  
 www.bucillagroup.com

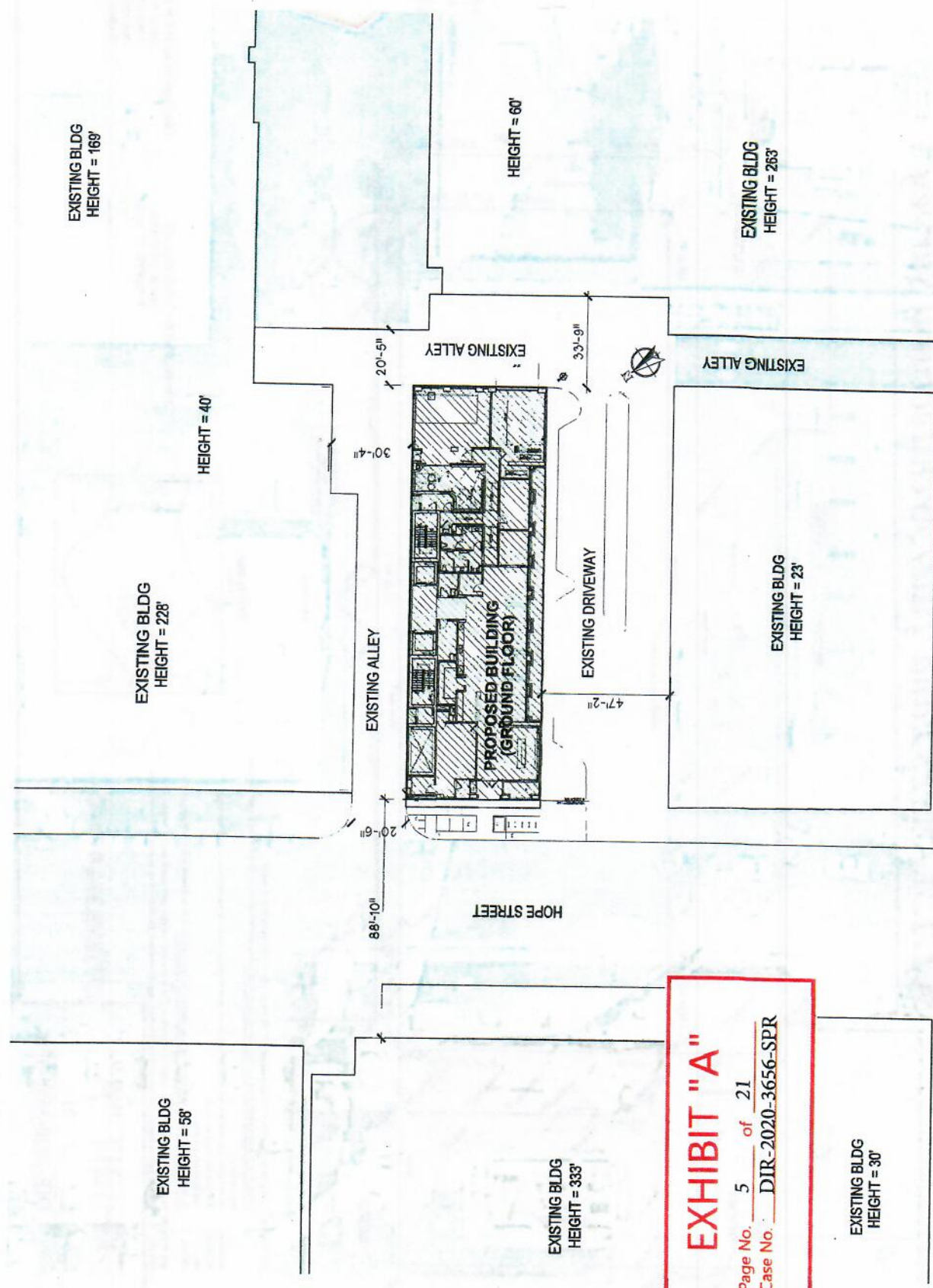


STAMP  
 PROJECT:  
**HOTEL**  
 100 South Hope Street  
 Los Angeles, California 90015  
 OWNER:  
**HOPE STREET 1, LLC**  
 1401 East Oak Ave.  
 El Segundo, CA 90245

NO. DATE	DESCRIPTION
01	01/08/2020
02	02/03/2020
03	03/03/2020
04	04/03/2020
05	05/03/2020
06	06/03/2020
07	07/03/2020
08	08/03/2020
09	09/03/2020
10	10/03/2020
11	11/03/2020
12	12/03/2020
13	01/04/2021
14	02/04/2021
15	03/04/2021
16	04/04/2021
17	05/04/2021
18	06/04/2021
19	07/04/2021
20	08/04/2021
21	09/04/2021
22	10/04/2021
23	11/04/2021
24	12/04/2021
25	01/05/2022
26	02/05/2022
27	03/05/2022
28	04/05/2022
29	05/05/2022
30	06/05/2022
31	07/05/2022
32	08/05/2022
33	09/05/2022
34	10/05/2022
35	11/05/2022
36	12/05/2022
37	01/06/2023
38	02/06/2023
39	03/06/2023
40	04/06/2023
41	05/06/2023
42	06/06/2023
43	07/06/2023
44	08/06/2023
45	09/06/2023
46	10/06/2023
47	11/06/2023
48	12/06/2023
49	01/07/2024
50	02/07/2024
51	03/07/2024
52	04/07/2024
53	05/07/2024
54	06/07/2024
55	07/07/2024
56	08/07/2024
57	09/07/2024
58	10/07/2024
59	11/07/2024
60	12/07/2024
61	01/08/2025
62	02/08/2025
63	03/08/2025
64	04/08/2025
65	05/08/2025
66	06/08/2025
67	07/08/2025
68	08/08/2025
69	09/08/2025
70	10/08/2025
71	11/08/2025
72	12/08/2025
73	01/09/2026
74	02/09/2026
75	03/09/2026
76	04/09/2026
77	05/09/2026
78	06/09/2026
79	07/09/2026
80	08/09/2026
81	09/09/2026
82	10/09/2026
83	11/09/2026
84	12/09/2026
85	01/10/2027
86	02/10/2027
87	03/10/2027
88	04/10/2027
89	05/10/2027
90	06/10/2027
91	07/10/2027
92	08/10/2027
93	09/10/2027
94	10/10/2027
95	11/10/2027
96	12/10/2027
97	01/11/2028
98	02/11/2028
99	03/11/2028
100	04/11/2028

Project Number: **BGA No. 190336**  
 Sheet Title:  
**SITE / VICINITY MAP WITH GROUND FLOOR**

Sheet No.: **CS-3.0**  
 Scale: 1/16" = 1'-0"



**SITE / VICINITY MAP WITH GROUND FLOOR**  
 SEE SP-1.1 FOR SITE PLAN SCALE: 1/16" = 1'-0"

**EXHIBIT "A"**  
 Page No. 5 of 21  
 Case No. DIR-2020-3656-SPR









Project: **HOTEL**  
 1100 South Hope Street  
 Los Angeles, California 90069

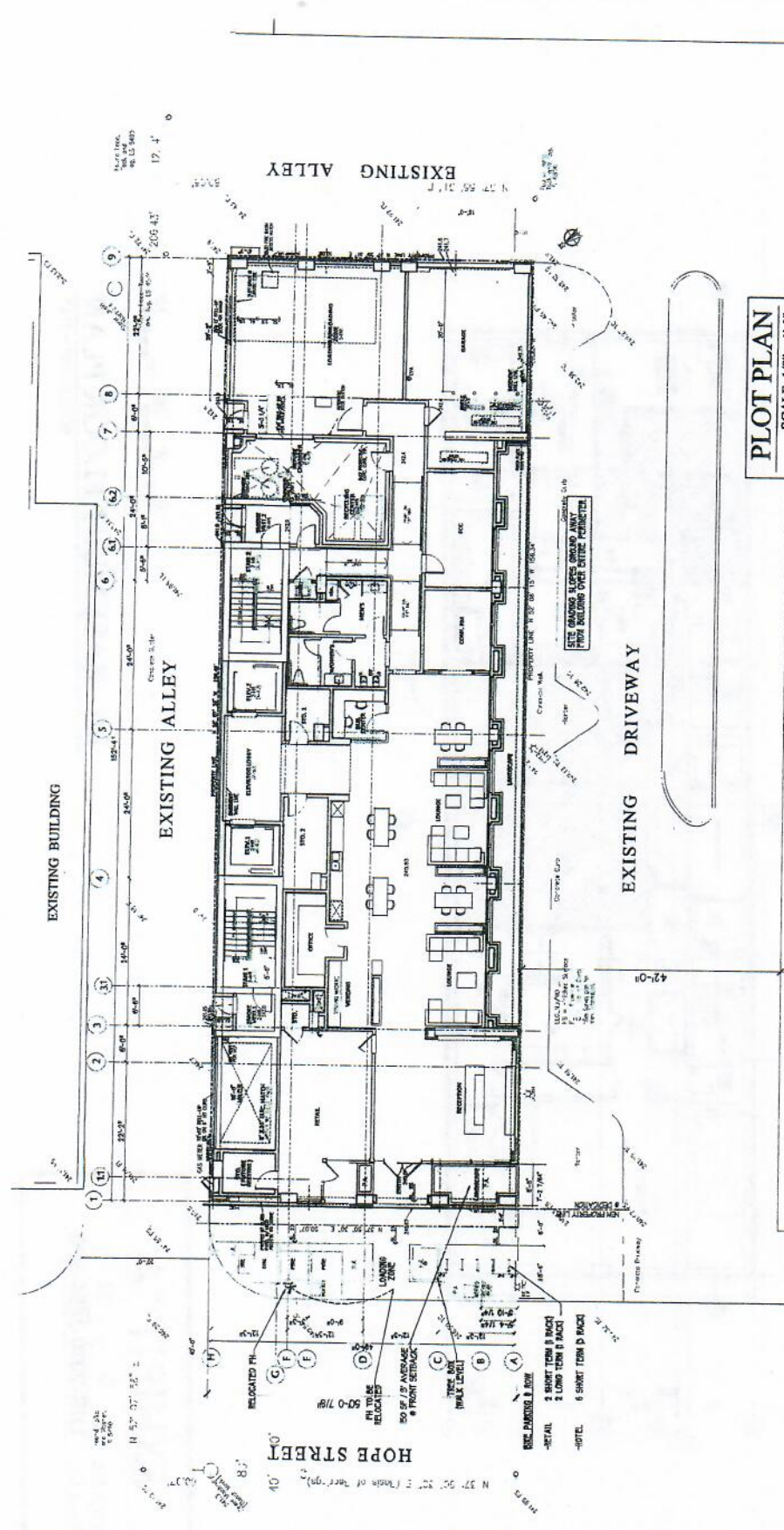
Owner: **HOPE STREET 1, LLC**  
 1100 South Hope Street  
 Los Angeles, CA 90069

NO.	DATE	DESCRIPTION
1	10/1/2021	Initial Set
2	10/1/2021	Revised Set
3	10/1/2021	Revised Set
4	10/1/2021	Revised Set
5	10/1/2021	Revised Set
6	10/1/2021	Revised Set
7	10/1/2021	Revised Set
8	10/1/2021	Revised Set
9	10/1/2021	Revised Set
10	10/1/2021	Revised Set

Project Number: **BCA No. 19036**

Sheet Title: **PLOT PLAN**

Scale: **1" = 1'-0"**



**PLOT PLAN**  
 SCALE: 1" = 1'-0"

**PLOT PLAN SUMMARY**

Item	Quantity	Unit	Description
Hotel Rooms	112	Rooms	112 Hotel Rooms
Hotel Suites	2	Suites	2 Hotel Suites
Hotel Lobby	1	Lobby	1 Hotel Lobby
Hotel Restaurant	1	Restaurant	1 Hotel Restaurant
Hotel Bar	1	Bar	1 Hotel Bar
Hotel Parking	112	Spaces	112 Hotel Parking Spaces
Hotel Landscaping	1	Area	1 Hotel Landscaping Area

**EXHIBIT "A"**

Page No. **7** of **21**

Case No. **DIR-2020-3656-SPR**

ANS.





Project: **HOTEL**  
 1130 South Hope Street  
 Los Angeles, California 90005

OWNER: **HOPE STREET 1, LLC**  
 1814 East Oak Ave.  
 Los Angeles, CA 90005

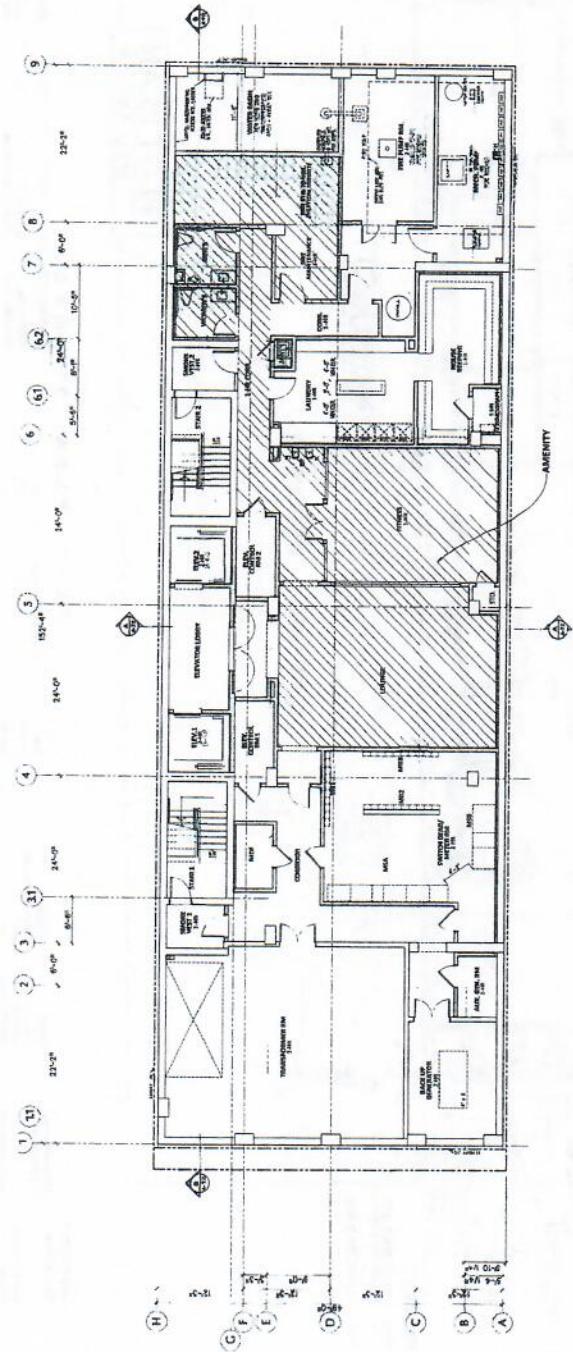
NO.	DATE	DESCRIPTION
1	10/1/10	100% Schematic
2	10/1/10	100% Schematic
3	10/1/10	100% Schematic
4	10/1/10	100% Schematic
5	10/1/10	100% Schematic
6	10/1/10	100% Schematic
7	10/1/10	100% Schematic
8	10/1/10	100% Schematic
9	10/1/10	100% Schematic
10	10/1/10	100% Schematic
11	10/1/10	100% Schematic
12	10/1/10	100% Schematic
13	10/1/10	100% Schematic
14	10/1/10	100% Schematic
15	10/1/10	100% Schematic
16	10/1/10	100% Schematic
17	10/1/10	100% Schematic
18	10/1/10	100% Schematic
19	10/1/10	100% Schematic
20	10/1/10	100% Schematic
21	10/1/10	100% Schematic
22	10/1/10	100% Schematic
23	10/1/10	100% Schematic
24	10/1/10	100% Schematic
25	10/1/10	100% Schematic
26	10/1/10	100% Schematic
27	10/1/10	100% Schematic
28	10/1/10	100% Schematic
29	10/1/10	100% Schematic
30	10/1/10	100% Schematic
31	10/1/10	100% Schematic
32	10/1/10	100% Schematic
33	10/1/10	100% Schematic
34	10/1/10	100% Schematic
35	10/1/10	100% Schematic
36	10/1/10	100% Schematic
37	10/1/10	100% Schematic
38	10/1/10	100% Schematic
39	10/1/10	100% Schematic
40	10/1/10	100% Schematic
41	10/1/10	100% Schematic
42	10/1/10	100% Schematic
43	10/1/10	100% Schematic
44	10/1/10	100% Schematic
45	10/1/10	100% Schematic
46	10/1/10	100% Schematic
47	10/1/10	100% Schematic
48	10/1/10	100% Schematic
49	10/1/10	100% Schematic
50	10/1/10	100% Schematic
51	10/1/10	100% Schematic
52	10/1/10	100% Schematic
53	10/1/10	100% Schematic
54	10/1/10	100% Schematic
55	10/1/10	100% Schematic
56	10/1/10	100% Schematic
57	10/1/10	100% Schematic
58	10/1/10	100% Schematic
59	10/1/10	100% Schematic
60	10/1/10	100% Schematic
61	10/1/10	100% Schematic
62	10/1/10	100% Schematic
63	10/1/10	100% Schematic
64	10/1/10	100% Schematic
65	10/1/10	100% Schematic
66	10/1/10	100% Schematic
67	10/1/10	100% Schematic
68	10/1/10	100% Schematic
69	10/1/10	100% Schematic
70	10/1/10	100% Schematic
71	10/1/10	100% Schematic
72	10/1/10	100% Schematic
73	10/1/10	100% Schematic
74	10/1/10	100% Schematic
75	10/1/10	100% Schematic
76	10/1/10	100% Schematic
77	10/1/10	100% Schematic
78	10/1/10	100% Schematic
79	10/1/10	100% Schematic
80	10/1/10	100% Schematic
81	10/1/10	100% Schematic
82	10/1/10	100% Schematic
83	10/1/10	100% Schematic
84	10/1/10	100% Schematic
85	10/1/10	100% Schematic
86	10/1/10	100% Schematic
87	10/1/10	100% Schematic
88	10/1/10	100% Schematic
89	10/1/10	100% Schematic
90	10/1/10	100% Schematic
91	10/1/10	100% Schematic
92	10/1/10	100% Schematic
93	10/1/10	100% Schematic
94	10/1/10	100% Schematic
95	10/1/10	100% Schematic
96	10/1/10	100% Schematic
97	10/1/10	100% Schematic
98	10/1/10	100% Schematic
99	10/1/10	100% Schematic
100	10/1/10	100% Schematic

Project Number: **BCA No. 19036**

Sheet Title: **L0 - BASEMENT FLOOR PLAN**

Scale: **1/8" = 1'-0"**

Sheet No.: **1.0**



0 8' 16' 32'

# L0 - BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXHIBIT "A"

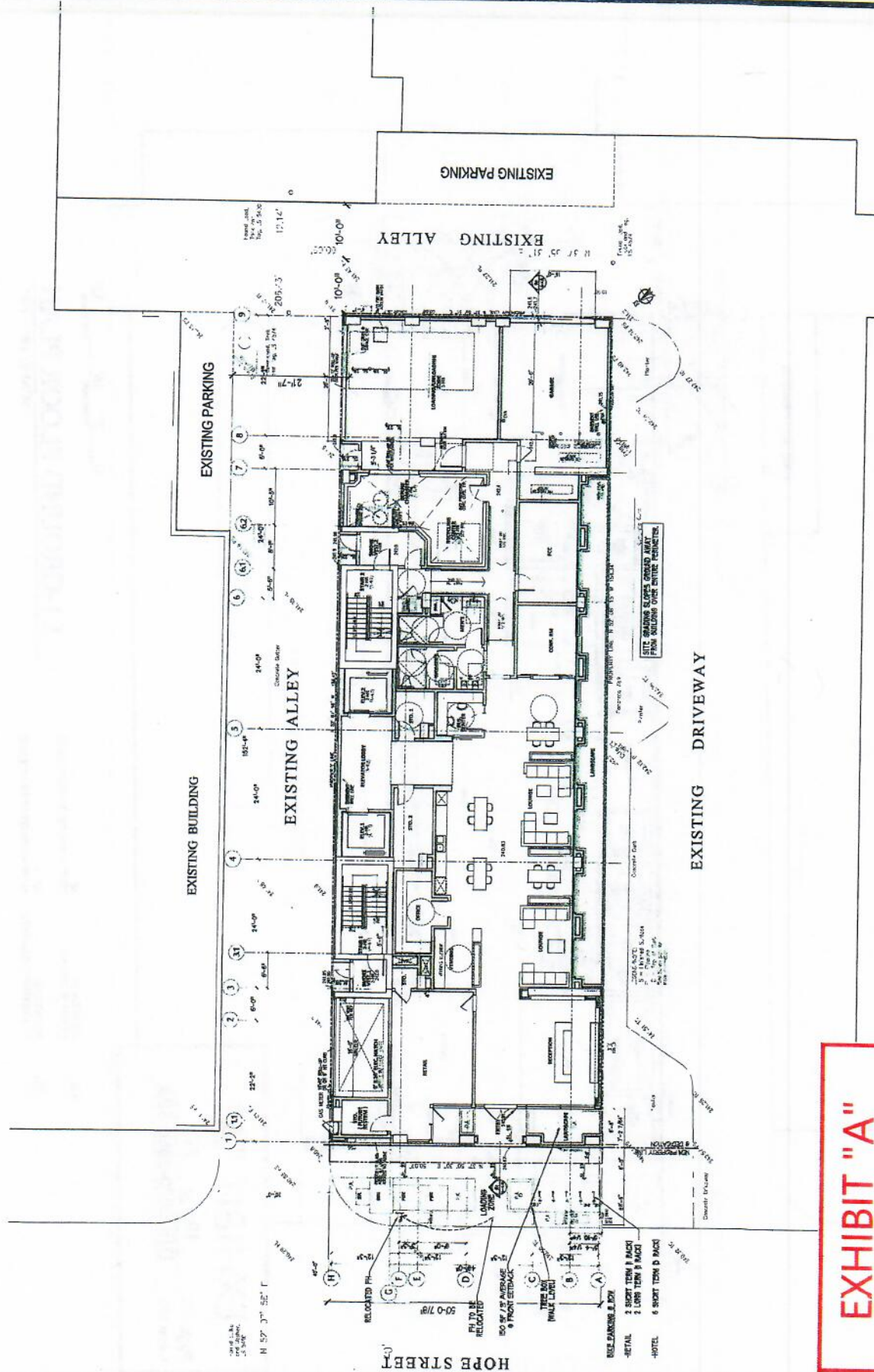
Page No. 8 of 21

Case No. DIR-2020-3656-SPR





NO.	DATE	DESCRIPTION
1	01/15/20	ISSUED FOR PERMIT
2	01/15/20	REVISION: (SEE REVISIONS)
3	01/15/20	REVISION: (SEE REVISIONS)
4	01/15/20	REVISION: (SEE REVISIONS)
5	01/15/20	REVISION: (SEE REVISIONS)
6	01/15/20	REVISION: (SEE REVISIONS)
7	01/15/20	REVISION: (SEE REVISIONS)
8	01/15/20	REVISION: (SEE REVISIONS)
9	01/15/20	REVISION: (SEE REVISIONS)
10	01/15/20	REVISION: (SEE REVISIONS)
11	01/15/20	REVISION: (SEE REVISIONS)
12	01/15/20	REVISION: (SEE REVISIONS)
13	01/15/20	REVISION: (SEE REVISIONS)
14	01/15/20	REVISION: (SEE REVISIONS)
15	01/15/20	REVISION: (SEE REVISIONS)
16	01/15/20	REVISION: (SEE REVISIONS)
17	01/15/20	REVISION: (SEE REVISIONS)
18	01/15/20	REVISION: (SEE REVISIONS)
19	01/15/20	REVISION: (SEE REVISIONS)
20	01/15/20	REVISION: (SEE REVISIONS)
21	01/15/20	REVISION: (SEE REVISIONS)
22	01/15/20	REVISION: (SEE REVISIONS)
23	01/15/20	REVISION: (SEE REVISIONS)
24	01/15/20	REVISION: (SEE REVISIONS)
25	01/15/20	REVISION: (SEE REVISIONS)
26	01/15/20	REVISION: (SEE REVISIONS)
27	01/15/20	REVISION: (SEE REVISIONS)
28	01/15/20	REVISION: (SEE REVISIONS)
29	01/15/20	REVISION: (SEE REVISIONS)
30	01/15/20	REVISION: (SEE REVISIONS)
31	01/15/20	REVISION: (SEE REVISIONS)
32	01/15/20	REVISION: (SEE REVISIONS)
33	01/15/20	REVISION: (SEE REVISIONS)
34	01/15/20	REVISION: (SEE REVISIONS)
35	01/15/20	REVISION: (SEE REVISIONS)
36	01/15/20	REVISION: (SEE REVISIONS)
37	01/15/20	REVISION: (SEE REVISIONS)
38	01/15/20	REVISION: (SEE REVISIONS)
39	01/15/20	REVISION: (SEE REVISIONS)
40	01/15/20	REVISION: (SEE REVISIONS)
41	01/15/20	REVISION: (SEE REVISIONS)
42	01/15/20	REVISION: (SEE REVISIONS)
43	01/15/20	REVISION: (SEE REVISIONS)
44	01/15/20	REVISION: (SEE REVISIONS)
45	01/15/20	REVISION: (SEE REVISIONS)
46	01/15/20	REVISION: (SEE REVISIONS)
47	01/15/20	REVISION: (SEE REVISIONS)
48	01/15/20	REVISION: (SEE REVISIONS)
49	01/15/20	REVISION: (SEE REVISIONS)
50	01/15/20	REVISION: (SEE REVISIONS)
51	01/15/20	REVISION: (SEE REVISIONS)
52	01/15/20	REVISION: (SEE REVISIONS)
53	01/15/20	REVISION: (SEE REVISIONS)
54	01/15/20	REVISION: (SEE REVISIONS)
55	01/15/20	REVISION: (SEE REVISIONS)
56	01/15/20	REVISION: (SEE REVISIONS)
57	01/15/20	REVISION: (SEE REVISIONS)
58	01/15/20	REVISION: (SEE REVISIONS)
59	01/15/20	REVISION: (SEE REVISIONS)
60	01/15/20	REVISION: (SEE REVISIONS)
61	01/15/20	REVISION: (SEE REVISIONS)
62	01/15/20	REVISION: (SEE REVISIONS)
63	01/15/20	REVISION: (SEE REVISIONS)
64	01/15/20	REVISION: (SEE REVISIONS)
65	01/15/20	REVISION: (SEE REVISIONS)
66	01/15/20	REVISION: (SEE REVISIONS)
67	01/15/20	REVISION: (SEE REVISIONS)
68	01/15/20	REVISION: (SEE REVISIONS)
69	01/15/20	REVISION: (SEE REVISIONS)
70	01/15/20	REVISION: (SEE REVISIONS)
71	01/15/20	REVISION: (SEE REVISIONS)
72	01/15/20	REVISION: (SEE REVISIONS)
73	01/15/20	REVISION: (SEE REVISIONS)
74	01/15/20	REVISION: (SEE REVISIONS)
75	01/15/20	REVISION: (SEE REVISIONS)
76	01/15/20	REVISION: (SEE REVISIONS)
77	01/15/20	REVISION: (SEE REVISIONS)
78	01/15/20	REVISION: (SEE REVISIONS)
79	01/15/20	REVISION: (SEE REVISIONS)
80	01/15/20	REVISION: (SEE REVISIONS)
81	01/15/20	REVISION: (SEE REVISIONS)
82	01/15/20	REVISION: (SEE REVISIONS)
83	01/15/20	REVISION: (SEE REVISIONS)
84	01/15/20	REVISION: (SEE REVISIONS)
85	01/15/20	REVISION: (SEE REVISIONS)
86	01/15/20	REVISION: (SEE REVISIONS)
87	01/15/20	REVISION: (SEE REVISIONS)
88	01/15/20	REVISION: (SEE REVISIONS)
89	01/15/20	REVISION: (SEE REVISIONS)
90	01/15/20	REVISION: (SEE REVISIONS)
91	01/15/20	REVISION: (SEE REVISIONS)
92	01/15/20	REVISION: (SEE REVISIONS)
93	01/15/20	REVISION: (SEE REVISIONS)
94	01/15/20	REVISION: (SEE REVISIONS)
95	01/15/20	REVISION: (SEE REVISIONS)
96	01/15/20	REVISION: (SEE REVISIONS)
97	01/15/20	REVISION: (SEE REVISIONS)
98	01/15/20	REVISION: (SEE REVISIONS)
99	01/15/20	REVISION: (SEE REVISIONS)
100	01/15/20	REVISION: (SEE REVISIONS)



**L1-GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

EXHIBIT "A"

Page No. 9 of 21  
 Case No. DIR-2020-3656-SPR



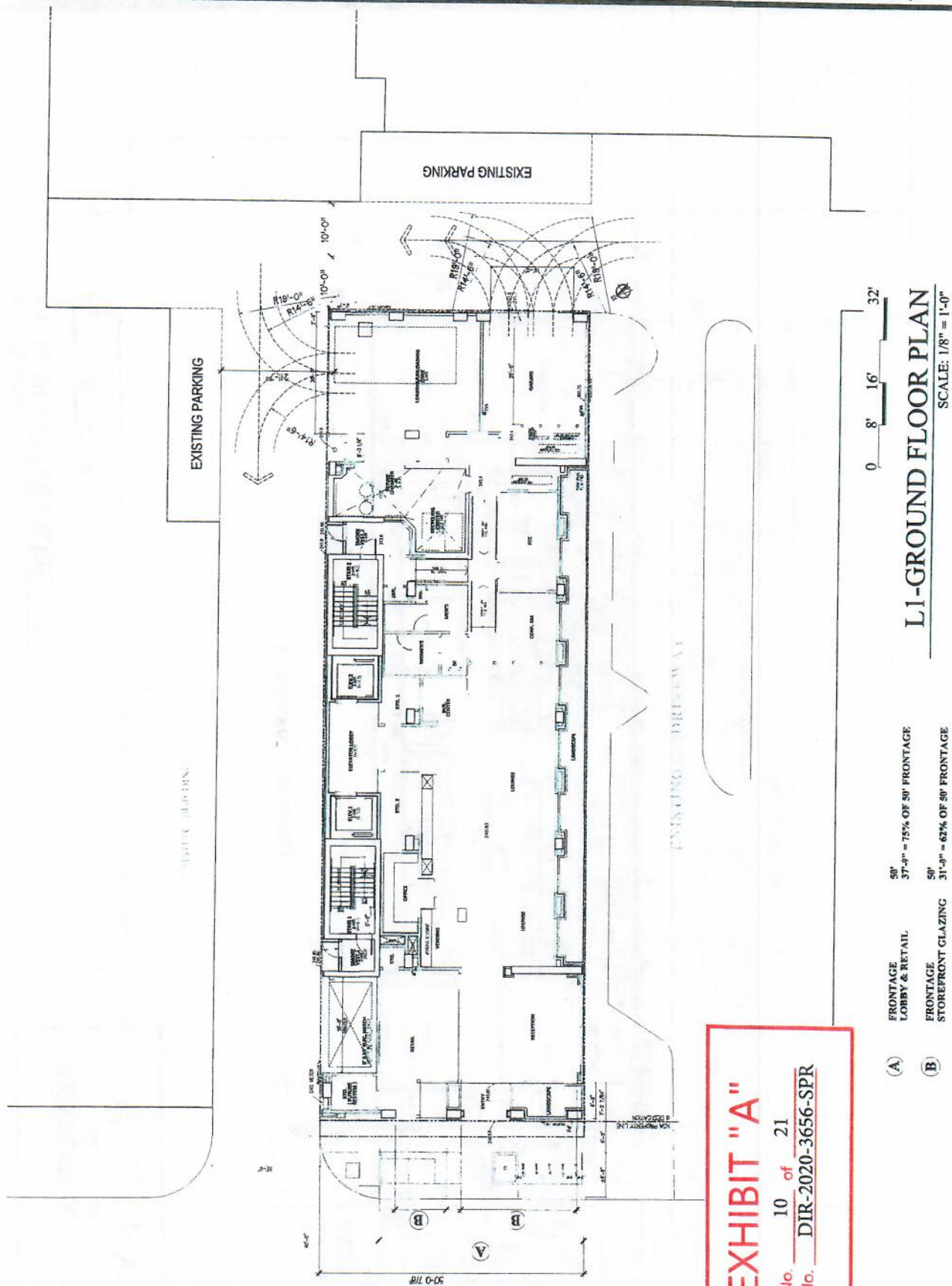


EXHIBIT "A"

Page No. 10 of 21  
Case No. DIR-2020-3656-SPR

(A) FRONTAGE  
LOBBY & RETAIL  
5'0"  
37'-0" = 75% OF 50' FRONTAGE

(B) FRONTAGE  
STOREFRONT GLAZING  
5'0"  
31'-0" = 62% OF 50' FRONTAGE

**L1-GROUND FLOOR PLAN**





Project:  
**HOTEL**  
 700 South Main Street  
 Los Angeles, California 90015

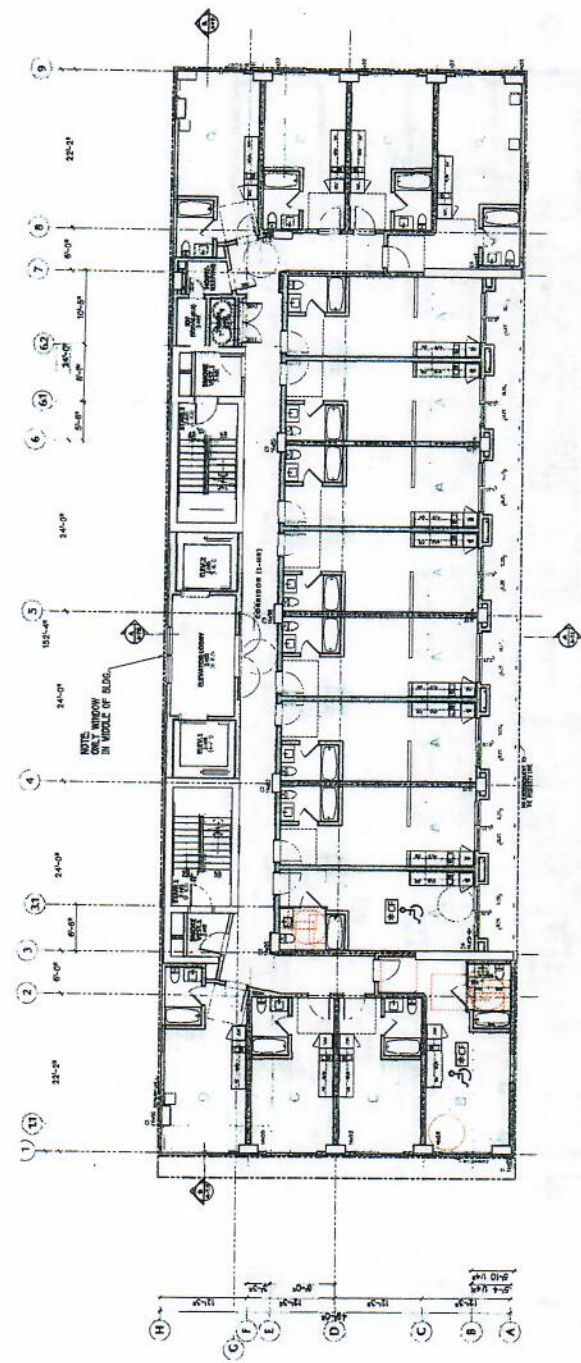
OWNER:  
**HOPE STREET LLC**  
 101 East Oak Ave.  
 B Sepulveda, CA 90045

NO. DATE	DESCRIPTION
01/01/2010	Initial Drawing
02/01/2010	Revised Drawing
03/01/2010	Revised Drawing
04/01/2010	Revised Drawing
05/01/2010	Revised Drawing
06/01/2010	Revised Drawing
07/01/2010	Revised Drawing
08/01/2010	Revised Drawing
09/01/2010	Revised Drawing
10/01/2010	Revised Drawing
11/01/2010	Revised Drawing
12/01/2010	Revised Drawing

Project Number:  
**BGA No. 19036**

Sheet Title:  
**L2 TO L3 - UNIT LEVEL (CONC. CONSTRUCTION)**

Sheet No.:  
**4.0**



**L2 TO L3 - UNIT LEVEL (CONC. CONSTRUCTION)**  
 SCALE: 1/8" = 1'-0"

**EXHIBIT "A"**

Page No. 11 of 21  
 Case No. DIR-2020-3656-SPR



ARCHITECT:  
**MUCILLA GROUP**  
 ARCHITECTURE  
 10010 South Hope Street  
 Los Angeles, California 90035  
 TEL: 310.440.1111  
 FAX: 310.440.1112  
 WWW.MUCILLAGROUP.COM



Project:  
**HOTEL**  
 10010 South Hope Street  
 Los Angeles, California 90035

OWNER:  
**HOPE STREET 1, LLC**  
 104 East Oak Ave.  
 B Sepulveda, CA 90046

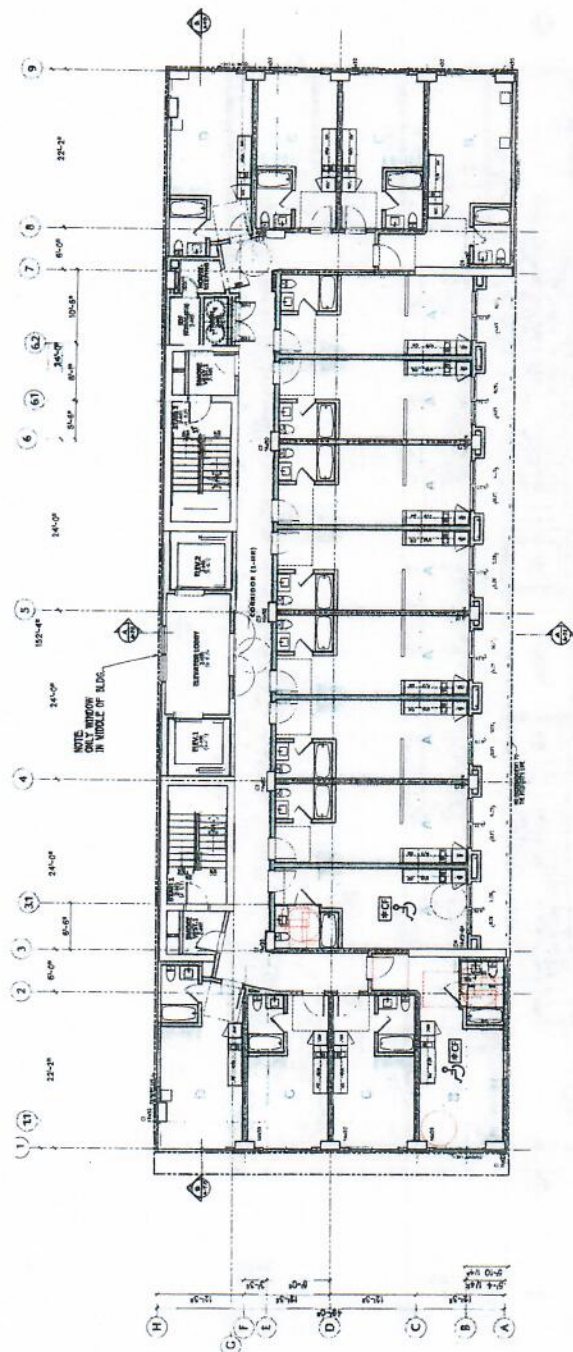
NO.	DATE	DESCRIPTION
1	04/08/2019	Initial Review
2	05/08/2019	Revised
3	06/08/2019	Revised
4	07/08/2019	Revised
5	08/08/2019	Revised
6	09/08/2019	Revised
7	10/08/2019	Revised
8	11/08/2019	Revised
9	12/08/2019	Revised
10	01/09/2020	Revised
11	02/09/2020	Revised
12	03/09/2020	Revised
13	04/09/2020	Revised
14	05/09/2020	Revised
15	06/09/2020	Revised
16	07/09/2020	Revised
17	08/09/2020	Revised
18	09/09/2020	Revised
19	10/09/2020	Revised
20	11/09/2020	Revised
21	12/09/2020	Revised
22	01/10/2021	Revised
23	02/10/2021	Revised
24	03/10/2021	Revised
25	04/10/2021	Revised
26	05/10/2021	Revised
27	06/10/2021	Revised
28	07/10/2021	Revised
29	08/10/2021	Revised
30	09/10/2021	Revised
31	10/10/2021	Revised
32	11/10/2021	Revised
33	12/10/2021	Revised
34	01/11/2022	Revised
35	02/11/2022	Revised
36	03/11/2022	Revised
37	04/11/2022	Revised
38	05/11/2022	Revised
39	06/11/2022	Revised
40	07/11/2022	Revised
41	08/11/2022	Revised
42	09/11/2022	Revised
43	10/11/2022	Revised
44	11/11/2022	Revised
45	12/11/2022	Revised
46	01/12/2023	Revised
47	02/12/2023	Revised
48	03/12/2023	Revised
49	04/12/2023	Revised
50	05/12/2023	Revised
51	06/12/2023	Revised
52	07/12/2023	Revised
53	08/12/2023	Revised
54	09/12/2023	Revised
55	10/12/2023	Revised
56	11/12/2023	Revised
57	12/12/2023	Revised
58	01/01/2024	Revised
59	02/01/2024	Revised
60	03/01/2024	Revised
61	04/01/2024	Revised
62	05/01/2024	Revised
63	06/01/2024	Revised
64	07/01/2024	Revised
65	08/01/2024	Revised
66	09/01/2024	Revised
67	10/01/2024	Revised
68	11/01/2024	Revised
69	12/01/2024	Revised
70	01/02/2025	Revised
71	02/02/2025	Revised
72	03/02/2025	Revised
73	04/02/2025	Revised
74	05/02/2025	Revised
75	06/02/2025	Revised
76	07/02/2025	Revised
77	08/02/2025	Revised
78	09/02/2025	Revised
79	10/02/2025	Revised
80	11/02/2025	Revised
81	12/02/2025	Revised
82	01/03/2026	Revised
83	02/03/2026	Revised
84	03/03/2026	Revised
85	04/03/2026	Revised
86	05/03/2026	Revised
87	06/03/2026	Revised
88	07/03/2026	Revised
89	08/03/2026	Revised
90	09/03/2026	Revised
91	10/03/2026	Revised
92	11/03/2026	Revised
93	12/03/2026	Revised
94	01/04/2027	Revised
95	02/04/2027	Revised
96	03/04/2027	Revised
97	04/04/2027	Revised
98	05/04/2027	Revised
99	06/04/2027	Revised
100	07/04/2027	Revised

Project Number:  
**BCA No. 190336**

Sheet Title:  
**L2 TO L3 - UNIT LEVEL (CONC. CONSTRUCTION)**

Sheet No.:  
**4.0**

Scale:  
**1/8" = 1'-0"**



**EXHIBIT "A"**  
 Page No. 11 of 21  
 Case No. DIR-2020-3656-SPR

**L2 TO L3 - UNIT LEVEL (CONC. CONSTRUCTION)**  
 SCALE: 1/8" = 1'-0"





**L9 - ROOF DECK LEVEL**

Page No. 13 of 21  
Case No. DIR-2020-3656-SPR









Project: **HOTEL**  
 100 South Hope Street  
 Los Angeles, California 90005

Owner: **HOPE STREET 1, LLC**  
 100 East Oak Ave.  
 B, San Jose, CA 95005

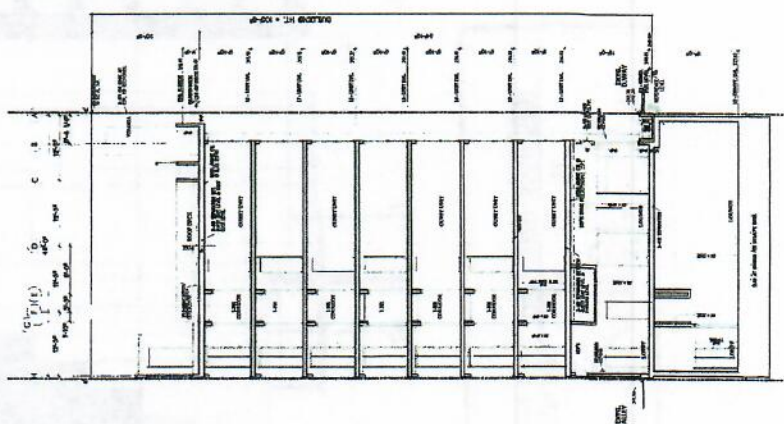
NO.	DATE	DESCRIPTION
1	01/01/2019	Initial Set
2	01/01/2019	Revised Set
3	01/01/2019	Revised Set
4	01/01/2019	Revised Set
5	01/01/2019	Revised Set
6	01/01/2019	Revised Set
7	01/01/2019	Revised Set
8	01/01/2019	Revised Set
9	01/01/2019	Revised Set
10	01/01/2019	Revised Set
11	01/01/2019	Revised Set
12	01/01/2019	Revised Set
13	01/01/2019	Revised Set
14	01/01/2019	Revised Set
15	01/01/2019	Revised Set
16	01/01/2019	Revised Set
17	01/01/2019	Revised Set
18	01/01/2019	Revised Set
19	01/01/2019	Revised Set
20	01/01/2019	Revised Set
21	01/01/2019	Revised Set
22	01/01/2019	Revised Set
23	01/01/2019	Revised Set
24	01/01/2019	Revised Set
25	01/01/2019	Revised Set
26	01/01/2019	Revised Set
27	01/01/2019	Revised Set
28	01/01/2019	Revised Set
29	01/01/2019	Revised Set
30	01/01/2019	Revised Set
31	01/01/2019	Revised Set
32	01/01/2019	Revised Set
33	01/01/2019	Revised Set
34	01/01/2019	Revised Set
35	01/01/2019	Revised Set
36	01/01/2019	Revised Set
37	01/01/2019	Revised Set
38	01/01/2019	Revised Set
39	01/01/2019	Revised Set
40	01/01/2019	Revised Set
41	01/01/2019	Revised Set
42	01/01/2019	Revised Set
43	01/01/2019	Revised Set
44	01/01/2019	Revised Set
45	01/01/2019	Revised Set
46	01/01/2019	Revised Set
47	01/01/2019	Revised Set
48	01/01/2019	Revised Set
49	01/01/2019	Revised Set
50	01/01/2019	Revised Set
51	01/01/2019	Revised Set
52	01/01/2019	Revised Set
53	01/01/2019	Revised Set
54	01/01/2019	Revised Set
55	01/01/2019	Revised Set
56	01/01/2019	Revised Set
57	01/01/2019	Revised Set
58	01/01/2019	Revised Set
59	01/01/2019	Revised Set
60	01/01/2019	Revised Set
61	01/01/2019	Revised Set
62	01/01/2019	Revised Set
63	01/01/2019	Revised Set
64	01/01/2019	Revised Set
65	01/01/2019	Revised Set
66	01/01/2019	Revised Set
67	01/01/2019	Revised Set
68	01/01/2019	Revised Set
69	01/01/2019	Revised Set
70	01/01/2019	Revised Set
71	01/01/2019	Revised Set
72	01/01/2019	Revised Set
73	01/01/2019	Revised Set
74	01/01/2019	Revised Set
75	01/01/2019	Revised Set
76	01/01/2019	Revised Set
77	01/01/2019	Revised Set
78	01/01/2019	Revised Set
79	01/01/2019	Revised Set
80	01/01/2019	Revised Set
81	01/01/2019	Revised Set
82	01/01/2019	Revised Set
83	01/01/2019	Revised Set
84	01/01/2019	Revised Set
85	01/01/2019	Revised Set
86	01/01/2019	Revised Set
87	01/01/2019	Revised Set
88	01/01/2019	Revised Set
89	01/01/2019	Revised Set
90	01/01/2019	Revised Set
91	01/01/2019	Revised Set
92	01/01/2019	Revised Set
93	01/01/2019	Revised Set
94	01/01/2019	Revised Set
95	01/01/2019	Revised Set
96	01/01/2019	Revised Set
97	01/01/2019	Revised Set
98	01/01/2019	Revised Set
99	01/01/2019	Revised Set
100	01/01/2019	Revised Set

Project Number: **BCA No. 19036**  
 Sheet Title: **SECTION A - A**  
**SECTION B - B**

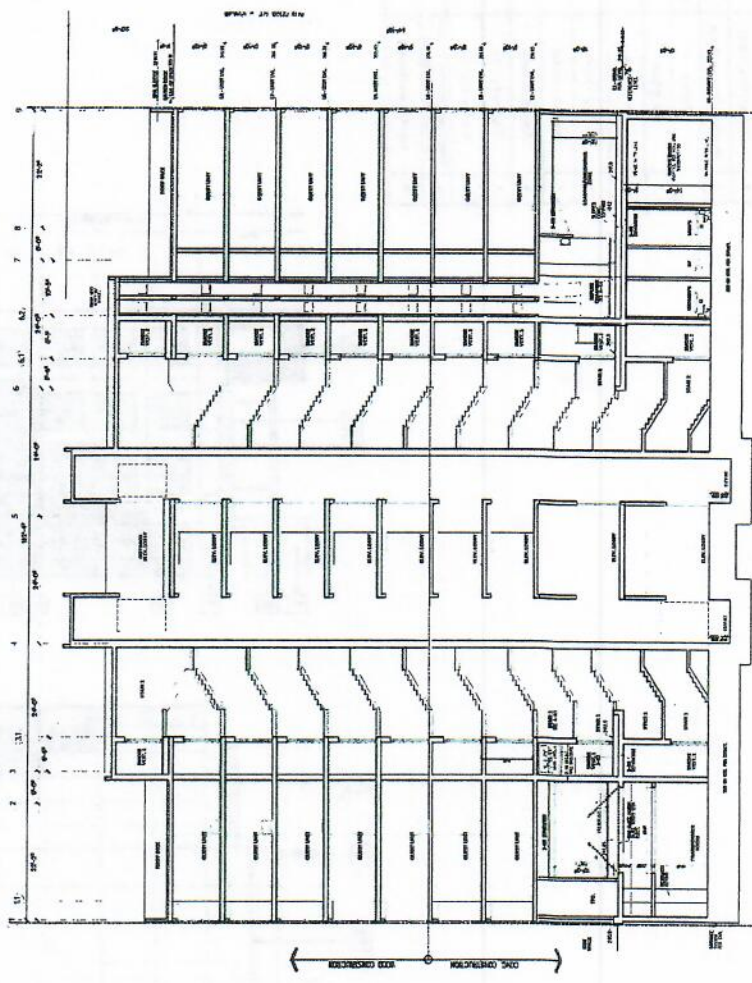
Sheet No.: **7.0**

Scale: 3/32" = 1'-0"

**EXHIBIT "A"**  
 Page No. **15** of **21**  
 Case No. **DIR-2020-3656-SPR**



**SECTION A - A**  
 SCALE: 3/32" = 1'-0"



**SECTION B - B**  
 SCALE: 3/32" = 1'-0"





Project: **HOTEL**  
 1100 South Hope Street  
 Los Angeles, California 90015

OWNER: **HOPE STREET 1, LLC**  
 1400 East Oak Ave.  
 B Sepulveda, CA 90045

NO.	DATE	DESCRIPTION
1	10/10/2019	Initial Design
2	11/15/2019	Revised Design
3	12/15/2019	Final Design
4	01/15/2020	Construction Documents
5	02/15/2020	Final Construction Documents

Project Number: **BCA No. 19036**

Sheet Title: **LEFT SIDE ELEV. FRONT ELEV.**

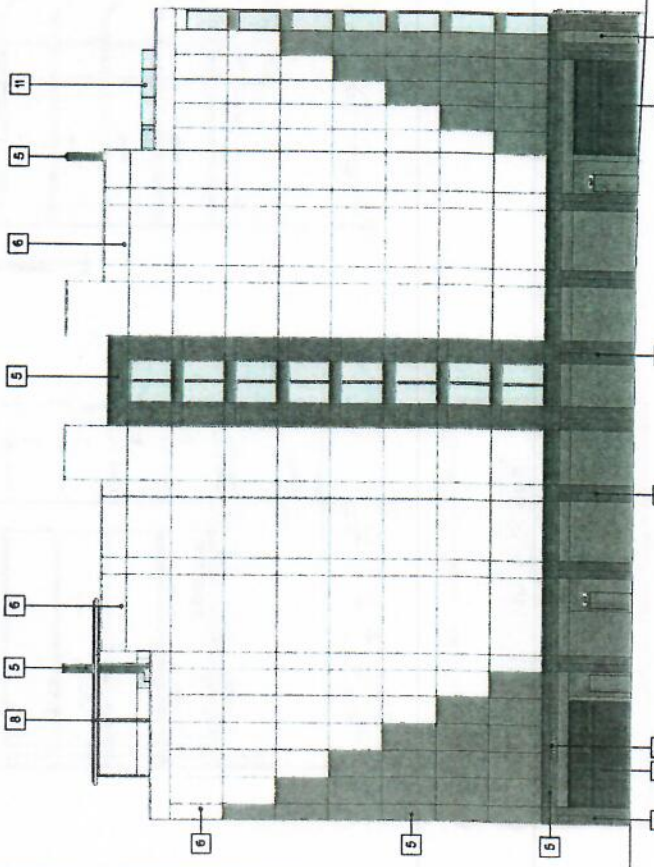
Scale: **8.1**

BUILDING COLOR AND MATERIAL SUMMARY		
No.	Arch Element / Location	Specification / Color
1	Facade Entry / Bldg base L1	Panel / Stone
2	Store Front / frontage & side	Aluminum / Dark Bronze
3	Signage	Glass Panel / Aluminum Letter
4	Roll up Doors	Ribbed Metal / Metal Grey
5	Panel / L1 - Rooftop	Trepsa Panel / Black
6	Panel / L2 - Rooftop	Trepsa Panel / White
7	Panel / L2 - Rooftop	Trepsa Panel / Grey
8	Panel / Solar frame	Metal / Dark Bronze
9	Windows / L1 - L8	Aluminum / Dark Bronze
10	Windows / L2 - L8	Aluminum / Dark Bronze
11	Glass Panel / Intersect into channel railing channel	Aluminum / Dark Bronze
12	Raised Pavers / Rooftop	Stone / Travertine Grey



**WEST ELEVATION (FRONT)**

SCALE: 3/32" = 1'-0"



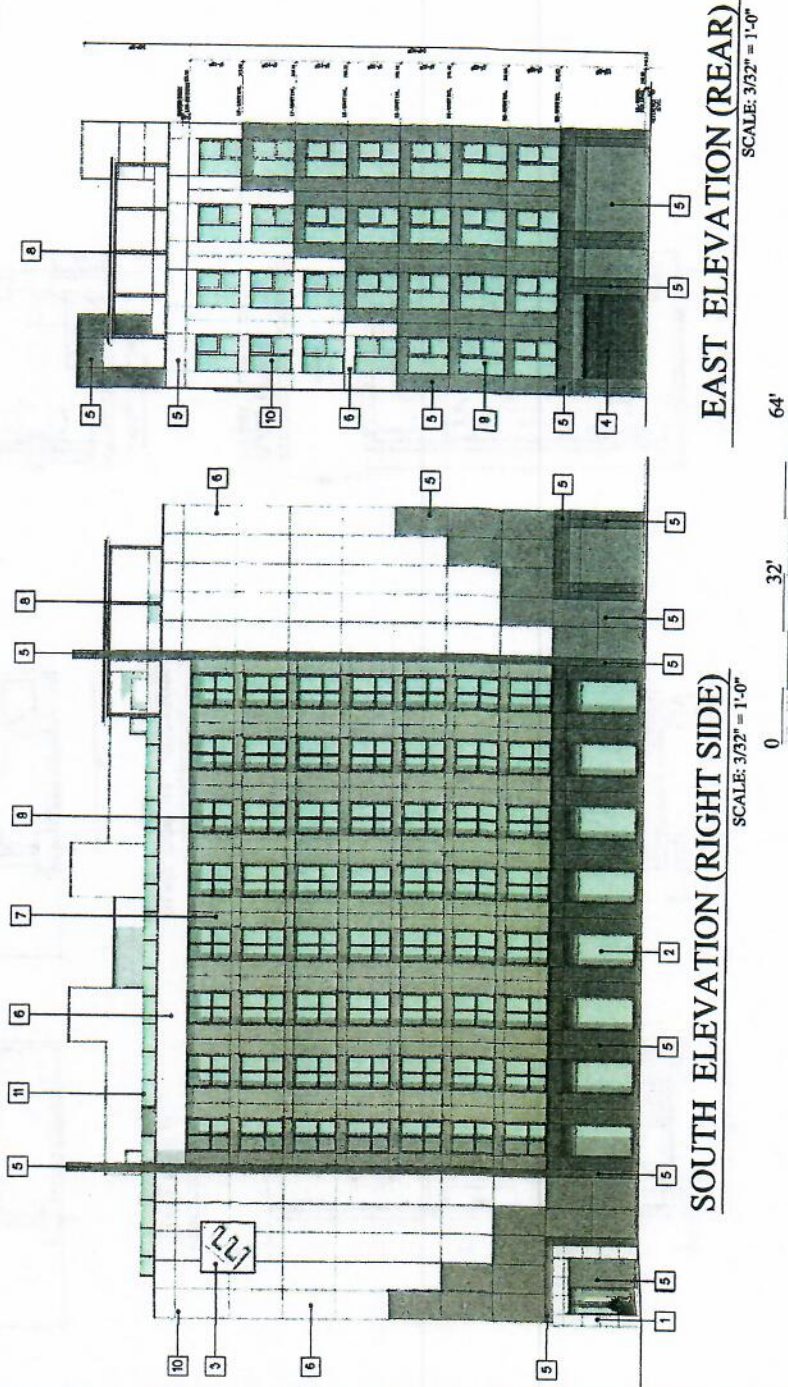
**NORTH ELEVATION (LEFT SIDE)**

SCALE: 3/32" = 1'-0"

**EXHIBIT "A"**  
 Page No. **16** of **21**  
 Case No. **DIR-2020-3656-SPR**



BUILDING COLOR AND MATERIAL SUMMARY			
No.	Arch Element / Location	Specifications / Color	Glazing
1	Façade Entry / Bldg base L1	Paint / Stone	
2	Store Front / Entrance & side	Aluminum / Dark Bronze	PPGSupra
3	Signage	Gloss Paint / Aluminum Letter	
4	Roll up Doors	Ribbed Metal / Med Grey	
5	Panel / L2 - Rooftop	Tempra Panel / Black	
6	Panel / L2 - Rooftop	Tempra Panel / White	
7	Panel / L2 - Rooftop	Tempra Panel / Grey	
8	Posts / Solar frame	Metal / Dark Bronze	
9	Windows / L1 - L&L	Aluminum / Dark Bronze	PPGSupra
10	Windows / L2 - L&L	Aluminum / Dark Bronze	PPG / F&W
11	Glass Panel / inserted into u-shaped railing channel	Aluminum / Dark Bronze	PPGSupra
12	Raised Pavers / Rooftop	Stone / Travertine Grey	





**EXHIBIT "A"**

Page No. 18 of 21  
Case No. DIR-2020-3656-SPR



HOPE STREET

ROOF DECK LANDSCAPE: LEVEL 9  
SEE ENLARGEMENT ON SHEET 1-3.

EXISTING ALLEY

EXISTING ALLEY

EXISTING DRIVEWAY

**GENERAL NOTES:**

1. LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION SYSTEM (WATER EMITTERS OR DROPPERS).
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
3. REGULATION DESIGN WILL INCORPORATE EPA WATERSEQUEST STRATEGY.
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS.
5. ALL NEW PLANTED AREAS TO BE IRRIGATED BY WATER CONSERVATION.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
7. THERE ARE NO PROTECTED TREES OR LAND ON THIS SITE.

**WATER CONSERVATION STATEMENT:**

ALL LANDSCAPES SHALL BE SPECIFIED, PLANTED & MAINTAINED ACCORDING TO THE FOLLOWING GUIDELINES TO MINIMIZE THE PRELIMINARY USE OF WATER AND TO MAINTAIN THE LOWEST POSSIBLE WATER CONSUMPTION. PLANTING OF DROUGHT TOLERANT PLANTS, SPECIES WITH DEEP ROOT SYSTEMS, AND PLANTS WITH SMALLER WATER REQUIREMENTS WILL BE ENCOURAGED. PLANTING OF PLANTS WITH LONG LIFESPANS AND THE EFFICIENT APPLICATION OF WATER BY SPRINKLER SYSTEMS WILL BE REQUIRED. CONSIDERABLE EFFORTS WILL BE MADE TO COVER AREAS AND BANK SLOPE EFFECTS. THE PROPOSED PROJECT WILL MEET THE WATER CONSERVATION GOALS SET FORTH IN JANUARY 1, 2010

EXHIBIT "A"

Page No. 19 of 21  
Case No. DIR-2020-3656-SPR

SCALE:  $1/8" = 1'-0"$

32'

16'

8'

SPR SUBMITTAL 05/05/2021

Sheet No. :

L-1

© 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680,

ATTENTION TO ARCHITECTURAL ONLY

## HOTEL

7130 South Hope Street  
Los Angeles, California 90015

DINNER

**HOPE STREET 1, LLC**  
1434 East Oak Ave.,  
El Segundo, CA 90045

NO	DATE	DESCRIPTION
		900000 SPK'S Residual-Mal
		900000 SPK'S Residual-Mal
		900000 SPK'S Residual-Mal
		900000 SPK'S Residual-Mal

Project Number:

BCGA No. 19036

Sheet Title:

11 - COMPOSITE  
LANDSCAPE PLAN









Sheet No. :

L-1

© 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680,



NOTE: PLANT MATERIALS TO BE CHOSEN FROM THE FOLLOWING LIST.  
ALL PLANT MATERIALS MUST BE SPECIFIED.

PLANT LEGEND -	
SYMBOL	BOTANICAL NAME COMMON NAME
	TREE - 24" BOX RAIL
	SHRUB - 24" BOX RAIL
	GROUND COVER - 24" BOX RAIL
	PALM - 24" BOX RAIL
	FOUNTAIN - 24" BOX RAIL
	WATER FEATURE - 24" BOX RAIL
	LIGHT FIXTURE - 24" BOX RAIL
	PLANT - 24" BOX RAIL

**HOTEL**  
11111 Wilshire Blvd.  
Los Angeles, California 90025

**OWNER**  
HOPE STREET 1, LLC  
1434 East Oak Ave.  
El Segundo, CA 90245

NO.	DATE	DESCRIPTION
01000	01/10/2020	Initial Design
02000	02/10/2020	Final Design
03000	03/10/2020	Construction Documents
04000	04/10/2020	Final Design
05000	05/10/2020	Final Design
06000	06/10/2020	Final Design
07000	07/10/2020	Final Design
08000	08/10/2020	Final Design
09000	09/10/2020	Final Design
10000	10/10/2020	Final Design

**Project Number:**  
BCA No. 19036

**Sheet Title:**  
11 - GROUND FLOOR  
LANDSCAPE PLAN



L-2

SPR SUBMITTAL 05/05/2021

EXISTING ALLEY

EXISTING ALLEY

EXISTING DRIVEWAY

HOPE STREET

NEW STREET TREE PER LOS  
ANGELES DEPARTMENT  
OF URBAN FORESTRY, TYP.

ONE PACIFIC

NO. OF TREES PROPOSED ON GROUND LEVEL  
(INCLUDING STREET TREES)





















~9

**EXHIBIT "A"**

Page No. 20 of 21  
Case No. DIR-2020-3656-SPR



NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.

PLANT LEGEND - ROOF DECK	
SYMBOL	BOTANICAL NAME (COMMON NAME)
	PALM
	MEDICINAL HERB CONSIGMAHMA
	TREE PALM
	HERB EREK PALAM
	MEDICINAL HERB CONSIGMAHMA
	SHRUB BELOW PALMS
	ALOE BABA
	COBA ACUT
	ALOE BINGIRAMA
	ALOE BINGIRAMA
	CAREX MACRICAPA
	TRAMA PALM
	PHOSPHORUS ZANADOT
	ZANADOT FLORECORDOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT
	PHOSPHORUS ZANADOT

NO. OF TREES PROPOSED ON ROOF DECK

EXHIBIT "A"

Page No. 21 of 21

Case No. DIR-2020-3656-SPR

100

Figure 10 shows a vertical scale from 0 to 32 inches. A circular inset at the top shows a cross-section of a pipe with a shaded area. The scale is labeled "SCALE: 1/8" = 1'-0"

L-3

© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 257: 103–110

SPR SUBMITTAL 05/05/2021



# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

#### Metro DSC

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

#### Van Nuys DSC

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

#### West Los Angeles DSC

(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment