

Appendix C

Shade and Shadow Exhibits

WILSHIRE -WESTWOOD SCENIC CORRIDOR SHADE AND SHADOW STUDY

Solargy, Inc.
22028 Ventura Boulevard, Suite 207
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April 30, 2020 Job# 20040605



PROJECT ADDRESS:

10822 Wilshire Boulevard
Los Angeles, CA 90024

OWNER:

Belmont Village, LP
7660 Woodway Dr.
Suite 400
Houston, TX 77063
(713) 463-1831

ARCHITECT

GMPA Architects, Inc.
11878 La Grange Avenue
Los Angeles, CA 90025
(310) 450-0200

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May 4, 2020 Job# 20040605



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SUMMARY OF SHADING DIAGRAMS:

Specific Plan Requirements

Section 12 of the Wilshire Westwood Scenic Corridor Plan intends to minimize shadows caused by taller buildings within the Specific Plan upon residential lots that are located adjacent to the Specific Plan area, as well as to maximize light and air between buildings. Sections 12.A through 12.C are set forth below:

- A. No building on any lot shall be wider than 75 feet as measured in an east/west direction. However, if the effects of a project fronting on Wilshire Boulevard are examined with respect to Shadow impacts on property that is more than 200 feet distant, and are found to have less impact than such 75-foot-wide building, the Approval Authority may approve such Project.
- B. North side of Wilshire Boulevard. No Shadow from a project shall fall upon a residential structure more than 200 feet distant from the north property line, as measured in a northerly direction, for more than two hours between the hours of 9 a.m. and 3 p.m.
- C. South side of Wilshire Boulevard. No Shadow from a Project shall fall upon a residential structure more than 200 feet distant from the south property line, as measured in a southerly direction, and in an easterly direction for Projects located between Westholme and Holmby Avenues, for more than two hours between the hours of 9 a.m. and 3 p.m.

Analysis

The attached shading diagrams show the shading effects of the proposed project (Eldercare building and Church Administration building) on the roofs and ground of adjacent and nearby properties. The new project itself is shown in green. Roofs adjacent to the proposed project are shown in light colors except when shaded, in which case they are dark colors. Ground shading is shown in gray. The relevant 200-foot distances from the project site's northern and southern property lines are also provided.

Regarding consistency with Section 12.A, the project does propose to exceed 75 feet in width and will reach a maximum width of 100'8". As shown by the attached diagrams, the shadows from the proposed project will not reach any properties outside of the Specific Plan that are located more than 200 feet distant from the project site's northern property line. Therefore, the proposed project will have no shadow impacts as defined by the Specific Plan. In addition, a 75-foot wide single structure containing the same development components (floor area and density) as the proposed project would be approximately 184'6" feet in height or approximately 31'6" feet taller than the proposed project. Due to this increased height, such a 75-foot wide building would have a greater potential to result in shadow impacts upon residential properties located more than 200 feet to the north.

Regarding consistency with Section 12.B, as shown by the attached diagrams, the shadows from the proposed project will not reach any residential structures outside of the Specific Plan that are located more than 200 feet distant from the project site's northern property line. In fact, the only residential property that would be reached by the project's shadows is the multi-family building that is within the Specific Plan area directly across Wilshire, and that building would be shaded for less than 1 hour between 9am and 10am during the Winter solstice.

Regarding with Section 12.C, as shown by the attached diagrams, the shadows from the proposed project will not reach any residential structures outside of the Specific Plan that are located more than 200 feet distant from the project site's southern property line, much less shade any such structure for more than 2 hours. In addition, the project site is not located between Westholme and Holmby Avenues and is therefore not subject to the Specific Plan's regulations regarding easterly shadows.



**Winter Solstice Shading Diagram
9 a.m.**



***Winter Solstice Shading Diagram
10 a.m.***



***Winter Solstice Shading Diagram
11 a.m.***



***Winter Solstice Shading Diagram
Noon***



***Winter Solstice Shading Diagram
1 p.m.***



***Winter Solstice Shading Diagram
2 p.m.***



***Winter Solstice Shading Diagram
3 p.m.***



***Vernal/Autumnal Equinox Shading Diagram
8 a.m.***



***Vernal/Autumnal Equinox Shading Diagram
9 a.m.***



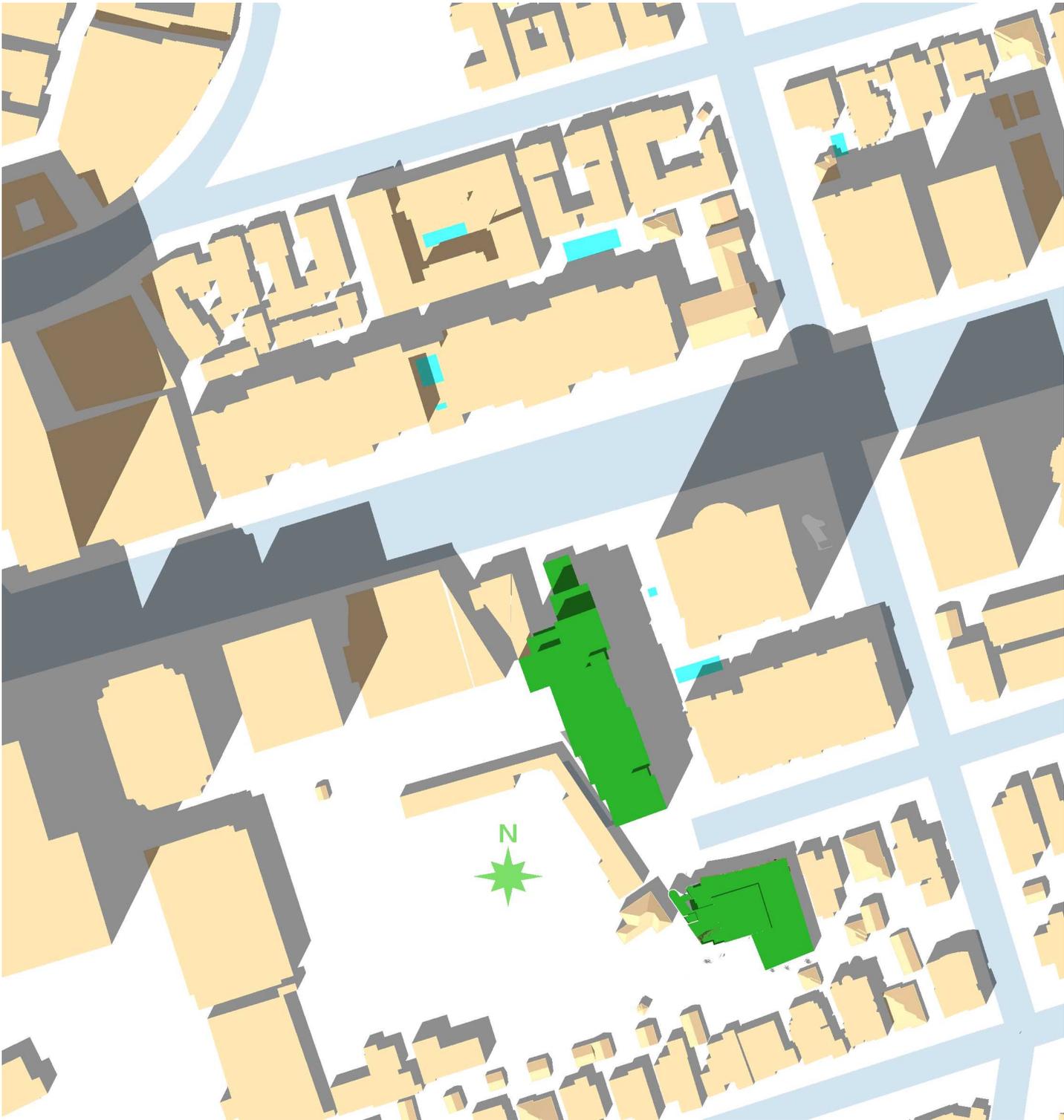
***Vernal/Autumnal Equinox Shading Diagram
10 a.m.***



***Vernal/Autumnal Equinox Shading Diagram
11 a.m.***



***Vernal/Autumnal Equinox Shading Diagram
Noon***



***Vernal/Autumnal Equinox Shading Diagram
1 p.m.***



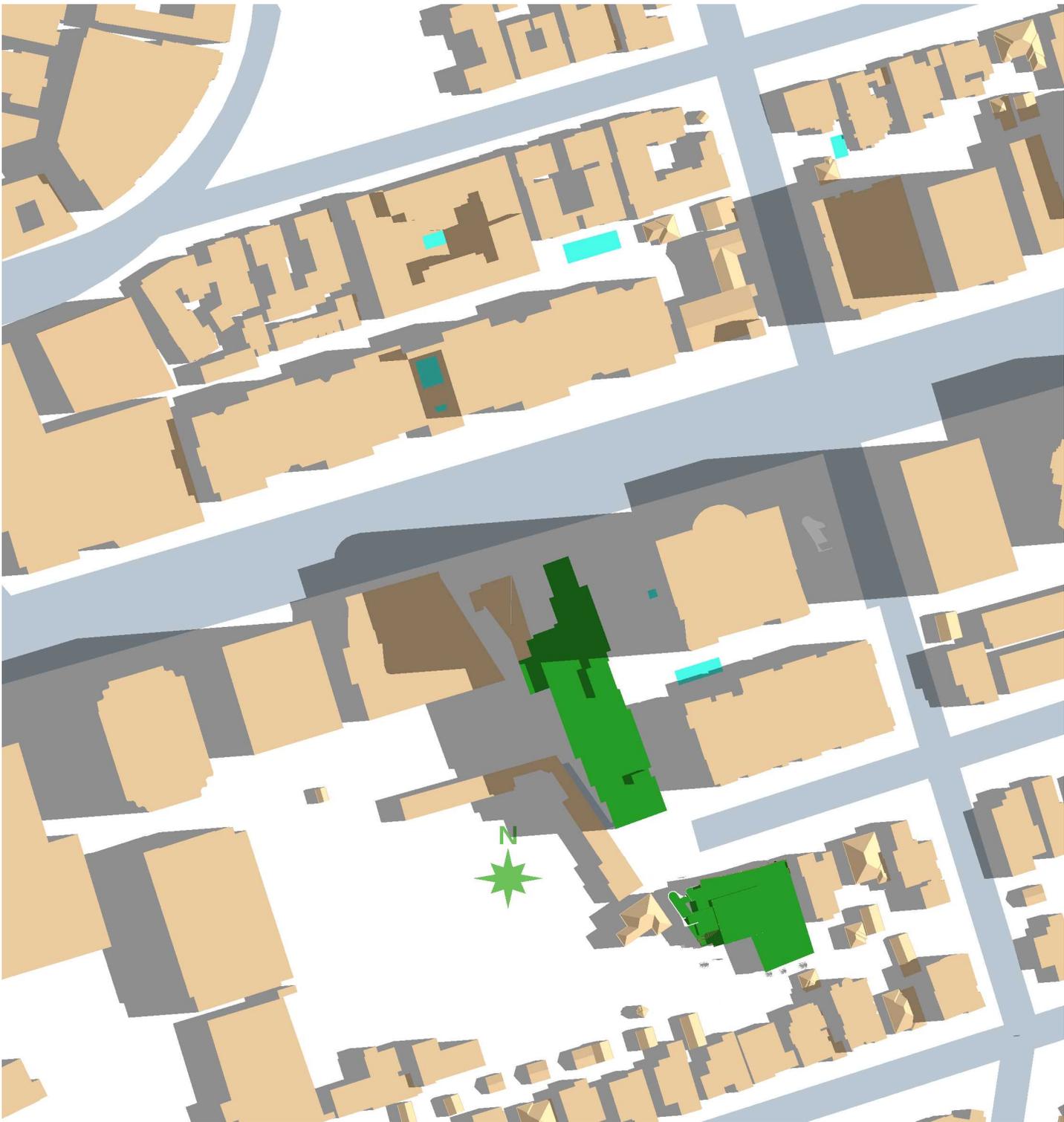
***Vernal/Autumnal Equinox Shading Diagram
2 p.m.***



***Vernal/Autumnal Equinox Shading Diagram
3 p.m.***



***Vernal/Autumnal Equinox Shading Diagram
4 p.m.***



***Summer Solstice Shading Diagram
8 a.m.***



***Summer Solstice Shading Diagram
9 a.m.***



***Summer Solstice Shading Diagram
10 a.m.***



***Summer Solstice Shading Diagram
11 a.m.***



***Summer Solstice Shading Diagram
Noon***



***Summer Solstice Shading Diagram
1 p.m.***



***Summer Solstice Shading Diagram
2 p.m.***



***Summer Solstice Shading Diagram
3 p.m.***



***Summer Solstice Shading Diagram
4 p.m.***