



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

March 10, 2022

ENVIRONMENTAL CASE NO.:	ENV-2018-2294-EIR
STATE CLEARINGHOUSE NO.:	2019049078
PROJECT NAME:	The Morrison Project
PROJECT APPLICANT:	Morrison Hotel, LLC and Morrison Residential, LLC
PROJECT ADDRESS:	1220-1246 Hope Street, 427-435 Pico Boulevard, Los Angeles, CA 90015
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14 - de León
PUBLIC COMMENT PERIOD:	March 10, 2022 – April 25, 2022

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed The Morrison Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (historic resources) and Noise (on-site construction noise and off-site construction vibration impacts to adjacent sensitive receptors). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies. As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The DEIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The DEIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. In addition, physical copies of the DEIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The DEIR and the documents referenced in the DEIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment. Digital copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
- 3) Chinatown Branch Library, 639 North Hill Street, Los Angeles, CA 90012

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, April 25, 2022, no later than 4:00 p.m.**

Please direct your written comments to:

Mail: Erin Strelch
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: erin.strelch@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Erin Strelch
Major Projects Section
Department of City Planning
(213) 847-3626

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.