



The Morrison Project Appendices

Environmental Case: ENV-2018-2294-EIR
State Clearinghouse No.: 2019049078

Project Location: 1220-1246 Hope Street, 427-435 Pico Boulevard, Los Angeles, California, 90015

Community Plan Area: Central City

Council District: 14—de León

Project Description: The Project Site is currently occupied by the vacant Morrison Hotel, three commercial industrial buildings, and a surface parking lot. The Project would demolish the existing commercial industrial buildings (approximately 32,550 square feet) and surface parking lot. The existing 46,626-square-foot, 111-unit single-resident occupancy Morrison Hotel (Existing Hotel) would be partially rehabilitated, partially demolished and reconstructed, and expanded on the east side by approximately 174,481 square feet (Hotel Expansion). The Project would also construct an approximately 186,155-square-foot, hotel/residential building (Hotel/Residential Tower) to the north of the Existing Hotel. The rehabilitation of the Existing Hotel would include demolishing the approximately 12,280-square-foot inner wing to create a courtyard. The Existing Hotel would be partially rehabilitated to provide 29,187 square feet of hotel uses and 5,155 square feet of ground floor restaurant uses. The Existing Hotel would be expanded with the Hotel Expansion, which would provide 165,800 square feet of hotel uses, a 2,838-square-foot rooftop restaurant and bar, and a 5,843-square-foot museum. The Hotel/Residential Tower would include 150,366 square feet of residential uses above 32,997 square feet of hotel uses and a 2,792-square-foot ground-floor restaurant. The total floor area of the Project would be approximately 420,303 square feet, for a Floor Area Ratio (FAR) of 7.5:1, with 136 dwelling units and 444 guest rooms. The Project includes 233 parking spaces to be located within three subterranean levels, excavated to a maximum depth of approximately 36 feet below the existing ground surface.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

EcoTierra Consulting, Inc.

APPLICANT:

Morrison Hotel, LLC and Morrison Residential, LLC

March 2022