

PRELIMINARY SOLAR REPORT

TRACT 73568

Prepared By:

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October 1, 2015

73568

Project Description

Vesting Tentative Airspace Tract Map No. 73568 is being submitted for the purpose of creating 5 new ground lots and 41 new airspace lots. There will be 190 residential condominiums and 135 commercial condominiums, 308 hotel rooms, and the realignment of Las Palmas. A total of three new towers are proposed spread out over the site, along with mid-rise buildings and ground floor retail amenities.

Site Orientation

The project has frontage along Highland Avenue, Sunset Blvd., Selma Avenue, and Las Palmas Avenue. The existing Crossroads of the World shopping center will remain and be incorporated into the project to create a pedestrian courtyard linking the existing shopping center to the proposed new ground floor retail paseo. Office space will be above the ground floor retail. The proposed tower off Highland and Selma will be a hotel, the proposed tower off Selma and Las Palmas will be residential condominiums, and the third proposed tower on Sunset and Las Palmas will be residential apartments.

General Climatological Data:

The climate of Los Angeles is characterized by generally warm, sunny winters, with occasional rainfall, and hot, rainless, sunny summers. Average monthly temperature variation through the year is not great, ranging from about 57 degrees in January to 73 degrees in August (all Fahrenheit degrees). On a daily basis, temperatures range from summer daytime highs in the 80's and 90' and, on occasion, into the 100's, to winter nighttime lows in the low 40's and, on occasion, into the 30's. However, the daily temperature range is generally around 20 degrees year round. Variations in these temperature norms occur due to various factors the most extreme of which are the hot, dry Santa Ana winds which occur primarily in the winter months and result in summer-like temperatures. While cloud cover does occur frequently at night and in the morning hours, primarily in the spring and summer months, the sun shines on the average 75% of the daytime hours year round. Precipitation in the form of rainfall averages around 15 inches per year and is limited almost entirely to the winter months. The generally warm weather and generally low wind velocity in combination with temperature inversions and air pollution (which is a function of the climate, topography and pollution emission sources) can result in occasional stagnant, unhealthy and uncomfortable living conditions. However, generally speaking, the climate of the Los Angeles area is mild, pleasant and livable year round.

Adjacent Buildings:

Adjacent property consists of high density commercial and residential buildings, parking facilities, restaurants and retail, office space and high-rise towers.