

# III. Environmental Setting

---

Section 15125 of the State California Environmental Quality Act (CEQA) Guidelines requires that an EIR include a description of the existing environment. This section of the Draft EIR provides a general overview of the existing regional and local setting in which the Project Site is located, and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV, Environmental Impact Analysis, of this Draft EIR. This section also provides an overview of cumulative projects that are considered in evaluating cumulative impacts.

## 1. Overview of Environmental Setting

### a) Regional Setting

The Project Site is located at 1220-1246 South Hope Street and 427-435 Pico Boulevard, in a highly developed urban neighborhood at the intersection of South Hope Street and Pico Boulevard in the South Park neighborhood of the Central City Community Plan area in the City of Los Angeles (City), approximately 500 feet east of the Los Angeles Metropolitan Transportation Authority's light-rail train (LRT) station at Pico Boulevard and Flower Street (see **Figure II-1, Vicinity and Regional Map**). This area of downtown Los Angeles is comprised of a thriving residential community and is near auxiliary support services such as retail and commercial uses. Commercial and mixed-use expansion between the Convention Center and Staples Center to the west, and Transamerica Center to the east, is expected to occur on the east-west streets including Olympic Boulevard and Pico Boulevard, where the Project Site is located.

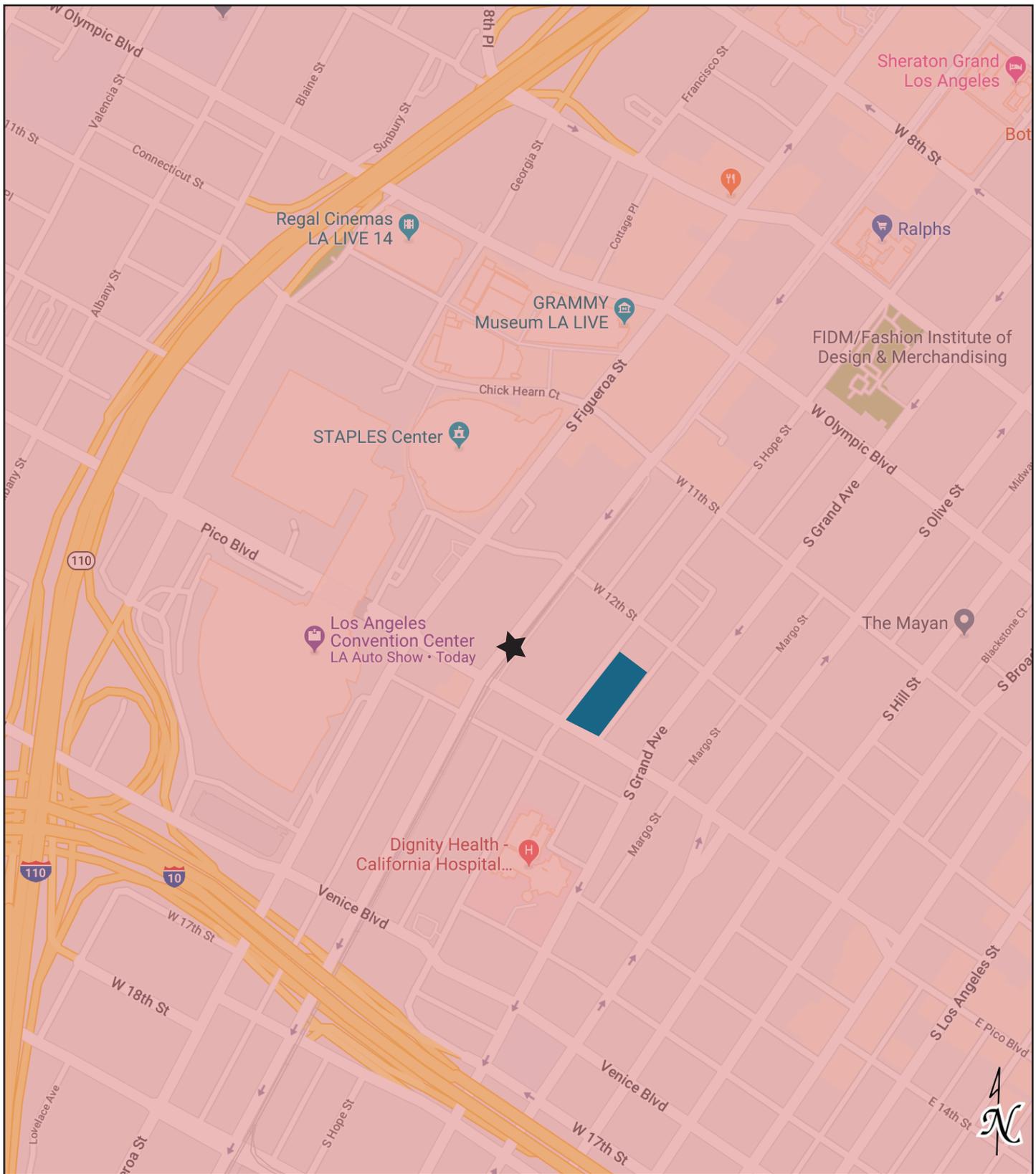
Regional access to the area of the Project Site is provided by the Santa Monica Freeway (I-10) via Olive Street approximately 0.23 mile to the south and the Harbor Freeway (SR-110) via 9<sup>th</sup> Street, approximately 0.6 mile to the northwest. Local access to the Project Site is provided via Hope Street and Pico Boulevard. The Los Angeles County Metropolitan Transportation Authority (Metro), City of Los Angeles Department of Transportation (LADOT), Santa Monica Big Blue Bus (BBB), and the Orange County Transportation Authority (OCTA) provide local bus service in the Project Site. Specifically, the Project Site area is served by the following lines:

- Metro Local Line 2/302, which provides service from downtown Los Angeles to the University of California Los Angeles campus in Westwood during the daytime and from downtown Los Angeles to Baldwin Hills on the nighttime "Owl" route. This line travels along Broadway and Hill Street near the Project Site.
- Metro Local Line 4, which provides service from downtown Los Angeles to West Los Angeles. This line travels along Broadway and Hill Street near the Project Site.

- Metro Local Line 30/330, which provides service from East Los Angeles to Beverly Hills. This line travels along Pico Boulevard, Broadway, and Main Street near the Project Site.
- Metro Local Line 33, which provides service from downtown Los Angeles to Ocean Park. This line travels along Main Street and Venice Boulevard near the Project Site.
- Metro Local Line 37, which provides service from downtown Los Angeles to the Washington/Fairfax Transit Hub in Culver City. This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Local Line 70, which provides service from downtown Los Angeles to El Monte. This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Local Line 71, which provides service from downtown Los Angeles to California State University Los Angeles in El Sereno. This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Local Line 76, which provides service from downtown Los Angeles to El Monte. This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Local Line 78/79/378, which provides service from downtown Los Angeles to Arcadia (Line 79) and South Arcadia (Line 78/378). This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Local Line 81, which provides service from South Los Angeles to Eagle Rock. This line travels along Figueroa Street and Flower Street near the Project Site.
- Metro Local Line, 96, which provides service from downtown Los Angeles to Burbank. This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Local Line 442, which provides service from downtown Los Angeles to Hawthorne/Lennox. This line travels along Figueroa Street and Flower Street near the Project Site.
- Metro Local Line 460, which provides service from downtown Los Angeles to Disneyland in Anaheim. This line travels along Figueroa Street and Flower Street near the Project Site.
- Metro Rapid Line 733, which provides express service from downtown Los Angeles to Santa Monica. This line travels along Main Street/Spring Street and Venice Boulevard near the Project Site.
- Metro Rapid Line 770, which provides express service from downtown Los Angeles to El Monte. This line travels along Grand Avenue and Olive Street near the Project Site.
- Metro Silver and Silver Express, which provides service and express service from El Monte to San Pedro. This line travels along Figueroa Street and Flower Street near the Project Site.

- LADOT Commuter Express 431, which provides limited service from downtown Los Angeles to Westwood. This line travels along Grand Avenue and Olive Street near the Project Site.
- LADOT Commuter Express 437, which provides limited service from downtown Los Angeles to Venice/Marina Del Rey (Route A) and Playa Vista (Route B). This line travels along Grand Avenue and Olive Street near the Project Site.
- LADOT Commuter Express 438, which provides limited service from downtown Los Angeles to Redondo Beach. This line travels along Figueroa Street and Flower Street near the Project Site.
- LADOT Commuter Express 448, which provides limited service from downtown Los Angeles to Rancho Palos Verdes. This line travels along Figueroa Street and Flower Street near the Project Site.
- LADOT DASH Route D, which provides service from Union Station in downtown Los Angeles to South Park. This line travels along Pico Boulevard, Grand Avenue, and Olive Street near the Project Site.
- LADOT DASH Route F, which provides service from the Financial District to the University of Southern California and Exposition Park in South Los Angeles. This line travels along Figueroa Street near the Project Site.
- BBB Rapid Line 10, which provides service in downtown Los Angeles and Santa Monica, with intra-service travel along I-10. This line travels along Grand Avenue and Olive Street near the Project Site.
- OCTA 701, which provides limited service from Union Station in downtown Los Angeles to the Goldenwest Transportation Center in Huntington Beach. This line travels along Figueroa Street and Flower Street (PM hours only) near the Project Site.
- OCTA Express 721, which provides limited service in downtown Los Angeles and Fullerton, with intra-service travel along SR-110 and the Artesia Freeway (SR-91). This line travels along 4<sup>th</sup> Street near the Project Site.

Additionally, the Metro Light Rail Pico Station is located approximately 0.1 miles to the northwest of the Project Site. This station provides access to the Metro A (Blue) and E (Expo) Lines. The Metro A (Blue) Line runs north-south providing service from downtown Los Angeles to Long Beach. The Metro E (Expo) Line runs east-west providing service from downtown Los Angeles to Santa Monica.



- Project Site
- Transit Priority Area
- Metro Pico Station

Source: Google Maps, April 2019.

Figure III-1  
Project Site and Transit Priority Area

Pursuant to Public Resources Code (PRC) Section 21099 (added by Senate Bill [SB] 743), the Project Site is located within a Transit Priority Area (TPA) (see also City Zoning Information File No. 2452 and **Figure III-1, Project Site and Transit Priority Area**). A TPA is defined to be an area within one-half mile of a major transit stop that is existing or planned. PRC Section 21064.3 defines a “major transit stop” as a site containing a rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequency of service internal of 15 minutes or less during the morning and afternoon peak commute periods. In addition to addressing how transportation impacts are evaluated under CEQA, SB 743 limits the extent to which aesthetics and parking are defined as impacts under CEQA.

Specifically, Section 21099(d)(1) of the PRC states that a project’s aesthetic and parking impacts shall not be considered a significant impact on the environment if (1) the project is a residential, mixed-use residential, or employment center project, and (2) the project is located on an infill site within a TPA.

## **b) On-Site Conditions**

The approximately 1.29-acre Project Site comprises five (5) parcels along the southwesterly side of the block bounded by 12<sup>th</sup> Street to the north, Grand Avenue to the east, Pico Boulevard to the south, and Hope Street to the west. Hope Street and Grand Avenue are both two-lane thoroughfares with two-way traffic. The Project Site is located in the “South Park” neighborhood of Downtown Los Angeles in the Central City Community Plan Area. The Project Site has a general plan land use designation of High Density Residential and a zoning designation of [Q]R5-4D-O, or High Density Residential in Height District 4 with a “D”-Development Limitation and in an Oil Drilling Overlay. The Project Site is located in a transit priority area, the Greater Downtown Housing Incentive Area, the Los Angeles State Enterprise Zone, and the City Center Redevelopment Plan Project Area.

The Project Site is currently developed with two, one-story and one, two-story commercial industrial buildings fronting Hope Street built around 1918; the four-story Morrison Hotel, built in 1914 at the corner of Hope Street and Pico Boulevard; and an associated, approximately 56,325-square-foot surface parking lot adjacent to the Morrison Hotel containing 32 parking spaces. The three commercial industrial buildings on the Project Site are currently used as office/warehouse buildings. The Morrison Hotel has 111 single room occupancy (SRO) units and has been unoccupied since 2008.<sup>1</sup> SurveyLA identified the Morrison Hotel as eligible for listing in the California Register and for designation as a Historic Cultural Monument (HCM). The survey found the Morrison Hotel to be significant as an “excellent example of a 1910s hotel in downtown Los Angeles, exhibiting essential characteristics of the property type; reflects early patterns of commercial development in Los Angeles’ central business district. The building was immortalized

---

<sup>1</sup> As detailed in **Section IV.G, Land Use**, of this Draft EIR, the Applicant shall coordinate with the City to provide replacement units consistent with the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas.

on the album cover of The Doors' 1970 album *Morrison Hotel*,<sup>2</sup> but that the building does not retain sufficient integrity for listing in the National Register due to alterations, including storefront modifications and window infill.<sup>3</sup> **Figures II-2 and II-3, Views of the Project Site**, show the existing built conditions of the Project Site.

### c) Surrounding Land Uses

The Project Site is located in the South Park neighborhood in the western portion of downtown Los Angeles, in an area that has been developed since the late 1800s. The South Park neighborhood is located southwest of the Downtown Center and Historic Core, west of the Financial District, and northeast of the Figueroa Corridor, across I-10, and is bordered by James M. Wood Boulevard and Olympic Boulevard to the north, mid-block between Broadway and Main Street to the east, 17<sup>th</sup> Street to the south, and LA Live Way to the west. The South Park neighborhood encompasses an area that has been transitioning from predominantly commercial and industrial uses to a regional residential, entertainment, shopping, and hospitality center.

The Project Site has frontage along Hope Street and Pico Boulevard. The parcels immediately surrounding the Project Site along Hope and Pico are developed with a variety of mid-rise, mixed-use commercial, manufacturing, and residential buildings and surface parking lots. The Project Site is bound by a commercial industrial building to the north; an alleyway, mixed-use residential, commercial, and a surface parking to the east; Pico Boulevard and mixed-use residential to the south; and Hope Street, commercial industrial uses, and a surface parking to the west. A mid-rise, mixed-use commercial and residential building is under construction adjacent to the Project site at the southeast corner of the block. Other surrounding properties include industrial, commercial retail, residential, and surface parking lots. The properties in the surrounding area are zoned R5 and C2. **Figure III-2, Aerial Map of Surrounding Uses**, shows the various existing land uses around the Project Site, and **Figures III-3 through III-4, Views of the Surrounding Uses**, show the existing built conditions around the Project Site at street level.

### d) Land Use Plans

Regional plans that are applicable to the Project Site include: California Green Building Standards Code, Southern California Association of Governments' (SCAG) *2008 Regional Comprehensive Plan*, SCAG's *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*, ConnectSoCal (2020-2045 RTP/SCS), South Coast Air Quality Management District's *2016 Air Quality Management Plan*, and Metro's *Congestion Management Plan for Los Angeles County*.

<sup>2</sup> Architectural Resources Group, "Historic Resources Survey Report: Central City Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey (City of Los Angeles Office of Historic Resources, May 2016)*, Appendix A: Individual Resources, page 69.

<sup>3</sup> Architectural Resources Group, "Historic Resources Survey Report: Central City Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey (City of Los Angeles Office of Historic Resources, May 2016)*, Appendix A: Individual Resources, page 69.



 PROJECT SITE

Source: Google Maps, October 2019.

Figure III-2  
Aerial Map of Surrounding Uses



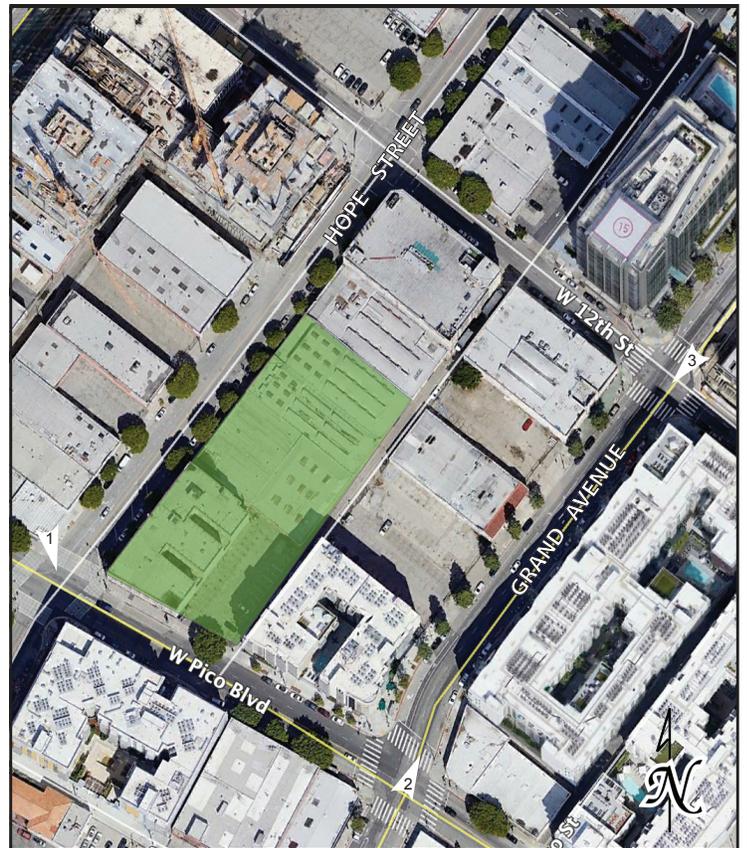
**View 1:** View looking south toward mixed-use building from intersection of Pico Boulevard and Hope Street.



**View 2:** View looking northeast at mixed-use buildings from intersection of Pico Boulevard and Grand Avenue.



**View 3:** View looking southwest at mixed-use building and commercial industrial building from intersection of Grand Avenue and 12th Street.



PROJECT SITE  
PHOTO LOCATION MAP

Source: EcoTierra 2019.



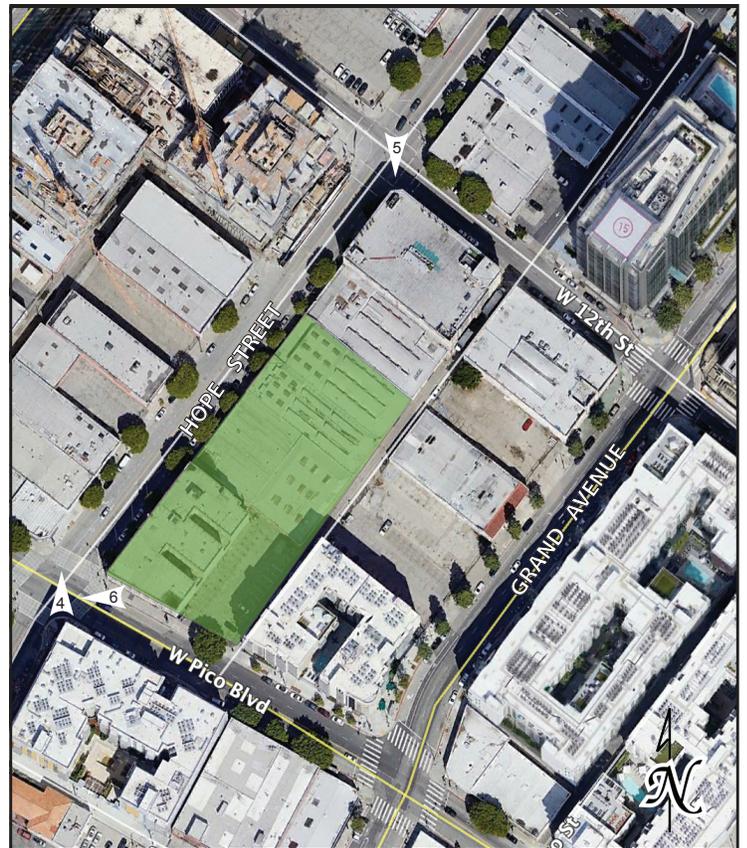
**View 4:** View looking north at commercial industrial buildings and modern high-rise mixed-use buildings from the intersection of Pico Boulevard and Hope Street.



**View 5:** View looking at adaptively reused building with views also of commercial uses and mixed-use building from intersection of Hope Street and 12th Street.



**View 6:** View looking west at surface parking and multi-family buildings with views of the Convention Center in the background from Pico Boulevard and Hope Street.



PROJECT SITE  
PHOTO LOCATION MAP

Source: EcoTierra 2019.

Figure III-4  
Views of the Surrounding Uses  
Views 4, 5, and 6

City land use plans applicable to the Project Site include: the *City of Los Angeles General Plan*, the *Central City Community Plan*, the *City Center Redevelopment Project Area, Plan for a Healthy Los Angeles*, the *City of Los Angeles Municipal Code (LAMC)* (particularly Chapter 1, General Provisions and Zoning, also known as the City of Los Angeles Planning and Zoning Code), the Los Angeles State Enterprise Zone, the Greater Downtown Housing Incentive Area, the Adaptive Reuse Incentive Area, the Central City Parking District, Downtown Business District, the City's *Walkability Checklist*, and the *Citywide Design Guidelines*.

## 2. Related Projects

Sections 15126 and 15130 of the State CEQA Guidelines require that EIRs consider the significant environmental effects of a project as well as “cumulative impacts.” Cumulative impacts are two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.<sup>4</sup>

As set forth in Section 15130 of the State CEQA Guidelines, the determination of cumulative impacts is generally a two-step process. The first step is to determine whether the combined effects from the proposed project and related projects, as identified below, would result in a significant cumulative impact. If the answer is no, then the EIR only briefly needs to indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. If the answer is yes, then the analysis proceeds to the second step, which is to determine whether the proposed project's incremental effects are cumulatively considerable. Section 15065(a)(3) of the State CEQA Guidelines defines “cumulatively considerable” to mean that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In some causes a cumulatively considerable impact may be mitigated to less than significance through the adoption of project-specific mitigation measures, but, in accordance with State CEQA Guidelines Section 15130(a)(3), a project's contribution could be less than cumulatively considerable if the project implements or funds fair share mitigation measure(s) designed to alleviate the cumulative impact. In addition, the lead agency is required to identify facts and analyses supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

State CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts reflects “the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great of detail as is provided for the effects attributable to the project alone.” Rather, the discussion is to “be guided by the standards of practicality and reasonableness and should focus on the cumulative impact to which the identified other projects contribute.”

The State CEQA Guidelines Section 15130(b)(1)(A) and (B) explain that either of the following methods are necessary to provide an adequate discussion of significant cumulative impacts:

- A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts; or

---

<sup>4</sup> *State CEQA Guidelines, Section 15355*

- A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the vicinity of a project site, while a cumulative air quality impact may affect the entire air basin.

The analyses in this Draft EIR are primarily based on the list method for evaluating cumulative effects. A list of 172 projects (Related Projects) has been prepared (see **Table III-1, List of Related Projects**) which includes approved, under construction, proposed, or reasonably foreseeable projects within the vicinity of the Project that could produce a related or cumulative impact on the local environment when considered in conjunction with the Project. The list of Related Projects is based on information provided by the Department of City Planning and LADOT during preparation of the Project's traffic study, and includes all projects identified within a 1.5-mile radius of the Project Site. These related projects include mixed-use, office, residential, commercial, institution, manufacturing, hotel, and sports/stadium uses.

The list of Related Projects is intended to demonstrate the reasonably anticipated magnitude of development that may occur in the vicinity of the Project during this period based on projects currently on file. Analysis of the Project and the Related Projects is conservative because it is unlikely that all of the Related Projects would be developed due to various circumstances such as changes in economic conditions or delays in obtaining entitlements; nevertheless, the analysis of future conditions in 2024 (the Project's buildout year) assumes that all of the Related Projects are also fully built out by 2024. This buildout year is assumed for all cumulative impact analyses in this Draft EIR. The Related Projects are shown on **Figure III-5, Location of Related Projects**.

**Table III-1  
List of Related Projects**

ID	Address	Land Use	Size
1	1550 W 8th St	Office	33,957 sf
2	237 S Los Angeles	Sports complex	43,453 sf
3	146 W 11th St	Apartment	20 units
		Office	32,670 sf
		Retail	37,600 sf
		Condominium	565 units
4	939 S Flower St	Apartment	112 units
		FIDM Campus Expansion	95,700 sf
5	1420 S Bonnie Brae St	Apartment	26 units
6	225 S Los Angeles St	Condominium	300 units
		Retail	3,400 sf
7	1301 W Colton St	Apartment	29 units
8	1360 S Figueroa St	Condominium	622 units

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
9	2300 S Flower St	Apartment Retail	1,500 units 40,000 sf
10	300 S Santa Fe Ave	Apartment Retail Fast Food Restaurant Quality Restaurant	420 units 45,000 sf 7,500 sf 7,500 sf
11	1133 S Hope St	Condominium Restaurant	159 units 6,827 sf
12	745 S Spring St	Condominium Retail	247 units 10,675 sf
13	905 E 2nd St	Condominium Retail	302 units 22,335 sf
14	503 S Olive	Condominium Retail Restaurant	900 units 19,000 sf 19,200 sf
15	1115 S Hill St	Condominium Restaurant	172 units 6,850 sf
16	810 E Pico Bl	Condominium	131 units
17	1600 W Olympic Bl	Gas Station/Mini Market	8 FP
18	2455 S Figueroa St	Apartment	145 units
19	609 W 8th St	Condominium Hotel Retail Restaurant	225 units 200 rooms 30,000 sf 32,000 sf
20	1340 S Olive St	Apartment Retail Restaurant	156 units 5,000 sf 10,000 sf
21	800 E 12th St	Manufacturing	320,497 sf
22	955 S Broadway	Apartment Retail	218 units 7,000 sf
23	1346 W Court St	Apartment	43 units
24	1130 W Wilshire Bl	Office	86,844 sf
25	425 S Union Ave	Apartment	33 units
26	848 S Grand Ave	Residential Market	420 units 38,500 sf
27	1430 W Beverly Bl	Apartment	157 units
28	250 S Hill St	Condominium Retail/Restaurant	330 units 12,000 sf
29	220 E Washington Bl	Apartment Retail/Restaurant	357 units 19,000 sf

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
30	2100 S Figueroa St	Condominium Retail	291 units 7,134 sf
31	1239 W Wilshire Bl	Medical Office	56,450 sf
32	1111 Wilshire Bl	School	450 students
33	1110 W 11th St	Stadium Event Center Event Meeting Space	76,250 seats 143,500 sf 102,150 sf
34	1435 W 3rd St	Apartment Retail	122 units 5,000 sf
35	333 S Alameda Ave	Bowling Alley	40,800 sf
36	1500 S Figueroa St	Apartment Live/Work Retail	190 units 10 units 10,922 sf
37	754 S Hope St	Apartment Retail	409 units 7,329 sf
38	845 S Figueroa	Discount Supermarket	21,122 sf
39	150 N Figueroa St	Office Retail Child Care	712,500 sf 35,000 sf 2,500 sf
40	1027 S Olive St	Apartment	100 units
41	1306 S Hope St	Apartment Retail	419 units 42,200 sf
42	928 S Broadway	Apartment Retail Live/Work Office	662 units 47,000 sf 11 units 34,824 sf
43	1200 S Grand Ave	Apartment Retail	640 units 45,000 sf
44	1501 W Wilshire Bl	Apartment Retail Restaurant	217 units 2,400 sf 4,450 sf
45	1329 W 7th St	Apartment Retail	94 units 2,000 sf
46	534 S Main St	Apartment Retail Restaurant Fast Food	160 units 18,000 sf 3,500 sf 3,500 sf
47	840-860 S Olive	Condominium Restaurant	303 units 8,680 sf

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
48	710 S Grand Ave	Apartment Retail Restaurant	700 units 27,000 sf 5,000 sf
49	950 E 3rd St	Sci Art School Office Retail Apartment	400 students 39,900 sf 188,325 sf 408 units
50	619 S Westlake	Apartments	52 units
51	1552 W Rockwood St	High School	600 students
52	899 S Francisco St	Condominium Office Hotel Retail/Restaurant	836 units 988,225 sf 480 rooms 46,000 sf
53	920 S Hill St	Condominium Retail	239 units 5,400 sf
54	237 S Grand Av	Apartment Restaurant	265 units 5,020 sf
55	2051 E 7th St	Condominium Retail	182 units 3,000 sf
56	920 N Vignes	MTA Bus Facility	--
57	201 S Broadway	Retail/Restaurant	27,765 sf
58	454 E Commercial St	Bus Maintenance	87,120 sf
59	1219 S Hope St	Hotel	75 rooms
60	902 W Washington Bl	Condominium	142 units
61	900 W Wilshire Blvd	Mixed-Use Redevelopment	--
62	150 N Los Angeles St	Office Retail Other	712,500 sf 35,000 sf 2,500 sf
63	1700 W Olympic Bl	Hotel	160 rooms
64	233 W Washington Bl	Apartment Retail	160 units 24,000 sf
65	400 S Broadway	Apartment Retail Other	450 units 7,500 sf 5,000 sf
66	1001 Olive St	Apartment Retail Restaurant	1,367 units 20,000 sf 20,000 sf
67	1525 E. Industrial St	Apartment Retail Other	240 units 7,165 sf 4,110 sf

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
68	1000 S Grand Ave	Apartment Other	274 units 12,000 sf
69	801 S Olive St	Apartment Other	331 units 10,000 sf
70	1212 W Flower St	Condominium Retail Office	730 units 10,500 sf 70,465 sf
71	600 S San Pedro St	Apartment Office Retail	303 units 16,773 sf 3,136 sf
72	820 S Olive St	Apartment Retail	589 units 4,500 sf
73	601 S Main St	Condominium Retail	452 units 25,000 sf
74	1111 S Broadway	Apartment Office Retail	391 units 39,725 sf 49,000 sf
75	1148 S Broadway	Apartment Retail	94 units 2,500 sf
76	1120 S Grand Ave	Apartment Hotel Retail	666 units 300 rooms 8,700 sf
77	1230 S Olive St	Apartment Retail	362 units 4,000 sf
78	1247 Grand Ave	Apartment Retail	118 units 5,152 sf
79	1400 S Figueroa St	Apartment Retail	106 units 4,834 sf
80	940 S Figueroa St	Office Restaurant Theatre	10,056 sf 5,119 sf 1,942 seats
81	527 N Spring St	La Plaza Cultura Paseo	--
82	1036 S Grand Ave	Restaurant	7,149 sf
83	963 E 4th St	Office Retail Restaurant	78,600 sf 25,000 sf 20,000 sf
84	1335 W 1st St	Apartment Retail	101 units 3,514 sf
85	459 S Hartford Ave	Apartment	94 units
86	401 N Boylston St	Apartment	101 units

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
87	1150 W Wilshire Blvd	Apartment Restaurant	80 units 4,589 sf
88	737 S Spring St	Apartment Pharmacy	320 units 25,000 sf
89	1218 W Ingraham St	Apartment	90 units
90	555 S Mateo St	Retail	153,000 sf
91	1147 E Palmetto	Apartment Hotel Restaurant	120 units 141 rooms 20,000 sf
92	742 S Hartford Ave	Apartment	58 units
93	732 S Spring St	Apartment Pharmacy	400 units 15,000 sf
94	340 S Hill St	Apartment Retail	428 units 6,700 sf
95	1728 W 7th St	Restaurant Bar	9,600 sf 3,500 sf
96	1145 W 7th St	Condominium Apartment Retail	126 units 100 units 7,200 sf
97	360 S Alameda St	Apartment Restaurant Office	55 units 2,500 sf 6,300 sf
98	1929 W Pico Bl	Charter High School	480 students
99	118 Astronaut E. S. Onizuka St	Apartment	77 units
100	700 W Cesar Chavez Ave	Apartment Retail	300 units 8,000 sf
101	649 S Wall St	Medical Office Assisted Living	66 employees 55 beds
102	500 S Mateo St	Restaurant	12,682 sf
103	300 S Main St	Apartment Retail Restaurant	471 units 5,190 sf 27,780 sf
104	850 S Hill St	Apartment Retail Restaurant	305 units 3,200 sf 3,300 sf
105	340 N Patton St	Apartment	43 units
106	400 S Alameda St	Hotel Restaurant Retail	66 rooms 2,130 sf 840 sf

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
107	700 W 9th St	Condominium Retail	689 units 22,963 sf
108	649 S Olive St	Hotel	241 rooms
109	1111 W 6th St	Apartment Retail Restaurant Coffee	369 units 18,600 sf 2,200 sf 1,200 sf
110	1633 W 11th St	Charter School	460 students
111	1229 Grand Ave	Condominium Restaurant	161 units 3,000 sf
112	675 S Bixel St	Hotel Apartment Retail	126 rooms 422 units 4,874 sf
113	740 S Hartford Ave	Apartment	80 units
114	1235 W 7th St	Condominium Retail	303 units 5,959 sf
115	940 S Hill St	Apartment Restaurant	232 units 14,000 sf
116	1322 W Linwood Ave	Apartment	84 units
117	719 E 5th St	Apartment Retail	160 units 10,057 sf
118	1316 W Court St	Apartment	112 units
119	1334 S Flower St	Apartment Retail/Restaurant	188 units 10,096 sf
120	929 E 2nd St	Retail Retail Event Space Private Drinking Space Private Office Private Health Club Private Theater	40,034 sf 985 sf 7,843 sf 10,369 sf 40,249 sf 5,383 sf 49 sf
121	633 S Spring St	Hotel Restaurant Bar	176 rooms 8,430 sf 5,290 sf
122	1020 S Figueroa St	Condominium Hotel Retail Restaurant	435 units 300 rooms 40,000 sf 40,000 sf
123	720 W Washington Bl	Apartment	105 units
124	1400 S Flower St	Apartment	147 units

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
		Retail	6,921 sf
125	1930 W Wilshire Bl	Apartment Theatre Enrollment Hotel	478 units 850 seats 50 students 220 rooms
126	130 S Beaudry Ave	Apartment Retail	230 units 9,000 sf
127	495 S Hartford Ave	Apartment	220 units
128	1122 W Washington Bl	Medical Office	60,000 sf
129	1155 S Olive St	Hotel Retail Restaurant	258 rooms 1,896 sf 2,722 sf
130	437 Hill St	Apartment Restaurant	600 units 13,872 sf
131	1011 S Park View St	Apartment	108 units
132	1900 S Broadway	Condominium Apartment Hotel Retail Office Museum/Gallery Gym	900 units 550 units 210 rooms 143,100 sf 180,000 sf 17,600 sf 8,000 sf
133	1302 W Washington Bl	Pharmacy-Drug Store	16,752 sf
134	1255 E Elden Ave	Apartment	103 units
135	2716 S Severance St	Child Care Expand	9,955 sf
136	2405 W 8th St	Apartment Retail	144 units 4,406 sf
137	2501 Olympic Bl	Apartment Retail	173 units 3,618 sf
138	744 S Figueroa St	Apartment Retail	436 units 10,165 sf
139	815 W Olympic Bl	Hotel Retail Office	346 rooms 61,149 sf 36,256 sf
140	243 W Adams Bl	Apartment Retail/Restaurant	300 units 5,000 sf
141	433 S Main	Condominium Restaurant Retail Coffee	161 units 1,700 sf 900 sf 4,300 sf

**Table III-1  
List of Related Projects**

<b>ID</b>	<b>Address</b>	<b>Land Use</b>	<b>Size</b>
142	845 Olive & 842 Grand	Apartment Restaurant	208 units 2,400 sf
143	1000 W Temple St	Apartment Retail	1,500 units 30,000 sf
144	1340 S. Hill St	Apartment Retail	235 units 9,000 sf
145	8 <sup>th</sup> St & Garland	Residential Retail Bar Daycare Office	118 units 2,439 sf 1,132 sf 2,684 sf 69,295 sf
146	888 S Hope St	Apartment	526 units
147	701 S Hill St	Apartment Bar Restaurant	165 units 11,902 sf 14,032 sf
148	354 S Spring St	Apartment	212 units
149	1018 W Inghram St	Apartment Retail	37 units 1,890 sf
150	1030 S Hill St	Apartment Retail Restaurant	700 units 7,000 sf 7,000 sf
151	361 S Spring St	Hotel	315 rooms
152	656 S Stanford Ave	Apartments	82 units
153	554 S San Pedro St	Affordable Housing Retail/Restaurant Office	407 units 7,690 sf 4,410 sf
154	609 E 5th St	Apartment	151 units
155	911 S Figueroa St	Hotel Apartment Retail/Restaurant	220 rooms 200 units 94,080 sf
156	1800 Beverly Bl	Apartments Restaurant	243 units 3,500 sf
157	1045 S Olive St	Residential Retail	800 units 1,500 sf
158	100 S Broadway	Apartment Retail Grocery	1,127 units 34,572 sf 45,000 sf
159	333 W 5th St	Condominium Hotel Condominium	100 units 200 rooms 142 units

**Table III-1  
List of Related Projects**

ID	Address	Land Use	Size
		Restaurant/Bar/Gym	25,000 sf
160	1246 W Court St	Apartment	54 units
161	755 S Wall St	Office Apartment Retail Restaurant Event Space	53,200 sf 323 units 4,400 sf 4,420 sf 125 persons
162	1123 S Main St	Apartments	363 units
163	1100 S Main St	Apartments Retail	379 units 25,810 sf
164	1248 S Figueroa	Hotel Restaurant Restaurant	1,162 rooms 6,573 sf 6,573 sf
165	1300 S Figueroa	Hotel	1,024 rooms
166	1001 W Olympic Bl	Apartments Hotel Retail Restaurant	879 units 1,000 rooms 20,000 sf 20,000 sf
167	949 S Hope St	Apartments Restaurant Retail	236 units 5,060 sf 894 sf
168	1138 S Broadway	Hotel	138 rooms
169	1600 S Flower St	Apartments Hotel Restaurant Medical Office	250 units 300 rooms 3,120 sf 10,000 sf
170	1105 S Olive St	Apartments Restaurant Retail Apartments Restaurant Retail	537 units 3,800 sf 3,800 sf 713 units 7,100 sf 7,100 sf
171	1323 S Flower St	Hotel Apartments Bar/Restaurant	132 rooms 47 units 3,685 sf
172	1201 S Grand Ave	Apartments Retail/Restaurant	312 units 7,100 sf
<i>Source: Overland Traffic Consultants, Traffic Impact Analysis for the Morrison Mixed-Use Project, September 2020 (Revised November 29, 2020), and Supplemental Transportation Assessment, January 2022.</i>			

