

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2019049078**

Project Title: The Morrison Hotel

Lead Agency: Los Angeles Department of City Planning Contact Person: Mindy Nguyen
 Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: 213-847-3674
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
 Cross Streets: South Hope Street & West Pico Boulevard Zip Code: 90015
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ' 23.1 " N / 118 ° 15 ' 53.5 " W Total Acres: 1.29
 Assessor's Parcel No.: 5139-022-003, -04, -06, -20, -21 Section: 32 Twp.: 1 South Range: 13 West Base: SBBM
 Within 2 Miles: State Hwy #: I-110, I-10, CA-110, US-101 Waterways: Los Angeles River
 Airports: None Railways: various Metro light rails Schools: various LAUSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone **APR 12 2019** Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

STATE CLEARINGHOUSE

Development Type:

Residential: Units 135 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 18,951 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Hotel 450 rooms

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural Res.

Present Land Use/Zoning/General Plan Designation:

Commercial industrial and vacant hotel / [Q]R5-4D-O (High Density Residential) / High Density Residential land use designation

Project Description: *(please use a separate page if necessary)*

Demolition of approximately 32,550 square feet of existing commercial industrial buildings, the adaptive reuse of an existing 46,626 square-foot, single-resident occupancy hotel, the expansion of the existing hotel with the new construction of an approximately 102,706 square-foot hotel (Phase I), and the new construction of an approximately 273,106 square-foot, mixed-use hotel and residential building (Phase II). The total floor area of the Project would be approximately 422,438 square feet, with 135 dwelling units and 450 guest rooms. The Project includes 215 parking spaces to be located within three levels of subterranean parking.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 12, 2019 Ending Date May 13, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>EcoTierra Consulting, Inc.</u>	Applicant: <u>Morrison Hotel, LLC, & Morrison Residential, LLC</u>
Address: <u>633 W. 5th Street, 26th Floor</u>	Address: <u>1605 Cahuenga Boulevard</u>
City/State/Zip: <u>Los Angeles, CA 90071</u>	City/State/Zip: <u>Los Angeles, CA 90028</u>
Contact: <u>Craig Fajnor</u>	Phone: <u>323-466-1400</u>
Phone: <u>213-235-4770</u>	

Signature of Lead Agency Representative:  Date: 04/10/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.