

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: TBD**2019049078**Project Title: The Morrison ProjectLead Agency: Los Angeles Department of City PlanningContact Name: Mindy NguyenEmail: Mindy.Nguyen@lacity.orgPhone Number: 213-847-3674Project Location: Los Angeles
*City*Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

The Project is located a highly developed urban neighborhood at the intersection of South Hope Street and West Pico Boulevard in the South Park neighborhood of the Central City Community Plan area. The Project Site consists of five contiguous lots associated with Assessor Parcel Numbers 5139-022-003, 5139-022-004, 5139-022-020, 5139-022-006, and 5139-022-021. The relatively flat Project Site is approximately 1.29 acres in size.

The Project would entail the 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 would also include a 3,060 square-foot basement bar and lounge, 15,891 square feet of ground floor restaurant and retail space, 10,415 square feet of ground floor hotel and residential lobby space, 14,052 square feet of event and meeting room space, and 39,199 square feet of amenity spaces. The Project includes 215 parking spaces to be located within three levels of subterranean parking.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on an Initial Study, the proposed Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the Environmental Impact Report: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Unknown at this time

Provide a list of the responsible or trustee agencies for the project.

N/A