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PRELIMINARY SOLAR REPORT FOR 6220 West Yucca Project

Project Address: 6220 West Yucca Street
Los Angeles, CA 90028

Subdivider/Owner: Robert D. Champion
1765 N. Vista Del Mar Avenue
Los Angeles, CA 90028

The Rubinfeld Family Limited Partnership
1756-1760 Argyle Avenue, 1771 Vista Del Mar Avenue, and 6210-6224 Yucca Street
Los Angeles, CA 90028

Applicant: Riley Realty, Ltd.
11620 Wilshire Boulevard, Suite 1150
Los Angeles, CA 90025

Project Summary: The project proposes to redevelop the 1.16-acre property located at 6220 West Yucca Street with a mixed-use residential (191 multi-family residential units), hotel (260 rooms), and restaurant (6,980 square feet) project.

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This Solar Report follows the guidelines established by the Los Angeles Department of City Planning.

1. PROJECT DESCRIPTION

Riley Realty, Ltd. (the Applicant) proposes to redevelop an approximately 1.16-acre property on the south side of West Yucca Street between Argyle Avenue and Vista Del Mar Avenue, generally referenced as 6220 West Yucca Street (project site), with a mixed-use residential, hotel, and restaurant project (the project). The property is located within the Hollywood community of the City of Los Angeles, and is currently improved with one single-family residence and one duplex, and three, two-story apartment buildings (42 existing multi-family/apartment units total) and associated carports and paved surface parking areas, all of which would be demolished and removed to support development of the project.

The project would consist of two buildings, Buildings 1 and 2. Building 1 would occupy the majority of the project site atop a six-level podium structure with one semi-subterranean level (P1 Level). Above the 5th level parking podium, Building 1 would be "L" shaped, inclusive of a 32-story (~368 feet) tower (including 5-story above ground podium) at the southwest corner of Yucca/Argyle and a 12-story lower "L" wing (including 5-story above ground podium). Building 1 would include a mix of hotel, residential, and restaurant uses. Building 2 would be 6-stories with only residential uses. Overall, the project would include 191 multi-family residential units (including 39 affordable units), 260 hotel rooms, approximately 6,980 square feet of restaurant uses, and a total of 372,450 square feet of floor area. Parking for all proposed uses would be provided within a six-level (one semi-subterranean level) parking structure housed within the podium structure of Building 1.

2. GENERAL CLIMATOLOGICAL DATA

The project site is located in a Mediterranean climate area. The Pacific Ocean is the primary moderating influence and coastal mountain ranges lying to the north and east of the Los Angeles coastal basin act as a buffer against the extreme summer heating and winter cooling occurring in the interior regions of California. Thus the climate is generally mild and pleasant throughout the year. An unusual aspect of the climate of the Los Angeles Metropolitan area is noticeable difference in temperature, humidity, cloudiness, fog, rain, and sunshine over a relatively short distance, with increased cloudiness and fog, as well as more moderate temperatures near the Pacific Ocean, and more extreme temperatures and increased sunshine in the inland areas away from the Pacific Ocean. The project site is located approximately 12 miles inland and not subject to the more extreme coastal fog.

The California Energy Commission has broken the state into 16 distinct climate zones based on distinct summer and winter mean temperatures for addressing energy efficiency issues. The project site is located in Zone 9. The temperature in Zone 9 averages 63.5 degrees Fahrenheit. The relative humidity ranges from between 54 percent and 69 percent, with an average relative humidity of 61.58 percent. The prevailing winds are generally from the west throughout the year and speeds are generally around 5 mile per hour (mph), with gusts above 30 mph from the northeast during Santa Ana conditions. The amount of solar radiation potentially available depends on the time of year, time of day, and latitude.

Within Zone 9, the direct average solar radiation ranges from 4,143 Watt Hours per square meter (Wh/m^2) in November to 7,280 Wh/m^2 in July.[1] This may be compared to the solar radiation in Zone 14, a desert area where the direct average solar radiation ranges from 4,390 Watt Hours per square meter (Wh/m^2) in January to 10,251 Wh/m^2 in June.

Thus, there is a notable amount of solar radiation impinging upon the geographical region of Southern California, which may be harnessed as an energy source or utilized in passive "air conditioning." The project area contains very good natural conditions for solar energy applications.

3. SITE CHARACTERISTICS AND ORIENTATION

The project site has been graded, is currently developed, and is generally flat, with the bordering Vista Del Mar Avenue and Argyle streets having topography that gently slopes downward from the north at Yucca Street to the south towards Carlos Avenue. The project site is located at 6220 West Yucca Street and is bounded by Yucca Street and a vacant 5-story commercial building and 3-story residential lofts to the north; North Vista Del Mar Avenue and 1- and 2-story single-family residences and duplexes to the east; vacant land and 1- and 2-story single-family residences and duplexes followed by a 5-story mixed-use residential and commercial development to the south; and Argyle Avenue and commercial uses to the west. Existing development adjacent to the project site would not affect the solar accessibility of the project's new development. Surrounding land uses would be lower in height than the roof tops of the proposed Buildings 1 and 2 and therefore would not have the potential to shade the project's rooftops which could potentially serve as solar locations. The project would include rooftop areas on both buildings with the potential to accommodate solar devices.

4. ADJACENT BUILDINGS AND SHADING CONDITIONS

The project vicinity is highly urbanized and generally built out with a mix of low-rise and mid-rise buildings. There are no known existing solar devices on adjacent buildings. Thus, existing solar devices are not expected to be affected by the project.

Shadows from a building typically impact areas to the north, northwest and northeast, but not directly east or west of a site. As the single-family residences to the east along Vista Del Mar Avenue are located directly east of the site; and the commercial uses to the west along Argyle Avenue are located directly west of the site; the project is not expected to significantly alter the solar conditions at these locations. The solar conditions at the residential and commercial locations to the south of the site would not be altered by the project as no shadows would reach those parcels. With regards to the 5-story, vacant commercial building and the 3-story residential loft building to the north, the rooftops of these

[1] From U.S. Department of Energy website. http://apps1.eere.energy.gov/buildings/energyplus/cfm/weather_data3.cfm/region=4_north_and_central_america_wmo_region_4/country=2_california_climate_zones/cname=California%20Climate%20Zones

buildings do not currently have solar devices. Project shading would occur on these properties, but would be intermittent and of limited duration. As such, if any solar devices were installed in the future on these buildings, the duration of solar access could be limited to some extent.