



1130 S. HOPE STREET HOTEL

Introducing the proposed 1130 S. Hope St. Hotel, the renovation of a vacant 76 room, 3 story unreinforced masonry building into a 10 story, 44 guest room hotel featuring a large open air courtyard, restaurant, lobby bar, gallery space, conference/meeting room, and roof top bar with an open air pool deck.

Project summary

The new hotel at 1130 Hope St will be a boutique hotel in a rapidly expanding part of South Park.

- It will feature a dramatic open air courtyard as you enter. This courtyard will feature trees and landscaping, seating areas, and the remaining brick walls from the original building.
- The courtyard will lead to the lobby. A restaurant will be open to the public on the ground floor, as well as a bar/lounge in the basement.
- The second floor will feature a gallery/event space.
- Floor 3-8 will be hotel rooms, as well as a conference room on the 3rd floor.
- The 9th floor will be a bar with a pool deck.
- The 10th floor will feature 3 penthouse suites.
- The building will feature green building techniques, and will encourage guests to take public transportation and other alternative modes of transportation.



Existing Building

How many stories will the new hotel have?

10

What will be the elevation of the building?

119 feet

What will be done with the existing building?

Most of the interior will be demolished. However, the design preserves the complete shell of the previous building and builds within, around and upon it. Original walls wrap up parts of the new structure and cut through it in others.

Description of the existing building

Year built: 1909

Stories: 3

Current Use: Abandoned and red tagged by the city for demolition

Previous Use: Apartment building



SUMMARY OF ENTITLEMENTS TO BE REQUESTED

1. Vesting Conditional Use Permit - CUP – Code Section from which relief is requested: **12.24 W.24. (USE)** Code Section which authorizes relief: **12.24 T3b** and **12.24 W.24**

A vesting CUP to allow use of a 44 guest room hotel located within 500 ft of residential uses in the [Q]R5-4D-O zone.

2. CUB for the Sale of Alcohol - Code Section from which relief is requested: n/a Code Section which authorizes relief: **12.24 W.1**

A Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages, including beer and wine, in the proposed restaurant and lobby/bar area on the ground floor, bar/lounge on the lower level second floor, pool deck on the 9th floor and mini bars located in each guestroom and to allow consumption of alcohol throughout the hotel premises when purchased through either the restaurant, lobby/bar, bar/lounge or pool deck bar. The owner will manage all alcohol sales.

3. Zone Variance for Parking, Loading Dock and Pool Deck - Code Section from which relief is requested: **12.21 A4, 12.21.A4, 12.21 A4i3 and 12.21 A4i1. (Parking), 12.21 C6 (Loading Dock) and 12.14 A1b3 (Pool Deck).** Code Section which authorizes relief: **12.27**

Variance to 1) provide zero (0) off-street parking spaces in lieu of the required four (4) spaces, 2) allow a commercial use adjoining an alley without a loading space and, 3) permit use of an open air pool deck as a bar area on the 9th floor of the subject site.

4. ZAA Adjustment for Yard Setbacks - Code Section from which relief is requested: **12.12 C1, 2 and 3.** Code Section which authorizes relief: **12.28**

For all floors, request to reduce the front yard setback to 0 in lieu of the required 15 ft, the rear yard setback to 0 in lieu of the required 20 ft and the side yard setbacks to 0 in lieu of the required 13 ft.

5. Director's Determination for Increased FAR - Code Section from which relief is requested: **Ordinance No. 164307** Code Section which authorizes relief: **14.5.7**

Director's Determination pursuant to LAMC Section 14.5.7 regarding transfer of floor area (TFAR) for projects located within the City Center Redevelopment Project Area to allow the project to exceed the 6 to 1 FAR by approximately 12,724 to 13,460 sq. ft. and to provide a public benefit payment in lieu of a transfer of floor area from a donor site.

We would appreciate your support for this project!

Please show your support for this project by signing the next page and returning the form to:

Urban Strategy Group
1100 S. Hope St., Suite 103
Los Angeles, CA 90015

Feel free to stop in with any questions as well.

You can also show your support by leaving your comments on our website: www.1130Hope.com

Our team would be happy to meet with you or your resident or business association to discuss the project.
Please contact:

Paul Vizcaino
Urban Strategy Group
(323) 972-8920
Joanna@urbansg.com

SIGNATURE SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

