



Senior Residential Community at The Bellwood

Case Number: ENV-2018-7182-EIR
State Clearinghouse No. 2019060015

Project Location: 10328–10384 and 10341–10381 Bellwood Avenue, Los Angeles, CA 90064

Community Plan Area: West Los Angeles

Council District: 5—Koretz

Project Description: The Project proposes the development of a new eldercare facility for persons 62 years of age and older on a 2.22-acre (96,792 square feet) site located at 10328-10384 and 10341-10381 Bellwood Avenue (Project Site) in the West Los Angeles Community Plan area of the City of Los Angeles (City). The Project Site includes parcels located generally north/west and east/south of Bellwood Avenue as well as the portion of Bellwood Avenue that bisects the Project Site. The Project would include 192 senior housing residential units, comprised of 71 senior-independent dwelling units, 75 assisted living guest rooms, and 46 memory care guest rooms; 50,463 square feet of indoor common areas that include space for supporting services, common dining areas, a gym, indoor pool and spa, wellness center, activity rooms, family/living rooms, and building lobby and reception area; and 14,630 square feet of outdoor common areas, including several courtyards and terraces that would be distributed throughout the Project Site. The proposed uses would be located within a single building ranging in height from 38 feet to 70 feet, or three to six stories. A total of up to 140 vehicle parking spaces would be provided within two subterranean levels beneath the proposed building. Three existing multi-family residential developments with a total of 43,939 square feet, including 112 residential units, would be removed to accommodate the Project. Additionally, as part of the Project, the portion of Bellwood Avenue that bisects the Project Site would be vacated and realigned, with through access maintained from both sides of Bellwood Avenue. The Project would comprise 241,754 square feet of floor area with a floor area ratio (FAR) of up to approximately 2.77:1 to 3.2:1; and would require the export of approximately 74,800 cubic yards of soil.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental, LLC

APPLICANT:

SBLP Century City, LLC

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