

APPROVED

Sept 01 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-227

DATE September 01, 2022

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82183 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

| | | | |
|------------|-------|-------------------|-----------------|
| AP Diaz | _____ | M. Rudnick | _____ |
| H. Fujita | _____ | *C. Santo Domingo | _____ <i>DF</i> |
| B. Jackson | _____ | N. Williams | _____ |



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82183 (Project) to pay in-lieu fees to the City in order to fulfill the Project’s requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks’ (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners’ (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states in part that, “[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...”. The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 1220-1246 South Hope Street and 427-435 Pico Boulevard in the South Park community of the City. The Project site is approximately 1.29 gross acres. The Project, as currently proposed, includes the adaptive reuse of an existing single room occupancy (SRO) hotel into a 444 guest room hotel with 136 residential units, restaurant and retail spaces.

The Project also includes approximately 15,215 square feet of open space, including a recreation room and general common open space.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **June 13, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **April 23, 2018**. On August 4, 2022, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **September 13, 2022**. The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project's proposed 136 units would be:

$$\mathbf{0.98\ Acres} = (136 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project

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location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, is a condominium project.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2021, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$16,642.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 136 units would be:

\$2,263,312.00 = \$16,642.00 x 136 dwelling units

As currently proposed, the Project has no dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of

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the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the South Park community of the City and within the Central City Community Plan Area. Currently, the Project site is an SRO hotel and is surrounded by commercial uses on all sides.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 6,332 persons (12,176 persons per square mile).

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- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2014 American Community Survey): 13,507 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 15,215 square feet of open space, including a recreation room and general common open space.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There is one (1) public park within a half mile walking distance of the Project site:

- Grand Hope Park is a 2.31-acre park, located at 919 South Grand Avenue that is owned but not operated by RAP. Grand Hope Park is currently improved with a playground, walking paths and benches.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **2,234** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

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Nearby Public Park Projects

There is one (1) new public park currently in development within a two-mile radius of the Project site:

- The 1st and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1st Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

There are seven (7) park renovation projects in development within a two-mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Echo Park – Outdoor Fitness Equipment Installation (PRJ21596) Project
- Echo Park Youth Center – Child Care Center Renovation (PRJ21519) Project
- Echo Park – Ballfields Restroom Replacement (PRJ21250) Project
- Lafayette Park - Outdoor Improvements and New Synthetic Field (PRJ21330, PRJ20495) Project
- MacArthur Park – Park Renovation (PRJ21514, PRJ21506) Project
- Pico Union Park – Playground Replacement (PRJ21218, PRJ21420) Project
- Pershing Square – Phase 1A (PRJ21113) Project

There are five (5) park renovation projects currently in various stages of planning and development within a two-mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- MacArthur Park – New Boathouse (PRJ21108) Project
- MacArthur Park – Restroom Replacement (PRJ21646)
- San Julian Park – New Restroom Installation (PRJ21211, PRJ21455) Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

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FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate parkland to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Meghan Luera, Senior Management Analyst I, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



ARCHITECT
SHoP Architects
233 Broadway 11th Floor
New York, NY 10279

APPLICANT
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

OWNER
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

REV DATE ISSUE

PROJECT #: 191031
DATE: 10/26/2020

● NOT FOR CONSTRUCTION

COVER SHEET

G0.00
ENTITLEMENT SUBMITTAL

| SHEET INDEX | |
|---------------|---------------------------|
| SHEET NUMBER | SHEET NAME |
| GENERAL | |
| G0.00 | COVER SHEET |
| G0.05 | PROJECT DATA |
| G0.11 | RENDERING |
| G0.12 | RENDERING |
| G0.13 | RENDERING |
| G0.21 | CONTEXT |
| G1.01 | FLOOR AREA DIAGRAMS |
| G1.02 | FLOOR AREA DIAGRAMS |
| G1.03 | FLOOR AREA DIAGRAMS |
| G1.04 | FLOOR AREA DIAGRAMS |
| G1.11 | OPEN SPACE DIAGRAMS |
| LANDSCAPE | |
| L1.00 | OVERALL LANDSCAPE PLAN |
| L1.01 | LEVEL 01 LANDSCAPE PLAN |
| L1.02 | LEVEL 02 LANDSCAPE PLAN |
| L1.03 | LEVEL 05 LANDSCAPE PLAN |
| L1.04 | LEVEL 06 LANDSCAPE PLAN |
| L1.05 | LEVEL 15 LANDSCAPE PLAN |
| L1.06 | LEVEL 25 LANDSCAPE PLAN |
| L1.07 | PLANTING PALETTE |
| L1.08 | INSPIRATION IMAGES |
| ARCHITECTURAL | |
| A1.01 | PLOT PLAN |
| A2.B3 | FLOOR PLAN - LEVEL B3 |
| A2.B2 | FLOOR PLAN - LEVEL B2 |
| A2.B1 | FLOOR PLAN - LEVEL B1 |
| A2.01 | FLOOR PLAN - LEVEL 01 |
| A2.02 | FLOOR PLAN - LEVEL 02 |
| A2.03 | FLOOR PLAN - LEVEL 03 |
| A2.04 | FLOOR PLAN - LEVEL 04 |
| A2.05 | FLOOR PLAN - LEVEL 05 |
| A2.06 | FLOOR PLAN - LEVEL 06 |
| A2.07 | FLOOR PLAN - LEVEL 07 |
| A2.08 | FLOOR PLAN - LEVEL 08 |
| A2.09 | FLOOR PLAN - LEVELS 09-13 |
| A2.14 | FLOOR PLAN - LEVEL 14 |
| A2.15 | FLOOR PLAN - LEVEL 15 |
| A2.16 | FLOOR PLAN - LEVEL 16 |
| A2.17 | FLOOR PLAN - LEVELS 17-18 |
| A2.19 | FLOOR PLAN - LEVELS 19-23 |
| A2.24 | FLOOR PLAN - LEVEL 24 |
| A2.25 | FLOOR PLAN - LEVEL 25 |
| A2.26 | FLOOR PLAN - LEVEL 26 |
| A3.01 | WEST ELEVATION |
| A3.02 | EAST ELEVATION |
| A3.03 | NORTH ELEVATION |
| A3.04 | SOUTH ELEVATION |
| A3.05 | GARDEN ELEVATIONS |
| A3.07 | EXTERIOR MATERIALS |
| A3.11 | N/S SECTION |
| A3.12 | E/W SECTION |
| A3.13 | E/W SECTION |
| A3.14 | N/S SECTION |



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PROJECT INFORMATION

| | |
|---|--|
| APPLICANT: | MORRISON HOTEL, LLC & MORRISON RESIDENTIAL LLC 1605 N CAHUENGA BLVD, HOLLYWOOD, CA 90028 323.466.1400 |
| ARCHITECT: | SHoP ARCHITECTS 233 BROADWAY, 11TH FLOOR, NEW YORK, NY 10279 CONTACT: CORIE SHARPLES cds@shoparc.com 212.889.9005 |
| CIVIL: | KPFF 700 S FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017 CONTACT: CHRIS JONES chris.jones@hklainc.com 213.293.3474 |
| SITE ADDRESS: | 1220 - 1246 S. HOPE STREET, LOS ANGELES, CA 90015 427-435 W PICO BLVD, LOS ANGELES, CA 90015 |
| PROJECT NAME: | THE MORRISON HOTEL AND RESIDENCES |
| LEGAL DESCRIPTION: | LOT: 3, 4, 5, 6, & 7 TRACT: 17683 APN: AREA* (PER ZIMA) 513-9022-006 14,120 SF 513-9022-021 9,461 SF 513-9022-020 15,592 SF 513-9022-003 9,355 SF 513-9022-004 7,797 SF |
| TOTAL SITE AREA (GROSS): | 56,326 SF |
| PREDEDUCTION SITE AREA USED FOR FAR CALCULATION | |
| TOTAL SITE ARE (NET): | 54,591 SF |

PROJECT DESCRIPTION

| | |
|---|-----------------------------------|
| HOTEL ADAPTIVE REUSE OF EXISTING FOUR STORY BUILDING FIFTEEN STORY HOTEL EXPANSION TWENTY FIVE STORY RESIDENTIAL TOWER BASEMENT WITH THREE SUBTERRANEAN LEVELS | |
| ZONING: [Q]R5-4D-O GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL PARKING DISTRICTS: CENTRAL CITY PARKING DISTRICT DOWNTOWN PARKING DISTRICT | |
| DESITY ALLOWABLE: | UNLIMITED PER ZI 2385 |
| BUILDING HEIGHT ALLOWABLE: | UNLIMITED |
| YARD REQUIREMENTS: | NONE PER ZI 2385 |
| EXISTING HOTEL - EXISTING BUILDING HEIGHT | |
| STORIES BUILDING HEIGHT | 4 STORIES ABOVE GRADE 51'-7" |
| HOTEL EXPANSION - PROPOSED BUILDING HEIGHT | |
| STORIES BUILDING HEIGHT | 15 STORIES ABOVE GRADE 193'-7" |
| HOTEL/RESIDENTIAL TOWER - PROPOSED BUILDING HEIGHT | |
| STORIES BUILDING HEIGHT | 25 STORIES ABOVE GRADE 328'-2" |
| BASEMENT - PROPOSED HEIGHT | |
| STORIES BUILDING HEIGHT | 3 STORIES BELOW GRADE -36'-0" |

| FLOOR AREA ANALYSIS | | | |
|--|------------------|-------------------|--|
| F.A.R ALLOWED | | | 7.5:1 |
| F.A.R PROPOSED | | | 7.5:1 |
| FLOOR AREA ALLOWED | 6.0:1 | 337,956 SF | With Redevelopment Plan Exemption |
| | 1.5:1 | 84,489 SF | |
| | 7.5:1 | 422,445 SF | With Central City Redevelopment Plan Exemption |
| PROPOSED FLOOR AREA (ZONING) | | | |
| EXISTING HOTEL FLOOR AREA | | 34,342 SF | |
| HOTEL EXPANSION FLOOR AREA | | 174,481 SF | |
| HOTEL/RESI TOWER FLOOR AREA | | 186,155 SF | |
| BASEMENT | | 25,325 SF | |
| TOTAL | | 420,303 SF | |
| BUILDING FLOOR AREA BREAKDOWN (ZONING) | | | |
| EXISTING HOTEL | HOTEL | 29,187 SF | |
| | RESTAURANT | 5,155 SF | |
| | TOTAL | 34,342 SF | |
| HOTEL EXPANSION | HOTEL | 165,800 SF | |
| | RESTAURANT | 2,838 SF | |
| | IMMERSIVE MUSUEM | 5,843 SF | |
| | TOTAL | 174,481 SF | |
| HOTEL/RESI TOWER | RESIDENTIAL | 150,366 SF | |
| | HOTEL | 32,997 SF | |
| | RESTAURANT | 2,792 SF | |
| | TOTAL | 186,155 SF | |
| BASEMENT | RESIDENTIAL | 5,935 SF | |
| | HOTEL | 14,142 SF | |
| | IMMERSIVE MUSEUM | 5,248 SF | |
| | TOTAL | 25,325 SF | |

| DWELLING UNIT MIX | | | | | |
|-------------------|----------|-----------|-----------|----------|------------|
| FLOOR | Studio | 1BR | 2BR | 3BR (PH) | TOTAL |
| 7 | 0 | 6 | 2 | 0 | 8 |
| 8 | 0 | 5 | 3 | 0 | 8 |
| 9 | 0 | 5 | 3 | 0 | 8 |
| 10 | 0 | 5 | 3 | 0 | 8 |
| 11 | 0 | 5 | 3 | 0 | 8 |
| 12 | 0 | 5 | 3 | 0 | 8 |
| 13 | 0 | 5 | 3 | 0 | 8 |
| 14 | 0 | 5 | 3 | 0 | 8 |
| 15 | 0 | 5 | 3 | 0 | 8 |
| 16 | 0 | 5 | 3 | 0 | 8 |
| 17 | 0 | 5 | 3 | 0 | 8 |
| 18 | 0 | 5 | 3 | 0 | 8 |
| 19 | 0 | 5 | 3 | 0 | 8 |
| 20 | 0 | 2 | 5 | 0 | 7 |
| 21 | 0 | 2 | 5 | 0 | 7 |
| 22 | 0 | 2 | 5 | 0 | 7 |
| 23 | 0 | 2 | 5 | 0 | 7 |
| 24 | 0 | 0 | 4 | 0 | 4 |
| TOTAL | 0 | 74 | 62 | 0 | 136 |

| RESIDENTIAL OPEN SPACE | | | |
|----------------------------|----------------------------------|------------------------|------------------|
| HOTEL/RESI TOWER | | | |
| REQUIRED OPEN SPACE | | | |
| 74 | 1 BEDROOM | 100 sf/unit | 7,400 SF |
| 62 | 2 BEDROOM | 125 sf/unit | 7,750 SF |
| | TOTAL | | 15,150 SF |
| PROVIDED RECREATION SPACE | | | |
| | RECREATION ROOM | | 3,788 SF |
| (25% OF REQUIRED ALLOWED) | | | |
| PROVIDED COMMON OPEN SPACE | | | |
| | COMMON OPEN SPACE | | 11,427 SF |
| | TOTAL OPEN SPACE PROVIDED | | 15,215 SF |
| HOTEL RESI/TOWER | | | |
| | TREES RQUIRED | (1 for every 4 units) | 34 TREES |
| | | 50% TO BE CANOPY TREES | |
| | TREES PROVIDED | | 34 TREES |
| | | 50% TO BE CANOPY TREES | |

| FLOOR AREA - BY FLOOR | |
|--|-------------------|
| EXISTING HOTEL - FLOOR AREA (ZONING) | |
| LEVEL 04 | 8,600 SF |
| LEVEL 03 | 8,613 SF |
| LEVEL 02 | 8,600 SF |
| LEVEL 01 | 8,529 SF |
| TOTAL FLOOR AREA | 34,342 SF |
| HOTEL EXPANSION - FLOOR AREA (ZONING) | |
| LEVEL 15 | 5,859 SF |
| LEVEL 14 | 10,983 SF |
| LEVEL 13 | 11,461 SF |
| LEVEL 12 | 11,461 SF |
| LEVEL 11 | 11,461 SF |
| LEVEL 10 | 11,461 SF |
| LEVEL 09 | 11,448 SF |
| LEVEL 08 | 11,461 SF |
| LEVEL 07 | 11,209 SF |
| LEVEL 06 | 11,209 SF |
| LEVEL 05 | 9,885 SF |
| LEVEL 04 | 10,221 SF |
| LEVEL 03 | 15,303 SF |
| LEVEL 02 | 15,019 SF |
| LEVEL 01 | 16,040 SF |
| TOTAL FLOOR AREA | 174,481 SF |

| HOTEL/RESI TOWER - FLOOR AREA (ZONING) | |
|--|-------------------|
| LEVEL 25 | 7,603 SF |
| LEVEL 24 | 7,497 SF |
| LEVEL 23 | 7,476 SF |
| LEVEL 22 | 7,497 SF |
| LEVEL 21 | 7,497 SF |
| LEVEL 20 | 7,497 SF |
| LEVEL 19 | 7,420 SF |
| LEVEL 18 | 7,504 SF |
| LEVEL 17 | 7,504 SF |
| LEVEL 16 | 7,504 SF |
| LEVEL 15 | 7,483 SF |
| LEVEL 14 | 7,504 SF |
| LEVEL 13 | 7,442 SF |
| LEVEL 12 | 7,504 SF |
| LEVEL 11 | 7,504 SF |
| LEVEL 10 | 7,504 SF |
| LEVEL 09 | 7,504 SF |
| LEVEL 08 | 7,504 SF |
| LEVEL 07 | 7,271 SF |
| LEVEL 06 | 4,528 SF |
| LEVEL 05 | 7,418 SF |
| LEVEL 03 | 5,987 SF |
| LEVEL 02 | 16,791 SF |
| LEVEL 01 | 9,212 SF |
| TOTAL FLOOR AREA | 186,155 SF |

| BASEMENT - FLOOR AREA (ZONING) | |
|----------------------------------|-------------------|
| LEVEL B1 | 8,308 SF |
| LEVEL B2 | 11,055 SF |
| LEVEL B3 | 5,962 SF |
| TOTAL FLOOR AREA | 25,325 SF |
| TOTAL PROPOSED FLOOR AREA | 420,303 SF |

| GUESTROOM MIX | | | |
|-------------------|------------|-----------|------------|
| FLOOR | STANDARDS | SUITES | TOTAL |
| 02 | 43 | 5 | 48 |
| 03 | 45 | 4 | 49 |
| 04 | 45 | 4 | 49 |
| 05 | 13 | 5 | 18 |
| 06 | 29 | 2 | 31 |
| 07 | 29 | 2 | 31 |
| 08 | 30 | 2 | 32 |
| 09 | 30 | 2 | 32 |
| 10 | 30 | 2 | 32 |
| 11 | 30 | 2 | 32 |
| 12 | 30 | 2 | 32 |
| 13 | 30 | 2 | 32 |
| 14 | 25 | 1 | 26 |
| TOTAL KEYS | 409 | 35 | 444 |

Table 1 - Code-Required Auto Parking

| Land Use | Size | Parking Ratio | Parking Required |
|-------------------------------|--|---|----------------------------------|
| Existing Hotel | | | |
| Guest Rooms | 87 Rooms | No parking per LAMC 12.23.B.8 | 0 spaces (otherwise 23) |
| Restaurant | 5,155 SF | 1 space per 1,000 SF | 5 spaces |
| Hotel Expansion | | | |
| Guest Rooms | 357 rooms | 1 space per 2 guest rooms, first 20 guest rooms 1 space per 4 guest rooms, second 20 guest rooms 1 space per 6 guest rooms, all remaining guest rooms | 68 spaces |
| Rooftop Restaurant/Bar | 2,838 SF | 1 per 1,000 SF | 3 |
| Immersive Museum | 11,091 SF | 1 space per 1,000 SF | 11 spaces |
| Hotel/Resi Tower | | | |
| Dwelling Units | 1-Bedroom: 74 units 2-Bedroom: 62 units | 1 space per dwelling unit less than three habitable rooms; 1.25 space per dwelling unit equal to or greater than three habitable rooms | 1BR: 74 2BR: 78 152 spaces |
| Lobby/Bar | 2,792 SF | 1 space per 1,000 SF | 3 |
| Ballroom Space | 10,658 SF | 1 space per 100 SF | 107 |
| Meeting Space | 1,372 SF | No Parking Req. for Space <750 SF per ZA-1988-1405 | 0 |
| TOTAL REQUIRED PARKING | | | 349 |

Table 2 - Total Parking with Reductions

| Land Use | Code-Required Parking | 20-Percent Reduction | Revised Parking Subtotal | Bicycle Replacement | Revised Parking Total |
|--------------------------------|-----------------------|----------------------|--------------------------|---------------------|-----------------------|
| Non-Residential | 129 spaces | -26 spaces (20%) | 103 spaces | -31 spaces (30%) | 72 |
| Residential | 220 spaces | -44 spaces (20%) | 176 spaces | -26 spaces (15%) | 150 |
| TOTAL REQUIRED | 349 spaces | -70 spaces | 283 spaces | -57 spaces | 222 spaces |
| TOTAL PARKING PROVIDED: | | | | | 222 spaces |

Table 3 - Code Required Bicycle Parking (excluding Existing Hotel*)

| Use | Size | Parking Ratio | Parking Required |
|---|-----------------|---|-------------------------|
| Commercial | | | |
| Immersive Museum | 11,091 sf | 1 ST per 10,000 SF 1 LT per 10,000 SF | 2 ST 2 LT |
| Restaurant/Bar | 4,470 sf | 1 ST per 2,000 SF 1 LT per 2,000 SF | 2 ST 2 LT |
| Meeting Space | 1,372 sf | 1 ST per 10,000 SF 1 LT per 10,000 SF | 2 ST 2 LT |
| Ballroom | 10,658 sf | 1 ST per 350 SF 1 LT per 700 SF | 20 ST 10 LT |
| Residential | | | |
| Guest Rooms | 357 guest rooms | 1 ST per 10 guest rooms 1 LT per 10 guest rooms | 36 ST 36 LT |
| Dwelling Units (138 units) | 1-25 Units | 1 ST per 10 dwelling units 1 LT per 1 dwelling unit | 2 ST 25 LT |
| | 26-100 | 1 ST per 15 dwelling units 1 LT per 1.5 dwelling units | 5 ST 50 LT |
| | 101-200 | 1 ST per 20 dwelling units 1 LT per 2 dwelling units | 2 ST 17 LT |
| | | Subtotal ST Required Subtotal LT Required | 71 ST 144 LT |
| Subtotal Bicycle Parking Required (combined) | | | 215 spaces total |

*Change of use does not require bicycle parking per LAMC 12.21.A.4.16.c

Table 4 - Bicycle Parking Replacement

| Auto Spaces to Replace | Replacement Ratio | Bicycle Spaces Required | Code Required Bicycle Parking Provided | Additional Bicycle Parking Spaces Required |
|------------------------|-----------------------------------|-------------------------|--|--|
| 54 auto spaces | 1 auto space per 4 bicycle spaces | 216 spaces | 215 spaces | 1 space |

AUTOMOBILE PARKING SPACE BREAKDOWN

| | |
|--|----------------------|
| (12.21 A(5)(c)) STANDARD SPACE REQUIREMENT | |
| STANDARD SPACES REQUIRED | 133 SPACES |
| COMPACT SPACES PERMITTED (40% MAXIMUM PERMITTED TO BE COMPACT) | 88 SPACES |
| STANDARD SPACES PROVIDED | 147 SPACES |
| COMPACT SPACES PROVIDED | 75 SPACES |
| TOTAL | 222 SPACES |
| AUTOMOBILE ACCESSIBLE PARKING SPACES* | |
| ACCESSIBLE SPACES (201 TO 300 SPACES = 7) VAN ACCESSIBLE SPACES (INCLUDED IN TOTAL) | 7 SPACES 2 SPACES |
| * ACCESSIBLE SPACES CALCULATED AFTER DEDUCTIONS | |



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APPLICANT
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

OWNER
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

THE MORRISON

1220-1246 SOUTH HOPE STREET &
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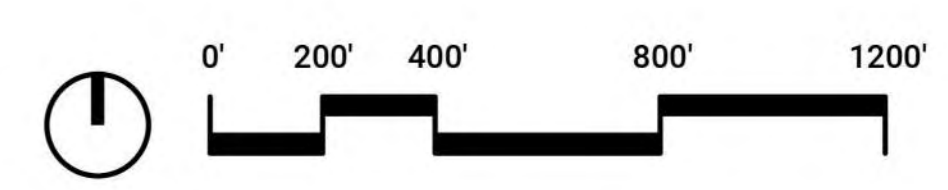


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- LEGENDS**
- PROPOSED PROJECTS
 - PROJECT UNDER CONSTRUCTION
 - EXISTING PROJECTS
 - ◆ POINTS OF INTEREST



CONTEXT

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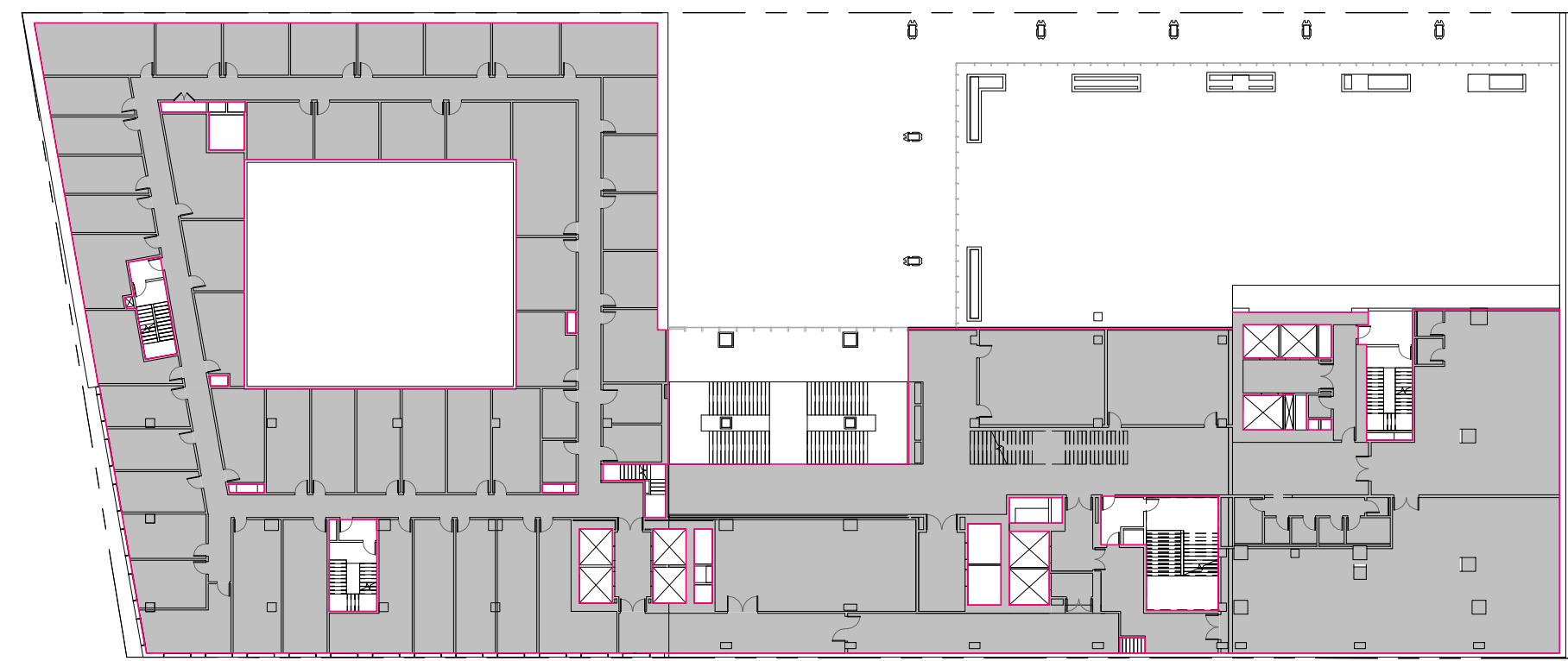
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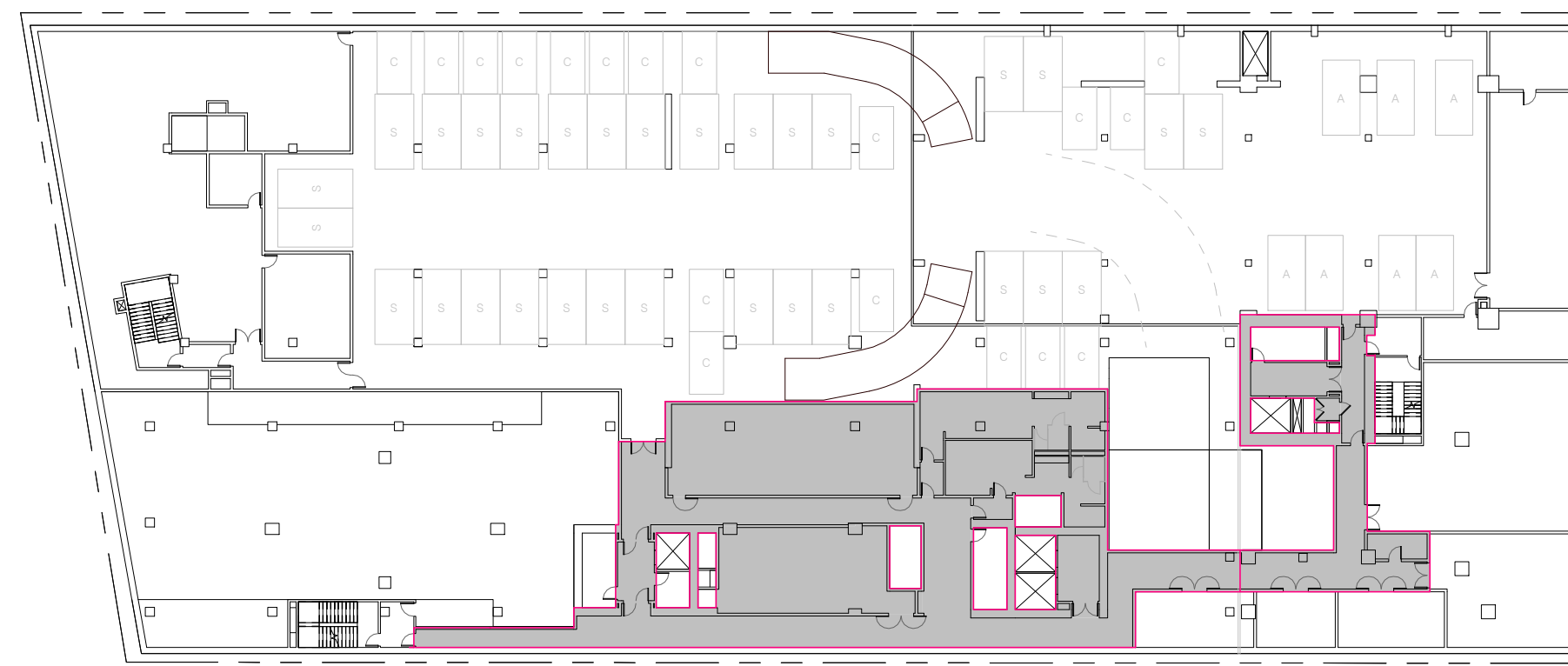
FLOOR AREA DIAGRAMS

G1.01
ENTITLEMENT SUBMITTAL



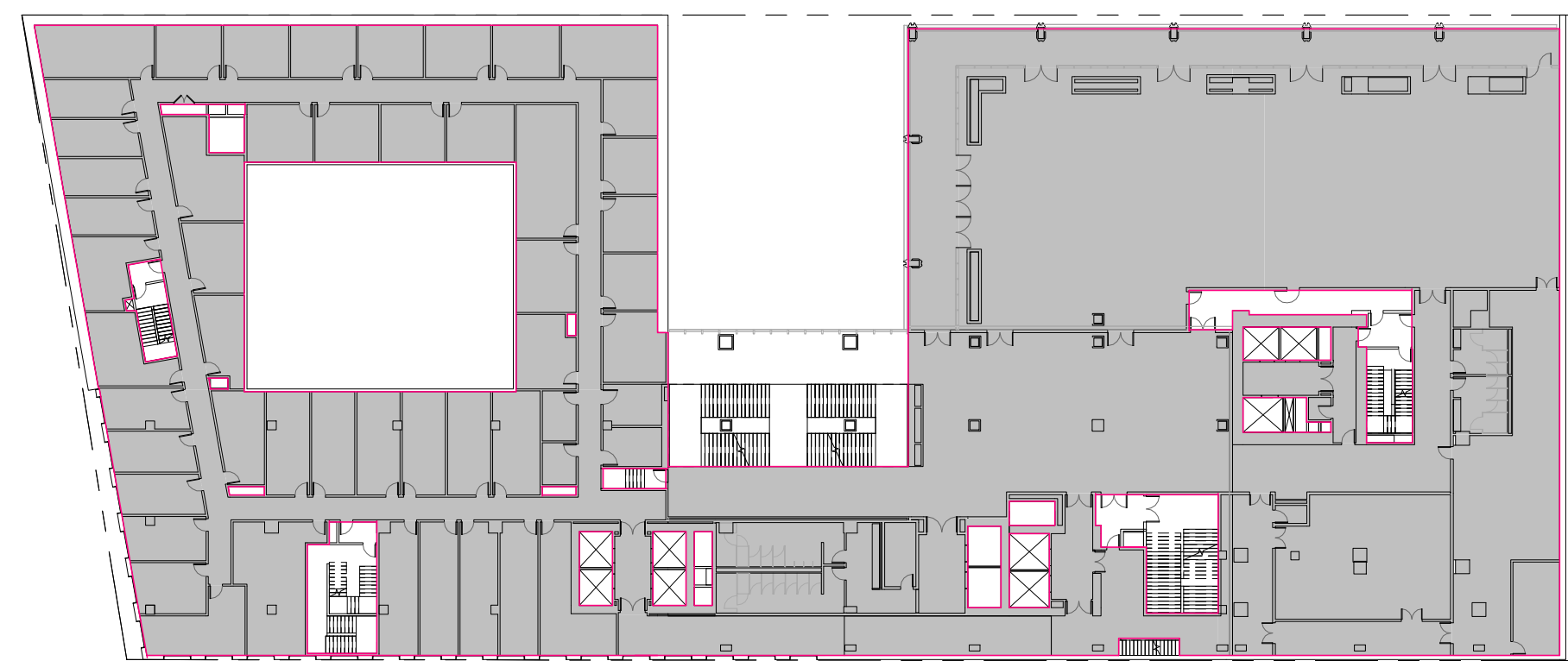
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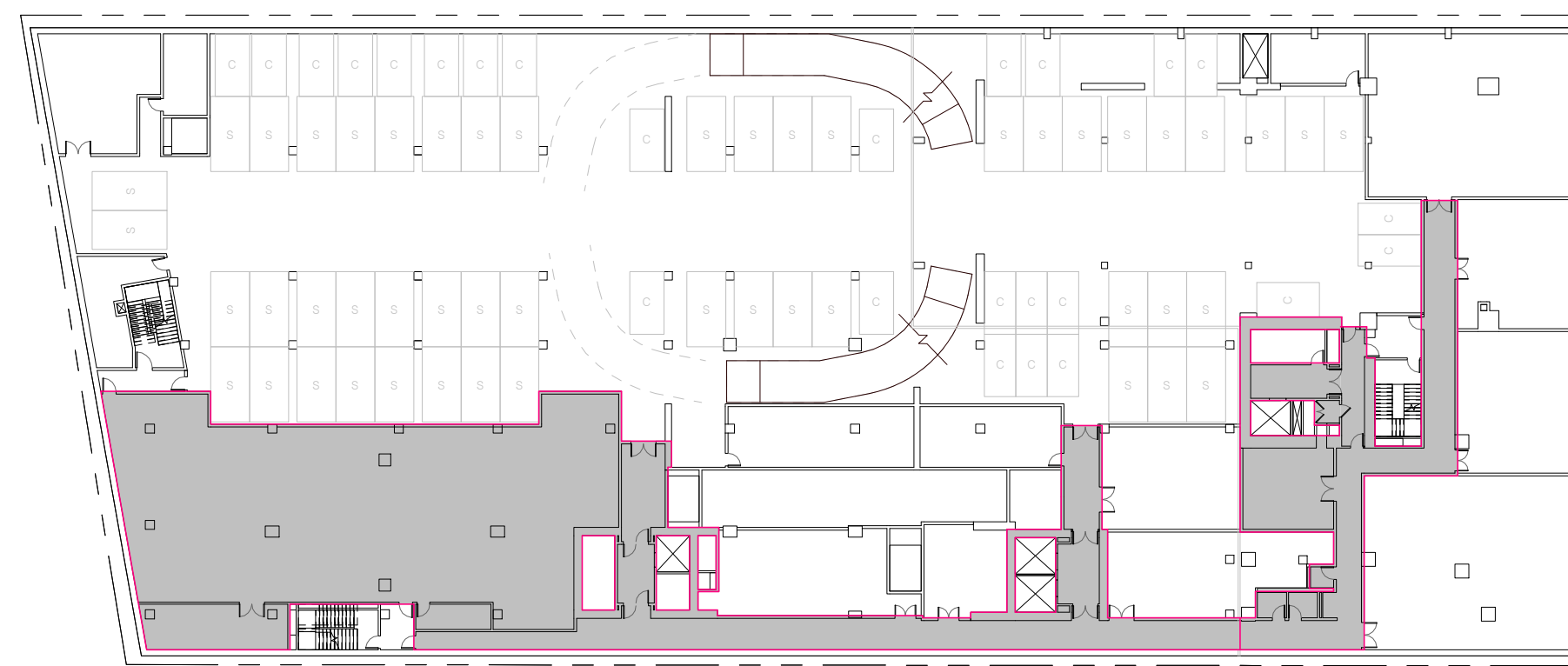
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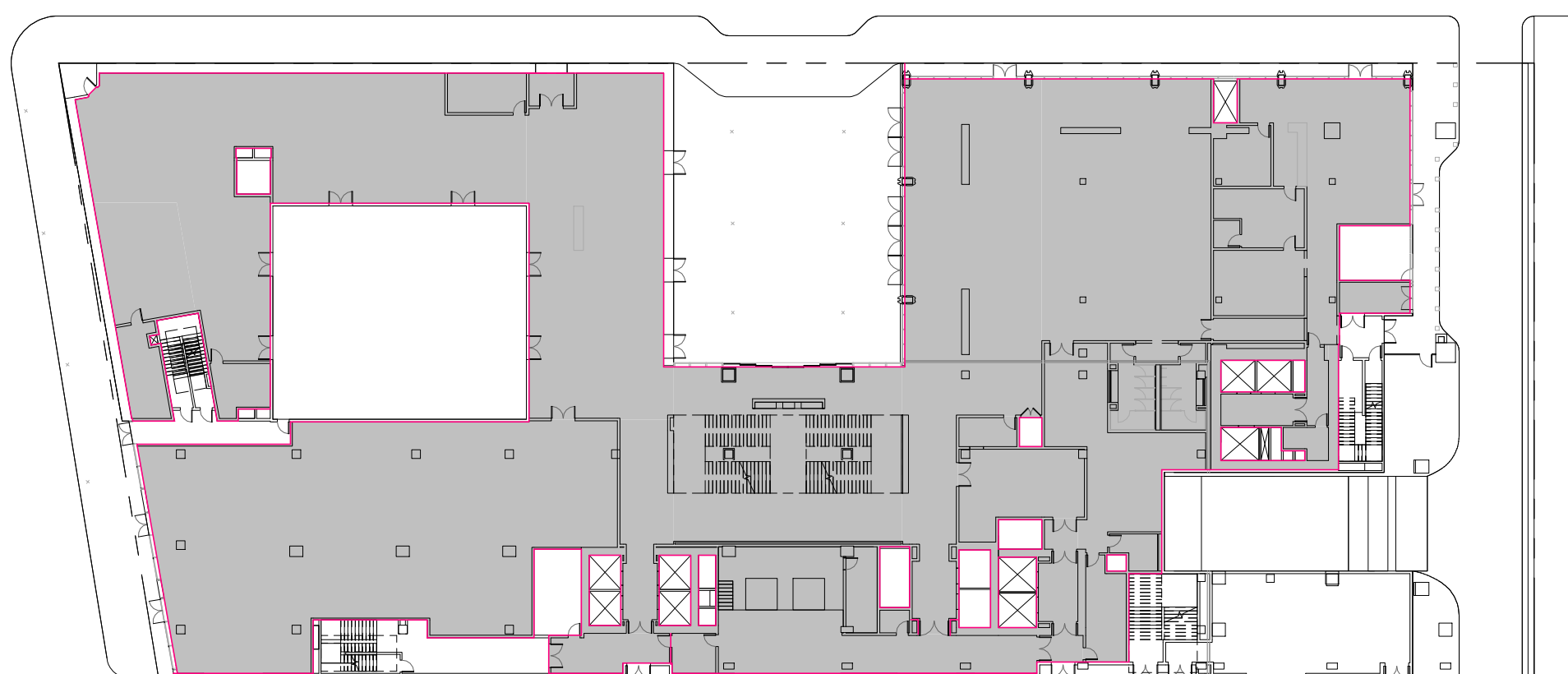
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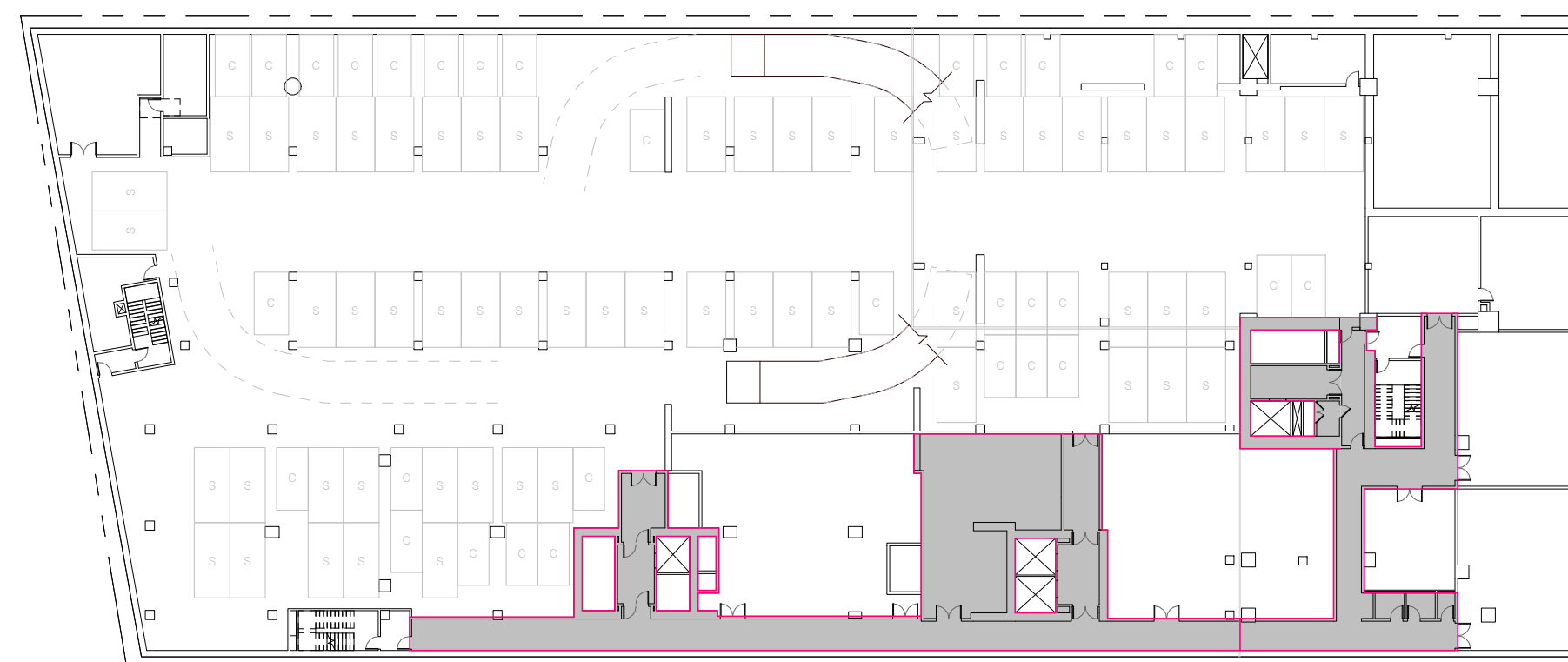
LEVEL B2

SCALE: 1" = 40'-0"



LEVEL 01

SCALE: 1" = 40'-0"



LEVEL B3

SCALE: 1" = 40'-0"

| FLOOR AREA - BY FLOOR | |
|---|-------------------|
| EXISTING HOTEL - FLOOR AREA (ZONING) | |
| LEVEL 04 | 8,600 SF |
| LEVEL 03 | 8,613 SF |
| LEVEL 02 | 8,600 SF |
| LEVEL 01 | 8,529 SF |
| TOTAL FLOOR AREA | 34,342 SF |
| HOTEL EXPANSION - FLOOR AREA (ZONING) | |
| LEVEL 15 | 5,859 SF |
| LEVEL 14 | 10,983 SF |
| LEVEL 13 | 11,461 SF |
| LEVEL 12 | 11,461 SF |
| LEVEL 11 | 11,461 SF |
| LEVEL 10 | 11,461 SF |
| LEVEL 09 | 11,448 SF |
| LEVEL 08 | 11,461 SF |
| LEVEL 07 | 11,209 SF |
| LEVEL 06 | 11,209 SF |
| LEVEL 05 | 9,885 SF |
| LEVEL 04 | 10,221 SF |
| LEVEL 03 | 15,303 SF |
| LEVEL 02 | 15,019 SF |
| LEVEL 01 | 16,040 SF |
| TOTAL FLOOR AREA | 174,481 SF |
| HOTEL/RESI TOWER - FLOOR AREA (ZONING) | |
| LEVEL 25 | 7,603 SF |
| LEVEL 24 | 7,497 SF |
| LEVEL 23 | 7,476 SF |
| LEVEL 22 | 7,497 SF |
| LEVEL 21 | 7,497 SF |
| LEVEL 20 | 7,497 SF |
| LEVEL 19 | 7,420 SF |
| LEVEL 18 | 7,504 SF |
| LEVEL 17 | 7,504 SF |
| LEVEL 16 | 7,504 SF |
| LEVEL 15 | 7,483 SF |
| LEVEL 14 | 7,504 SF |
| LEVEL 13 | 7,442 SF |
| LEVEL 12 | 7,504 SF |
| LEVEL 11 | 7,504 SF |
| LEVEL 10 | 7,504 SF |
| LEVEL 09 | 7,504 SF |
| LEVEL 08 | 7,504 SF |
| LEVEL 07 | 7,271 SF |
| LEVEL 06 | 4,528 SF |
| LEVEL 05 | 7,418 SF |
| LEVEL 03 | 5,987 SF |
| LEVEL 02 | 16,791 SF |
| LEVEL 01 | 9,212 SF |
| TOTAL FLOOR AREA | 186,155 SF |
| BASEMENT - FLOOR AREA (ZONING) | |
| LEVEL B1 | 8,308 SF |
| LEVEL B2 | 11,055 SF |
| LEVEL B3 | 5,962 SF |
| TOTAL FLOOR AREA | 25,325 SF |
| TOTAL PROPOSED FLOOR AREA | 420,303 SF |

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

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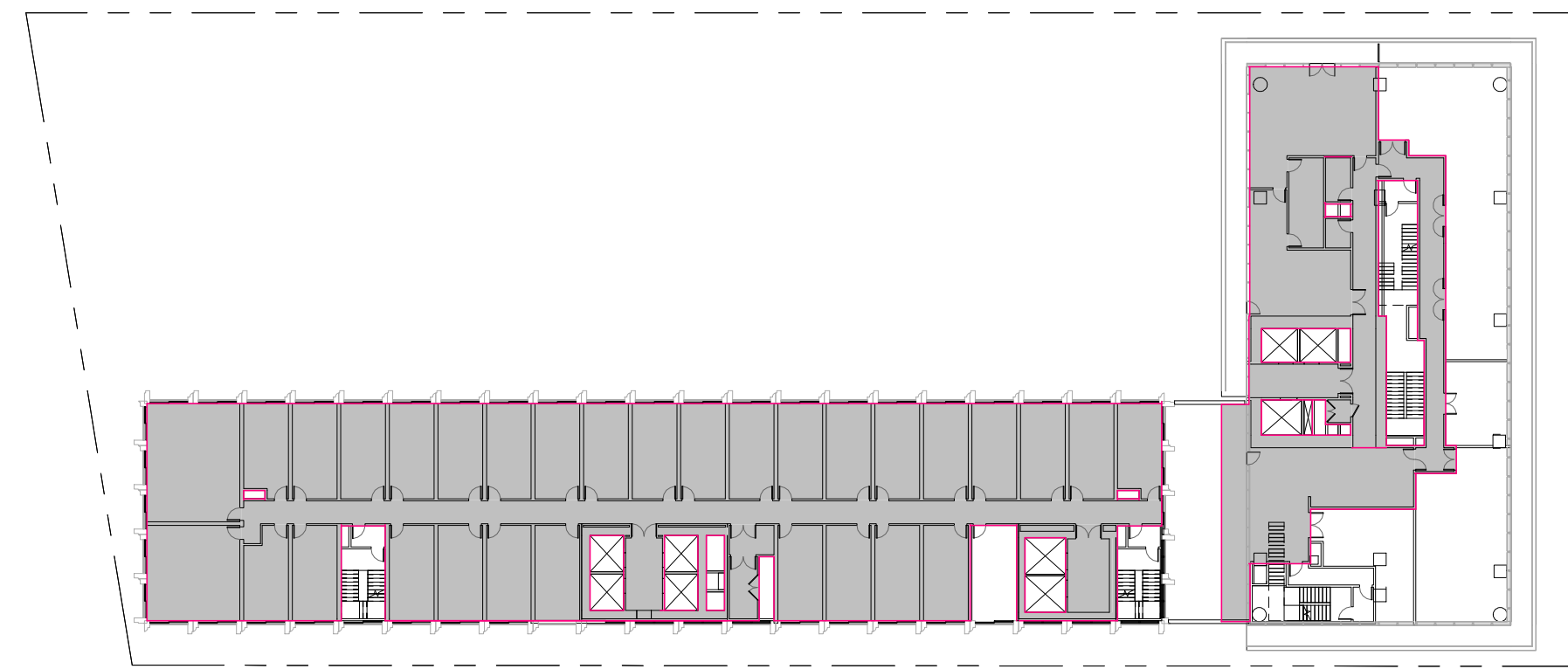
FLOOR AREA DIAGRAMS

G1.02
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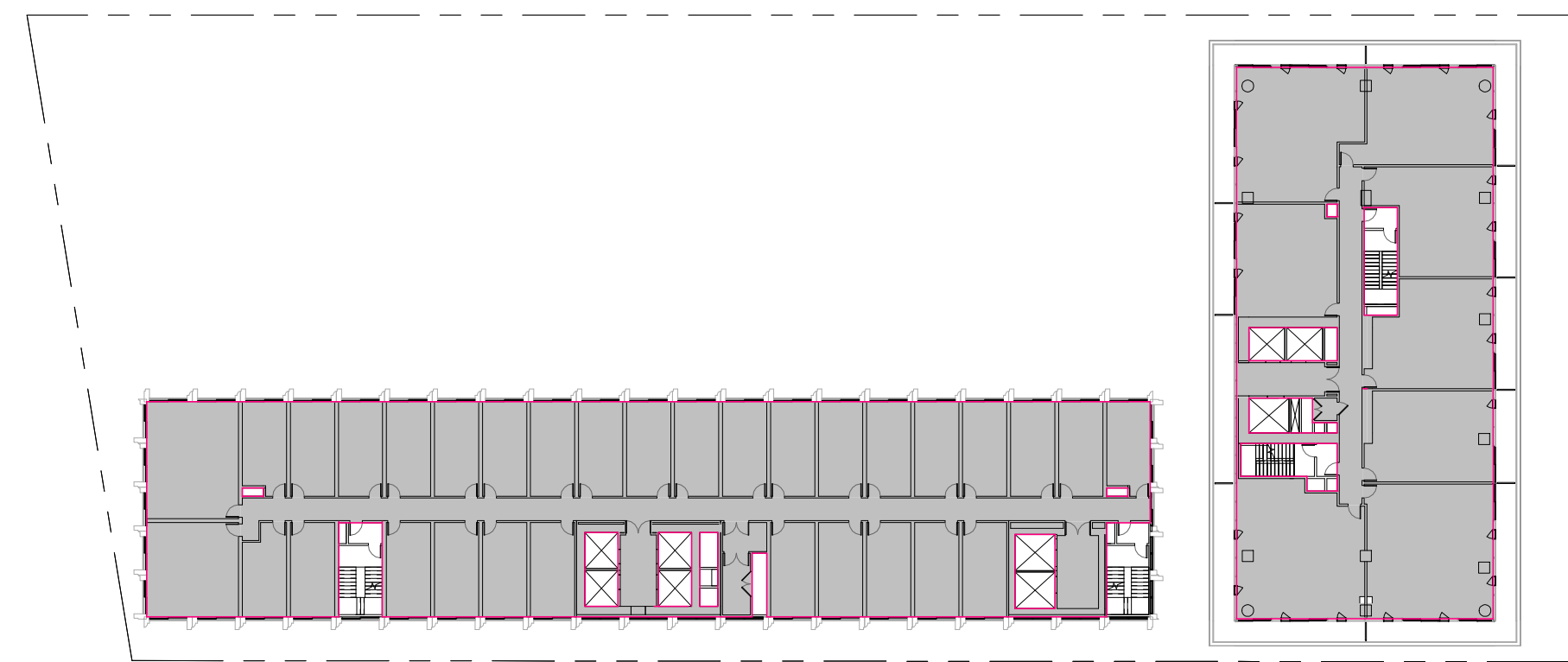
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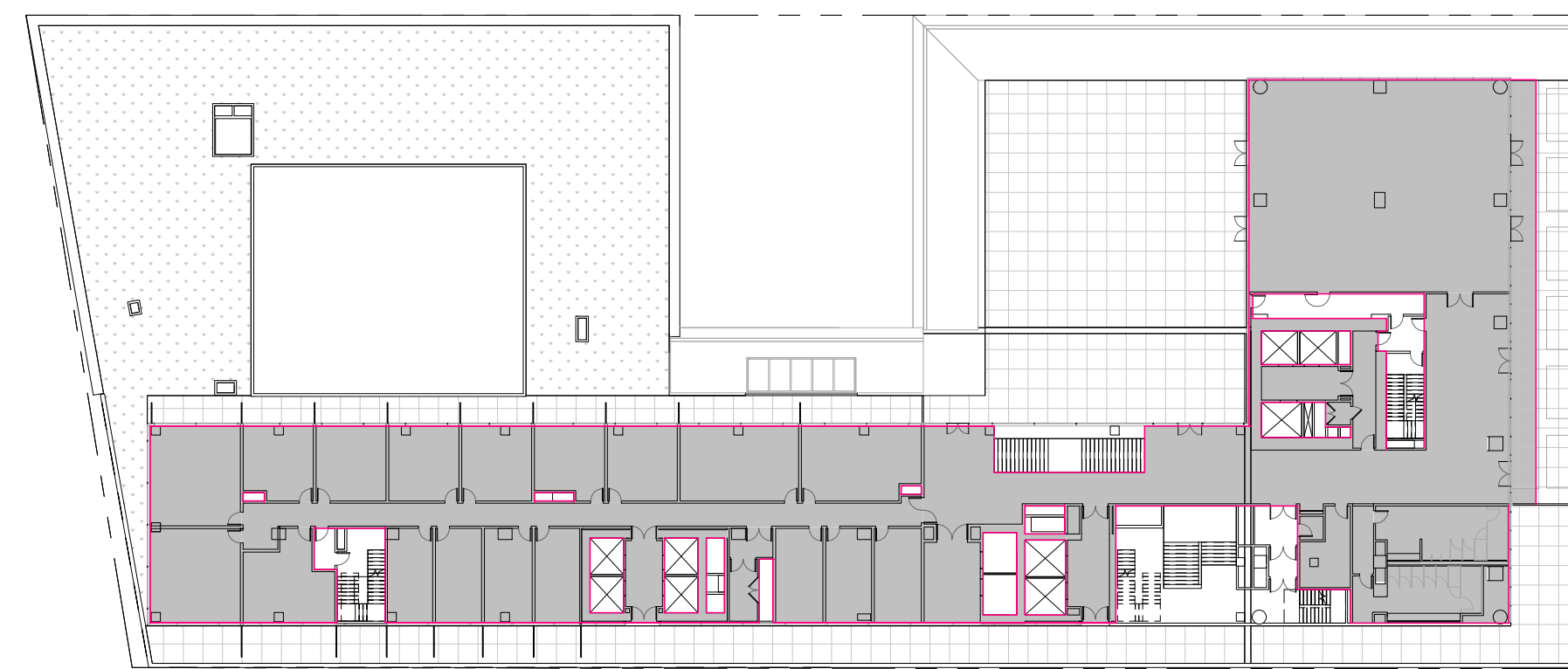
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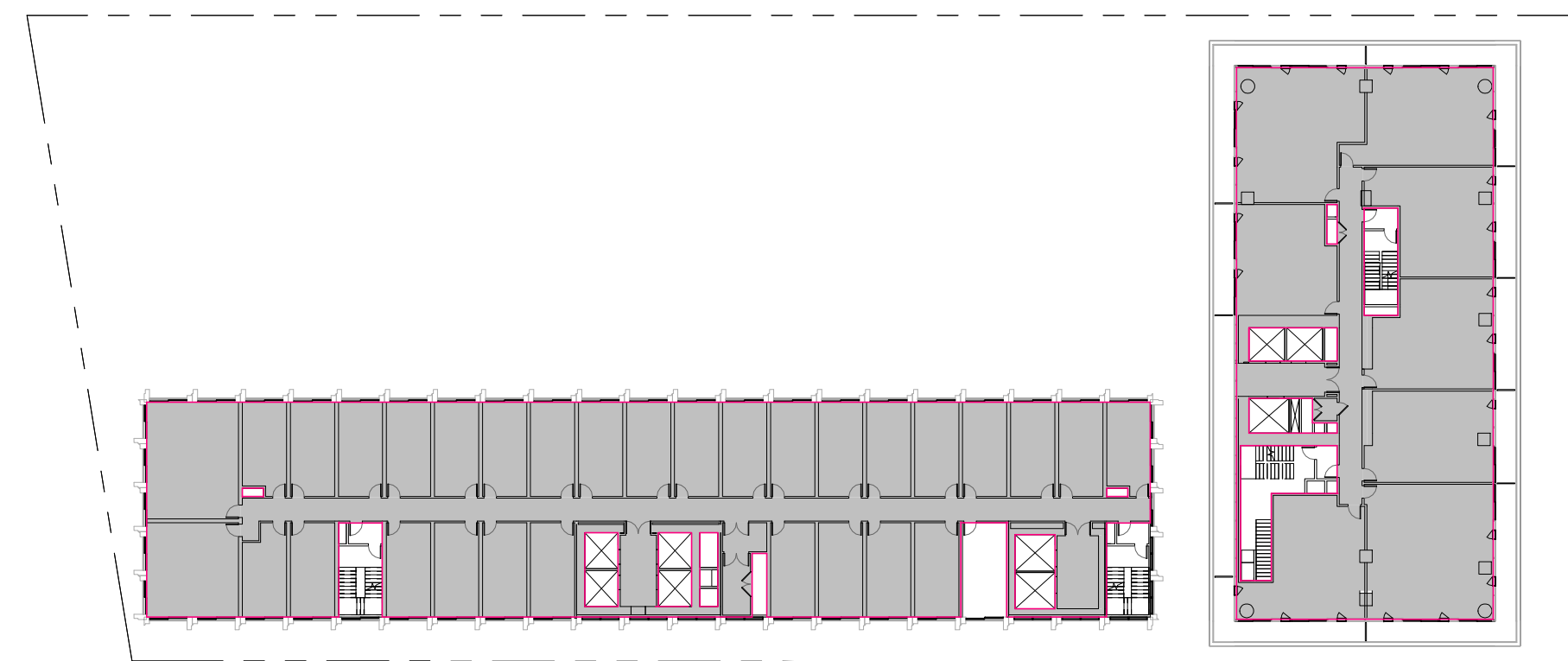
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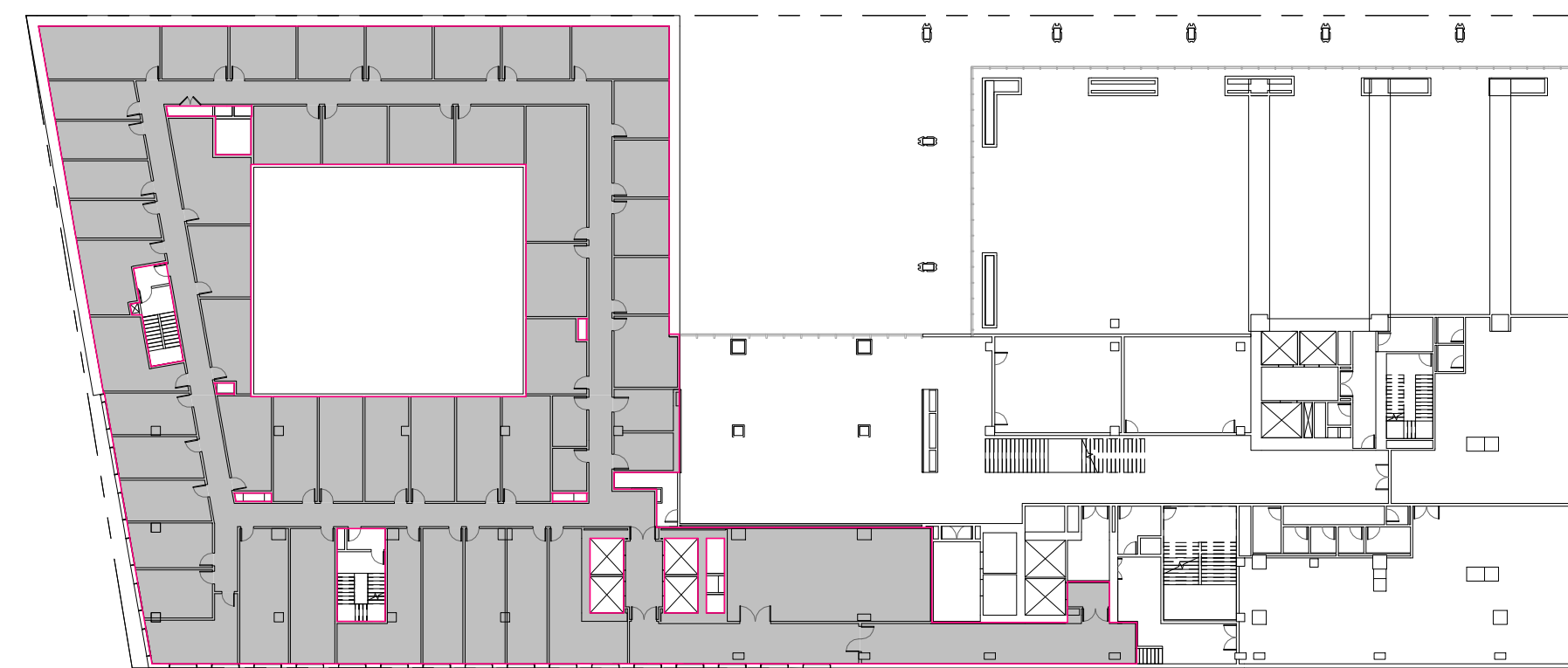
LEVEL 05

SCALE: 1" = 40'-0"



LEVEL 07

SCALE: 1" = 40'-0"



LEVEL 04

SCALE: 1" = 40'-0"

| FLOOR AREA - BY FLOOR | |
|---|-------------------|
| EXISTING HOTEL - FLOOR AREA (ZONING) | |
| LEVEL 04 | 8,600 SF |
| LEVEL 03 | 8,613 SF |
| LEVEL 02 | 8,600 SF |
| LEVEL 01 | 8,529 SF |
| TOTAL FLOOR AREA | 34,342 SF |
| HOTEL EXPANSION - FLOOR AREA (ZONING) | |
| LEVEL 15 | 5,859 SF |
| LEVEL 14 | 10,983 SF |
| LEVEL 13 | 11,461 SF |
| LEVEL 12 | 11,461 SF |
| LEVEL 11 | 11,461 SF |
| LEVEL 10 | 11,461 SF |
| LEVEL 09 | 11,448 SF |
| LEVEL 08 | 11,461 SF |
| LEVEL 07 | 11,209 SF |
| LEVEL 06 | 11,209 SF |
| LEVEL 05 | 9,885 SF |
| LEVEL 04 | 10,221 SF |
| LEVEL 03 | 15,303 SF |
| LEVEL 02 | 15,019 SF |
| LEVEL 01 | 16,040 SF |
| TOTAL FLOOR AREA | 174,481 SF |
| HOTEL/RESI TOWER - FLOOR AREA (ZONING) | |
| LEVEL 25 | 7,603 SF |
| LEVEL 24 | 7,497 SF |
| LEVEL 23 | 7,476 SF |
| LEVEL 22 | 7,497 SF |
| LEVEL 21 | 7,497 SF |
| LEVEL 20 | 7,497 SF |
| LEVEL 19 | 7,420 SF |
| LEVEL 18 | 7,504 SF |
| LEVEL 17 | 7,504 SF |
| LEVEL 16 | 7,504 SF |
| LEVEL 15 | 7,483 SF |
| LEVEL 14 | 7,504 SF |
| LEVEL 13 | 7,442 SF |
| LEVEL 12 | 7,504 SF |
| LEVEL 11 | 7,504 SF |
| LEVEL 10 | 7,504 SF |
| LEVEL 09 | 7,504 SF |
| LEVEL 08 | 7,504 SF |
| LEVEL 07 | 7,271 SF |
| LEVEL 06 | 4,528 SF |
| LEVEL 05 | 7,418 SF |
| LEVEL 03 | 5,987 SF |
| LEVEL 02 | 16,791 SF |
| LEVEL 01 | 9,212 SF |
| TOTAL FLOOR AREA | 186,155 SF |
| BASEMENT - FLOOR AREA (ZONING) | |
| LEVEL B1 | 8,308 SF |
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| TOTAL FLOOR AREA | 25,325 SF |
| TOTAL PROPOSED FLOOR AREA | 420,303 SF |

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

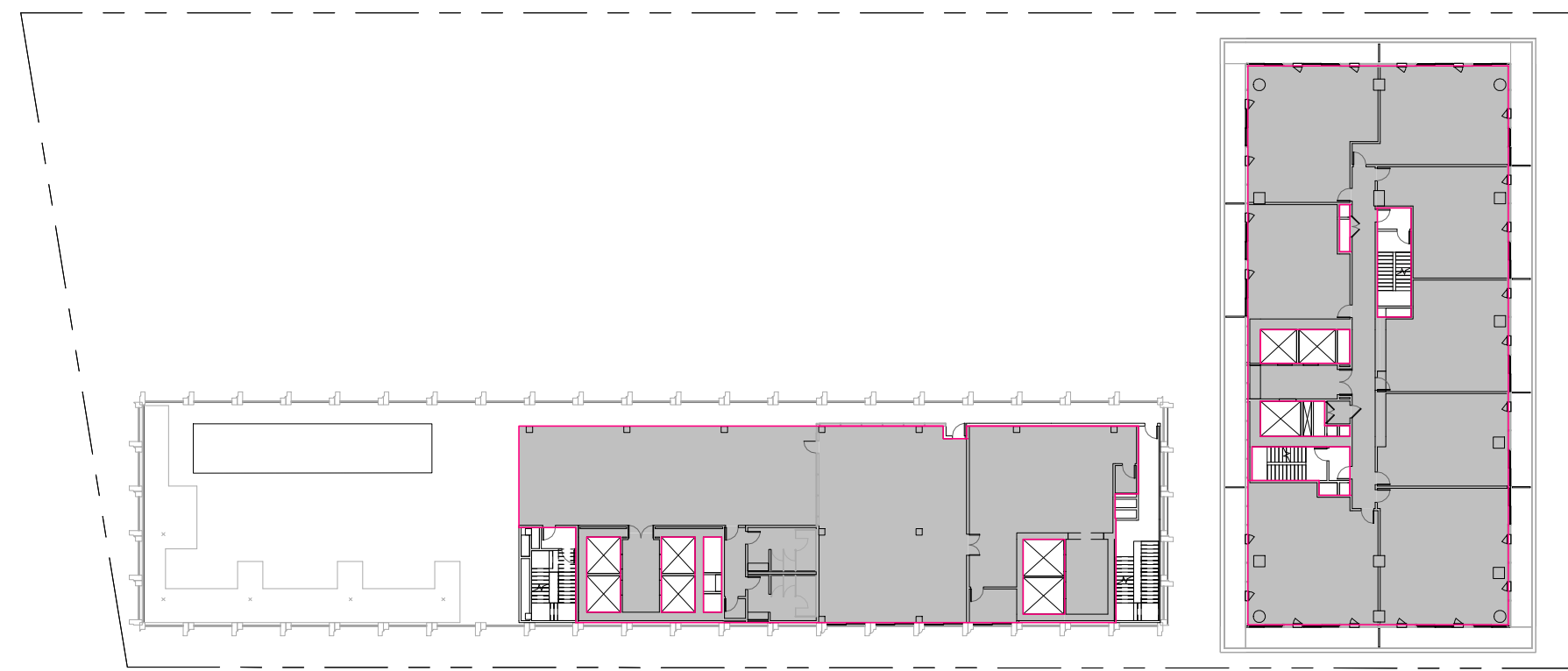
*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

THE MORRISON

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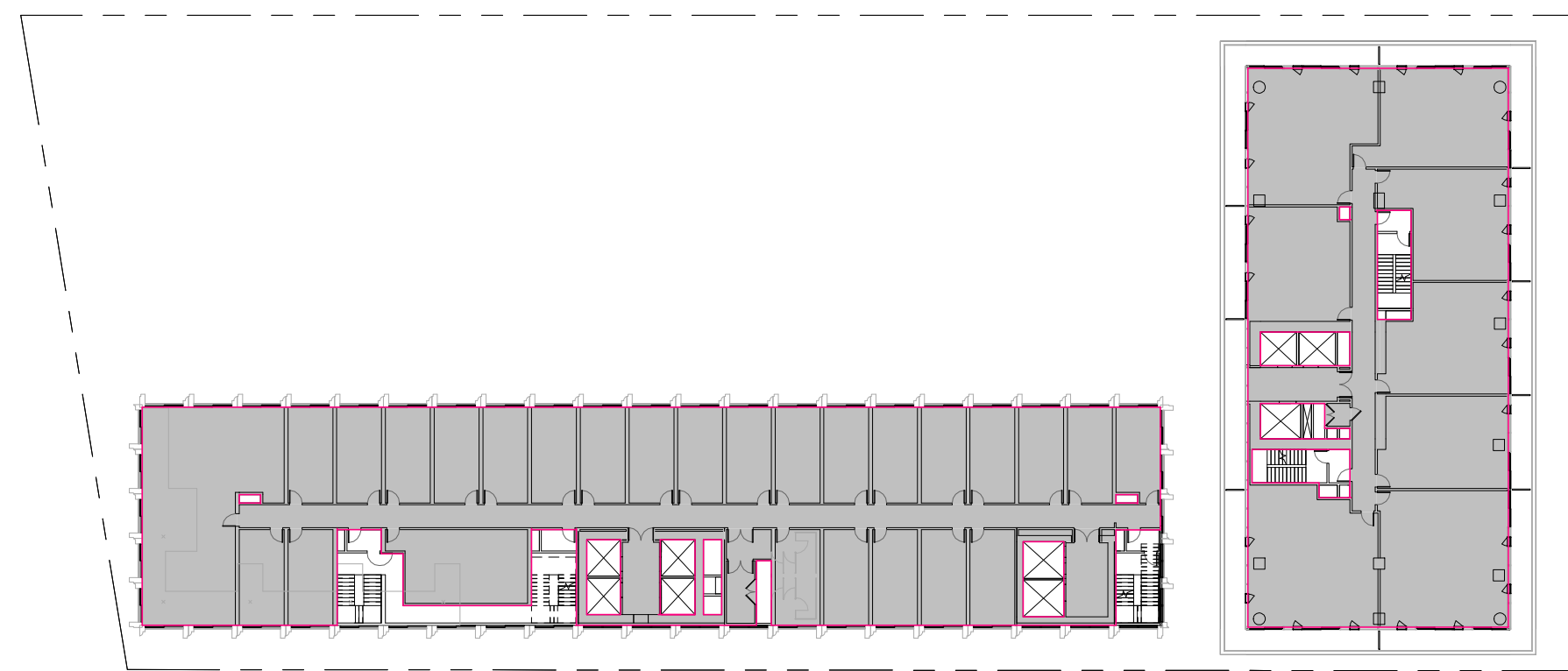
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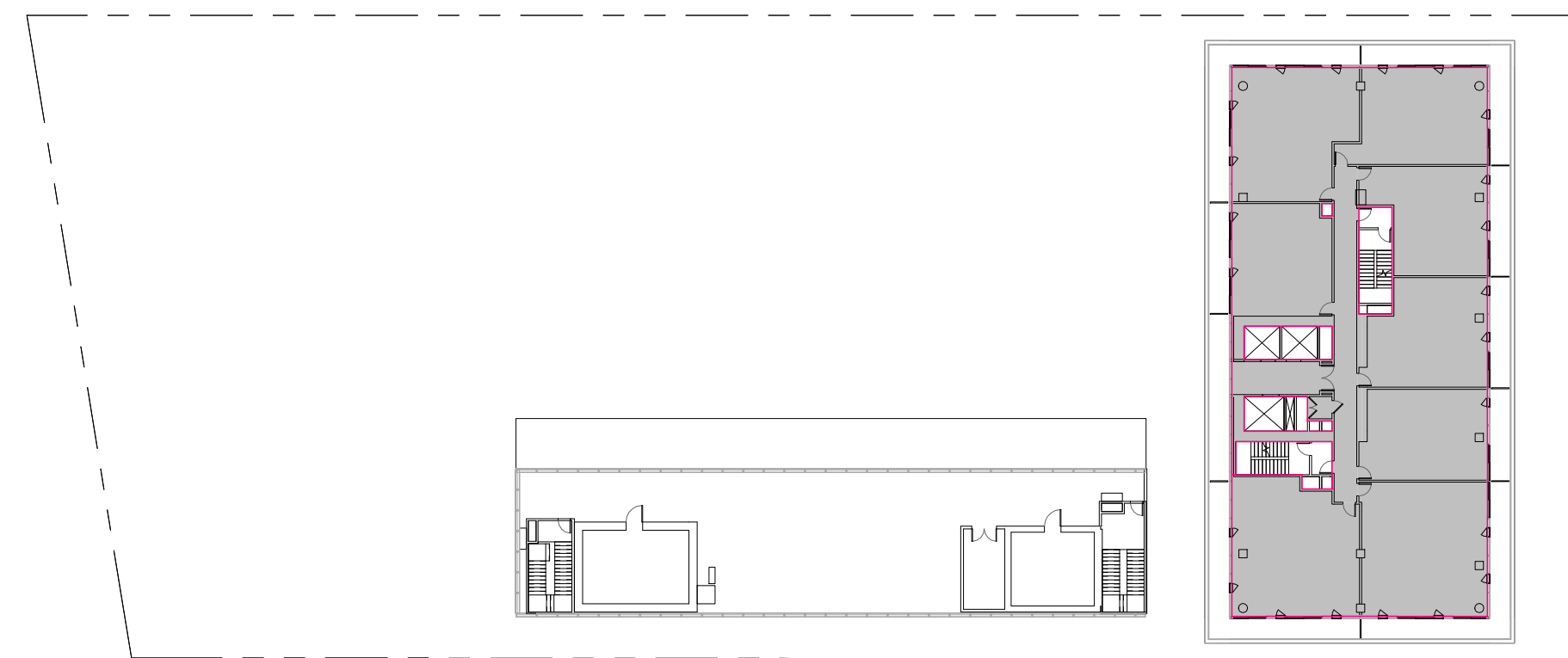
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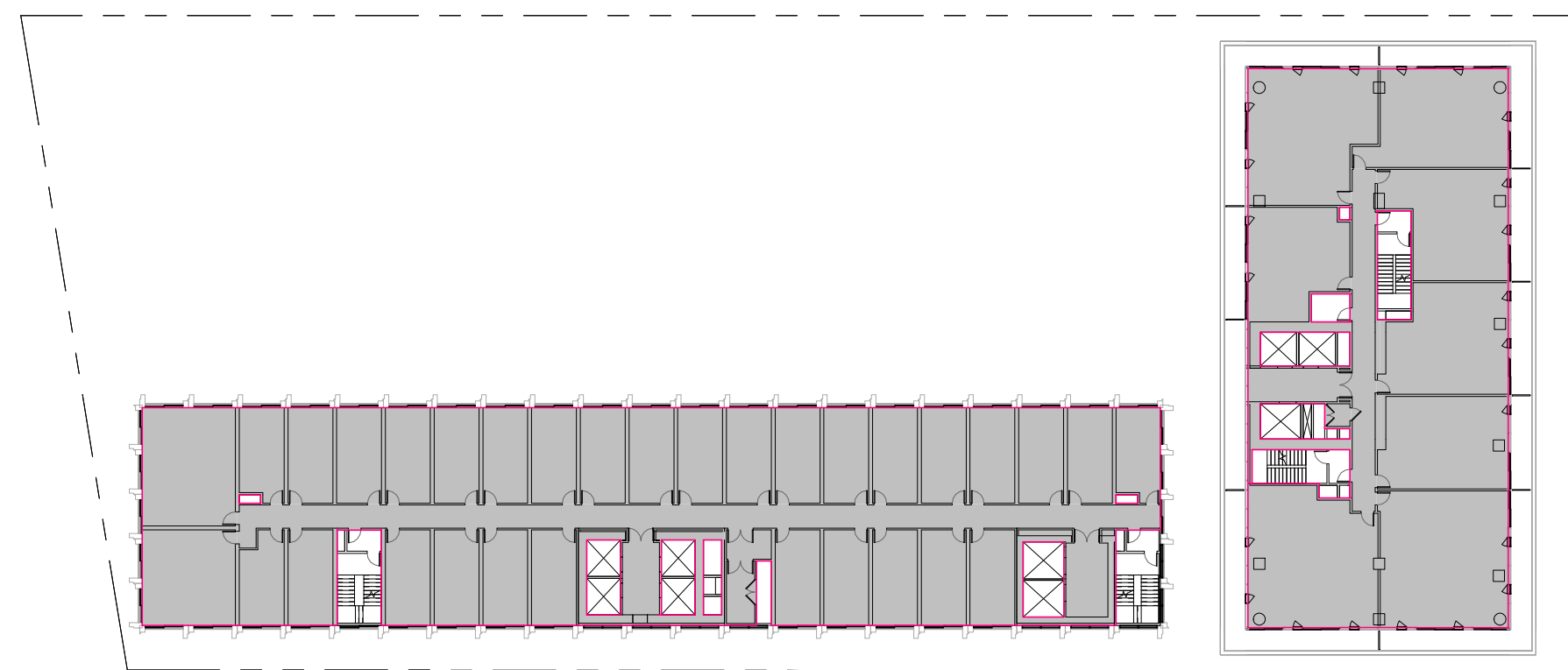
LEVEL 19
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LEVEL 14
SCALE: 1" = 40'-0"



LEVELS 16-18
SCALE: 1" = 40'-0"



LEVEL 13
SCALE: 1" = 40'-0"

| FLOOR AREA - BY FLOOR | |
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| LEVEL 17 | 7,504 SF |
| LEVEL 16 | 7,504 SF |
| LEVEL 15 | 7,483 SF |
| LEVEL 14 | 7,504 SF |
| LEVEL 13 | 7,442 SF |
| LEVEL 12 | 7,504 SF |
| LEVEL 11 | 7,504 SF |
| LEVEL 10 | 7,504 SF |
| LEVEL 09 | 7,504 SF |
| LEVEL 08 | 7,504 SF |
| LEVEL 07 | 7,271 SF |
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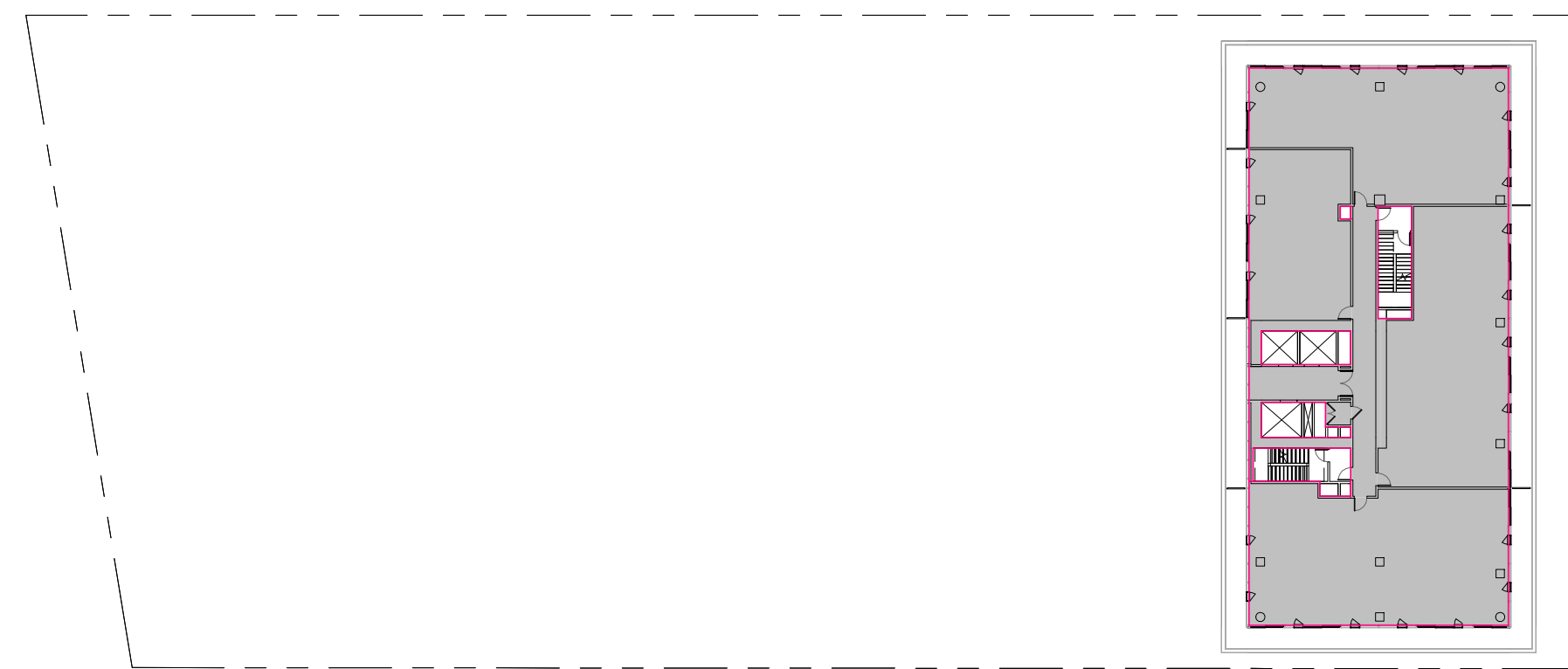
FLOOR AREA DIAGRAMS

THE MORRISON

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LEVEL 26
SCALE: 1" = 40'-0"



LEVEL 24
SCALE: 1" = 40'-0"



LEVEL 25
SCALE: 1" = 40'-0"



LEVEL 23
SCALE: 1" = 40'-0"

| FLOOR AREA - BY FLOOR | |
|---|-------------------|
| EXISTING HOTEL - FLOOR AREA (ZONING) | |
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| LEVEL 11 | 11,461 SF |
| LEVEL 10 | 11,461 SF |
| LEVEL 09 | 11,448 SF |
| LEVEL 08 | 11,461 SF |
| LEVEL 07 | 11,209 SF |
| LEVEL 06 | 11,209 SF |
| LEVEL 05 | 9,885 SF |
| LEVEL 04 | 10,221 SF |
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| LEVEL 22 | 7,497 SF |
| LEVEL 21 | 7,497 SF |
| LEVEL 20 | 7,497 SF |
| LEVEL 19 | 7,420 SF |
| LEVEL 18 | 7,504 SF |
| LEVEL 17 | 7,504 SF |
| LEVEL 16 | 7,504 SF |
| LEVEL 15 | 7,483 SF |
| LEVEL 14 | 7,504 SF |
| LEVEL 13 | 7,442 SF |
| LEVEL 12 | 7,504 SF |
| LEVEL 11 | 7,504 SF |
| LEVEL 10 | 7,504 SF |
| LEVEL 09 | 7,504 SF |
| LEVEL 08 | 7,504 SF |
| LEVEL 07 | 7,271 SF |
| LEVEL 06 | 4,528 SF |
| LEVEL 05 | 7,418 SF |
| LEVEL 03 | 5,987 SF |
| LEVEL 02 | 16,791 SF |
| LEVEL 01 | 9,212 SF |
| TOTAL FLOOR AREA | 186,155 SF |
| BASEMENT - FLOOR AREA (ZONING) | |
| LEVEL B1 | 8,308 SF |
| LEVEL B2 | 11,055 SF |
| LEVEL B3 | 5,962 SF |
| TOTAL FLOOR AREA | 25,325 SF |
| TOTAL PROPOSED FLOOR AREA | 420,303 SF |

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

REV DATE ISSUE

PROJECT #: 191031
DATE: 7/2/2020

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FLOOR AREA DIAGRAMS

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APPLICANT
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

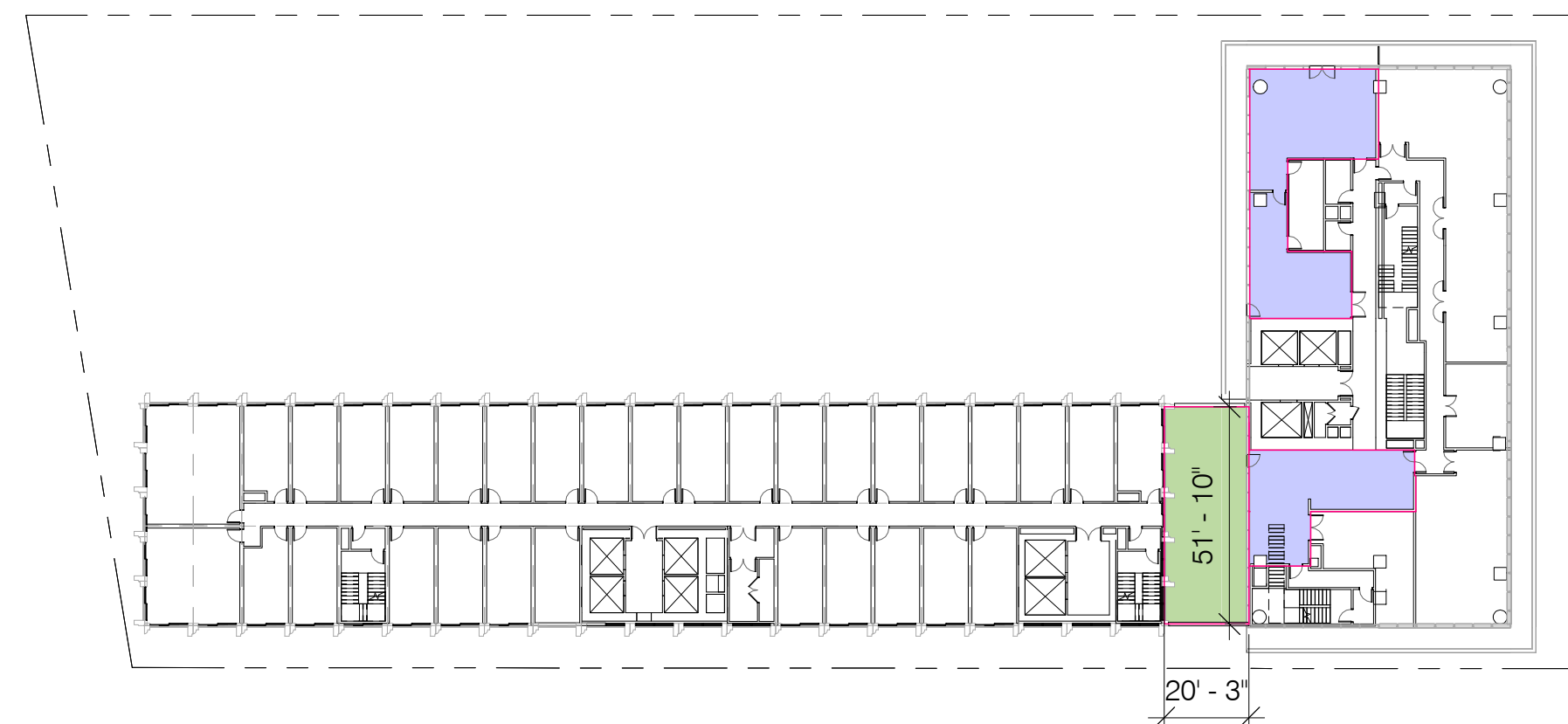
OWNER
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

THE MORRISON

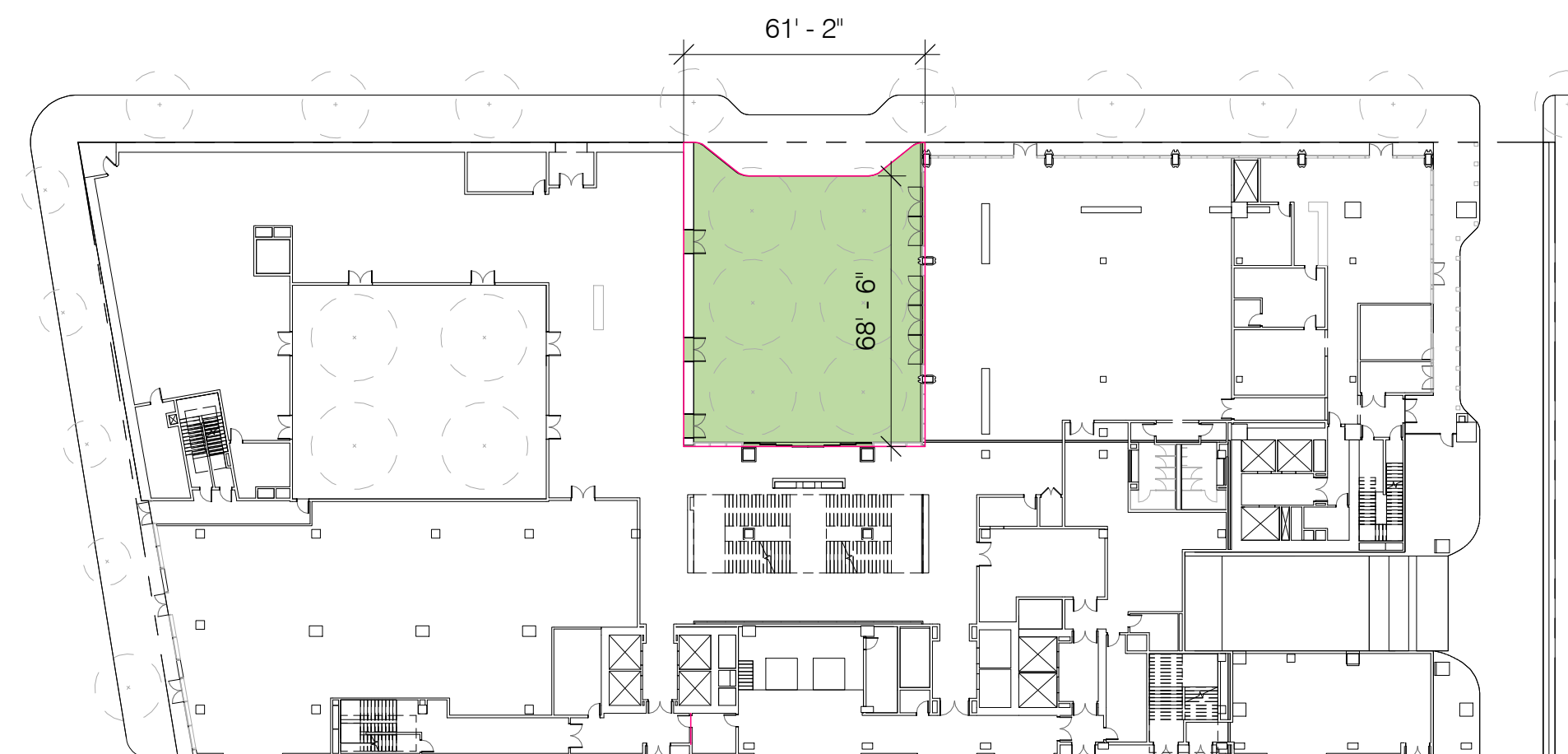
1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015



LEVEL 25
SCALE: 1" = 40'-0"



LEVEL 06
SCALE: 1" = 40'-0"



LEVEL 01
SCALE: 1" = 40'-0"

OPEN SPACE LEGEND

- COMMON
- RECREATION ROOM

| COMMON OPEN SPACE | | |
|-------------------|---------|-------|
| Level | Area | Count |
| LEVEL 25 | 6046 SF | 6 |
| LEVEL 06 | 1048 SF | 2 |
| LEVEL 01 | 4332 SF | 1 |
| 11427 SF | | |

| RECREATION ROOM | | |
|-----------------|---------|-------|
| Level | Area | Count |
| LEVEL 25 | 2148 SF | 1 |
| LEVEL 06 | 2024 SF | 3 |
| 4172 SF | | |

| RESIDENTIAL OPEN SPACE | | | |
|--|-----------|-------------|------------------|
| HOTEL/RESI TOWER | | | |
| REQUIRED OPEN SPACE | | | |
| 74 | 1 BEDROOM | 100 sf/unit | 7,400 SF |
| 62 | 2 BEDROOM | 125 sf/unit | 7,750 SF |
| TOTAL | | | 15,150 SF |
| PROVIDED RECREATION SPACE | | | |
| RECREATION ROOM (25% OF REQUIRED ALLOWED) | | | 3,788 SF |
| PROVIDED COMMON OPEN SPACE | | | |
| COMMON OPEN SPACE | | | 11,427 SF |
| TOTAL OPEN SPACE PROVIDED | | | 15,215 SF |
| HOTEL RESI/TOWER | | | |
| TREES RQUIRED (1 for every 4 units) | | | |
| 50% TO BE CANOPY TREES | | | 34 TREES |
| TREES PROVIDED | | | |
| 50% TO BE CANOPY TREES | | | 34 TREES |

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE





REV DATE ISSUE

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OPEN SPACE DIAGRAMS

TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|---|--------|----------|
|  EXISTING TREE | - | 9 |
|  <i>OLEA EUROPAEA</i> FRUITLESS FRUITLESS OLIVE TREE (T) | L | 6 |
|  <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
|  <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
|  <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
|  <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
|  <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
|  <i>CITRUS</i> SPP. CITRUS x MEYERI IMPROVED (T) | M | 6 |

| | |
|------------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SQFT |
| TOTAL NUMBER OF UNITS | 136 |
| REQUIRED TREES (1 TREES / 4 UNITS) | 34 |
| PROVIDED TREES | 34 |
| PROVIDED CANOPY TREES (50%) | 19 |
| REQUIRED SHORT-TERM BIKE PARKINGS | 71 |
| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
| 2 | PLANTING AREA, TYP. | 12 | CONC. PAVER, TYP. |
| 3 | PLANTER WALL | 14 | WOOD DECKING |
| 4 | PLANTING POT, TYP. | 15 | BOLLARD, TYP. |
| 5 | EXISTING TREE, TYP. | 16 | WOOD BENCH, TYP. |
| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELLIS | 18 | BBO |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
| 10 | SHORT-TERM BIKE RACKS, TYP. | 21 | MOVABLE PLANTER |



sh p

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OWNER
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Los Angeles, CA 90028

THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
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PROJECT #: 191031
DATE: 10/26/2020

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OVERALL LANDSCAPE PLAN

L1.00
ENTITLEMENT SUBMITTAL



OVERALL LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|--|--------|----------|
| EXISTING TREE | - | 9 |
| <i>OLEA EUROPAEA 'FRUITLESS'</i> FRUITLESS OLIVE TREE (T) | L | 6 |
| <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
| <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
| <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
| <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
| <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
| <i>CITRUS SPP.</i> CITRUS x MEYERI IMPROVED (T) | M | 6 |

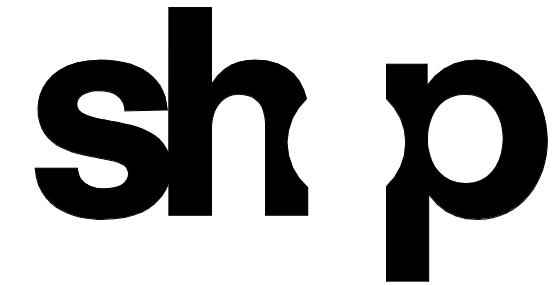
| | |
|-----------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SQFT |
| TOTAL NUMBER OF UNITS | 136 |
| REQUIRED TREES (1 TREE / 4 UNITS) | 34 |
| PROVIDED TREES | 34 |
| PROVIDED CANOPY TREES (50%) | 19 |
| REQUIRED SHORT-TERM BIKE PARKINGS | 71 |
| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
| 2 | PLANTING AREA, TYP. | 12 | CONC. PAVER, TYP. |
| 3 | PLANTER WALL | 14 | WOOD DECKING |
| 4 | PLANTING POT, TYP. | 15 | BOLLARD, TYP. |
| 5 | EXISTING TREE, TYP. | 16 | WOOD BENCH, TYP. |
| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELLIS | 18 | BBQ |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
| 10 | SHORT-TERM BIKE RACKS, TYP. | 21 | MOVABLE PLANTER |



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THE MORRISON

1220-1246 SOUTH HOPE STREET &
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DATE: 10/26/2020

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LEVEL 01 LANDSCAPE PLAN

LEVEL 01 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



L1.01
ENTITLEMENT SUBMITTAL

TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|--|--------|----------|
|  EXISTING TREE | - | 9 |
|  <i>OLEA EUROPAEA 'FRUITLESS'</i> FRUITLESS OLIVE TREE (T) | L | 6 |
|  <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
|  <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
|  <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
|  <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
|  <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
|  <i>CITRUS SPP.</i> CITRUS x MEYERI IMPROVED (T) | M | 6 |

| | |
|-----------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SQFT |
| TOTAL NUMBER OF UNITS | 136 |
| REQUIRED TREES (1 TREE / 4 UNITS) | 34 |
| PROVIDED TREES | 34 |
| PROVIDED CANOPY TREES (50%) | 19 |
| REQUIRED SHORT-TERM BIKE PARKINGS | 71 |
| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
| 2 | PLANTING AREA, TYP. | 12 | CONC. PAVER, TYP. |
| 3 | PLANTER WALL | 14 | WOOD DECKING |
| 4 | PLANTING POT, TYP. | 15 | BOLLARD, TYP. |
| 5 | EXISTING TREE, TYP. | 16 | WOOD BENCH, TYP. |
| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELLIS | 18 | BBQ |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
| 10 | SHORT-TERM BIKE RACKS, TYP. | 21 | MOVABLE PLANTER |



LEVEL 02 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



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PROJECT #: 191031
DATE: 7/2/2020

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LEVEL 02 LANDSCAPE PLAN

L1.02
ENTITLEMENT SUBMITTAL

TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|--|--------|----------|
|  EXISTING TREE | - | 9 |
|  <i>OLEA EUROPAEA</i> 'FRUITLESS' FRUITLESS OLIVE TREE (T) | L | 6 |
|  <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
|  <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
|  <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
|  <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
|  <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
|  <i>CITRUS</i> SPP. CITRUS x MEYERI IMPROVED (T) | M | 6 |

| | |
|-----------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SOFT |
| TOTAL NUMBER OF UNITS | 136 |
| REQUIRED TREES (1 TREE / 4 UNITS) | 34 |
| PROVIDED TREES | 34 |
| PROVIDED CANOPY TREES (50%) | 19 |
| REQUIRED SHORT-TERM BIKE PARKINGS | 71 |
| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
| 2 | PLANTING AREA, TYP. | 12 | CONC. PAVER, TYP. |
| 3 | PLANTER WALL | 14 | WOOD DECKING |
| 4 | PLANTING POT, TYP. | 15 | BOLLARD, TYP. |
| 5 | EXISTING TREE, TYP. | 16 | WOOD BENCH, TYP. |
| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELIS | 18 | BBQ |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
| 10 | SHORT-TERM BIKE RACKS, TYP. | 21 | MOVABLE PLANTER |



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LEVEL 05 LANDSCAPE PLAN

L1.03
ENTITLEMENT SUBMITTAL

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LEVEL 05 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|--|--------|----------|
|  EXISTING TREE | - | 9 |
|  <i>OLEA EUROPAEA 'FRUITLESS'</i> FRUITLESS OLIVE TREE (T) | L | 6 |
|  <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
|  <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
|  <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
|  <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
|  <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
|  <i>CITRUS SPP.</i> CITRUS x MEYERI IMPROVED (T) | M | 6 |

| | |
|-----------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SQFT |
| TOTAL NUMBER OF UNITS | 136 |
| REQUIRED TREES (1 TREE / 4 UNITS) | 34 |
| PROVIDED TREES | 34 |
| PROVIDED CANOPY TREES (50%) | 19 |
| REQUIRED SHORT-TERM BIKE PARKINGS | 71 |
| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
| 2 | PLANTING AREA, TYP. | 12 | CONC. PAVER, TYP. |
| 3 | PLANTER WALL | 14 | WOOD DECKING |
| 4 | PLANTING POT, TYP. | 15 | BOLLARD, TYP. |
| 5 | EXISTING TREE, TYP. | 16 | WOOD BENCH, TYP. |
| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELLIS | 18 | BBQ |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
| 10 | SHORT-TERM BIKE RACKS, TYP. | 21 | MOVABLE PLANTER |



LEVEL 06 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



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LEVEL 06 LANDSCAPE PLAN

L1.04
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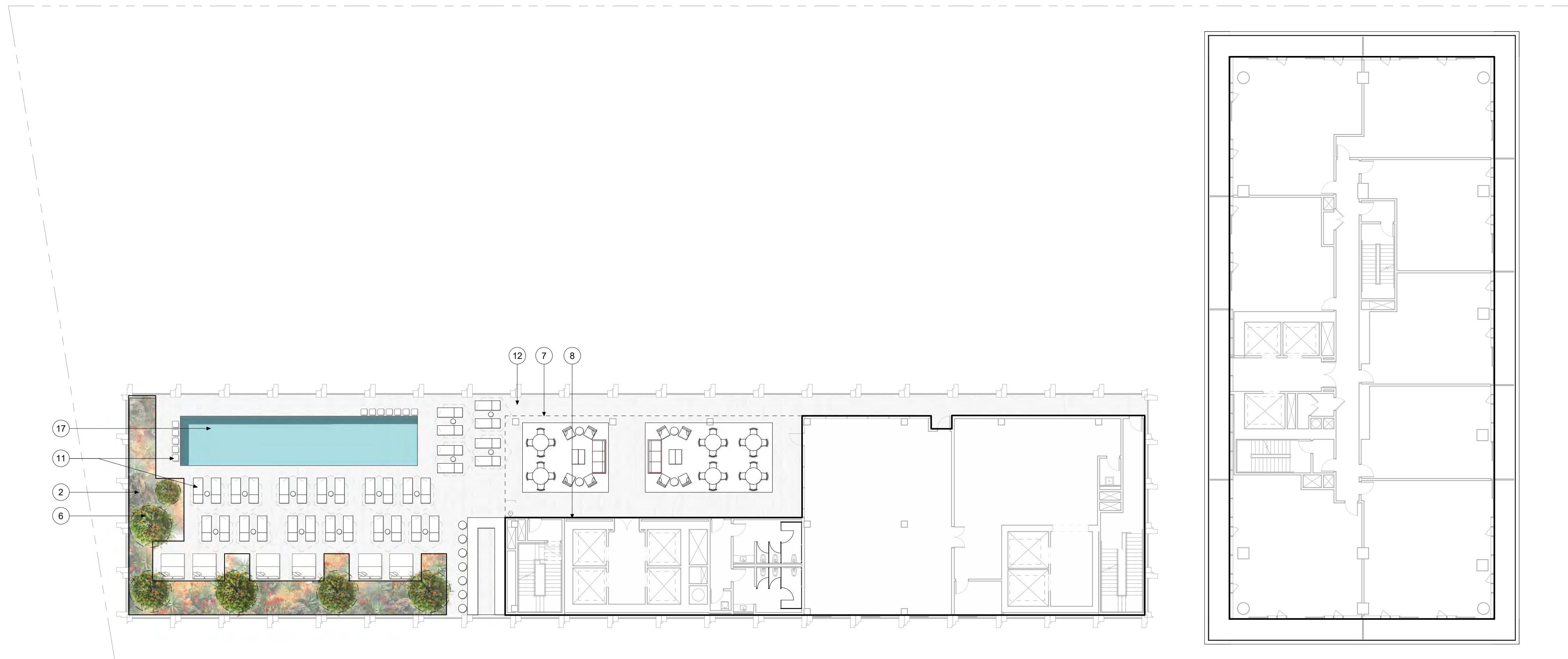
TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|--|--------|----------|
|  EXISTING TREE | - | 9 |
|  <i>OLEA EUROPAEA</i> 'FRUITLESS' FRUITLESS OLIVE TREE (T) | L | 6 |
|  <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
|  <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
|  <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
|  <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
|  <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
|  <i>CITRUS</i> SPP. CITRUS x MEYERI IMPROVED (T) | M | 6 |

| | |
|-----------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SQFT |
| TOTAL NUMBER OF UNITS | 136 |
| REQUIRED TREES (1 TREE / 4 UNITS) | 34 |
| PROVIDED TREES | 34 |
| PROVIDED CANOPY TREES (50%) | 19 |
| REQUIRED SHORT-TERM BIKE PARKINGS | 71 |
| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
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| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELLIS | 18 | BBQ |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
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LEVEL 15 LANDSCAPE PLAN

L1.05
ENTITLEMENT SUBMITTAL



LEVEL 15 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

TREE LEGEND

| NAME | WUCOLS | QUANTITY |
|--|--------|----------|
|  EXISTING TREE | - | 9 |
|  <i>OLEA EUROPAEA</i> 'FRUITLESS' FRUITLESS OLIVE TREE (T) | L | 6 |
|  <i>PLATANUS ACERIFOLIA</i> LONDON PLANE (T) | M | 4 |
|  <i>UMBELLULARIA CALIFORNICA</i> CALIFORNIA BAY LAUREL (T) | L | 4 |
|  <i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE (T) | M | 6 |
|  <i>CORNUS CAPITATA</i> EVERGREEN DOGWOOD (T) | M | 6 |
|  <i>FRANKLINIA ALATAMAHA</i> (<i>GORDONIA ALATAMAHA</i>) (T) | M | 1 |
|  <i>CITRUS</i> SPP. CITRUS x MEYERI IMPROVED (T) | M | 6 |

| | |
|-----------------------------------|-------------|
| TOTAL COMMON OPEN SPACE | 15,215 SQFT |
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| PROVIDED SHORT-TERM BIKE PARKINGS | 72 |

KEYNOTE LEGEND

| | | | |
|----|--|----|-------------------------|
| 1 | PROPERTY LINE | 11 | OUTDOOR FURNITURE, TYP. |
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| 6 | PROPOSED TREE, TYP. | 17 | SWIMMING POOL |
| 7 | VINE COVERED TRELLIS | 18 | BBQ |
| 8 | GREENWALL | 19 | PREVIOUS CONCRETE |
| 9 | SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE | 20 | GREEN ROOF |
| 10 | SHORT-TERM BIKE RACKS, TYP. | 21 | MOVABLE PLANTER |



LEVEL 25 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



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LEVEL 25 LANDSCAPE PLAN

L1.06
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APPLICANT
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OWNER
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Los Angeles, CA 90028



Buxus microphylla japonica 'Winter Gem'
Winter Gem Boxwood



Barbara Karst Bougainvillea
Bougainvillea Barbara Karst



Kalanchoe beharensis
Velvet Elephant Ear



Buxus microphylla japonica 'Winter Gem'
Winter Gem Boxwood



Sedum acre
Goldmoss Stonecrop



Leucophyta
Cushion Bush



Aloe petricola Pole-Evans
Sunbird Aloe



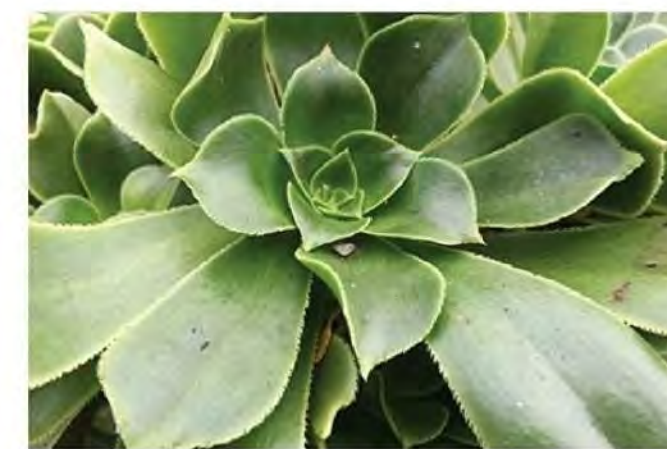
Agave americana
Century Plant



Echinocactus grusonii
Golden Barrel Cactus



Echinopsis candicans
Argentine Giant



Aeonium davidbramwellii
Tree aeonium



Rosmarinus officinalis
Rosemary



Asparagus aethiopicus
Foxtail Fern



Cortaderia Pumila
Dwarf Pampas Grass



Agave attenuata
Foxtail Agave



Echinop
Globe Thistle



Sedum Sunsparkler® 'Lime Zinger'
Sedum



Senecio serpens
Blue Chalkstick



Lavandula angustifolia
Hicote English Lavender



Carex morrowii aurea variegata
Japanese Sedge



Salvia Apiana
Sacred White Sage



Citrus spp.
Citrus x meyeri 'improved'



Olea europaea 'Wilsonii'
Fruitless Olive Tree



Platanus Acerifolia
London Plane (T)



Umbellularia californica
California bay laurel



Cornus capitata
Evergreen Dogwood



Franklina Alatomaha
Gordonia Alatomaha



Platanus Racemosa
California Sycamore

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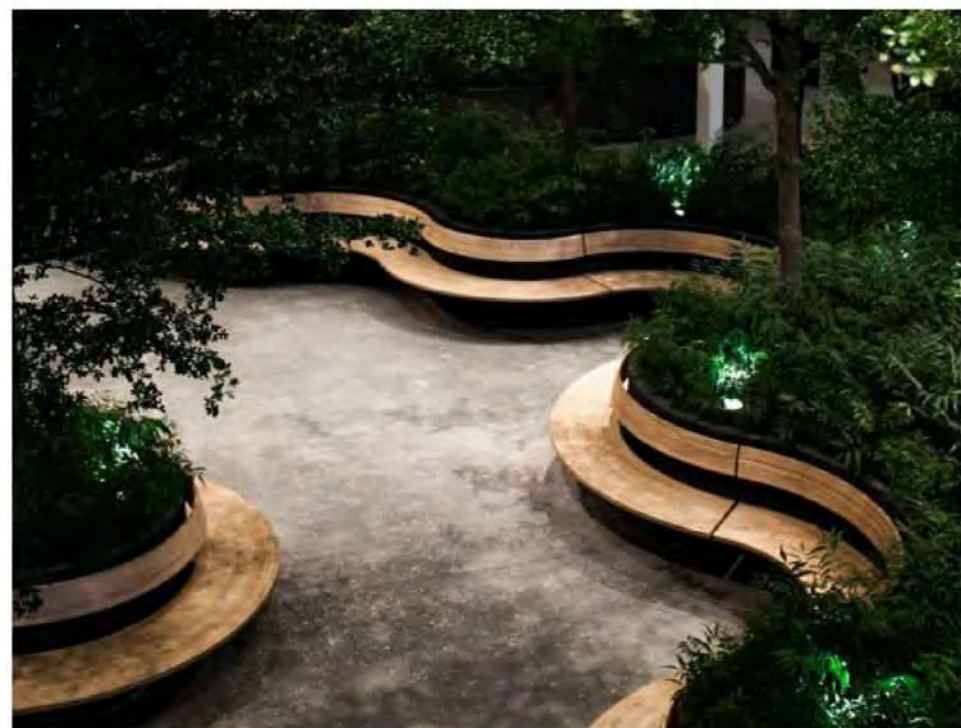
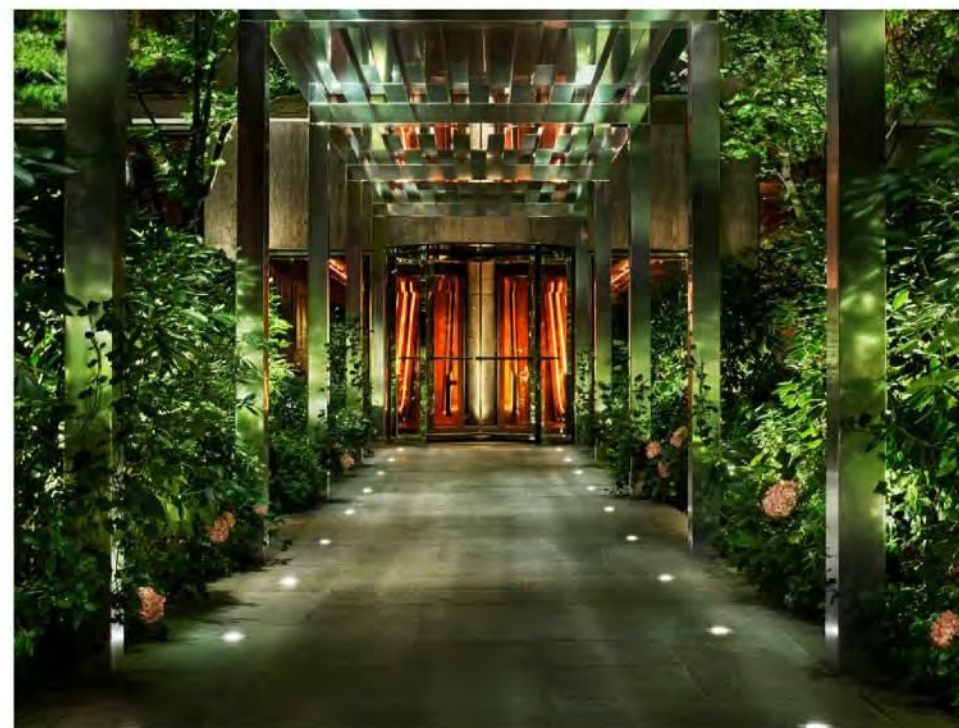
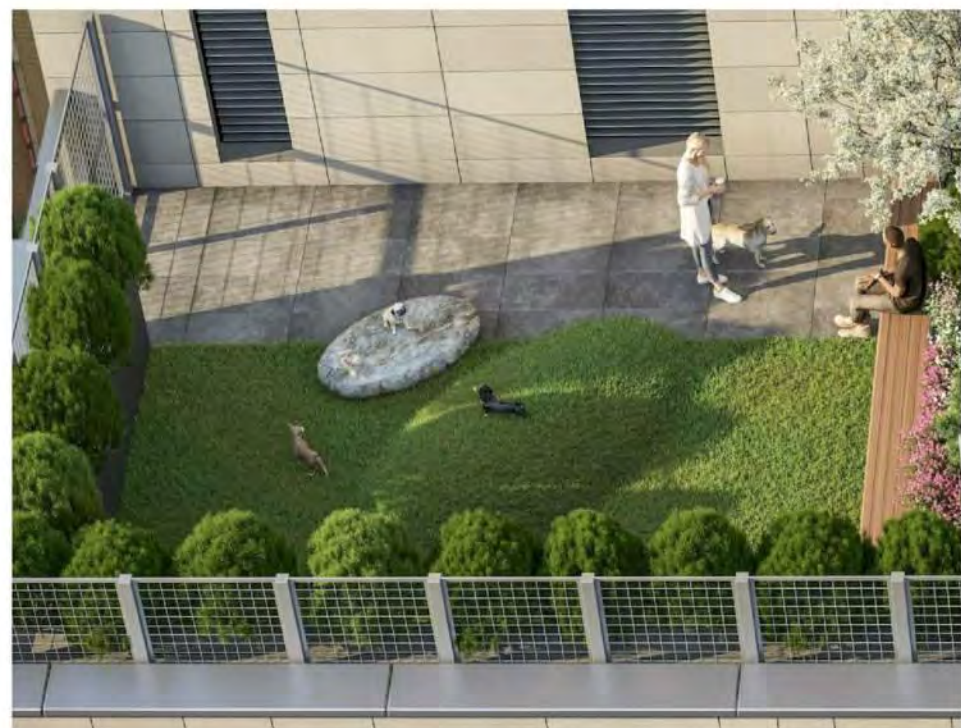
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PLANTING PALETTE

L1.07
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sh p

ARCHITECT
SHoP Architects
233 Broadway 11th Floor
New York, NY 10279

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Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

OWNER
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

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INSPIRATION IMAGES

L1.08
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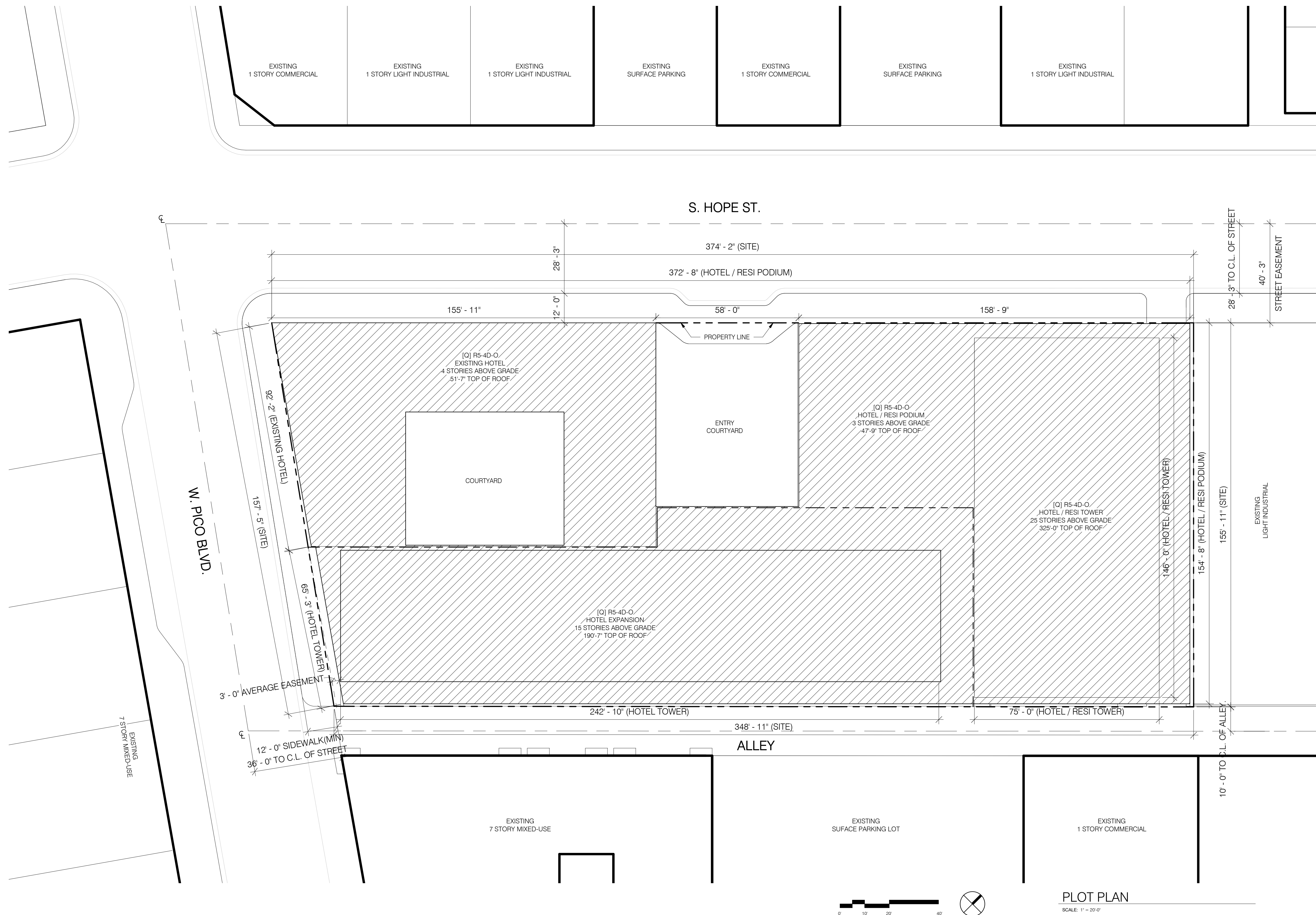
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PLOT PLAN

A1.01
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PLOT PLAN
SCALE: 1" = 20'-0"

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FLOOR PLAN - LEVEL B3

A2.B3
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- HOTEL
- RESIDENTIAL
- RESTAURANT
- IMMERSIVE MUSEUM
- OUTDOOR AMENITY
- BACK OF HOUSE
- STANDARD (61 SPACES)
- COMPACT (32 SPACES)
- ACCESSIBLE (0 SPACES)



FLOOR PLAN - LEVEL B3

SCALE: 1/16" = 1'-0"

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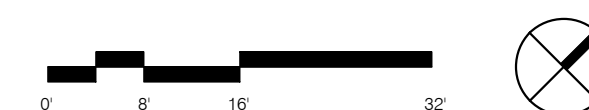
FLOOR PLAN - LEVEL B2

A2.B2
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- HOTEL
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- RESTAURANT
- IMMERSIVE MUSEUM
- OUTDOOR AMENITY
- BACK OF HOUSE
- STANDARD (49 SPACES)
- COMPACT (25 SPACES)
- ACCESSIBLE (0 SPACES)



FLOOR PLAN - LEVEL B2

SCALE: 1/16" = 1'-0"

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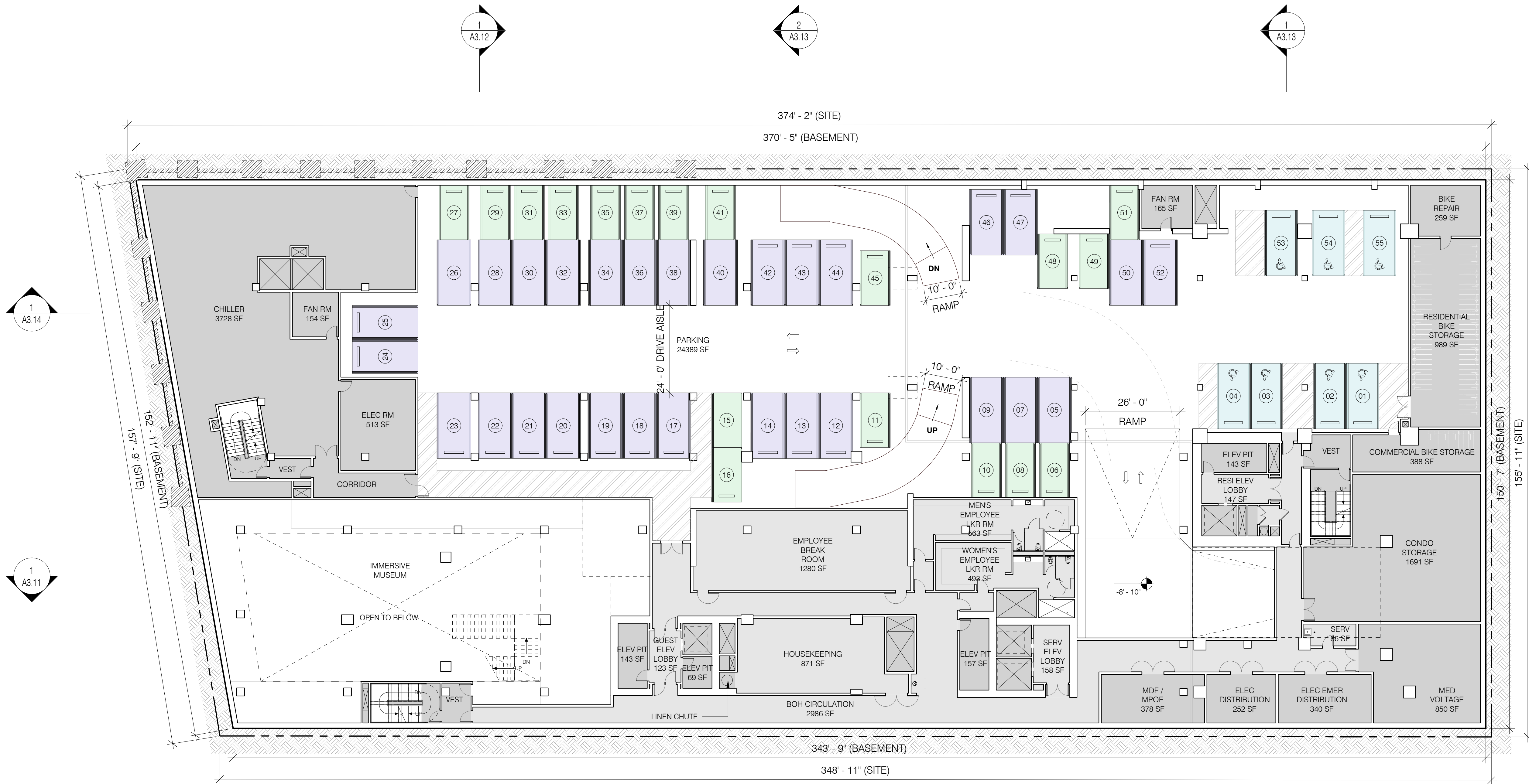
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FLOOR PLAN - LEVEL B1

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- BACK OF HOUSE
- STANDARD (30 SPACES)
- COMPACT (18 SPACES)
- ACCESSIBLE (7 SPACES)



FLOOR PLAN - LEVEL B1

SCALE: 1/16" = 1'-0"

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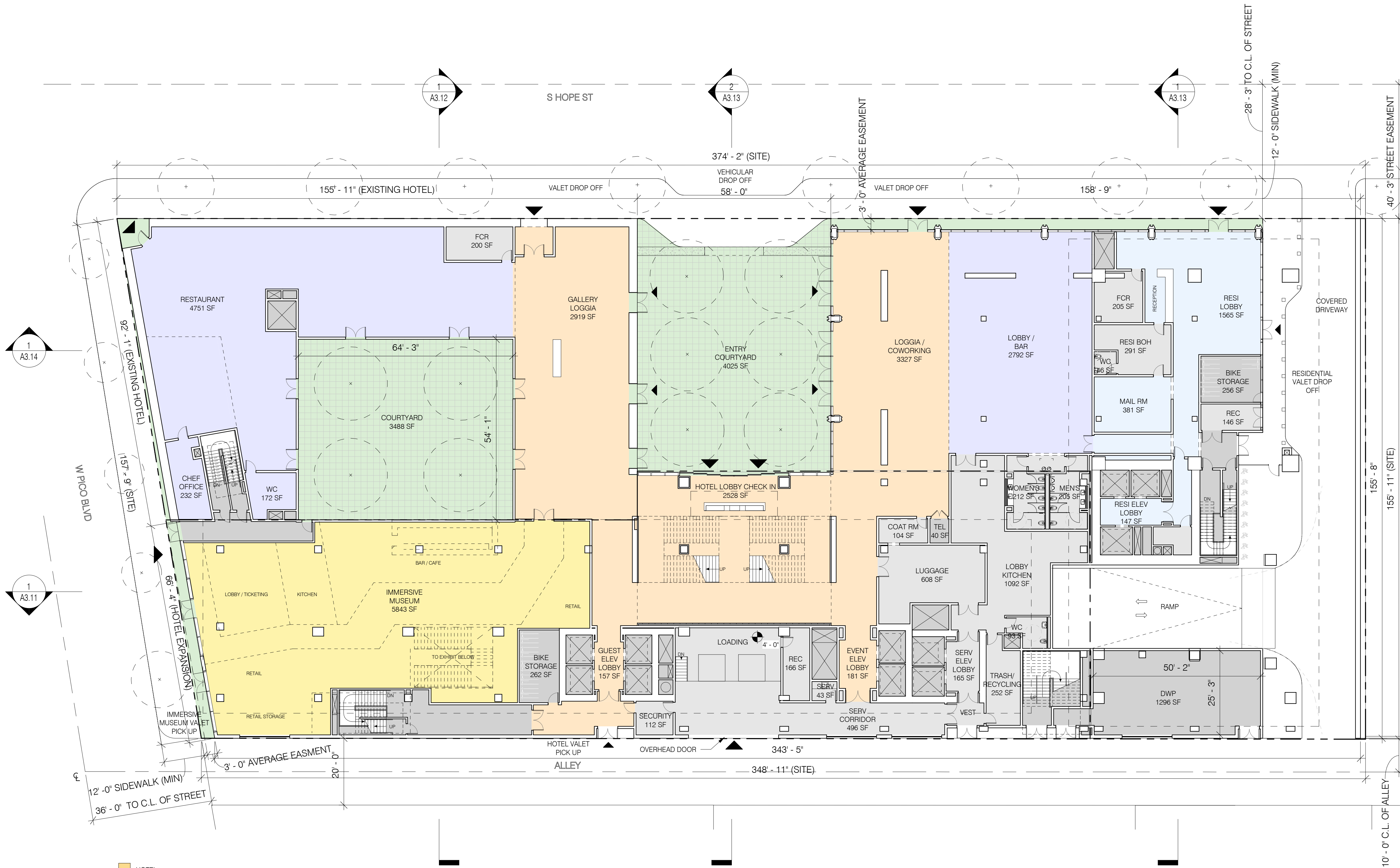
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FLOOR PLAN - LEVEL 01

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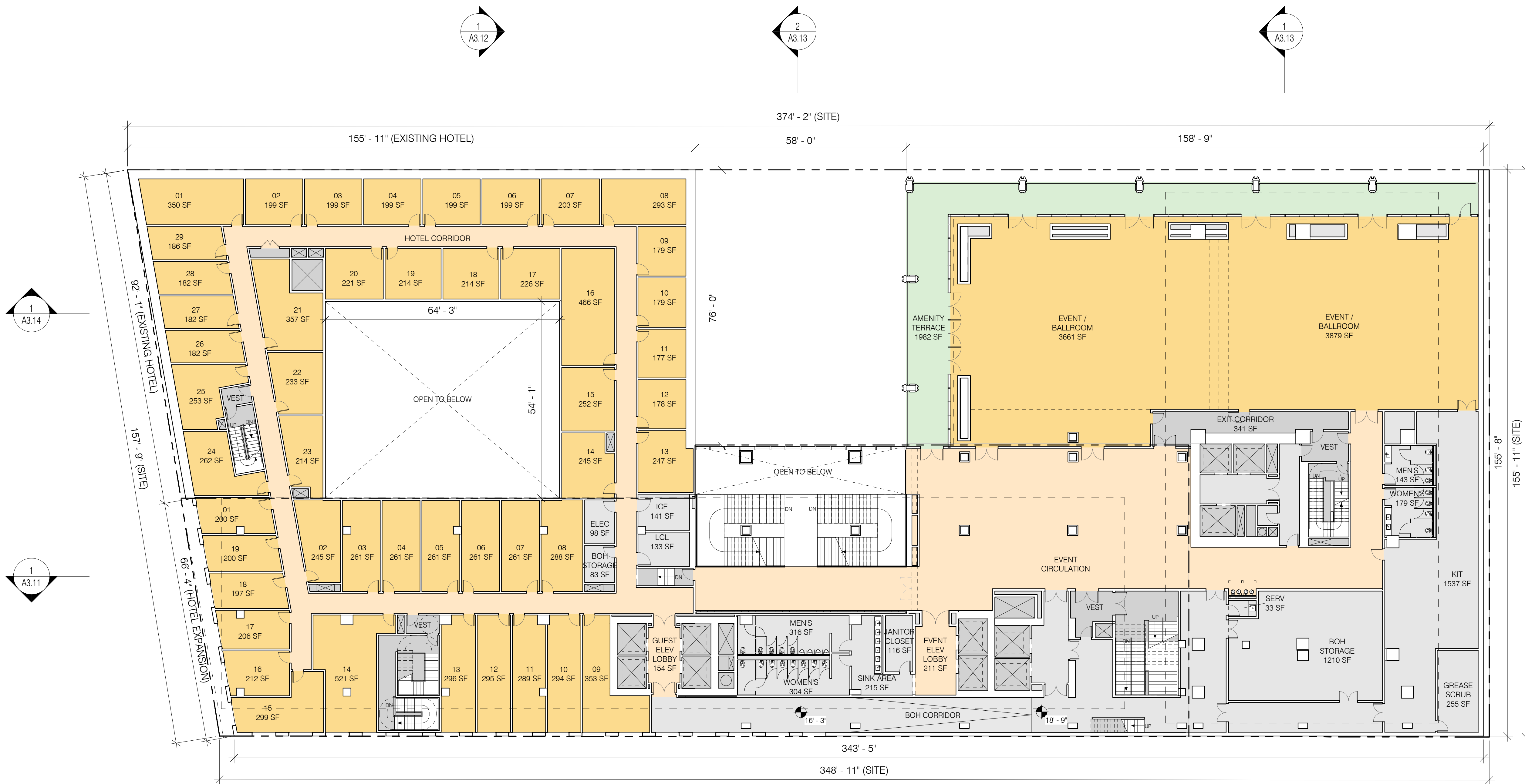
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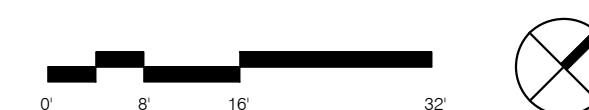
FLOOR PLAN - LEVEL 02

A2.02
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FLOOR PLAN - LEVEL 02

SCALE: 1/16" = 1'-0"

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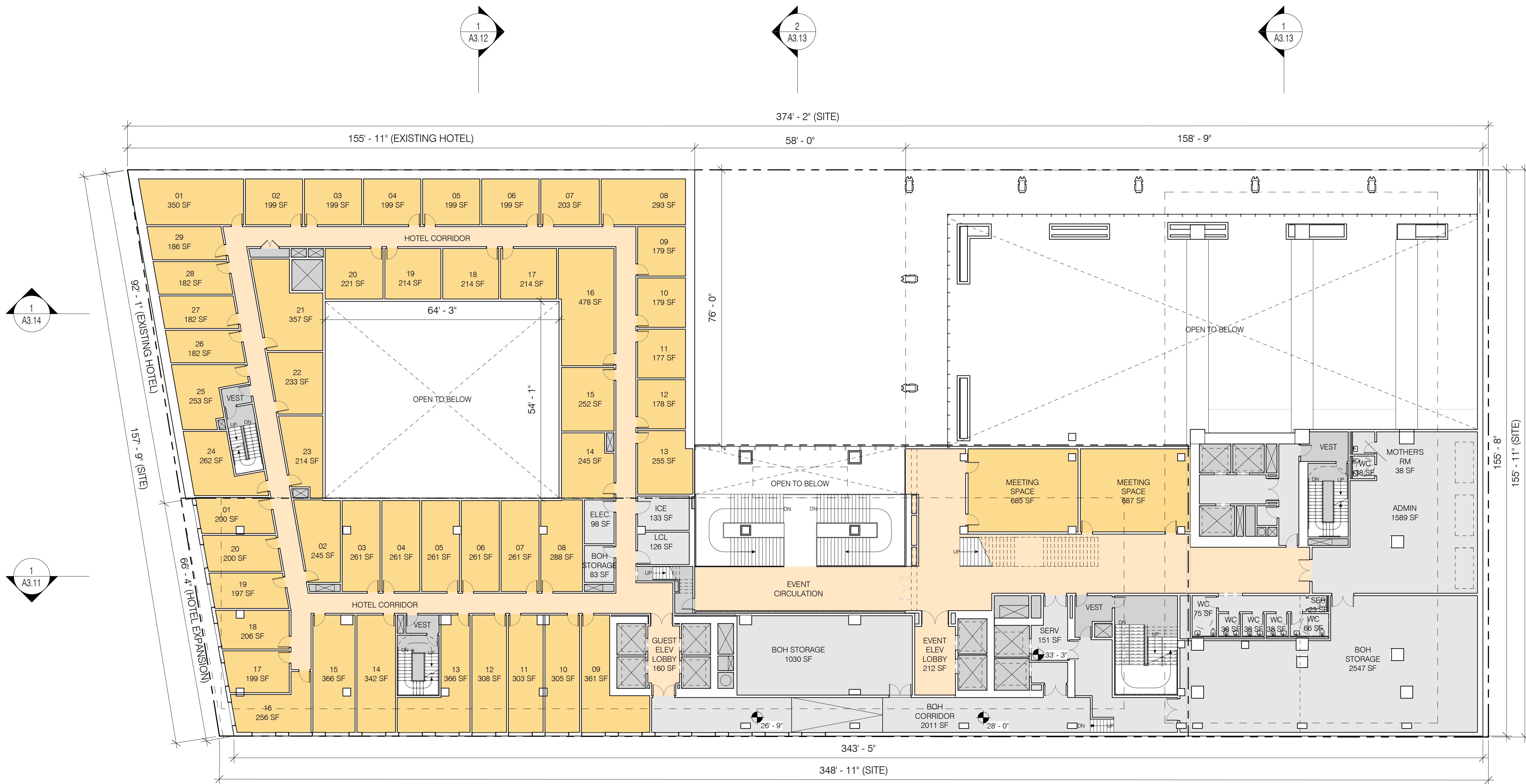
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DATE: 7/2/2020

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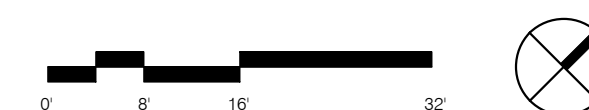
FLOOR PLAN - LEVEL 03

A2.03
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FLOOR PLAN - LEVEL 03

SCALE: 1/16" = 1'-0"

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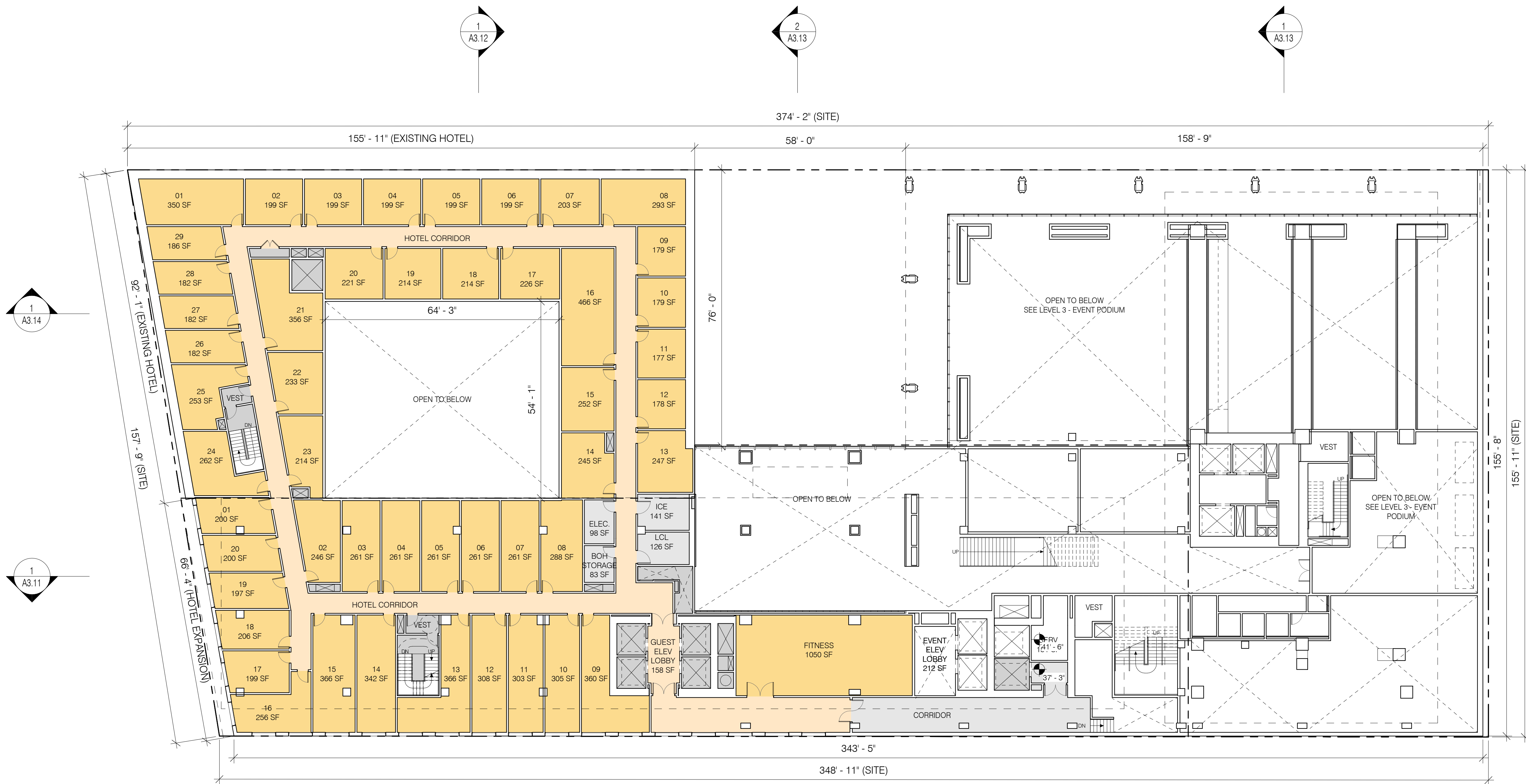
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FLOOR PLAN - LEVEL 04

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FLOOR PLAN - LEVEL 04

SCALE: 1/16" = 1'-0"

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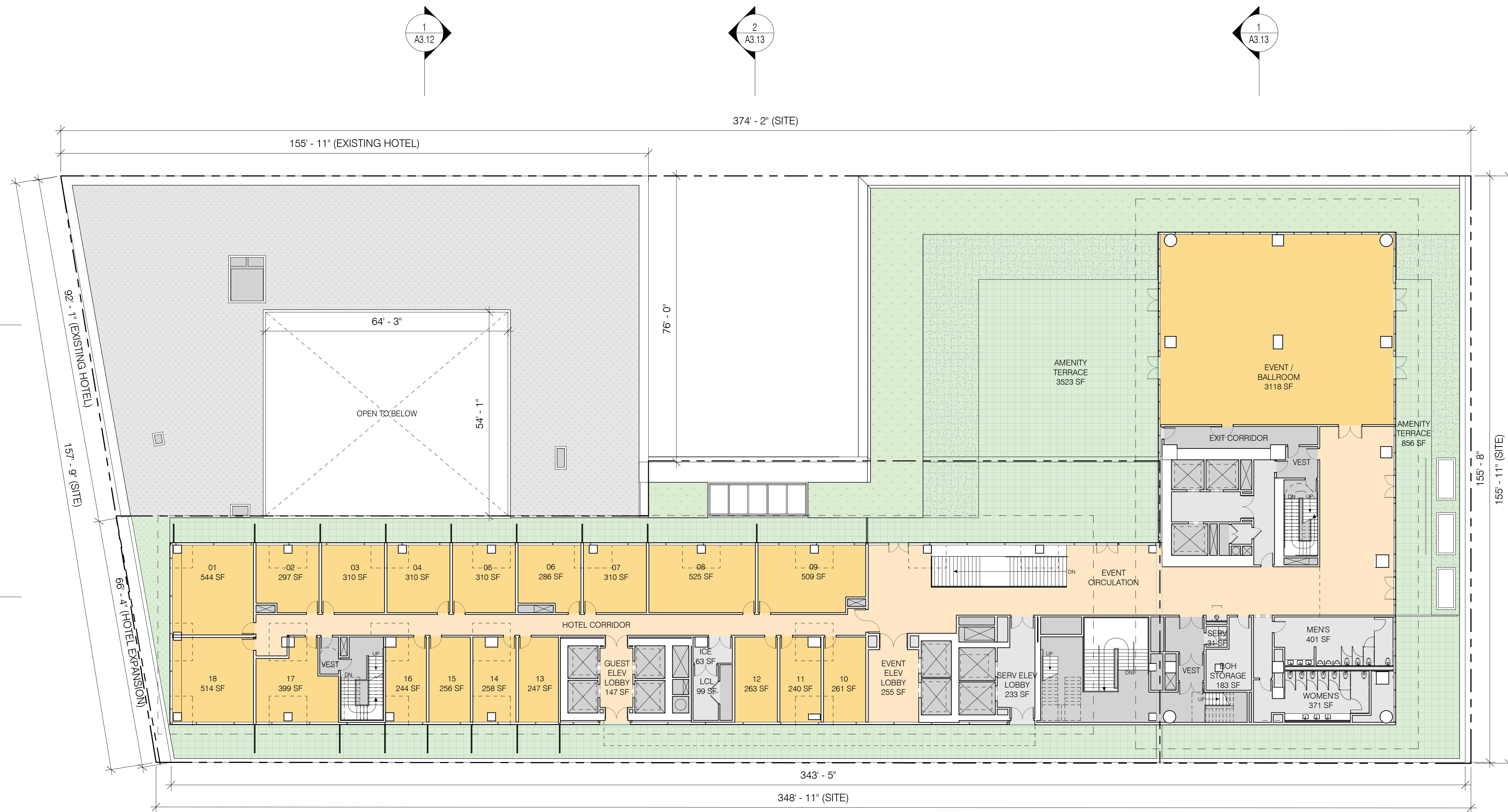
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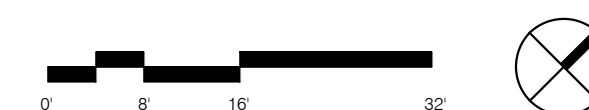
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FLOOR PLAN - LEVEL 05

A2.05
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FLOOR PLAN - LEVEL 05

SCALE: 1/16" = 1'-0"

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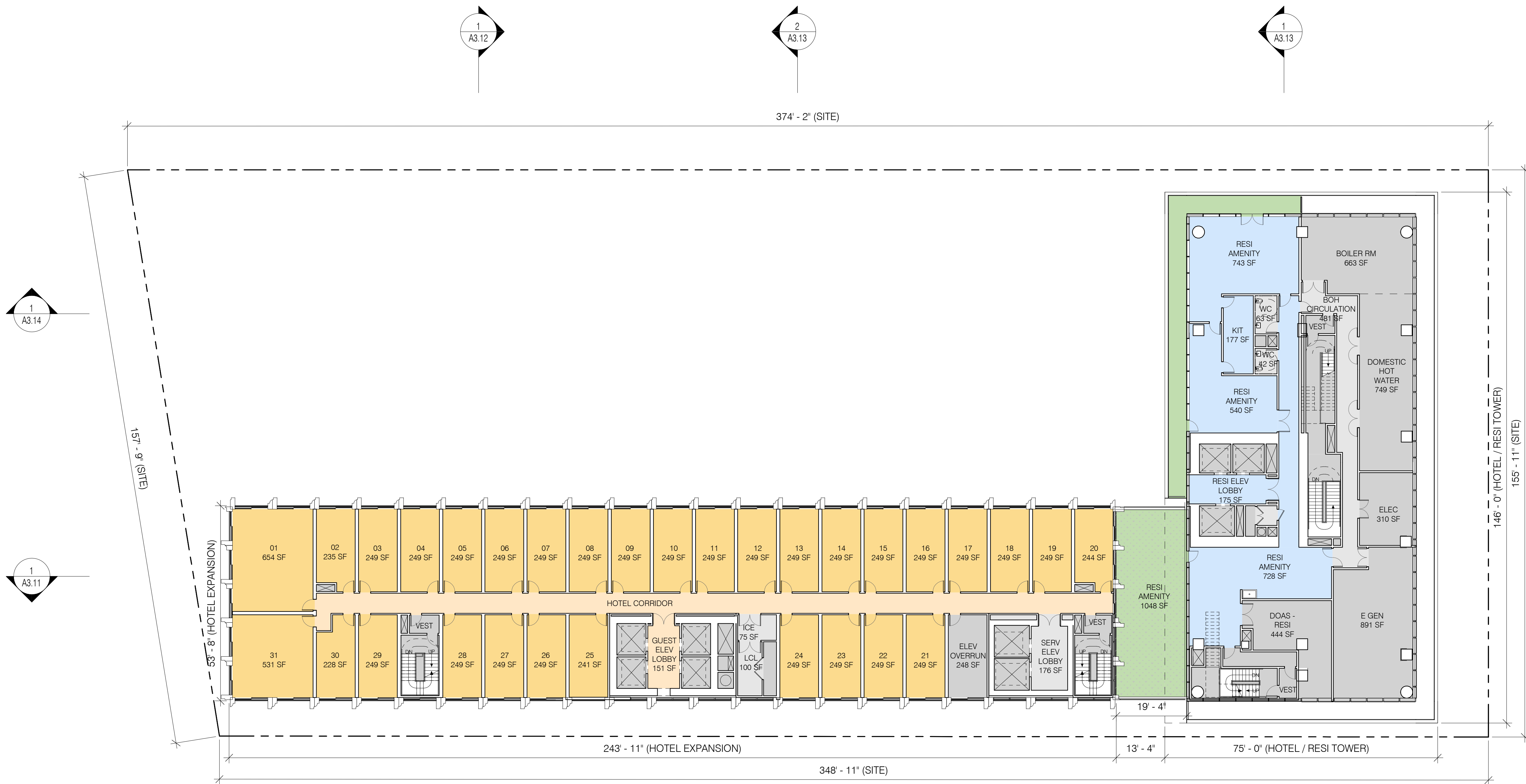
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FLOOR PLAN - LEVEL 06

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FLOOR PLAN - LEVEL 06

SCALE: 1/16" = 1'-0"

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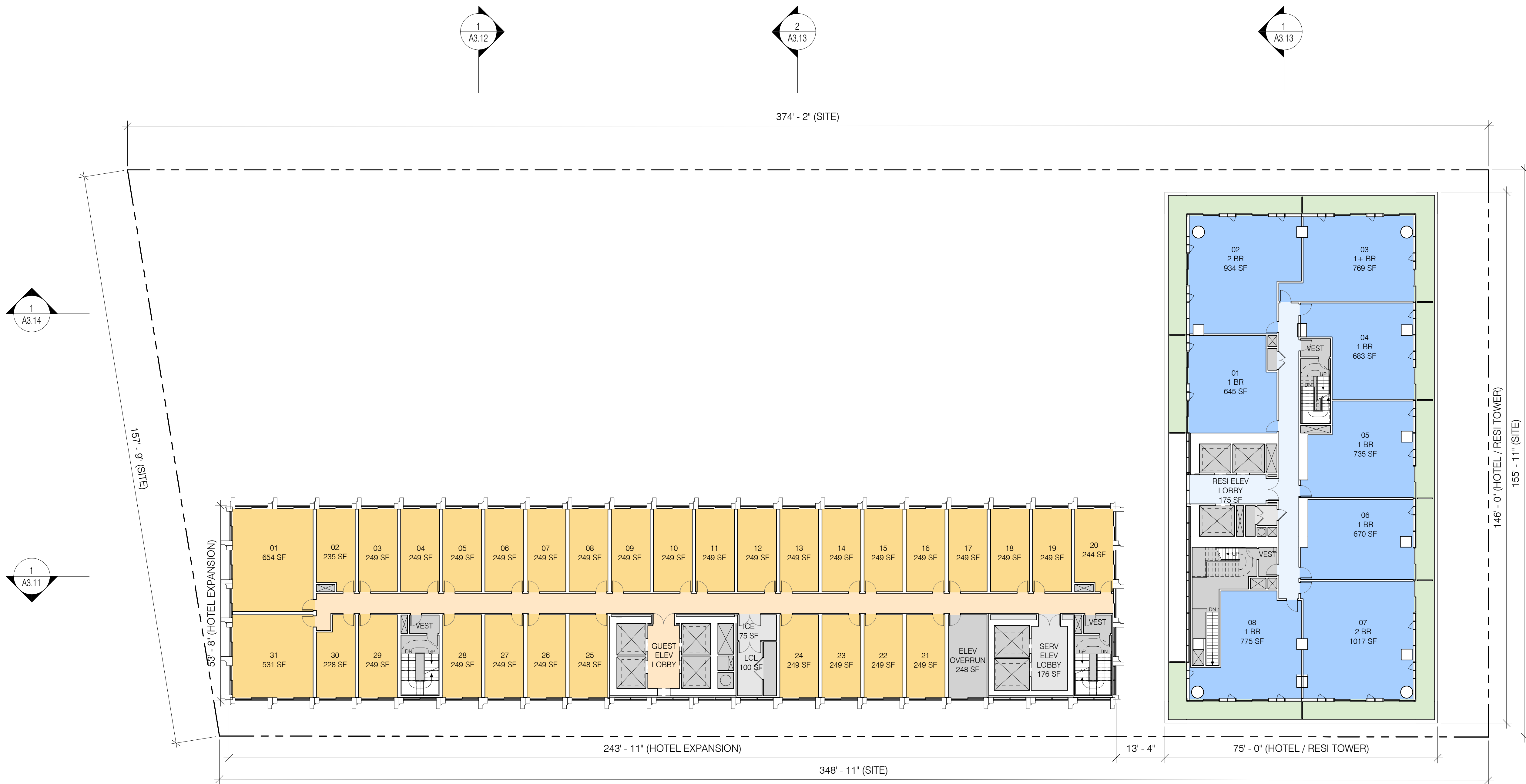
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FLOOR PLAN - LEVEL 07

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FLOOR PLAN - LEVEL 07

SCALE: 1/16" = 1'-0"

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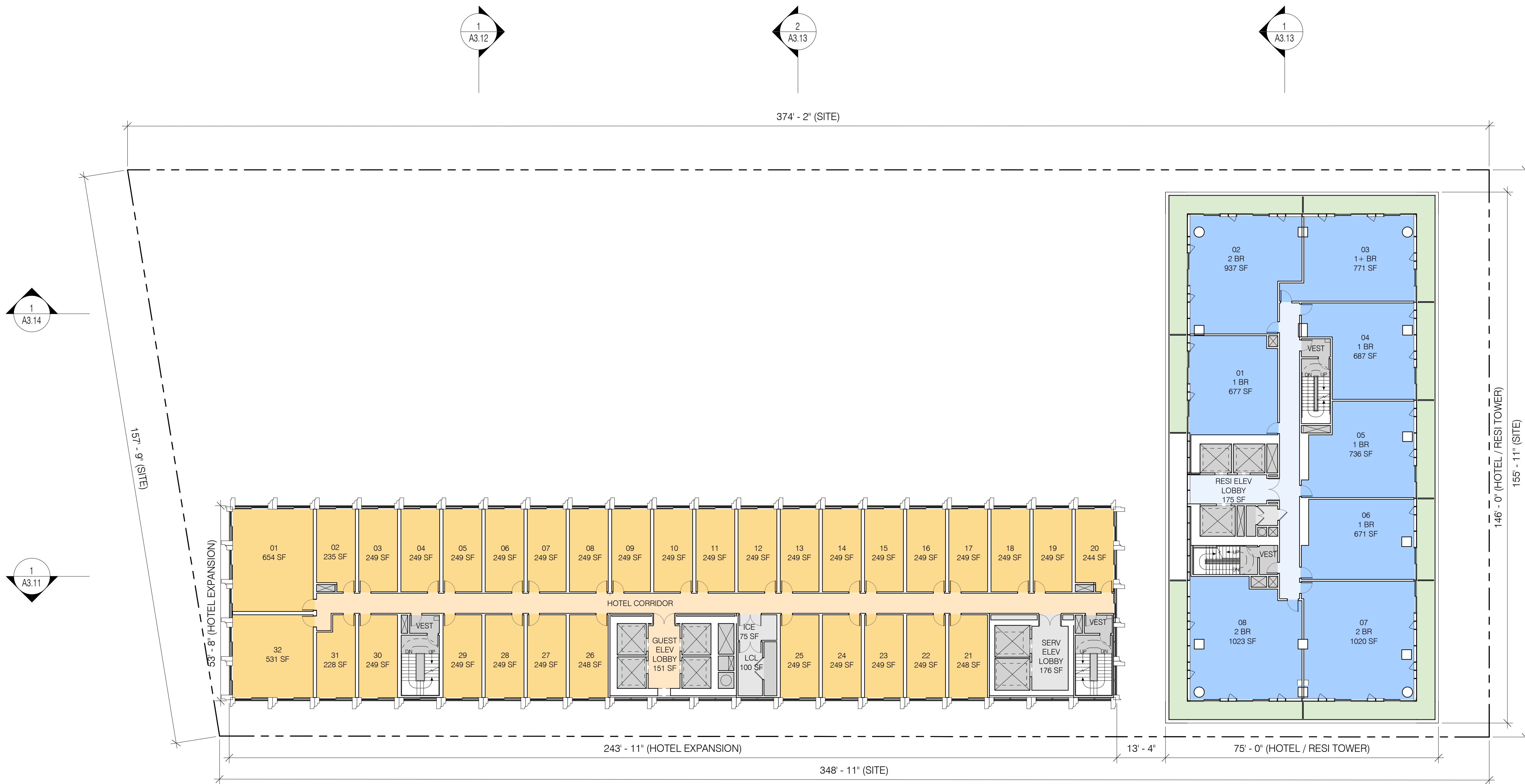
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FLOOR PLAN - LEVEL 08

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FLOOR PLAN - LEVEL 08

SCALE: 1/16" = 1'-0"

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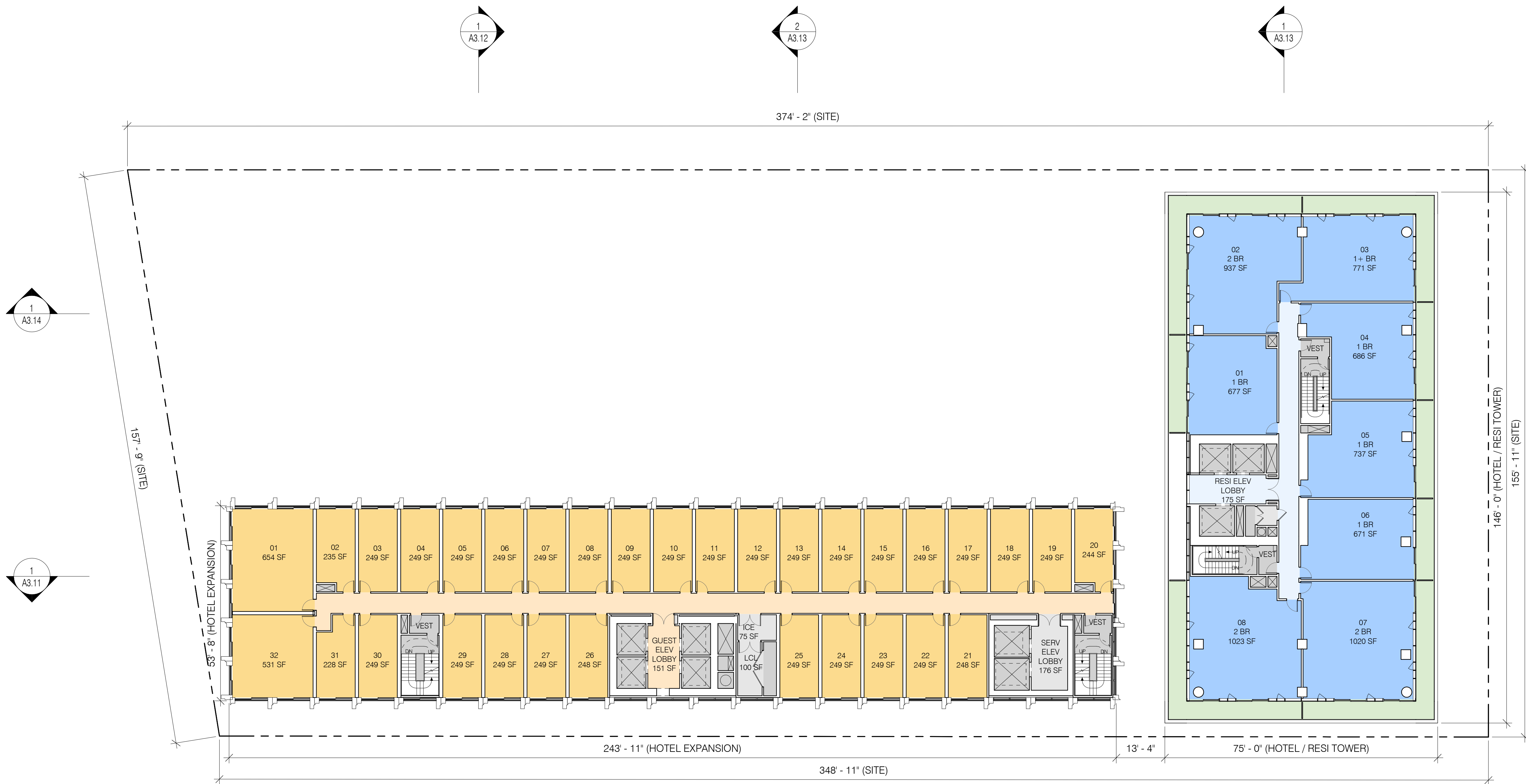
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FLOOR PLAN - LEVELS 09-13

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FLOOR PLAN - LEVEL 09-13
SCALE: 1/16" = 1'-0"

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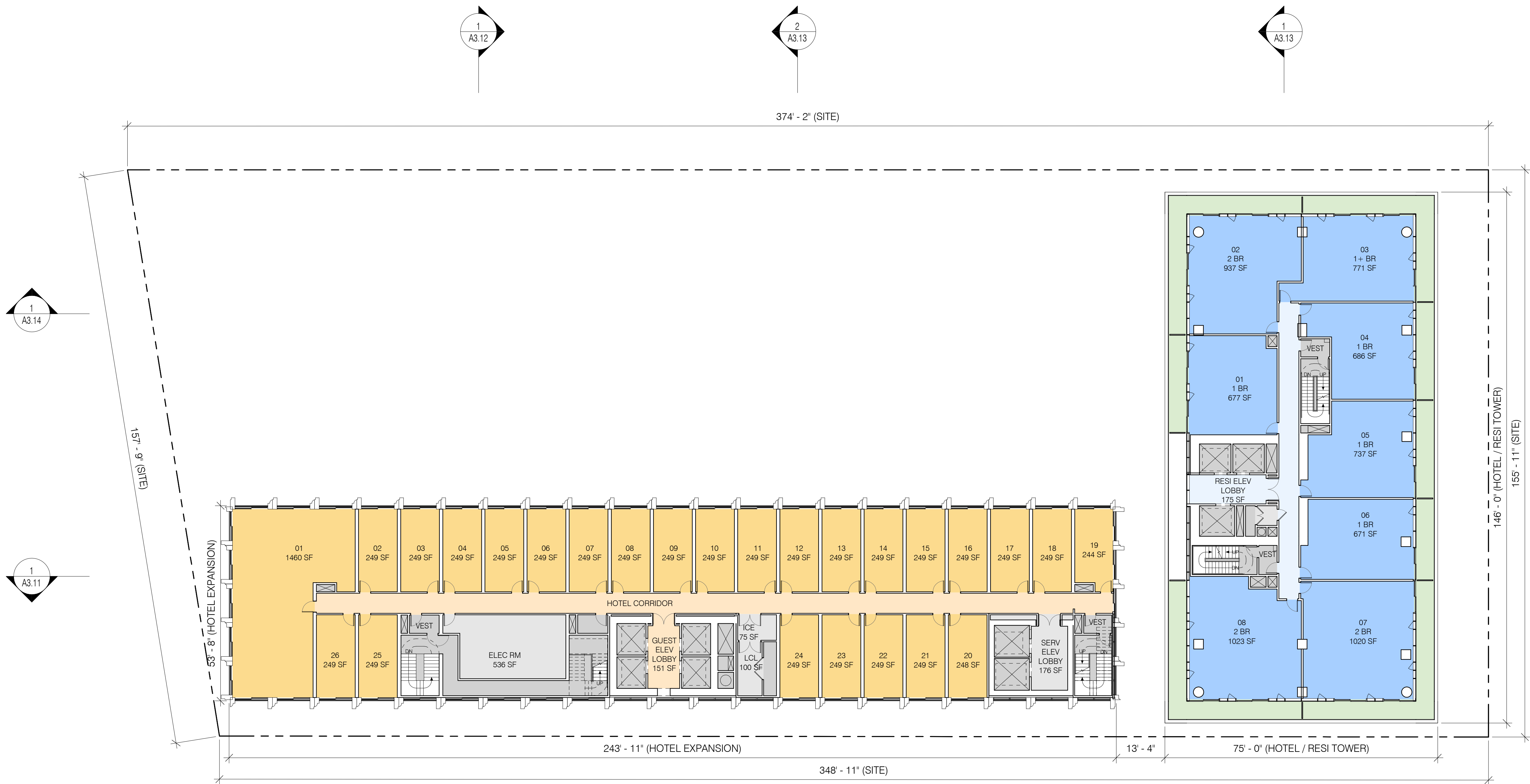
PROJECT #: 191031
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FLOOR PLAN - LEVEL 14

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FLOOR PLAN - LEVEL 14

SCALE: 1/16" = 1'-0"

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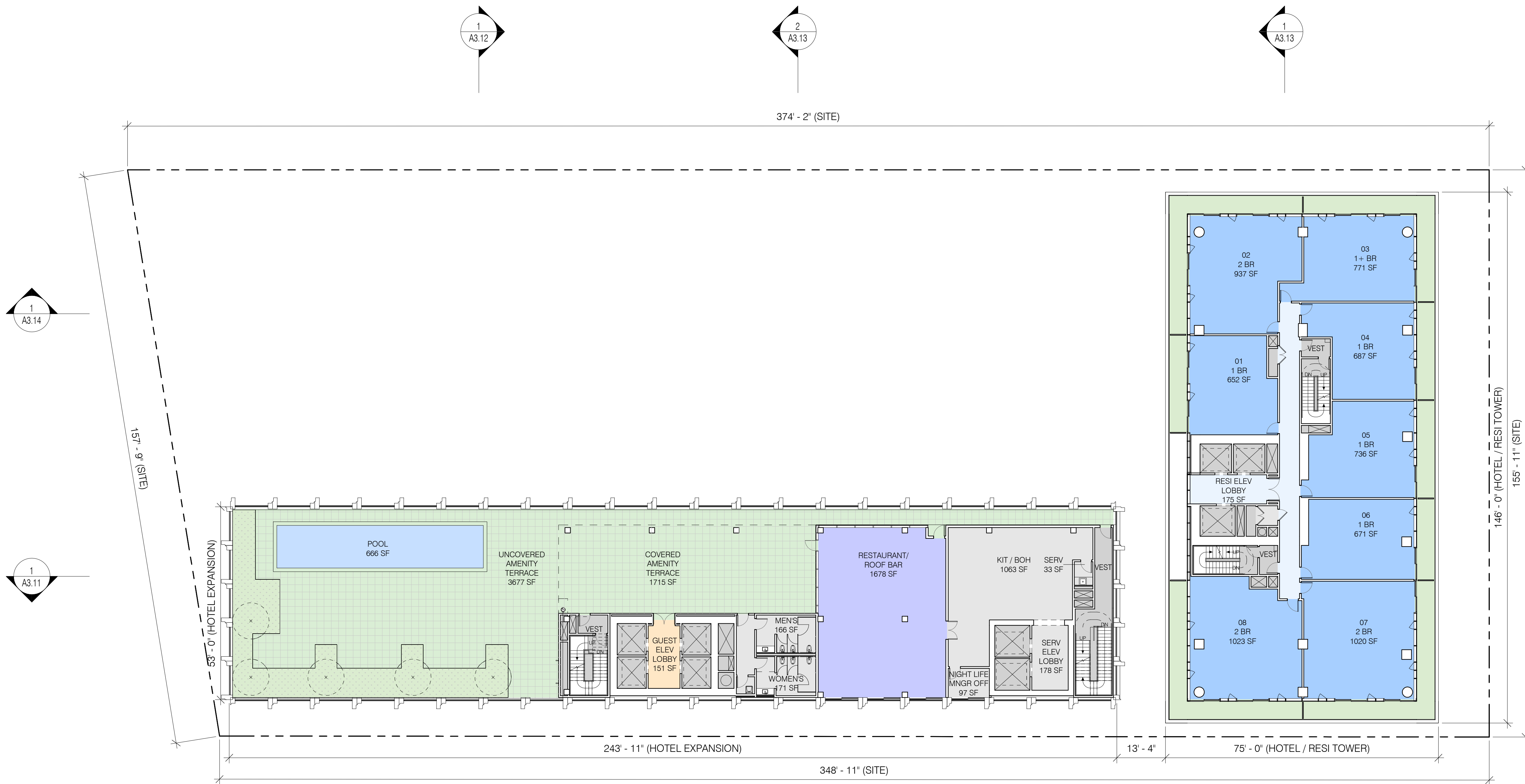
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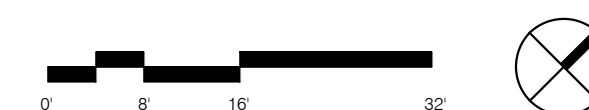
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FLOOR PLAN - LEVEL 15

A2.15
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FLOOR PLAN - LEVEL 15

SCALE: 1/16" = 1'-0"

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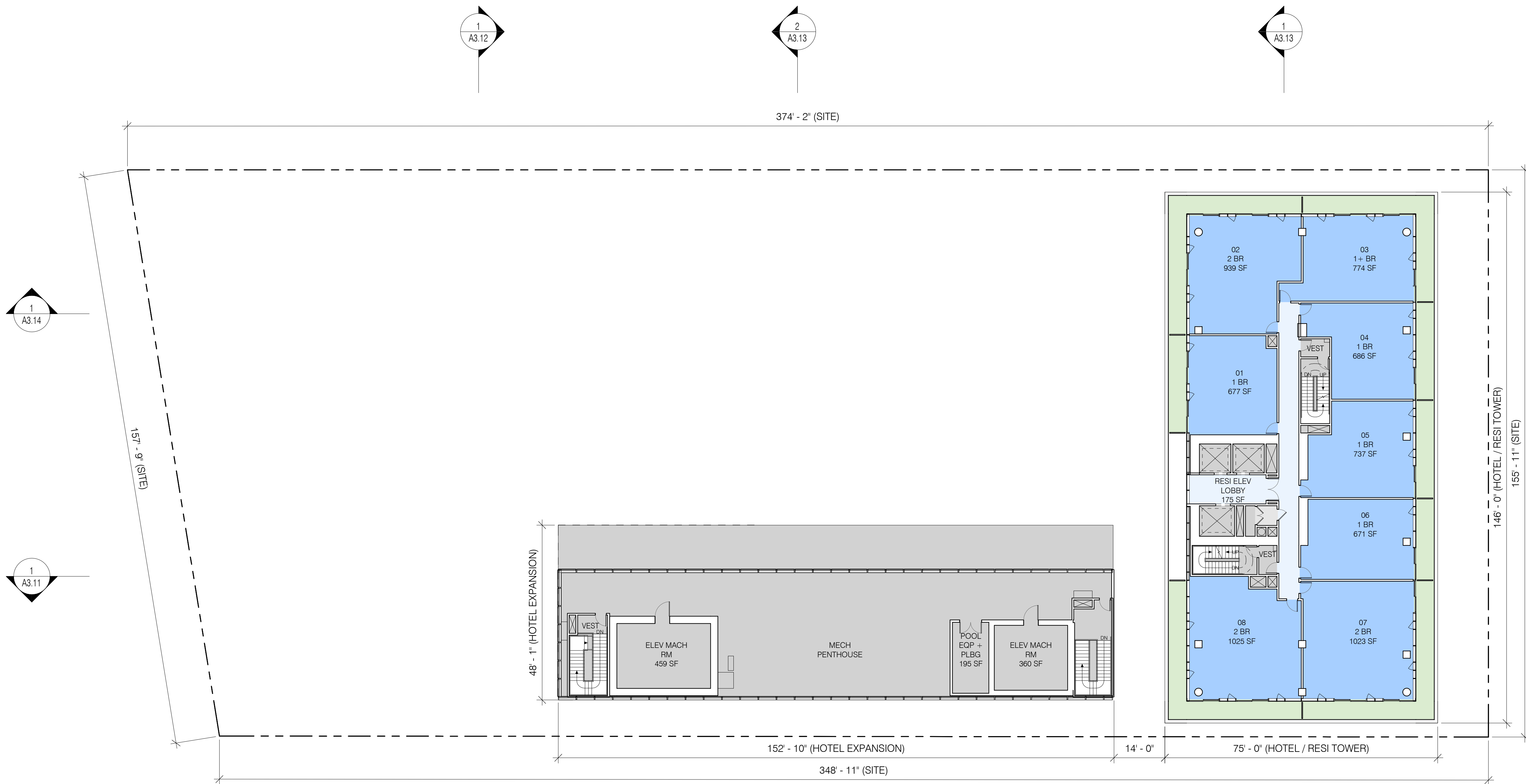
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FLOOR PLAN - LEVEL 16

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FLOOR PLAN - LEVEL 16

SCALE: 1/16" = 1'-0"

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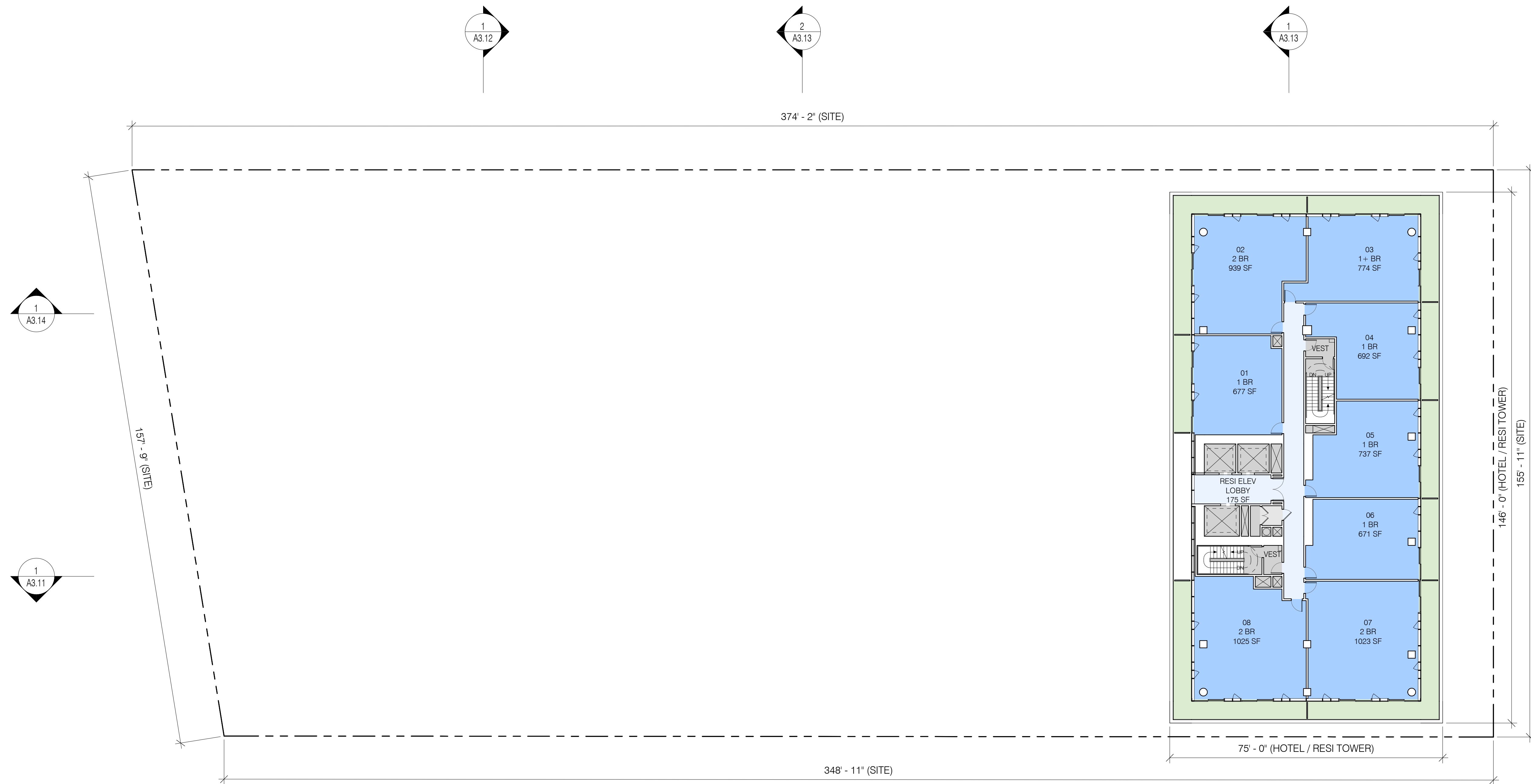
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FLOOR PLAN - LEVELS 17-18

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FLOOR PLAN - LEVEL 17

SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVELS 19-23

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FLOOR PLAN - LEVEL 20
SCALE: 1/16" = 1'-0"

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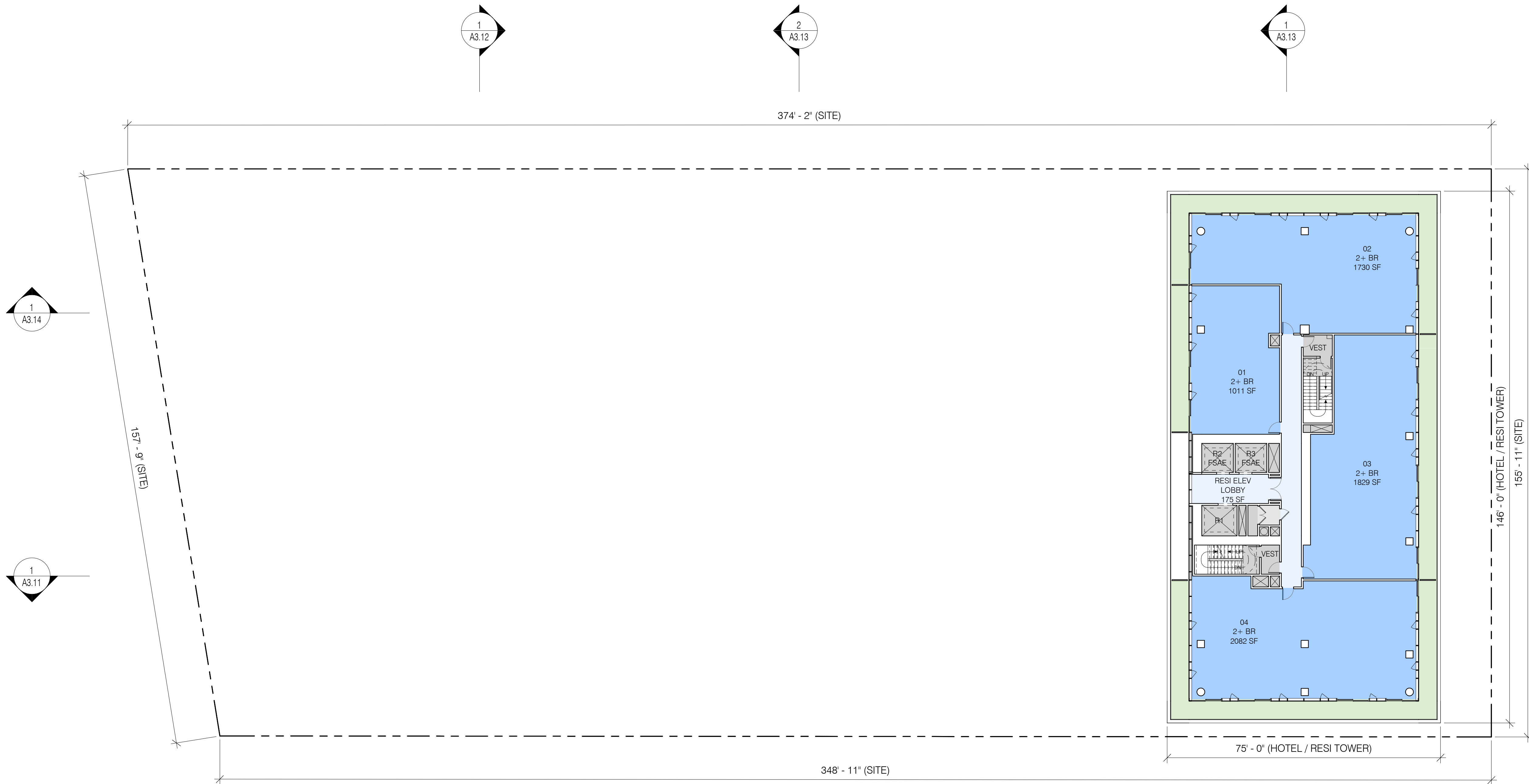
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FLOOR PLAN - LEVEL 24

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FLOOR PLAN - LEVEL 24

SCALE: 1/16" = 1'-0"

THE MORRISON

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REV DATE ISSUE

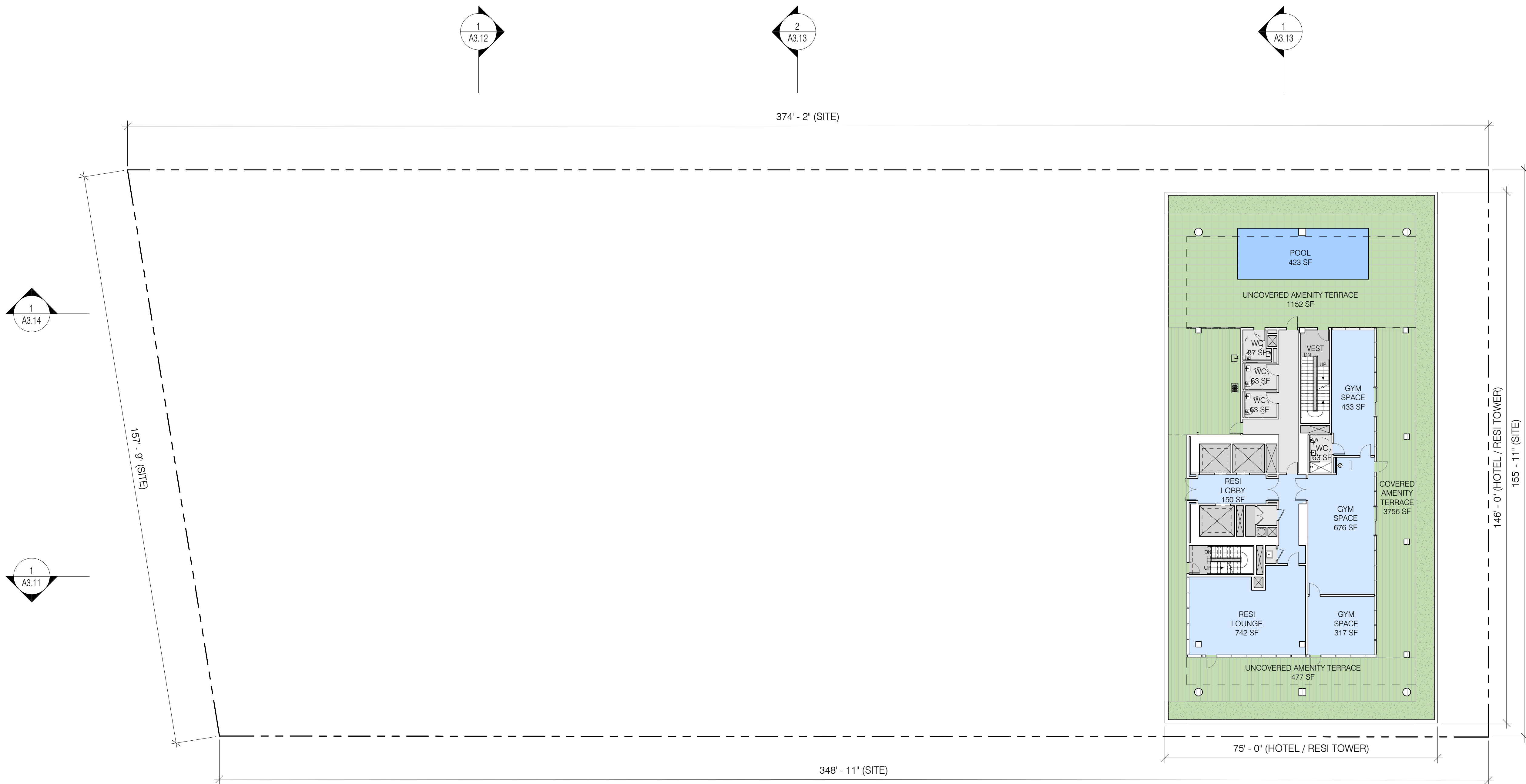
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FLOOR PLAN - LEVEL 25

A2.25
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- BACK OF HOUSE



FLOOR PLAN - LEVEL 25

SCALE: 1/16" = 1'-0"

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| REV | DATE | ISSUE |
|-----|------|-------|
| | | |

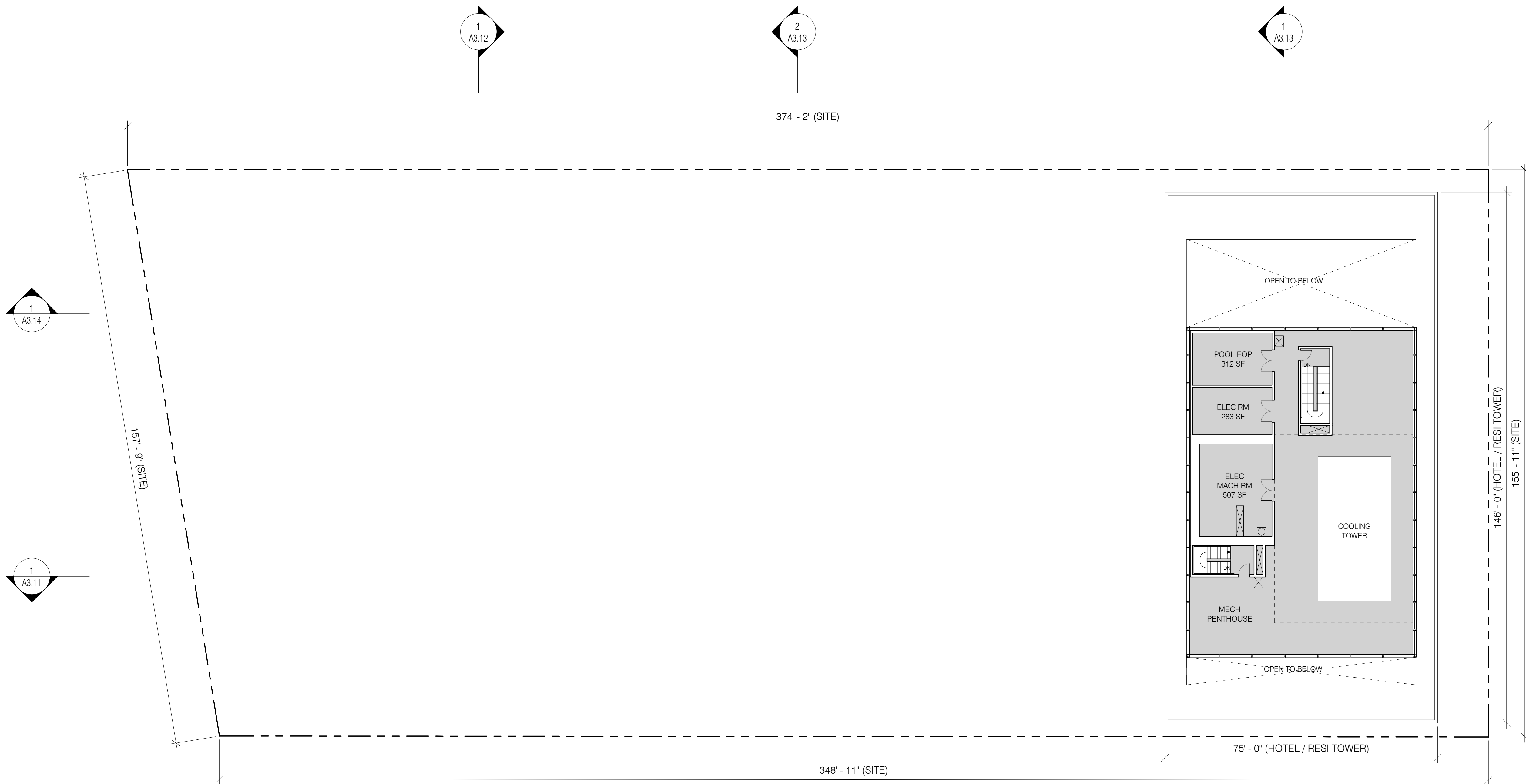
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FLOOR PLAN - LEVEL 26

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FLOOR PLAN - LEVEL 26
SCALE: 1/16" = 1'-0"

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WEST ELEVATION

A3.01
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EL: 328'-2"
RESI MECH BULKHEAD

EL: 286'-2"
LEVEL 25 - ROOF AMENITY

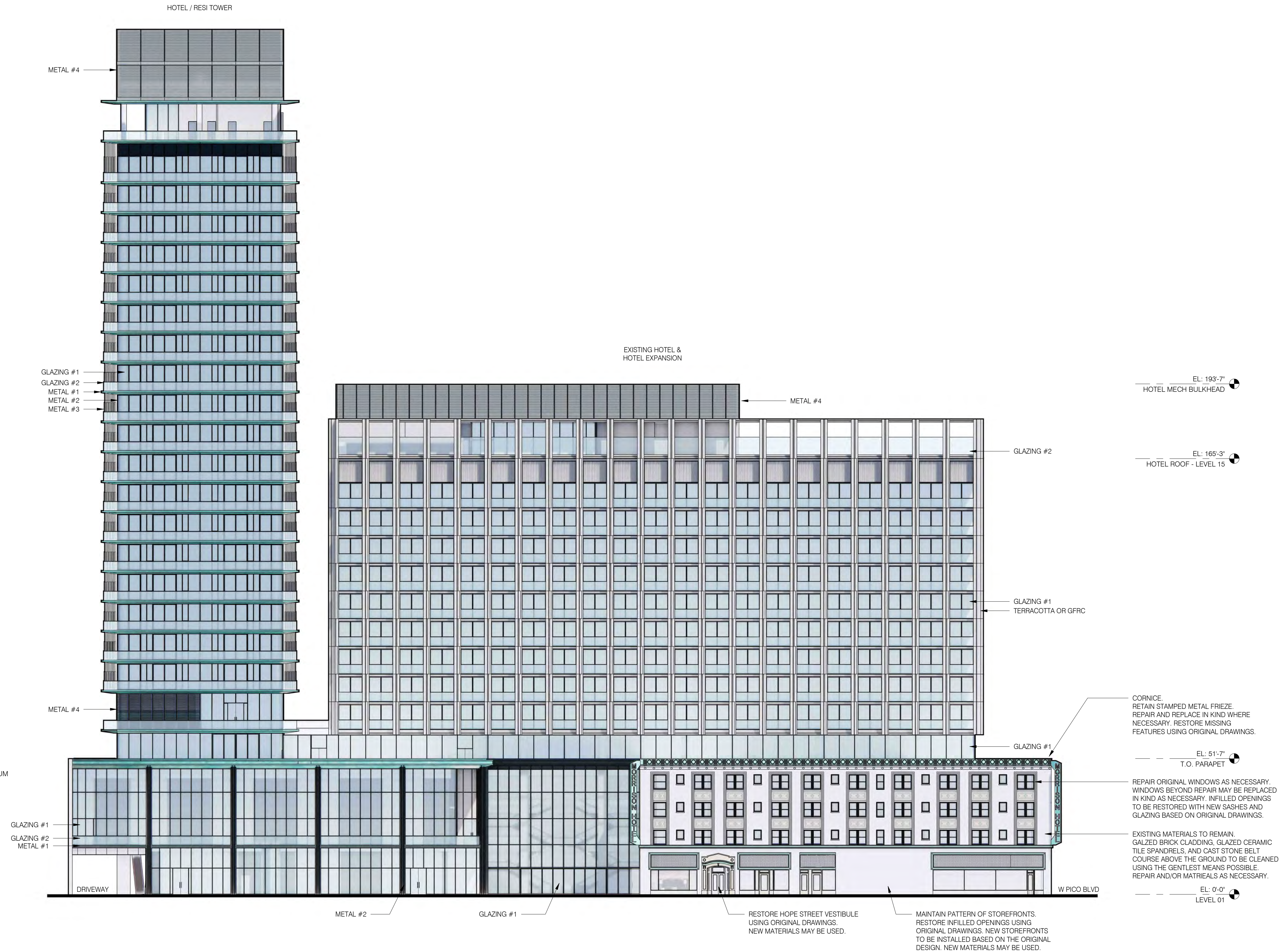
EL: 77'-6"
LEVEL 07 - RESIDENTIAL

EL: 62'-7"
LEVEL 06 - RESI AMENITY

EL: 47'-9"
LEVEL 05 - EVENT-HOTEL PODIUM

EL: 18'-9"
LEVEL 02 - EVENT PODIUM

EL: 0'-0"
LEVEL 01



ELEVATION - WEST

SCALE: 1" = 20'-0"

THE MORRISON

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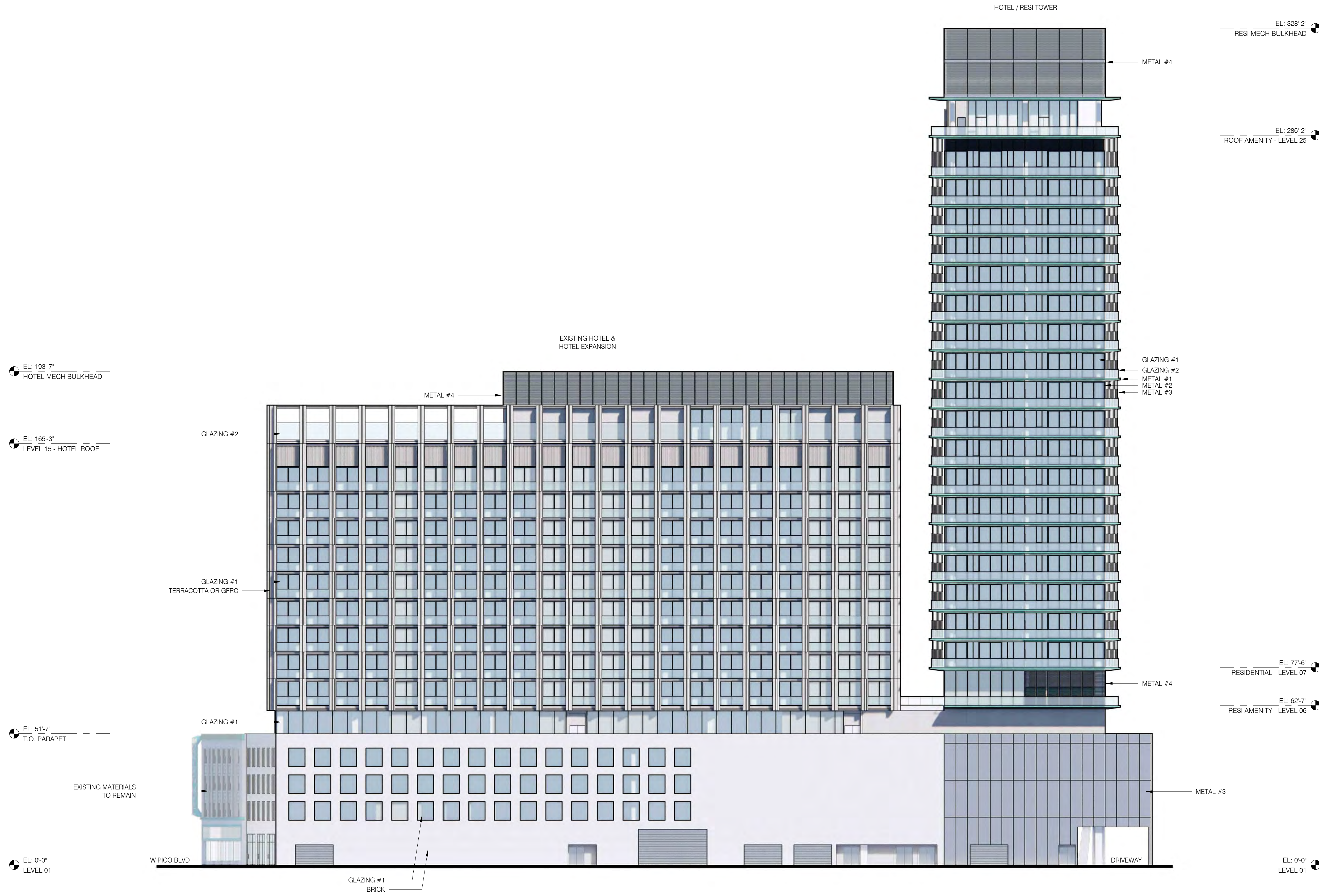
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EAST ELEVATION

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ELEVATION - EAST

SCALE: 1" = 20'-0"

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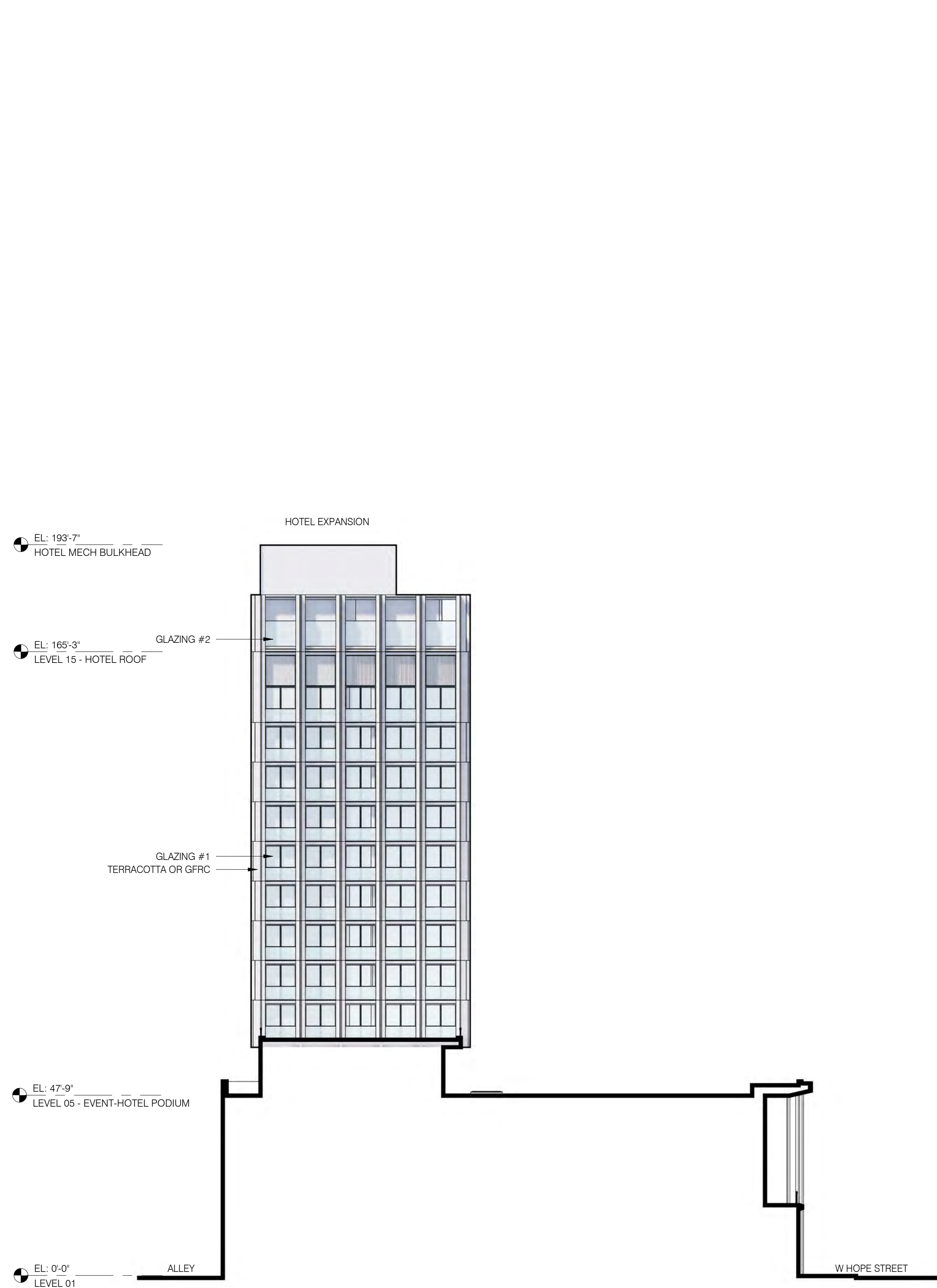
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DATE: 10/26/2020

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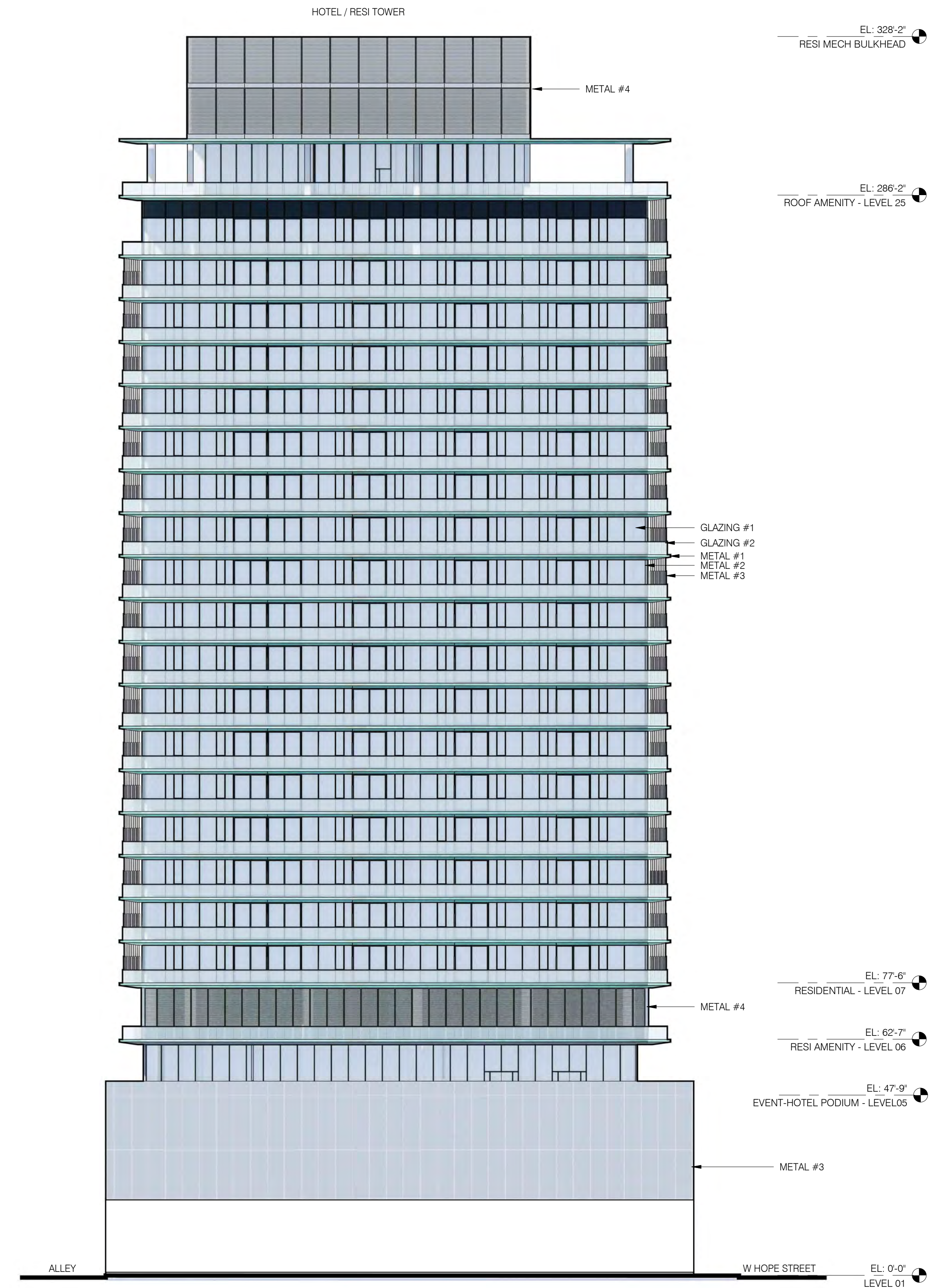
NORTH ELEVATION

A3.03
ENTITLEMENT SUBMITTAL



ELEVATION - NORTH (HOTEL)

SCALE: 1" = 20'-0"



ELEVATION - NORTH (RESI)

SCALE: 1" = 20'-0"

THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

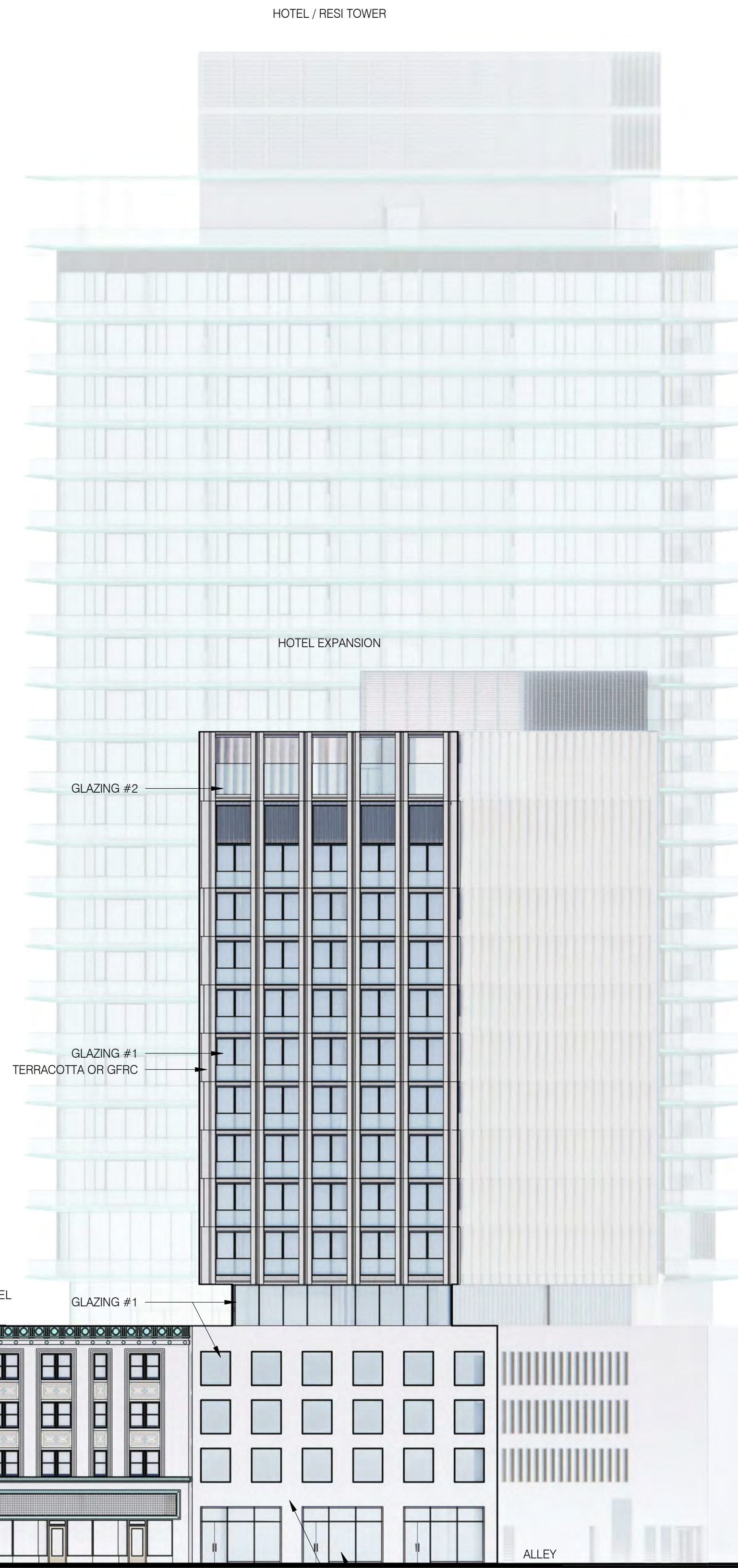
REV DATE ISSUE

PROJECT #: 191031
DATE: 10/26/2020

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SOUTH ELEVATION

A3.04
ENTITLEMENT SUBMITTAL



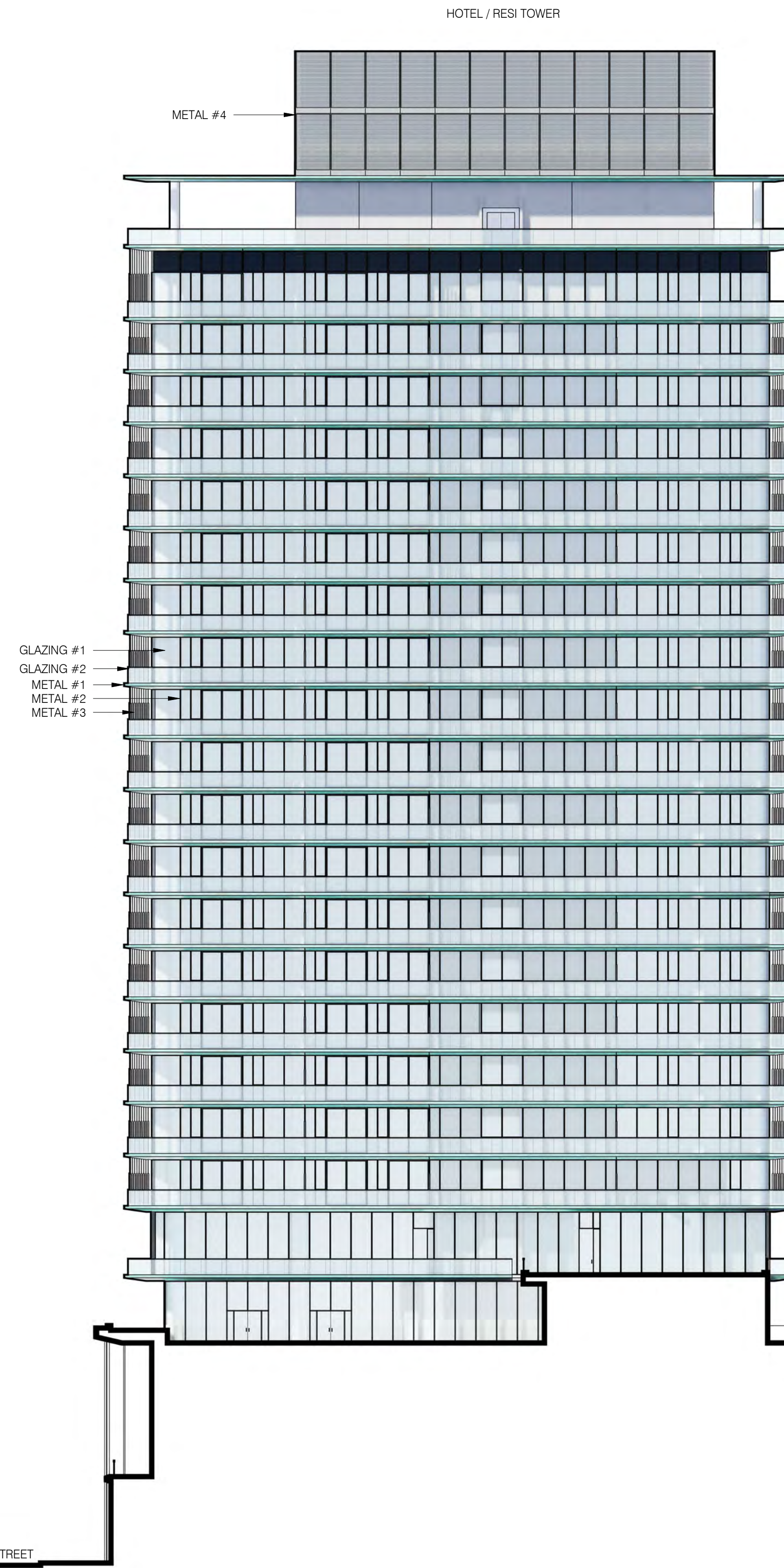
HOTEL / RESI TOWER

HOTEL EXPANSION

EXISTING HOTEL

ELEVATION - SOUTH

SCALE: 1" = 20'-0"



HOTEL / RESI TOWER

GLAZING #1
GLAZING #2
METAL #1
METAL #2
METAL #3

ELEVATION - SOUTH (RESI TOWER)

SCALE: 1" = 20'-0"



EL: 193'-7"
HOTEL MECH BULKHEAD

EL: 168'-3"
LEVEL 15 - HOTEL ROOF

GLAZING #2

GLAZING #1
TERRACOTTA OR GFRC

GLAZING #1

CORNICE.
RETAIN STAMPED METAL FRIEZE.
REPAIR AND REPLACE IN KIND WHERE
NECESSARY. RESTORE MISSING
FEATURES USING ORIGINAL DRAWINGS.

EL: 51'-7"
T.O. PARAPET

REPAIR ORIGINAL WINDOWS AS NECESSARY.
WINDOWS BEYOND REPAIR MAY BE
REPLACED IN KIND AS NECESSARY. INFILLED
OPENINGS TO BE RESTORED WITH NEW
SASHES AND GLAZING BASED ON ORIGINAL
DRAWINGS.

EXISTING MATERIALS TO REMAIN.
GALZED BRICK CLADDING, GLAZED CERAMIC
TILE SPANDRELS, AND CAST STONE BELT
COURSE ABOVE THE GROUND TO BE
CLEANED USING THE GENTLEST MEANS
POSSIBLE. REPAIR AND/OR MATERIALS AS
NECESSARY.

EL: 0'-0" W HOPE STREET
LEVEL 01

MAINTAIN PATTERN OF STOREFRONTS.
RESTORE INFILLED OPENINGS USING
ORIGINAL DRAWINGS. NEW STOREFRONTS
TO BE INSTALLED BASED ON THE ORIGINAL
DESIGN. NEW MATERIALS MAY BE USED.

GLAZING #1
BRICK

EL: 77'-6"
RESIDENTIAL - LEVEL 07

EL: 62'-7"
RESI AMENITY - LEVEL 06

EL: 47'-9"
EVENT-HOTEL PODIUM - LEVEL05

EL: 0'-0"
LEVEL 01

THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

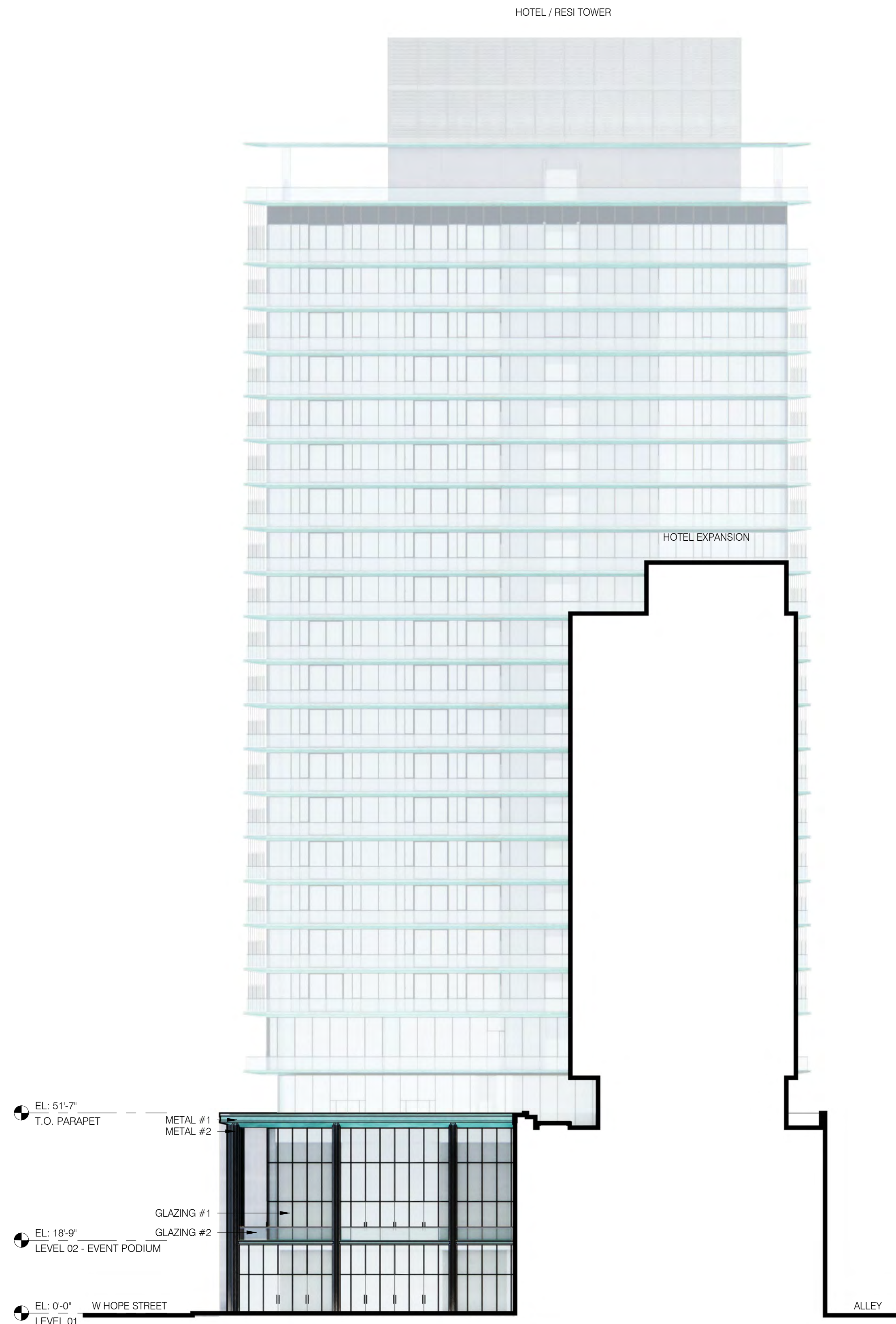
REV DATE ISSUE

PROJECT #: 191031
DATE: 10/26/2020

● NOT FOR CONSTRUCTION

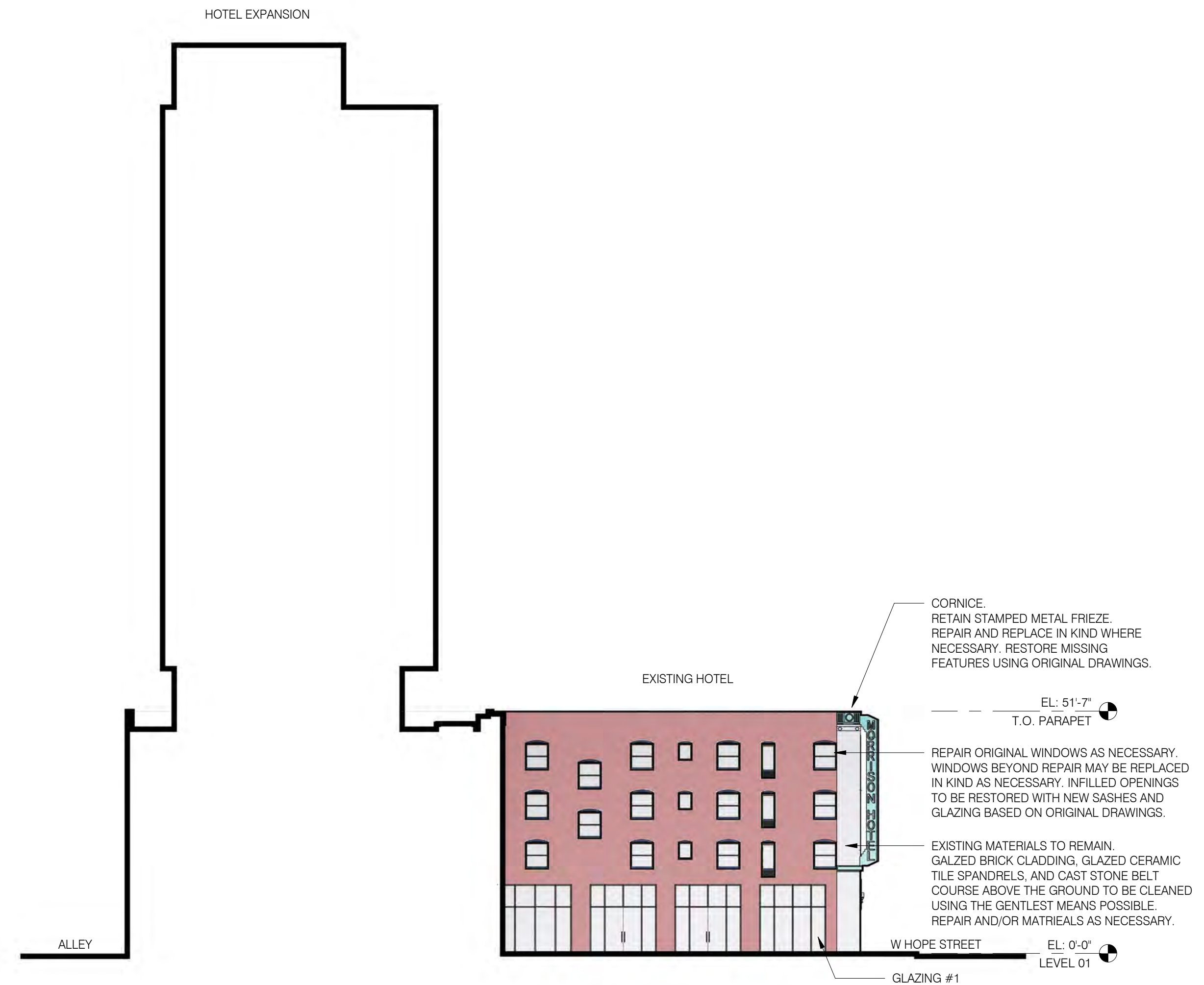
GARDEN ELEVATIONS

A3.05
ENTITLEMENT SUBMITTAL



ELEVATION - SOUTH (GARDEN)

SCALE: 1" = 20'-0"



ELEVATION - NORTH (GARDEN)

SCALE: 1" = 20'-0"



THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

REV DATE ISSUE

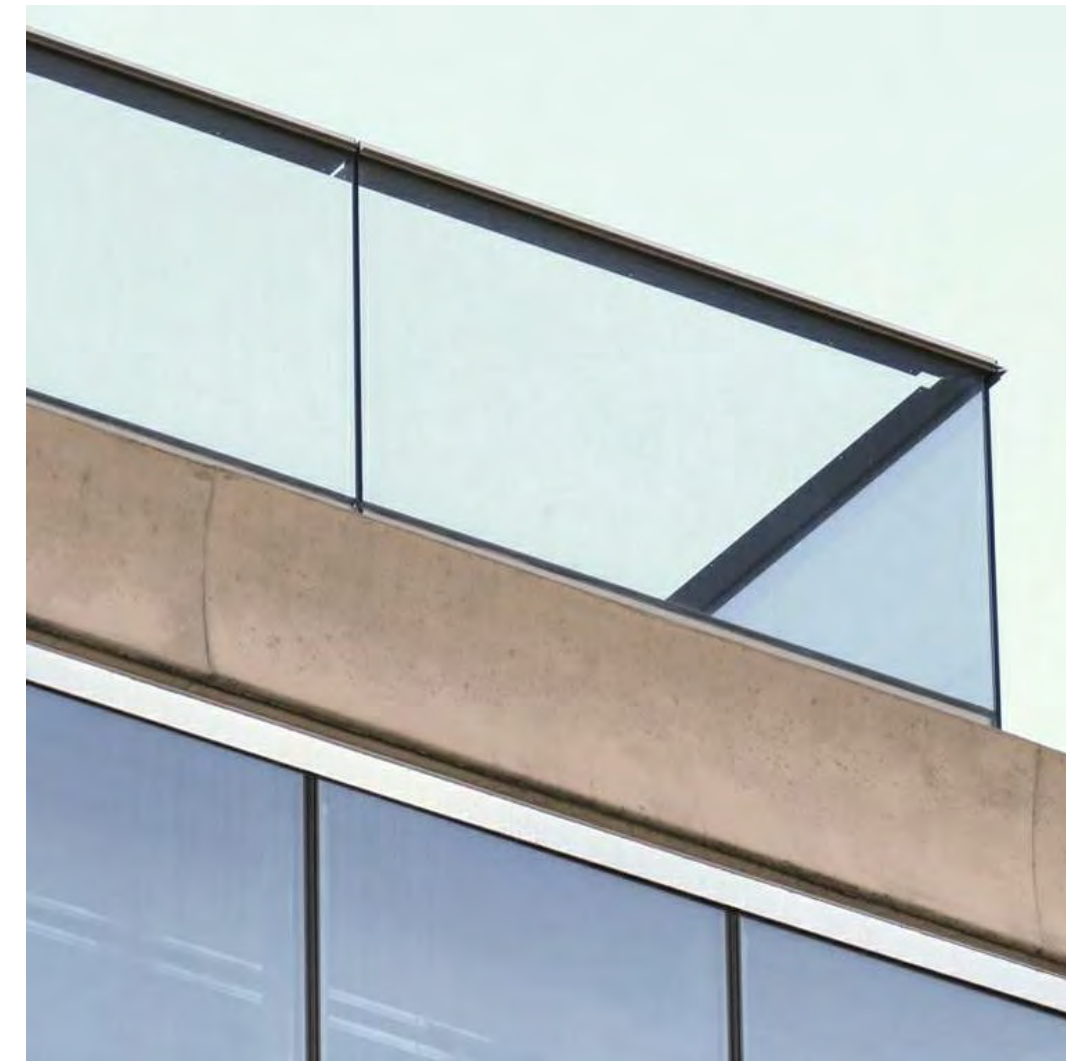
PROJECT #: 191031
DATE: 10/26/2020

● NOT FOR CONSTRUCTION

EXTERIOR MATERIALS



GLAZING #1: VISION GLASS, HIGH PERFORMANCE IGU, LOW E COATING



GLAZING #2: LAMINATED GLASS GUARDRAIL



METAL #1: WEATHERED METAL



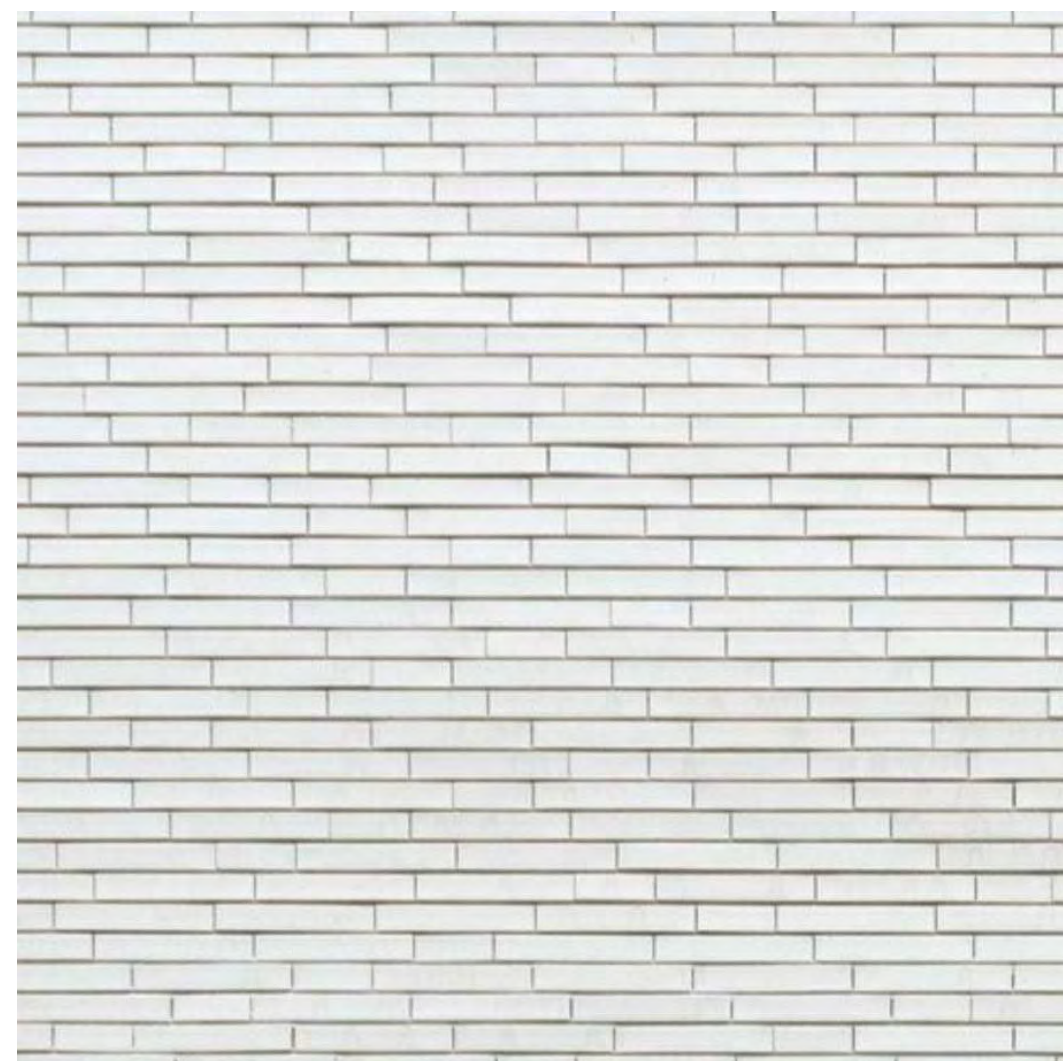
METAL #2: BLACK METAL



METAL #3: POLISHED METAL



METAL #4: METAL SCREEN



BRICK



TERRACOTTA OR GFRc

THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

REV DATE ISSUE

PROJECT #: 191031
DATE: 10/26/2020

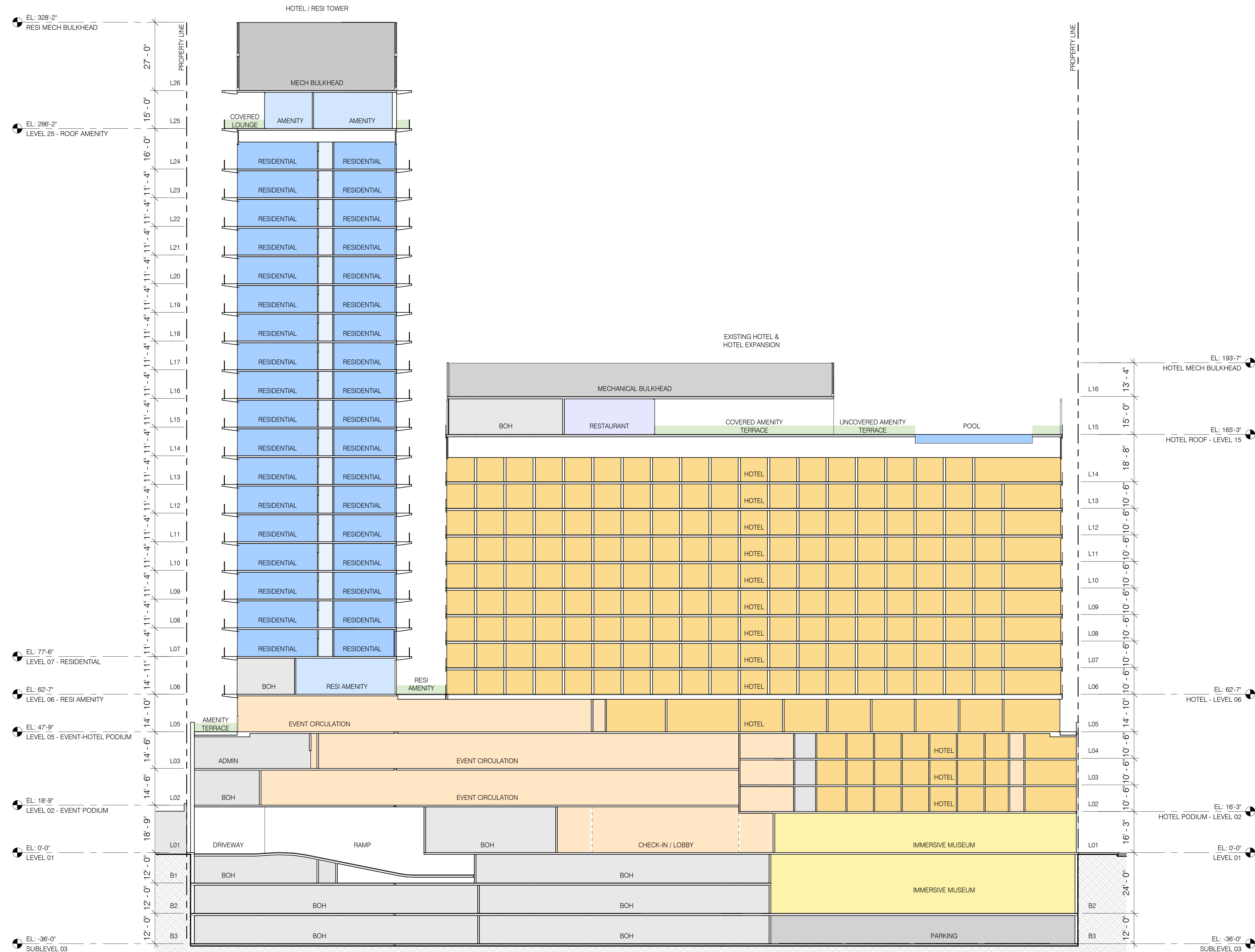
● NOT FOR CONSTRUCTION

N/S SECTION

A3.11
ENTITLEMENT SUBMITTAL

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- HOTEL
- RESIDENTIAL
- RESTAURANT
- IMMERSIVE MUSEUM
- OUTDOOR AMENITY
- BACK OF HOUSE



N/S SECTION
SCALE: 1" = 20'-0"

THE MORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

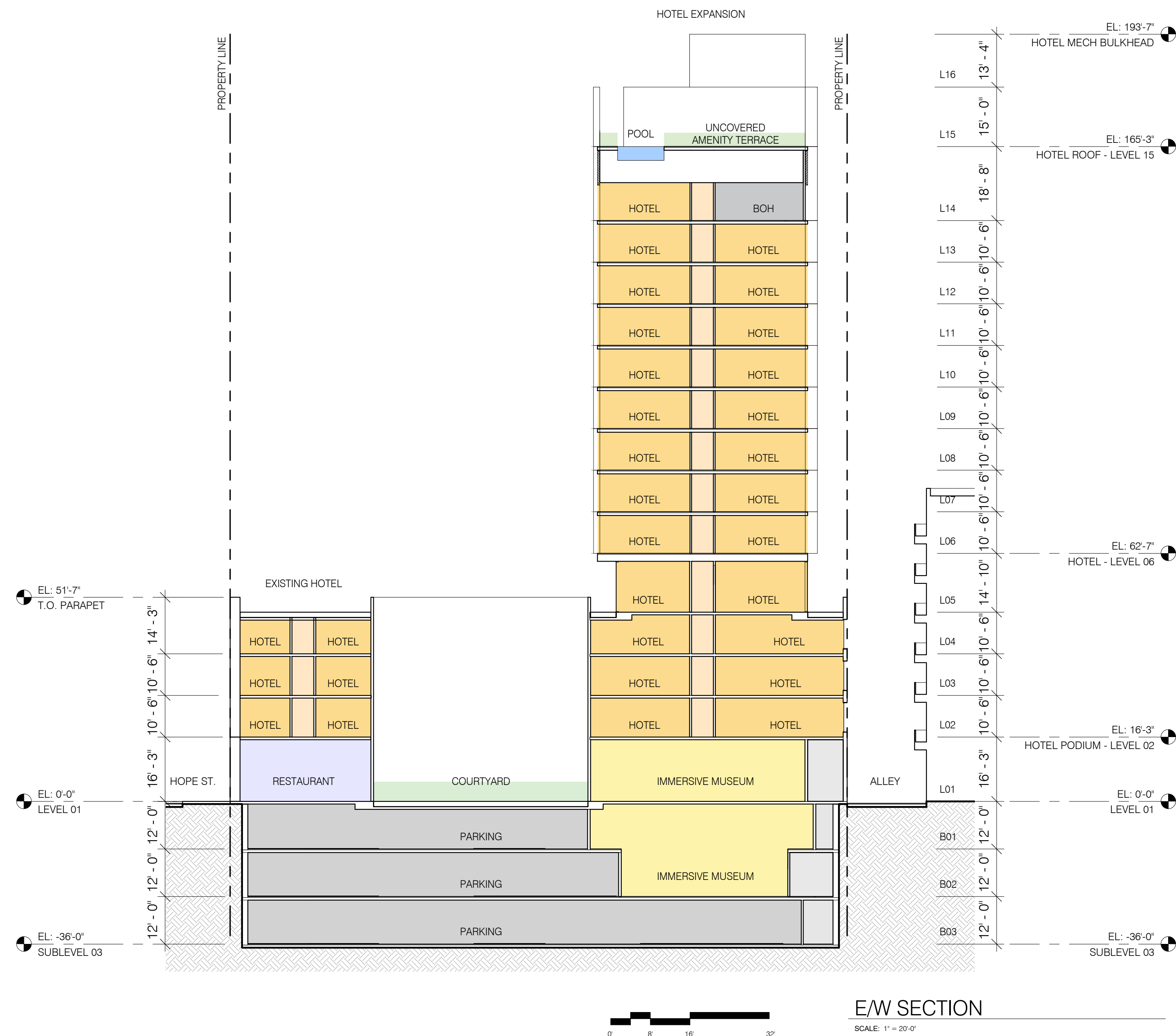
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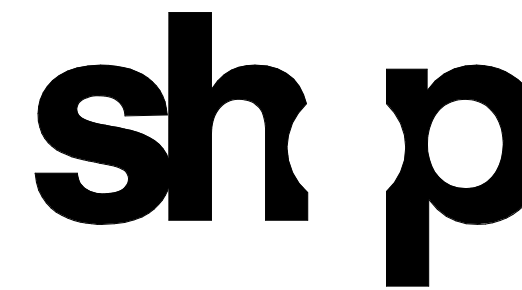
PROJECT #: 191031
DATE: 10/26/2020

● NOT FOR CONSTRUCTION

E/W SECTION

A3.12
ENTITLEMENT SUBMITTAL





ARCHITECT
SHoP Architects
233 Broadway 11th Floor
New York, NY 10279

APPLICANT
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

OWNER
Morrison Hotel LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

THE MORRISON
1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

REV DATE ISSUE

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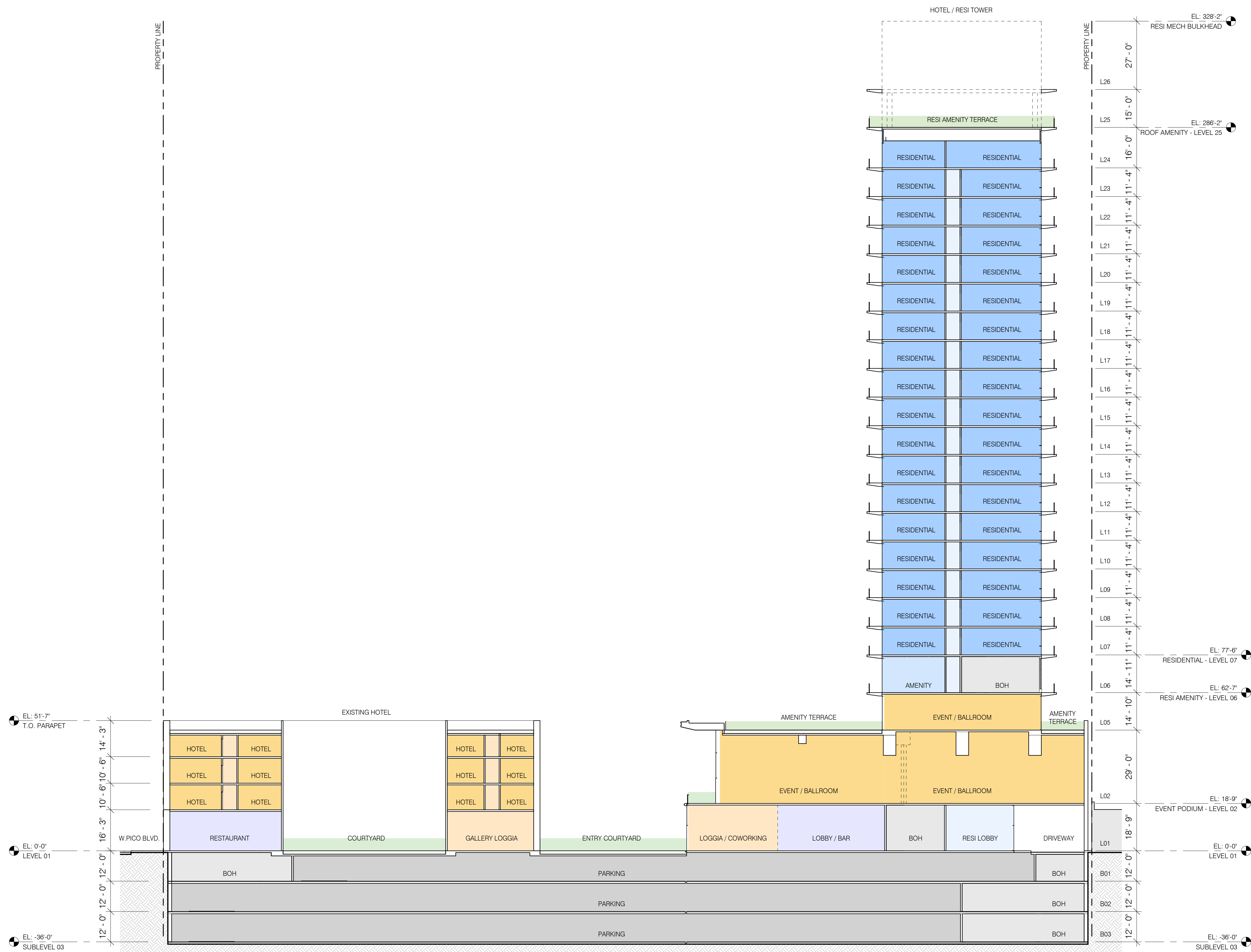
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N/S SECTION

A3.14
ENTITLEMENT SUBMITTAL

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- HOTEL
- RESIDENTIAL
- RESTAURANT
- IMMERSIVE MUSEUM
- OUTDOOR AMENITY
- BACK OF HOUSE



SECTION N/S
SCALE: 1" = 20'-0"

**DEPARTMENT OF
CITY PLANNING**
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

CULTURAL HERITAGE COMMISSION

BARRY A. MILOFSKY
PRESIDENT

GAIL KENNARD
VICE PRESIDENT
PILAR BUELNA
DIANE KANNER
RICHARD BARRON

COMMISSION OFFICE
(213) 978-1300

Filing Notification and Distribution

Vesting Tentative Tract Map No.: 82183

Property Address: 1220-1246 Hope Street, 427-435 Pico Blvd, Los Angeles, CA 90015

Community Plan: Central City

Filing & Map Stamp Date:

Distribution Date: August 4, 2022

COUNCIL DISTRICT NO. 14 – De Leon

Neighborhood Council

Bureau of Engineering

Dept. of Building and Safety - Grading

Dept. of Building and Safety – Zoning

Dept. of Transportation, CWPC Section

DWP Real Estate

DWP Water Engineering & Distribution

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Housing Department (no P.S.)

Hillside Yes No

Thomas Guide: - GRID D5
D.M.: 635

Animal Regulation (hillside only)

Department of Recreation and Parks

Bureau of Sanitation

SSIED (haul route only)

Board Of Education (no P.S.)

County Health Department (no P.S.)

GIS (Betty Dong)

Imaging Services

Please send your reports to the following e-mail address: planning.majorprojects@lacity.org. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **September 13, 2022** we will assume that you have no report to make.

Milena Zasadzien
Deputy Advisor Agency

Susan Jimenez
Administrative Clerk



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

- City Limits

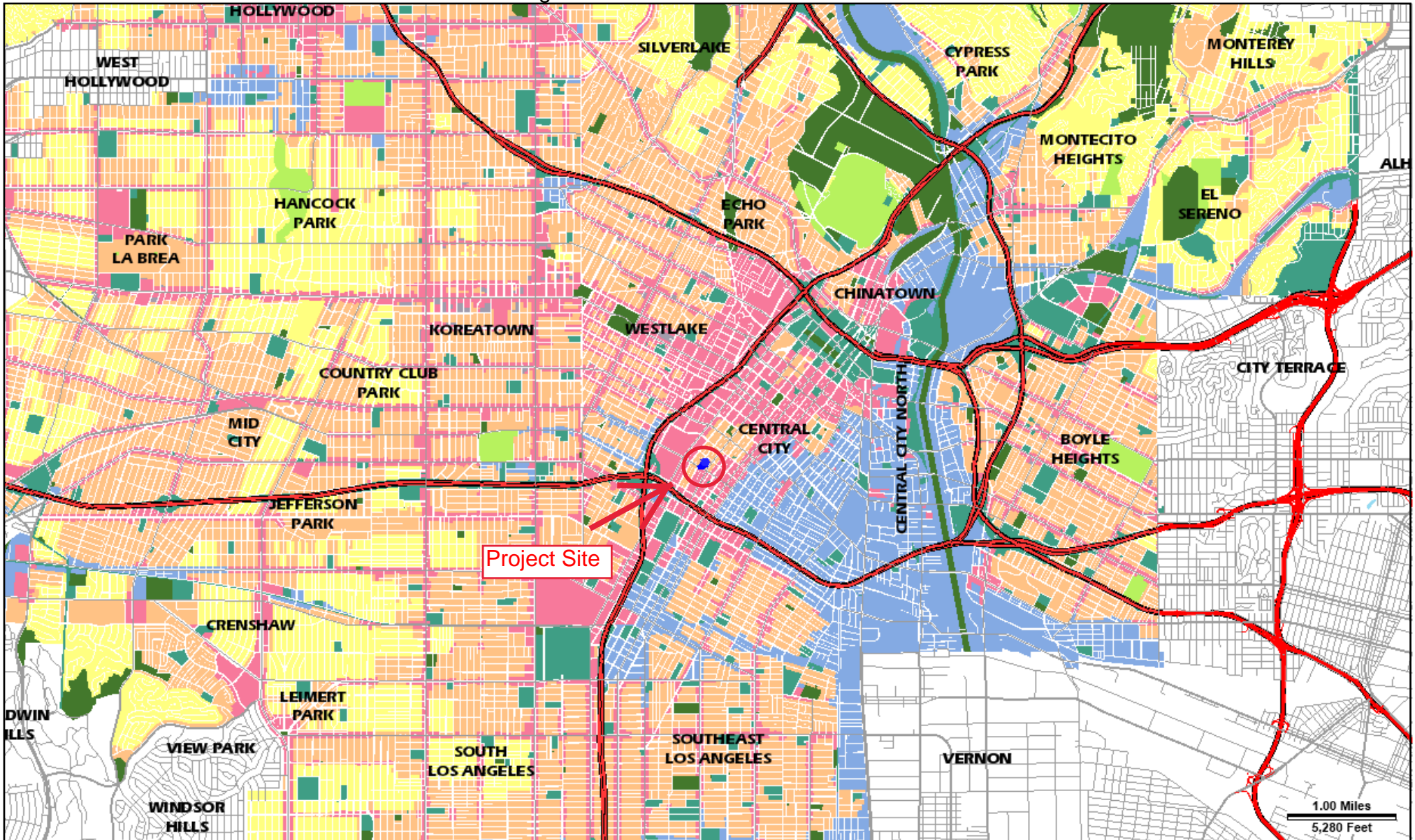
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

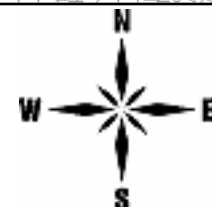
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Printed: 08/08/2022

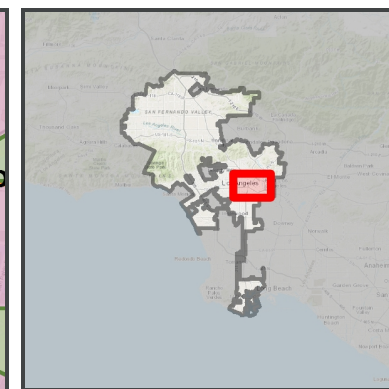
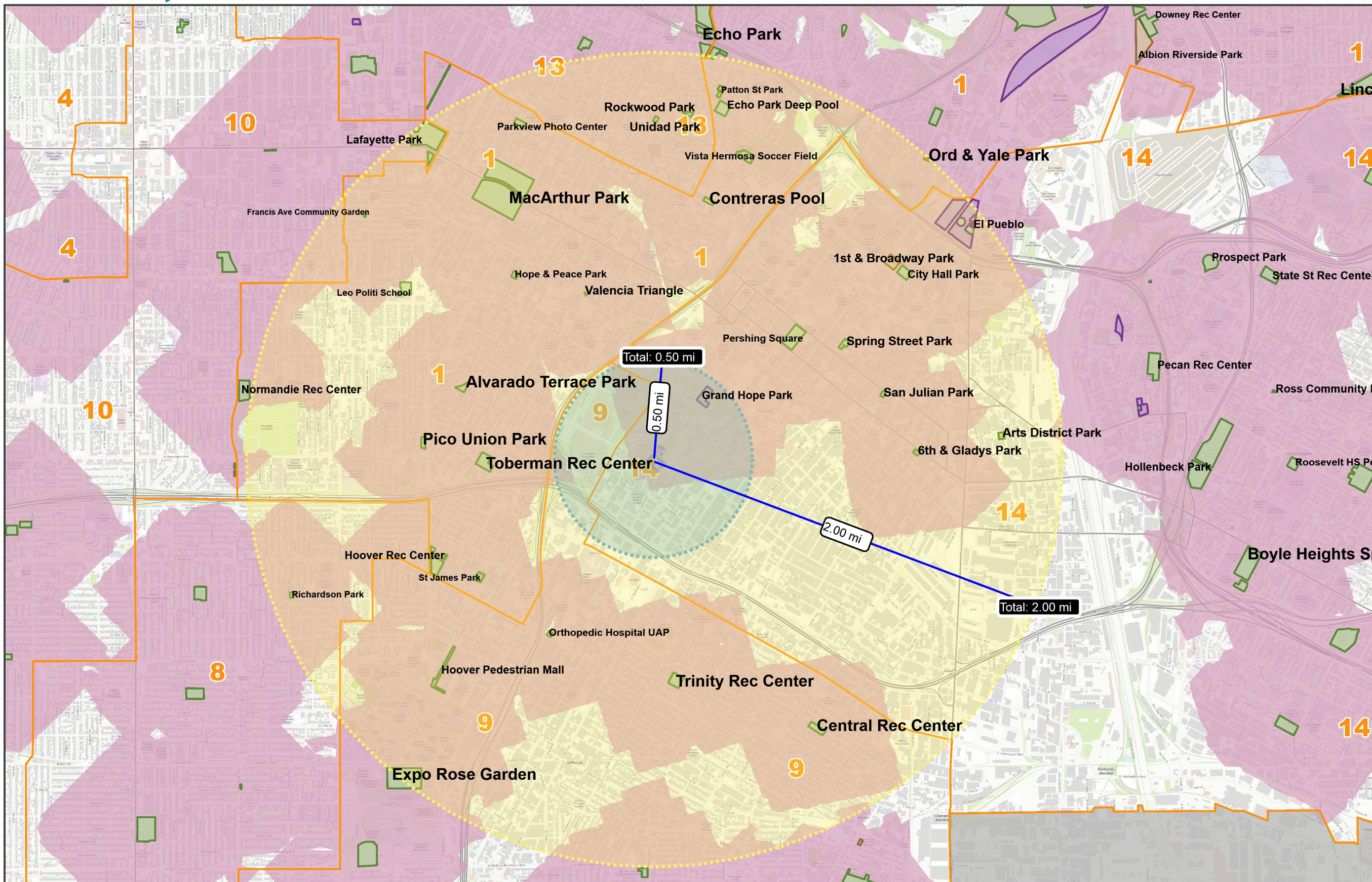


Address: 1220 S HOPE ST
 APN: 5139022003
 PIN #: 126A207 108

Tract: TR 17683
 Block: None
 Lot: 3
 Arb: None

Zoning: [Q]R5-4D-O
 General Plan: High Density Residential





LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
 - Neighborhood
 - Community
 - Regional
 - Improved
- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- All Improved Service Areas

NOTES



SCALE 1: 36,112

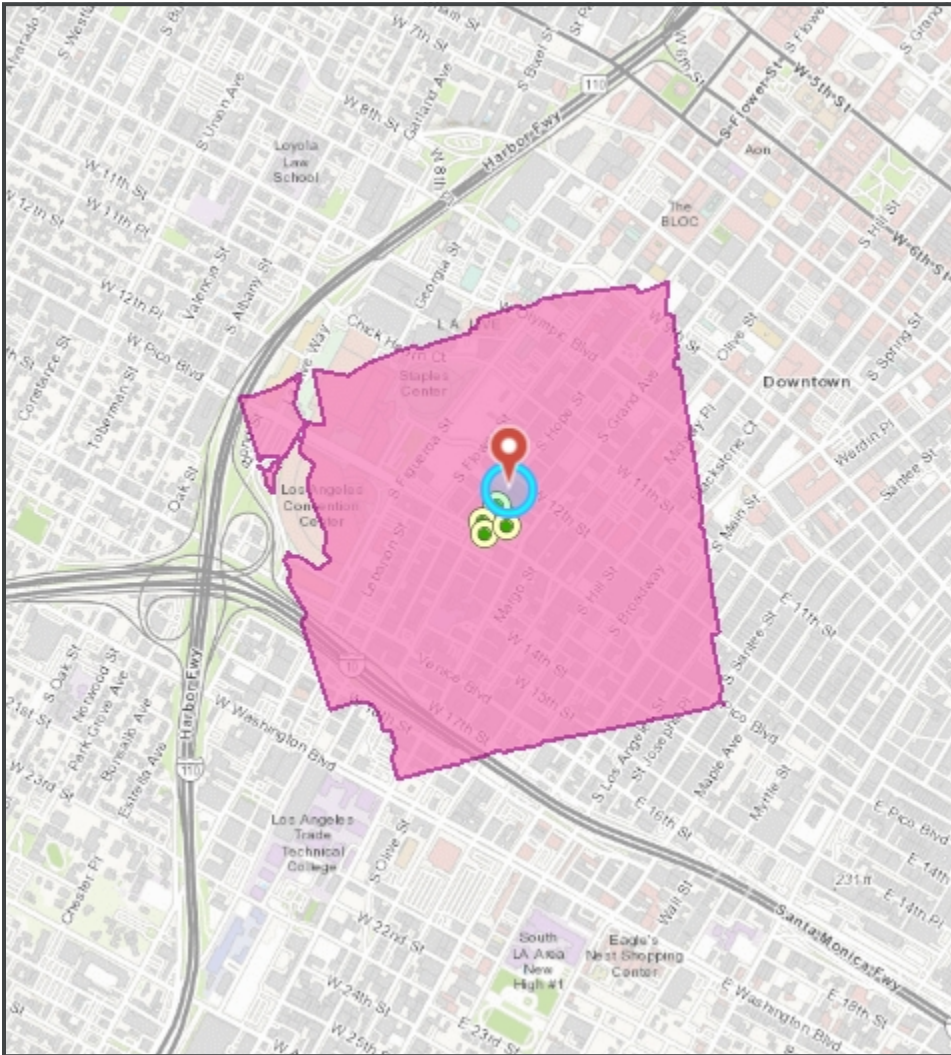
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Printed: 06/05/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82183

Description:

Adaptive reuse and expansion of an existing SRO hotel into a 473 guest room hotel with 19,441 square feet of restaurant and retail space, 8,075 square feet of meeting space

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

Household and Income Breakdown

| | Total Residents Served: | Currently Non-Served Residents Served: |
|-------------------|-------------------------|--|
| Residents Served: | 6,332 | 2,234 |

| | Total Households Served: | Currently Non-Served Households Served: |
|--------------------|--------------------------|---|
| Households Served: | 3,250 | 1,027 |

Residents Served by Age

| | | |
|------------------|-------|-------|
| Under Age 5: | 278 | 161 |
| Age 5 to 9: | 212 | 140 |
| Age 10 to 14: | 208 | 129 |
| Age 15 to 17: | 158 | 75 |
| Age 18 to 64: | 4,935 | 1,526 |
| Age 65 and Over: | 541 | 203 |

Households Served by Annual Income

| | | |
|-----------------------|-------|-----|
| Under \$25,000: | 1,610 | 792 |
| \$25,000 to \$34,999: | 163 | 32 |
| \$35,000 to \$49,999: | 245 | 88 |
| \$50,000 to \$74,999: | 248 | 46 |
| \$75,000 and Over: | 984 | 69 |

Source: Census/ACS 2010