

II. Project Description

II. Project Description

1. Introduction

The Senior Residential Community at The Bellwood (Project) would involve the development of a new eldercare facility for persons 62 years of age and older on a 2.22-acre (96,792 square feet) site¹. The Project would include up to 192 senior housing residential units, comprised of 71 senior-independent dwelling units, 75 assisted living guest rooms, and 46 memory care guest rooms; approximately 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 approximately 14,630 square feet of outdoor common areas, including several courtyards and terraces. The proposed uses would be located within a single building ranging in height from up to 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, the Project includes the vacation of a portion of Bellwood Avenue that currently bisects the Project Site and its realignment as a private street.² 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 3.2:1.³

¹ The lot area following the proposed merger and subdivision, including the vacated and realigned portion of Bellwood Avenue and excluding an anticipated 5-foot right-of-way dedication on a portion of Bellwood Avenue, would be 93,422 square feet or 2.14 acres. The total lot area may vary depending on the ultimate configuration and designation of the realigned portion of Bellwood Avenue.

² The portion of Bellwood Avenue that bisects the Project Site is proposed to be vacated as a public street and merged with the Project Site parcels. The segment of Bellwood Avenue through the Project Site would be realigned along the northern part of the Project Site, closer to Olympic Boulevard, and through public access would be maintained. While the realigned portion of Bellwood Avenue through the Project Site is currently proposed to become a private street; it could alternatively be dedicated to the City as a public street.

³ Based on buildable area (as defined in Los Angeles Municipal Code Section 12.03) of approximately 87,421 square feet. FAR is a calculation of the ratio of building square footage to buildable lot area. As the final buildable lot area may vary based on the ultimate configuration and designation of the realigned portion of Bellwood Avenue, the FAR may range from approximately 2.77:1 to 3.2:1; however, the square footage of the building would not change.

2. Environmental Setting

a. Project Location

The Project Site is located at 10328–10384 and 10341–10381 Bellwood Avenue (Project Site) within the West Los Angeles Community Plan area of the City of Los Angeles (City). The Project Site is located approximately 5.5 miles east of the Pacific Ocean and 8.2 miles west of Downtown Los Angeles. As shown in Figure II-1 on page II-3, the Project Site is irregularly shaped and is bisected by Bellwood Avenue. Bellwood Avenue is a U-shaped street that connects to Olympic Boulevard at each end. 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 portion of the Project Site located generally north/west of Bellwood Avenue is bounded by the Century Park hotel to the north, Bellwood Avenue and multi-family residential uses to the east and south, and a small commercial shopping center to the west that includes a cleaners and a smog check station. The portion of the Project Site located east and south of Bellwood Avenue is generally bounded by a Courtyard by Marriott hotel and Bellwood Avenue to the north, single-family residential uses to the east and south, and a beauty salon to the west. Along the southern and eastern boundaries of the Project Site there is a grade difference ranging between approximately 14 feet to 42 feet, such that the Project Site is situated below most of the adjacent single-family residential uses. This sloping topography continues across the Project Site and its surroundings towards Olympic Boulevard.

b. Surrounding Land Uses

As previously described, the Project Site includes parcels located generally north/west and east/south of Bellwood Avenue. As stated above, the portion of the Project Site located generally north/west of Bellwood Avenue is bounded by the Century Park hotel (approximately four stories and 58 feet in height) to the north, Bellwood Avenue and multi-family residential uses to the east and south, and a small commercial shopping center to the west that includes a cleaners and a smog check station. The portion of the Project Site located east and south of Bellwood Avenue is generally bounded by a Courtyard by Marriott hotel (approximately four stories and 54 feet in height) and Bellwood Avenue to the north, single-family residential uses to the east and south, and a beauty salon to the west. Beyond the immediate surroundings of the Project Site are additional commercial and office uses along Olympic Boulevard, including a Ralph's grocery store located to the north and a Goodwill Donation Center to the west. Single- and multi-family residential uses continue east and south of the Project Site. The Project Site is also located approximately 0.9 mile west of the Fox Studios Lot and 0.5 mile south of the Century City commercial district.



Figure II-1
Project Location Map

Source: Google Maps, 2018.

3. Existing Conditions

As shown in Figure II-2 on page II-5, the Project Site is currently developed with several multi-family residential buildings and associated structures and parking, and includes the portion of Bellwood Avenue that bisects the Project Site. Specifically, the Project Site encompasses three multi-family residential developments totaling 43,939 square feet, including 112 units comprised of 95 studio units, 15 one-bedroom units, and two two-bedroom units. These three multi-family residential developments include a two-story, 13-unit building located at 10341–10381 Bellwood Avenue; seven, two-story buildings with a total of 82 units located at 10328–10366 Bellwood Avenue; and six, one-story bungalow court buildings located at 10368–10384 Bellwood Avenue with a total of 17 units.

The existing buildings were constructed between approximately 1940 to 1951. The existing units are generally approximately 275 square feet to 375 square feet in size. Access to each of the multi-family residential developments is currently available via several driveways along Bellwood Avenue. Existing landscaping within the Project Site includes 96 ornamental trees and shrubs, including eight street trees located within the portion of Bellwood Avenue proposed to be vacated and realigned, as well as ornamental trees with trunks on or partially on adjacent properties but with roots and canopies on the Project Site.

The Project Site is located within the West Los Angeles Community Plan area. The Project Site, which is comprised of 13 lots (including nine contiguous lots along the southerly side of Bellwood Avenue and four contiguous lots along the northerly side), has a Neighborhood Commercial General Plan land use designation and is zoned R3-1-O (Multiple Residential, Height District 1, Oil Drilling)⁴ and C2-1VL-O (Commercial, Height District 1VL, Oil Drilling).⁵ The R3 designation permits a wide variety of residential uses, including group dwellings, multiple dwellings, apartment houses, boarding houses, rooming houses, accessory uses and home occupations, senior independent housing, and assisted living care housing. The C2 designation permits a wide variety of uses, including, but not limited to, eldercare facilities, multiple dwellings, various retail and restaurant spaces, auditoriums, automotive fueling and service stations, churches, drive-in businesses, hospitals, sanitariums, clinics, and schools. Height District 1 within the R3 Zone limits the height to 45 feet and the FAR to 3:1. Height District 1VL within the C2 Zone limits the height to 45 feet and three stories (except that there is no restriction on the number of stories for buildings used entirely for residential purposes) and the FAR to 1.5:1. The “O” designation indicates the Project Site is located within an Oil Drilling District where the drilling of oil wells or the production from the wells of oil, gases, or other hydrocarbon substances is permitted. The

⁴ The R3 zoning applies to Lots 29-35 of Block 13 of Tract 7260.

⁵ The C2 zoning applies to Lots 36-37 of Block 13 of Tract 7260 and Lots 10-13 of Block 14 of Tract 7260.



SITE

Courtyard by Marriott

Century Park Hotel

Commercial Shopping Center

Residential

Residential

Residential



Figure II-2
Aerial Photograph of the Project Vicinity

Project Site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area.

Primary regional access is provided by Santa Monica Boulevard (California State Route 2), the Santa Monica Freeway (I-10), and the San Diego Freeway (I-405), which are all accessible within 2 miles of the Project Site. Major arterials providing regional access to the Project Site include Olympic Boulevard, Beverly Glen Boulevard, and Pico Boulevard. Public transit service in the vicinity of the Project Site is currently provided by Metro, Culver City Bus, Santa Monica Big Blue Bus, Antelope Valley Transit Authority, Santa Clarita Transit, and LADOT Commuter Express. Bus stops that serve the Project Site (within a 0.25-mile walking distance) are currently provided along Olympic Boulevard at Beverly Glen Boulevard, Kerwood Avenue, and Century Park West and include Culver City Bus Route 3 and Santa Monica Big Blue Bus Route 5. In addition, the second section of Metro's Purple Line Extension Transit Project is currently under construction in the vicinity of the Project Site and is scheduled for completion in 2025.⁶ The second section of Metro's Purple Line Extension would include a subway station at Constellation Boulevard and Avenue of the Stars, approximately 0.5 mile northeast of the Project Site.

4. Project Objectives

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines states that the project description shall contain "a statement of the objectives sought by the proposed project." Section 15124(b) of the CEQA Guidelines further states that "the statement of objectives should include the underlying purpose of the project." The underlying purpose of the Project is to provide a senior residential housing community that meets the needs of an increasingly aging population in the City by providing variety in housing together with integrated services. The Project's basic and fundamental objectives are provided below.

- Promote adequate housing that is accessible to senior citizens by providing a new senior-only housing residential community that meets the daily living needs of the City's aging adult population, including recreational and social needs on-site, advancing the West Los Angeles Community Plan Objective 1-4 and supporting General Plan (Housing Element) Objective 1.1 to provide housing to meet current and projected needs.
- Develop senior-independent units, assisted living guest rooms, and memory care guest rooms to help meet the specific housing needs of the City's aging population, consistent with General Plan (Housing Element) Objective 1.1, and Policy 1.1.3, and West Los Angeles Community Plan Objective 1-1 to construct a range of

⁶ Metro, www.metro.net/projects/westside/, accessed September 8, 2020.

different housing types that address the diverse needs of the City's existing residents and projected population.

- Locate senior citizen housing within reasonable walking distance of health and community facilities, services and public transportation by integrating supporting services with the senior housing units in one building, supporting the West Los Angeles Community Plan Policy 1-2.2.
- Provide a range of on-site recreational, health, wellness and dining activities and services to support the daily needs of seniors and promote safety and health consistent with General Plan (Housing Element) Objective 2.1.
- Unify the Project Site to maximize efficient use of the site and associated parcels, and respond to the character of surrounding land uses, while maintaining adequate public circulation.

5. Description of Project

a. Project Overview

The Project proposes the development of an eldercare facility consisting of up to 192 senior housing residential units comprised of 71 senior-independent dwelling units,⁷ 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 up to 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

⁷ *Senior-independent units are residential units for persons 62 years of age and older, and they are classified as dwelling units, which include a kitchen. Assisted living is licensed by the state for the provision of assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living. The City allows assisted living units to be either dwelling units or guest rooms (i.e., units without a kitchen). The Project's proposed assisted living units would be guest rooms. In order to allow Project residents to age in place and avoid the need to relocate to an assisted living guest room if additional care is needed, the 71 senior independent living units would also meet the regulatory requirements for assisted living units; however, these units would remain dwelling units and would not be converted to guest rooms. The Project's memory care guest rooms would also be licensed by the state, to provide 24-hour care for people suffering from Alzheimer's disease or other conditions resulting in dementia.*

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. A Conceptual Site Plan and Conceptual Floor Plans are provided in Figure II-3 through Figure II-11 on pages II-9 through II-17.

The Project would provide care, services and assistance for the daily living needs of its residents. Assistance and activities provided on-site would include laundry, housekeeping, exercise and fitness classes, art and recreational classes, social events, and service of three meals per day in common dining rooms. Caregivers and staff will be trained in senior care and emergency response, and nurses would also be located onsite. A shuttle service would be provided for local trips to shopping and services.

b. Layout, Design and Architecture

As shown in the Conceptual Site Plan provided in Figure II-3 on page II-9, the proposed building would be constructed around a central courtyard that would be open to the sky. The assisted living guest rooms and memory care units would be generally concentrated within the eastern portion of the building, east of the courtyard; and the independent living units would be generally concentrated within the western portion of the building, to the west of the courtyard. The assisted living guest rooms would be located on the second through sixth floors generally within the central and east portions of the building, and the independent living dwelling units would be located on the first through sixth floors generally within the west and central portions of the building. The memory care guest rooms would be located on the first and second floors within the eastern portion of the building and would be separated from the independent living and assisted living components. As summarized in Table II-1 on page II-18, the proposed 71 dwelling units dedicated to independent living would consist of 43 one- and 28 two-bedroom units. Each of the independent living units would include a private outdoor terrace, a full kitchen, and an in-unit washer/dryer. The proposed 75 guest rooms dedicated to assisted living would consist of 51 one-bedroom and 24 two-bedroom units. Each of the assisted living guest rooms would include a sitting or living room area and a built-in cabinet with sink. The 46 memory care guest rooms would be studio units. Each of the memory care guest rooms would include private bedrooms with a private bathroom and a built-in cabinet with sink and under counter refrigerator. Some guest rooms may include a small seating area.

As shown in Figure II-6 on page II-12, the ground floor level (first floor) of the proposed building would serve as the primary entrance to the building. Specifically, the ground floor level would include: two separate lobbies to support independent living/assisted living and memory care services, respectively; a conference room, staff offices, and other service and support areas; and a lobby bistro area and a bistro terrace with outdoor seating located adjacent to the independent living/assisted living lobby. The bistro would not be publicly-accessible but would be available to residents and guests. The ground floor level within the

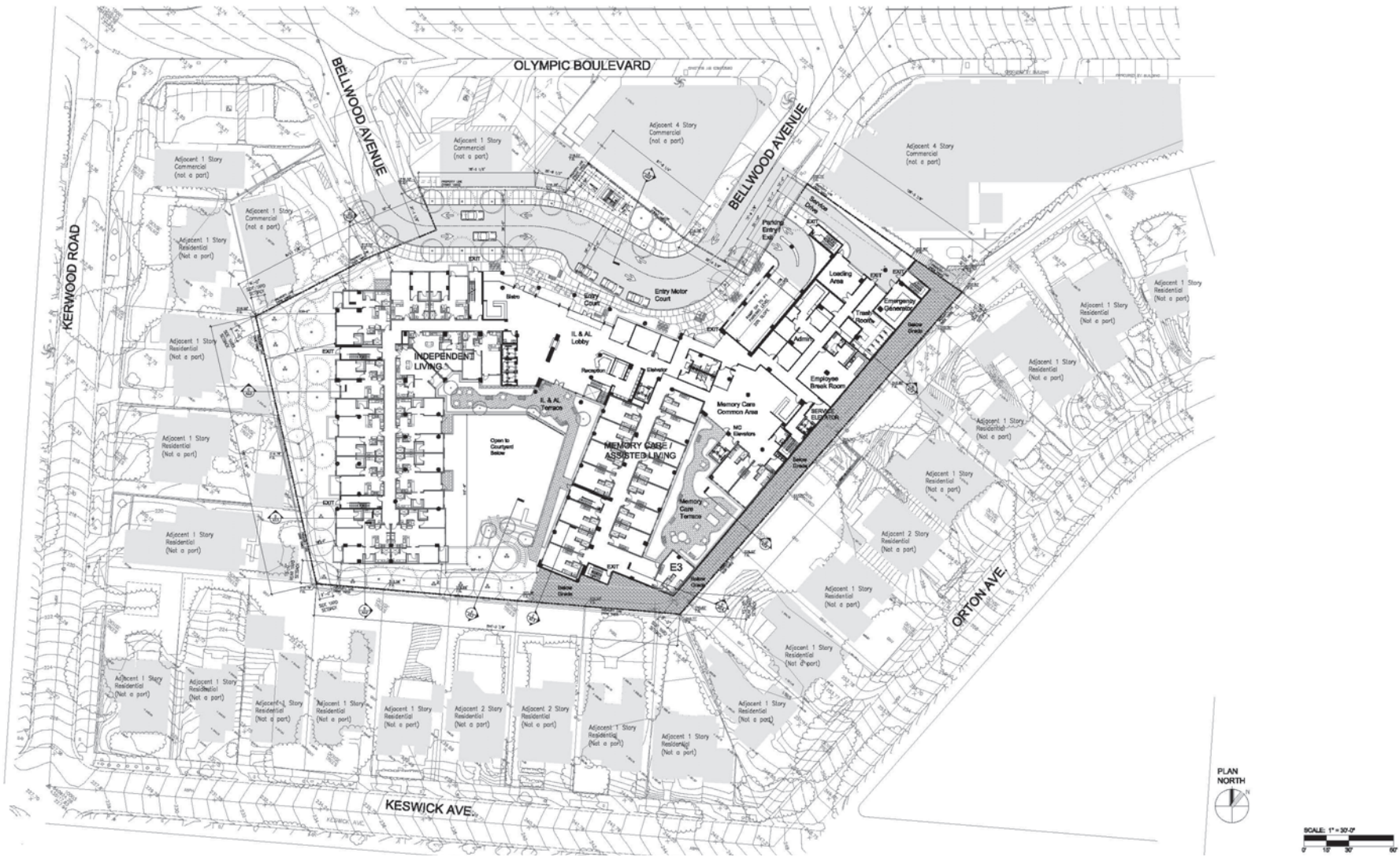


Figure II-3
Conceptual Site Plan

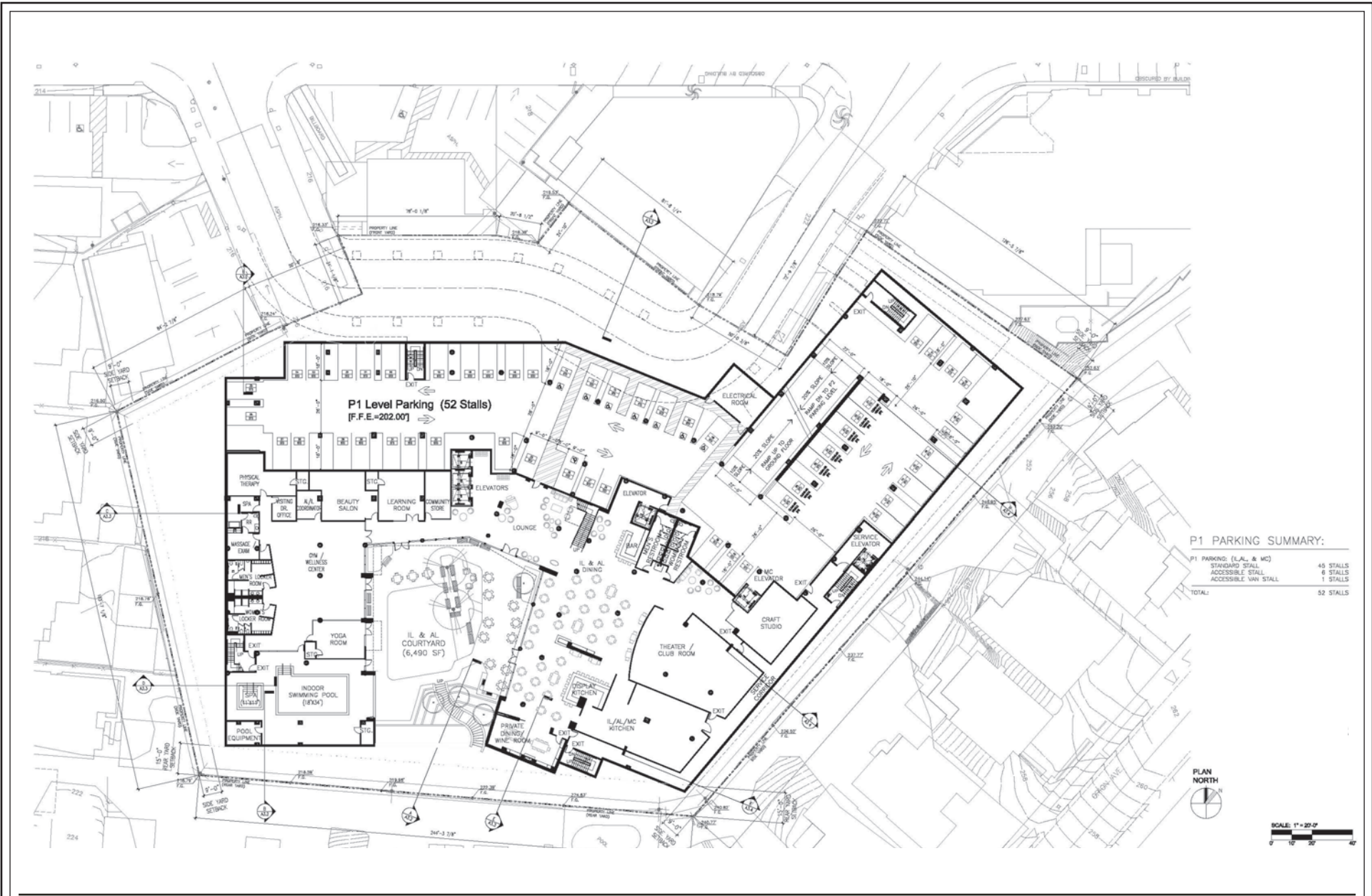


Figure II-4
P1 Floor Plan

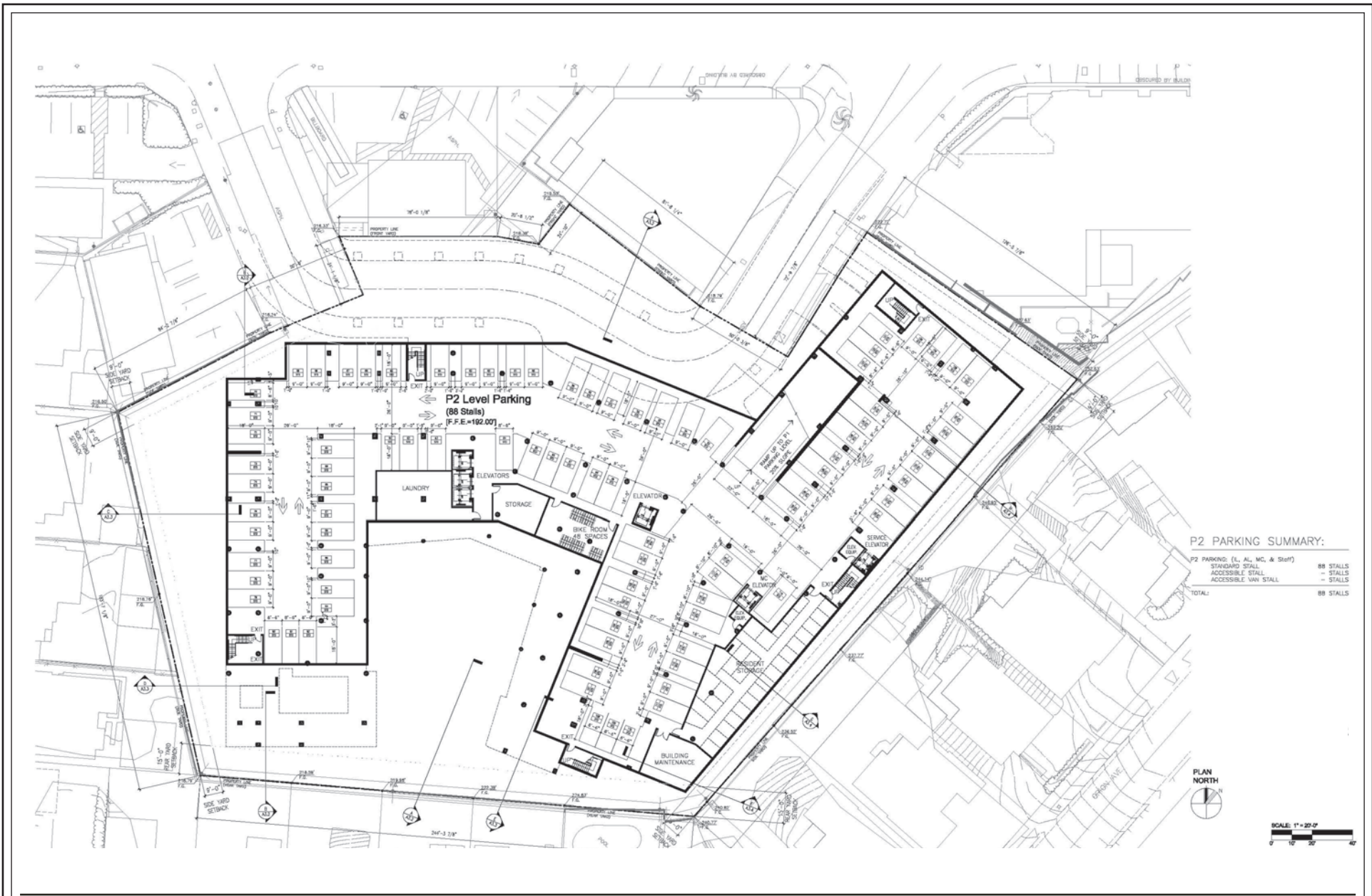


Figure II-5
P2 Floor Plan

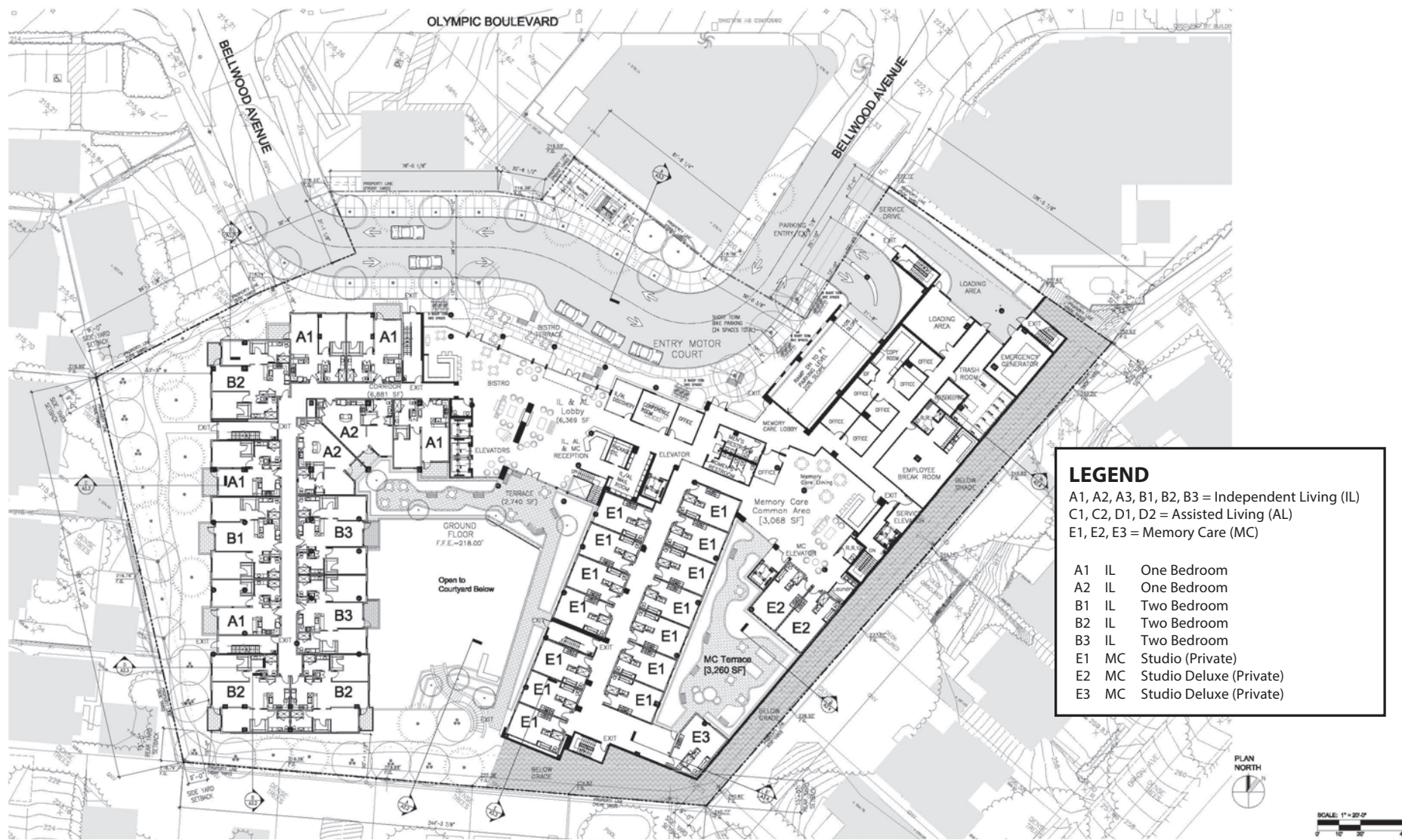


Figure II-6
 Ground Floor Plan

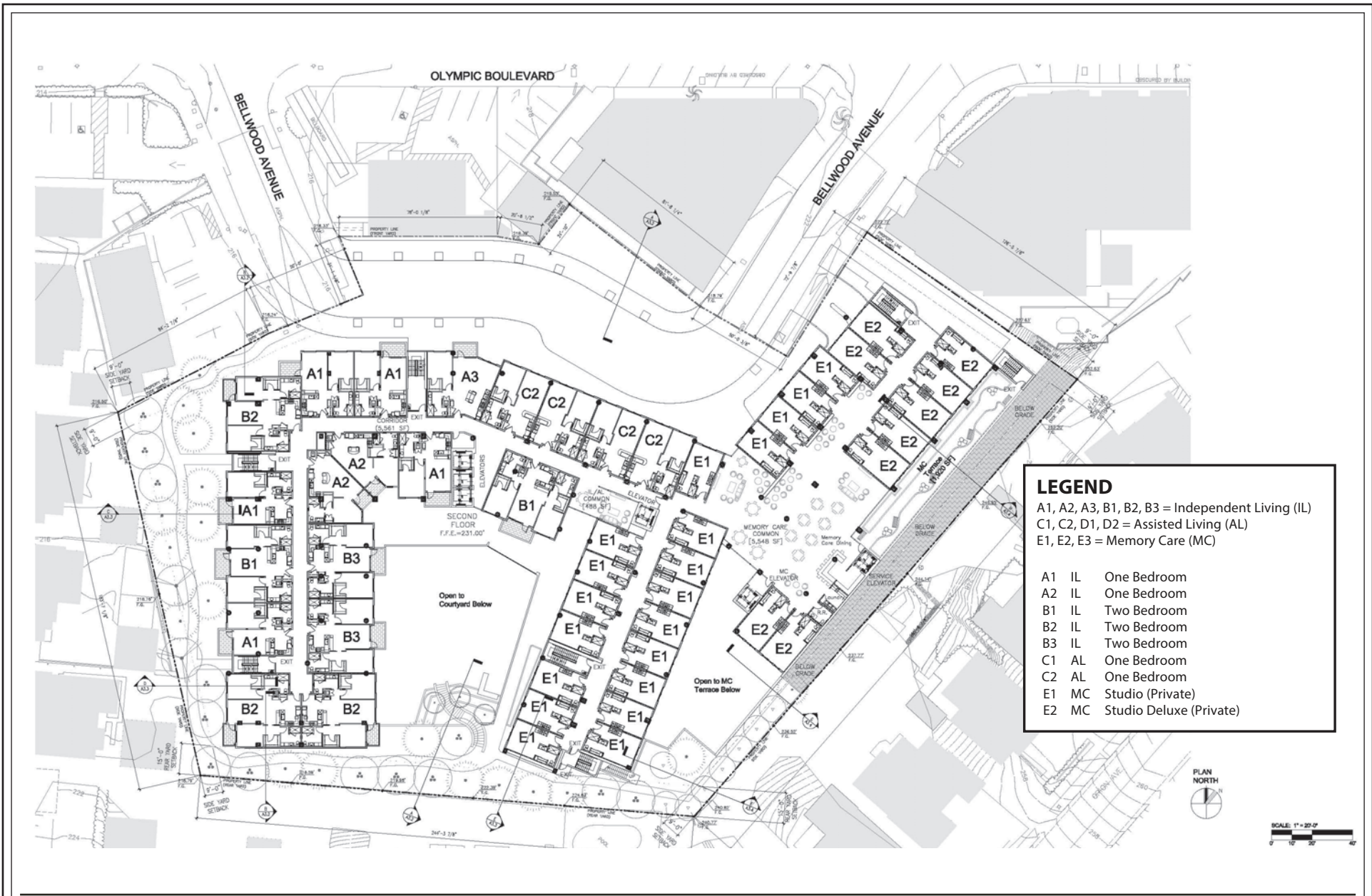


Figure II-7
 Second Floor Plan

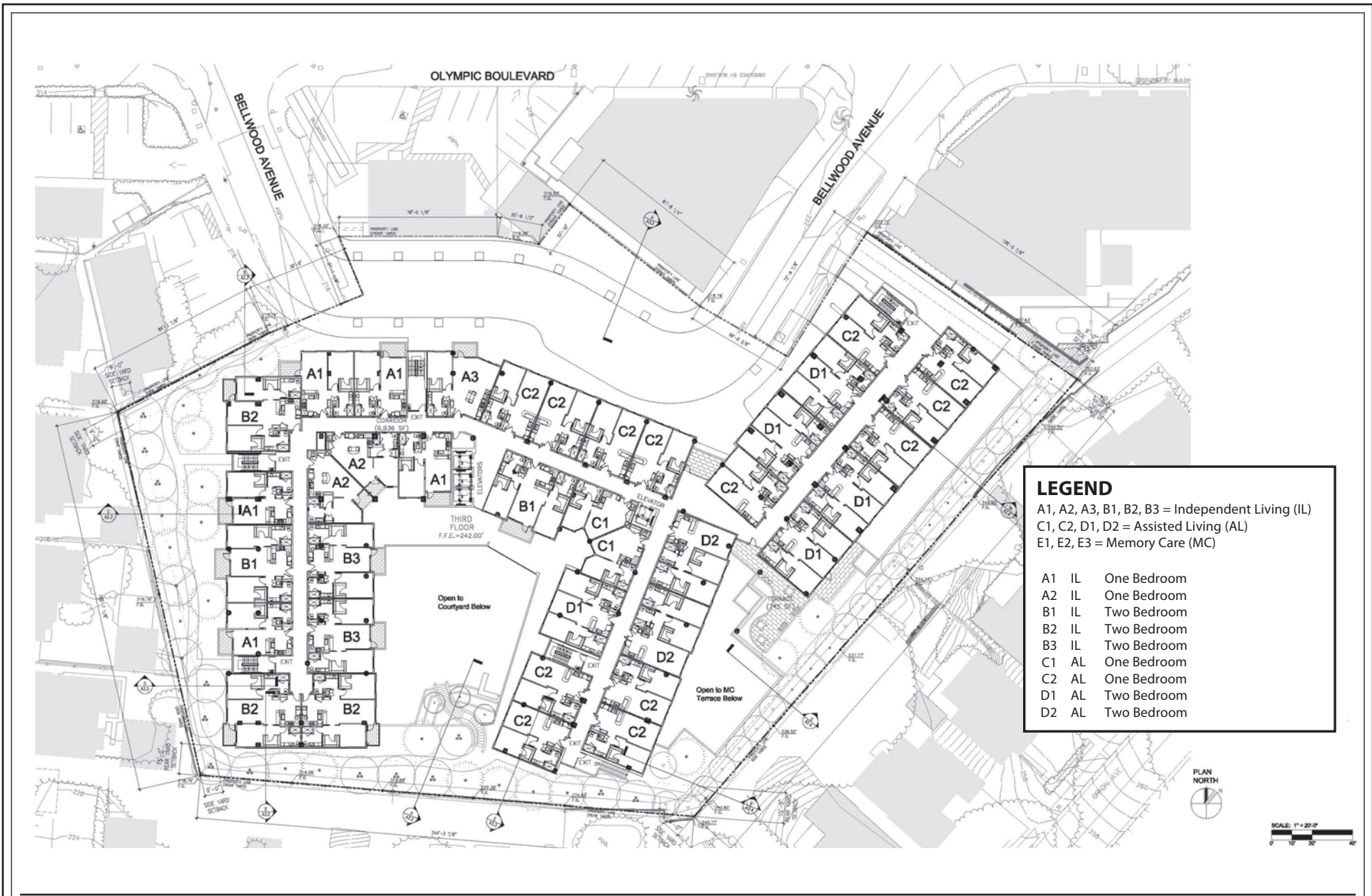


Figure II-8
 Third Floor Plan

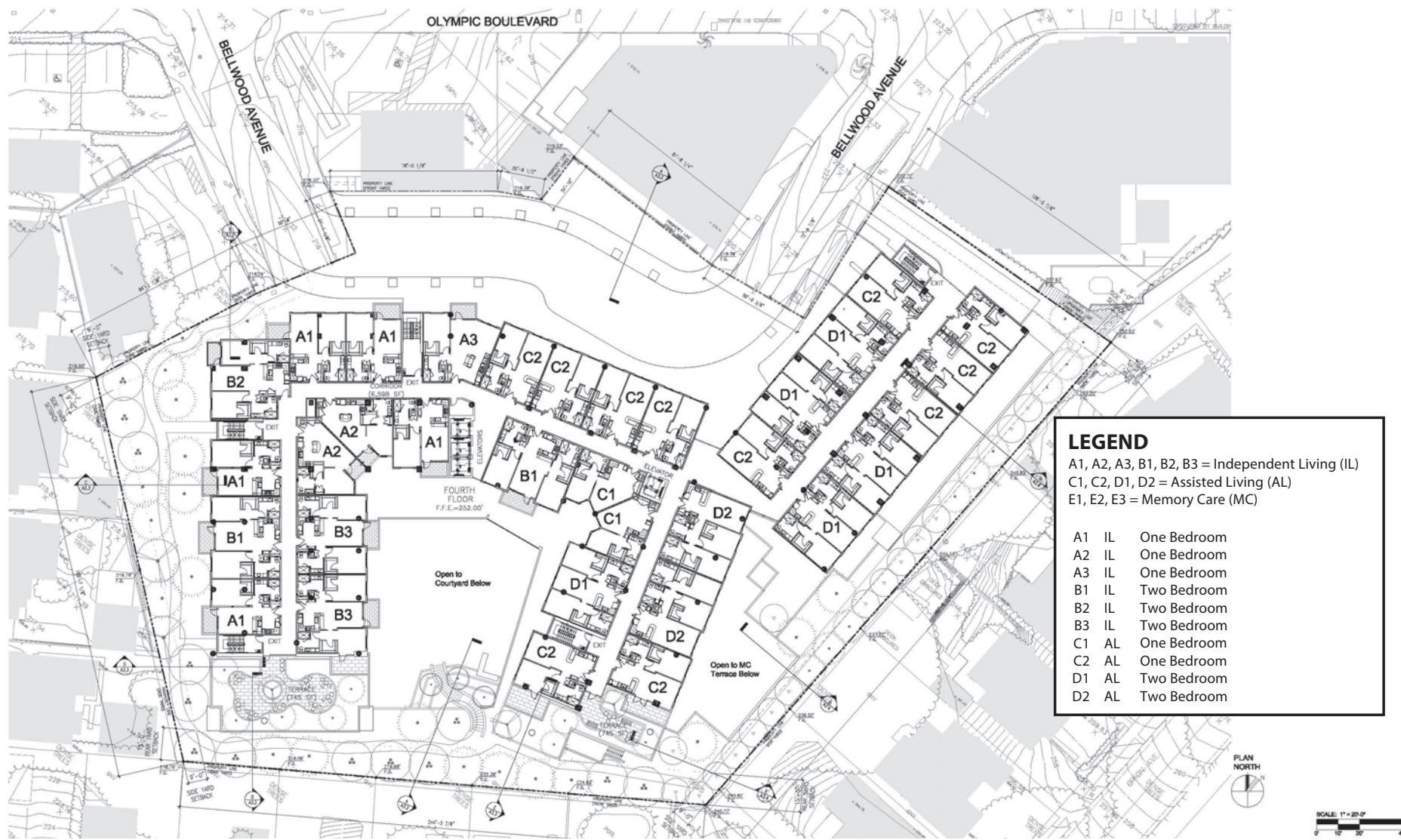


Figure II-9
 Fourth Floor Plan

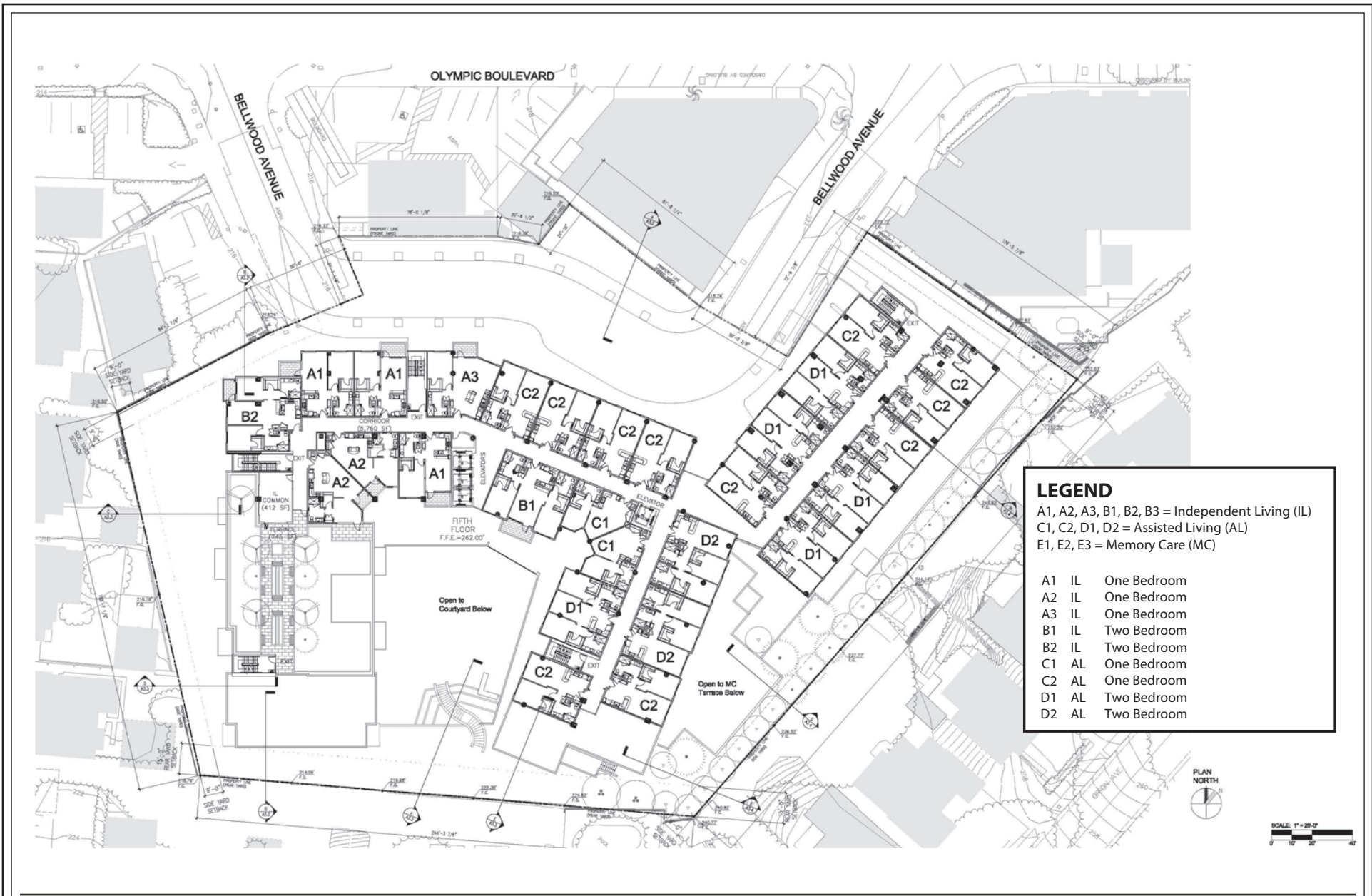
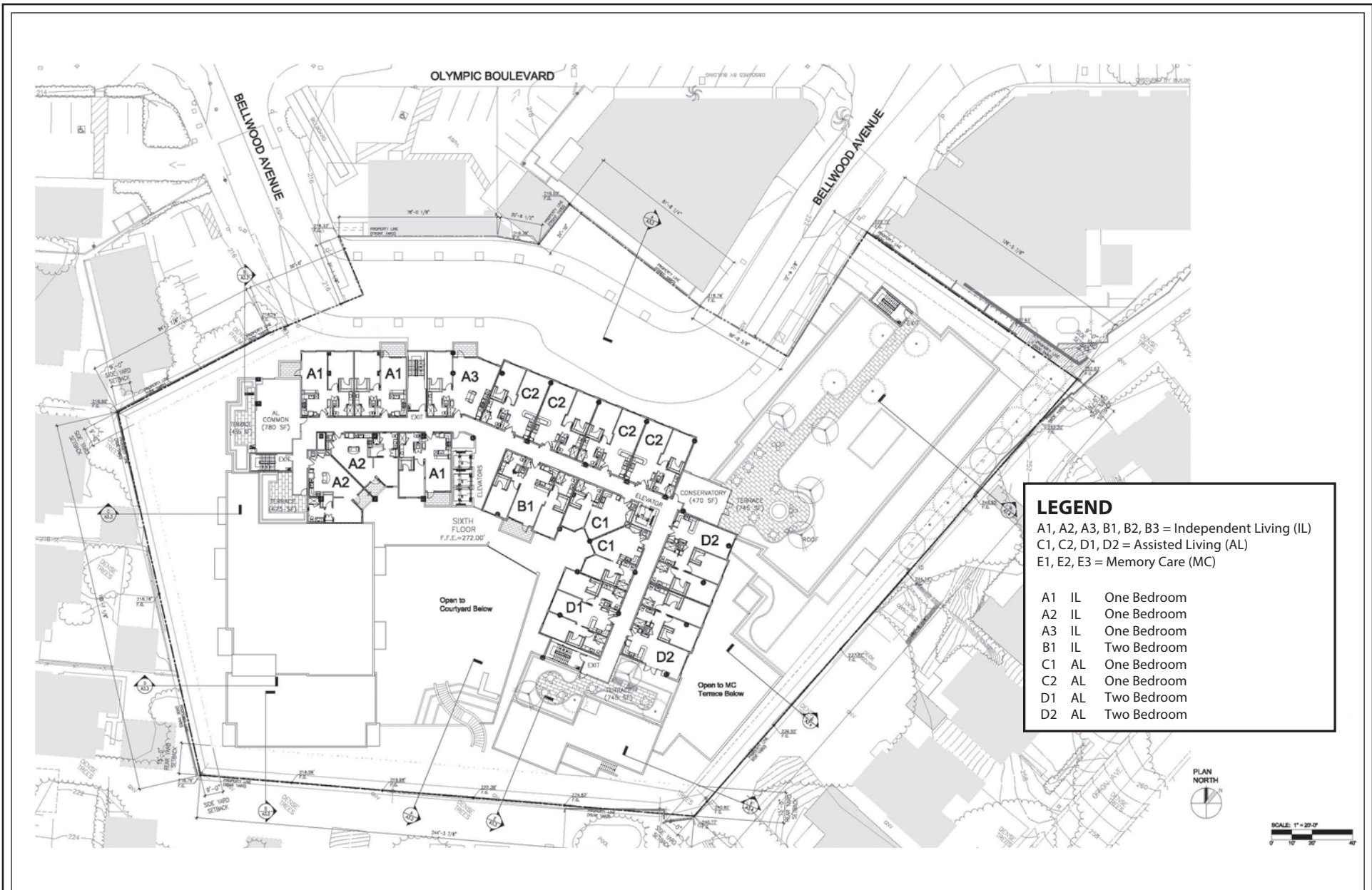


Figure II-10
 Fifth Floor Plan



LEGEND

A1, A2, A3, B1, B2, B3 = Independent Living (IL)
 C1, C2, D1, D2 = Assisted Living (AL)
 E1, E2, E3 = Memory Care (MC)

A1	IL	One Bedroom
A2	IL	One Bedroom
A3	IL	One Bedroom
B1	IL	Two Bedroom
C1	AL	One Bedroom
C2	AL	One Bedroom
D1	AL	Two Bedroom
D2	AL	Two Bedroom

Figure II-11
 Sixth Floor Plan

**Table II-1
Summary of Proposed Senior Housing Residential Units**

Unit Type	Independent Living	Assisted Living	Memory Care
Studio	0	0	46
One-Bedroom	43	51	0
Two-Bedroom	28	24	0
Total	71	75	46
<i>Source: Eyestone Environmental, 2021.</i>			

eastern portion of the building would include: a memory care common area, dining area, and a memory care outdoor terrace with a portion of the memory care guest rooms oriented around these uses. As depicted in Figure II-6 on page II-12, independent living dwelling units would also be provided at the ground floor level of the western portion of the building along with an outdoor landscaped terrace for use by the independent living/assisted living residents. As illustrated in Figure II-7 through Figure II-11 on pages II-13 through II-17, the remainder of the independent living units, assisted living guest rooms, and memory care guest rooms would be provided on the second through sixth floors with additional common areas and terraces. Specifically, as shown in Figure II-7, an additional memory care common area and dining area along with the remaining memory care guest rooms would be provided on the second floor. In addition, the second floor would include independent living units and assisted living guest rooms. The third through sixth floors would include the remaining independent living units and assisted living guest rooms along with additional terraces.

As illustrated in Figure II-4 on page II-10, indoor common areas, including dining rooms, the gym, indoor pool and spa, wellness center, and several activity rooms would be located on the first subterranean level (P1). The central outdoor courtyard on Level P1 would be open to the sky, and the common indoor areas located within this level would have direct access to the central outdoor courtyard. These common areas would be separate from the parking area, and visitors who would park at the P1 level would not have direct access to the central courtyard or common areas. Stairs and elevators would be available from Level P1 to access the ground level above. Laundry facilities would be located on (P2).

Overall, the Project would feature a contemporary architectural style and would be designed to create a visually unified site with a new building designed to complement the existing surrounding uses and respond to the low- to mid-scale character of the surrounding area. As shown in Figure II-12 through Figure II-15 on pages II-19 through II-22, the proposed building would include building fenestration, a variety of surface materials, and a stepped design to create horizontal and vertical articulation, provide visual interest, and



Figure II-12
Conceptual Rendering—Birdseye View



Figure II-13
Conceptual Rendering—View from Olympic Looking East



Figure II-14
Conceptual Rendering—North Facade



Figure II-15
Conceptual Rendering—View of Entrance

complement the existing scale in the vicinity of the Project Site. In particular, building scale and massing is defined by varying massing and height components that break up the façade into distinct and offset planes. Building materials would include smooth troweled stucco, composite metal wall panels with wood finish, limestone panels and glass.

c. Open Space and Landscaping

As shown in Figure II-16 on page II-24, the various components and levels of the proposed building would be integrated by a series of landscaped courtyards and terraces provided at every floor of the building. Specifically, as illustrated in Figure II-17 on page II-25, Level P1 would include a central courtyard that would be open to the sky and include an outdoor kitchenette and barbecue stations, exercise lawn, garden seating area, flexible lounge seating, and outdoor dining seating. As provided in Figure II-18 on page II-26, additional terraces would be provided at the ground floor, including a large ground level terrace, the memory care terrace, and the bistro terrace. The ground level terrace would include bench and table seating, raised planters, and bistro tables. The memory care terrace would feature a lawn, raised vegetable planters, bench and table seating, and raised planters. The bistro terrace would include bistro tables. As shown in Figure II-18, additional benches and table seating would be provided at the entry plaza along Bellwood Avenue. Extensive landscaping that would serve as screening along the perimeter of the Project Site, as well as walkways around the westerly, southerly, and easterly setbacks, would also be provided at the ground level.

As depicted in Figure II-19 on page II-27, additional terraces would be provided on levels two through six. On the second floor, an additional terrace would be provided in the eastern portion of the building that would include benches and table seating, raised planters, and bistro tables. A smaller terrace would be provided on the third floor that would offer benches and table seating and bistro tables. Two larger terraces would be included on the fourth floor in the central and western portions of the building that would provide raised water features, benches and table seating, raised planters, and bistro tables. As illustrated in Figure II-19, additional landscaped terraces would be provided on the fifth and sixth levels that include raised water features, benches and table seating, raised planters, and bistro tables. Overall, as illustrated in Table II-2 on page II-28, the Project proposes to provide 14,630 square feet of open space and would exceed the Los Angeles Municipal Code (LAMC) required open space of 7,800 square feet. In addition to the 14,630 square feet of open space counted toward LAMC requirements, additional open space and landscaped areas would also be provided, including terraces for the memory care residents as well as the entry plaza, perimeter landscaping, private terraces, and rooftop/terrace landscaping as described above. Of the 96 ornamental trees mentioned above, approximately 65 trees would be removed as part of the Project, including eight street trees. All street trees to be removed would be subject to the replacement requirements of the Bureau of Street Services Urban Forestry Division, subject to the approval of the Board of Public Works.



Figure II-16
 Conceptual Landscape Plan



- KEYNOTES :**
- P1 COURTYARD**
1. OUTDOOR KITCHENETTE AND BARBECUE STATIONS
 2. TERRACED PLANTERS
 3. STAIRS TO GROUND LEVEL
 4. EXERCISE LAWN
 5. GARDEN SEATING AREA
 6. FLEXIBLE LOUNGE SEATING
 7. OUTDOOR DINING SEATING

- LANDSCAPE LEGEND:**
- FLOWERING TREE
10" GAL. @ 10' OC
 - TREE
10" GAL. @ 10' OC
 - LAWN
 - DROUGHT TOLERANT SHRUBS & GROUNDCOVER
10" GAL. @ 10' OC
 - ORNAMENTAL SHRUBS & GROUNDCOVER
10" GAL. @ 10' OC
 - PROPERTY LINE

Figure II-17
P1 Landscape Plan



Figure II-18
Ground Floor Landscape Plan



- KEYNOTES :**
1. LAWN
 2. RAISED VEGETABLE PLANTERS
 3. MEMORY ORNAMENTS
 4. RAISED WATER FEATURE
 5. BENCH AND TABLE SEATING
 6. RAISED PLANTERS
 7. GREEN ROOF
 8. BISTRO TABLES
 9. BUILT-IN BENCH
 10. FIREPIT
 11. SPACE FOR HVAC SYSTEMS

- LANDSCAPE LEGEND:**
- FLOWERING TREE
100% @ 10' OC
 - PERIMETER TREE
40% @ 30' OC
 - TREE
MIX @ 10'
 - LAWN
 - DROUGHT TOLERANT SHRUBS & GROUNDCOVER
100% @ 12' OC
100% @ 24' OC
100% @ 36' OC
 - ORNAMENTAL SHRUBS & GROUNDCOVER
100% @ 12' OC
100% @ 24' OC
 - GREEN ROOF WITH DROUGHT TOLERANT GRASSES & GROUNDCOVER
100% @ 12' OC
PLANT
 - PERIMETER HEDGE IN DROUGHT TOLERANT MIX
100% @ 60" @ 30' OC
 - PROPERTY LINE

Figure II-19
Second to Sixth Floor Landscape Plan

**Table II-2
Summary of Proposed Open Space**

Land Use	Quantity	Ratio	Open Space
Required			
One-Bedroom	43 du	100 sf	4,300 sf
Two-Bedroom	28 du	125 sf	3,500 sf
Total Open Space Required			7,800 sf
Proposed			
P1 Level Courtyard	—	—	6,490 sf
Ground Floor Terraces	—	—	2,740 sf
Third Floor Terrace	—	—	745 sf
Fourth Floor Terraces	—	—	1,490 sf
Fifth Floor Terrace	—	—	745 sf
Sixth Floor Terraces	—	—	2,420 sf
Total Open Space Proposed			14,630 sf
<hr/> <i>du = dwelling unit</i> <i>sf = square feet</i> <i>— = Not applicable</i> <i>Source: Eyestone Environmental, 2021.</i>			

d. Access, Circulation, and Parking

Vehicular access would continue to be provided along Bellwood Avenue from Olympic Boulevard. However, as part of the Project, the portion of Bellwood Avenue that bisects the Project Site would be vacated and realigned. Public vehicular and pedestrian access would be maintained from both sides of Bellwood Avenue, and a vehicle turn-out adjacent to the building's lobby entrance would be provided along with sidewalk and streetscape improvements. Access to the subterranean parking would occur from one entry/exit driveway located along Bellwood Avenue near the northeastern boundary of the building, as shown in Figure II-3 on page II-9. Access for trash pickup and other freight vehicles would be provided via a service driveway located adjacent to the parking entry/exit driveway along Bellwood Avenue. Pedestrian access to the building would also be provided along Bellwood Avenue.

As illustrated in Table II-3 on page II-29, based on the proposed land uses, the Project would be required to provide 81 vehicle parking spaces (with application of the allowable reductions for senior independent living and assisted living spaces) and 72 bicycle parking spaces (24 short term spaces and 48 long term spaces). The Project proposes to provide up to 140 vehicle parking spaces, which would meet LAMC requirements and 72 bicycle parking spaces, which would meet LAMC requirements. These parking spaces would be located

**Table II-3
Summary of Proposed Parking**

Land Use	Quantity	Parking Ratio	Parking
Vehicle Parking			
Memory Care Guest Rooms ^a	46 rm	0.2 sp per bed	9 vehicle sp
Assisted Living Guest Rooms ^b	75 rm	0.5 sp per rm	37 vehicle sp
Senior Independent Dwelling Units ^b	71 du	0.5 sp per du	35 vehicle sp
Total Vehicle Parking Required			81 vehicle sp
Total Vehicle Parking Proposed			up to 140 vehicle sp
Bicycle Parking			
Residential Short-Term	—	1 sp per 10,000 sf	24 bicycle sp
Residential Long-Term	—	1 sp per 5,000 sf	48 bicycle sp
Total Bicycle Parking			72 bicycle sp
<hr/> <i>du = dwelling unit</i> <i>rm = rooms</i> <i>sf = square feet</i> <i>sp = spaces</i> — = Not applicable ^a Per LAMC Section 12.21 A.4(d)(5). ^b Per LAMC Sections 12.21 A.4(d)(5) and 12.21 A.4(u). Source: Eyestone Environmental, 2021.			

within two subterranean parking levels that would extend to a depth of 30 feet. The Project also would comply with City requirements for providing electric vehicle charging capabilities and electric vehicle charging stations within the proposed parking area.

e. Lighting and Signage

Exterior lighting along the public areas, such as along the entry court, would include pedestrian-scale (i.e., lower to the ground, spaced closer together) fixtures. Exterior lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the Project Site. Project lighting would be designed to minimize light trespass from the Project Site and would comply with all applicable LAMC requirements. Night lighting at the Project Site would be low profile and at the necessary intensity to provide a safe and walkable environment along walking paths. Roof terrace lighting would be of similar light levels, directed downward towards walkable surfaces, and shielded from view of the adjacent residential neighbors. All new street and pedestrian lighting within the public right-of-way would comply with applicable City regulations and would require approval from the Bureau of Street Lighting in order to maintain

appropriate and safe lighting levels on sidewalks and roadways while minimizing light and glare on adjacent properties.

Proposed signage would be designed to be aesthetically compatible with the proposed architecture of the building and with the requirements of the LAMC. Proposed signage would include mounted project identity signage and general wayfinding pedestrian signage. Wayfinding signs would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors.

f. Site Security

The following security features would also be incorporated in the Project design to enhance on-site safety:

- Design lobby areas to be visible from the public streets or entry ways.
- Design building entrances and exits, spaces around the building, and pedestrian walkways to be open and in view of surrounding sites.
- Design public spaces to be easily patrolled and accessed by safety personnel.
- Provide sufficient lighting of building entries and walkways to facilitate pedestrian orientation and clearly identify a secure route between parking areas and points of entry into the building.
- Provide sufficient lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment.
- Provide gated access to parking facilities.
- Provide panic buttons within the parking facilities and parking area elevators.
- Include access controls in the form of private on-site security, a closed-circuit security camera system, and keycard entry for the building and parking areas.
- Provide 24-hour security to monitor entrances and exits and manage and monitor the fire/life/safety systems.
- Display contact information for on-site security staff prominently throughout the Project Site.

g. Sustainability Features

The Project has been designed and would be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los

Angeles Green Building Code and CALGreen. These standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure. The sustainability features to be incorporated into the Project would include, but would not be limited to WaterSense-labeled plumbing fixtures and weather-based controller and drip irrigation systems to promote a reduction of indoor and outdoor water use; Energy Star-labeled appliances; and water-efficient landscape design.

h. Anticipated Construction Schedule

Construction of the Project would commence with demolition of the existing buildings. This phase would be followed by grading and excavation for the subterranean levels. Building foundations would then be laid, followed by building construction, paving/concrete installation, and landscape installation. Project construction is anticipated to begin in 2021 and to be completed in 2023. The Project would require excavation up to a depth of 30 feet, and it is anticipated that an estimated 74,800 cubic yards of export material would be hauled from the Project Site. As discussed above, approximately 65 trees would be removed as part of the Project, including eight street trees.

Construction delivery/haul trucks would travel on approved truck routes between the Project Site and the San Diego Freeway (I-405) or the Santa Monica Freeway (I-10). Incoming trucks from the I-405 Freeway Southbound would exit the I-405 Freeway at Olympic Boulevard, heading north on Sawtelle Boulevard, and east on Olympic Boulevard, and turn south on Bellwood Avenue to the Project Site. Outgoing trucks to the I-405 Freeway would exit the Project Site onto Bellwood Avenue, head east on Olympic Boulevard, south on Century Park East, west on Pico Boulevard, north on Cotner Avenue to the I-405 northbound on-ramp. Incoming trucks from the I-10 Freeway Westbound would exit the I-10 Freeway at Overland Avenue, heading north on Overland Avenue, head east on Olympic Boulevard, and turn south on Bellwood Avenue to the Project Site. Outgoing trucks to the I-10 Freeway, would exit the Project Site onto Bellwood Avenue, head east on Olympic Boulevard, south on Century Park East, east on Pico Boulevard, and south on La Cienega Boulevard to the I-10 east bound on-ramp.

6. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Project. This Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 14.3.1, an Eldercare Facility Unified Permit to permit an eldercare facility to be located on a lot within the R3-1 and C2-1VL Zones where the eldercare facility does not meet the use, area, height, and setback provisions of the Zones. Specifically, to permit the following:
 - an eldercare facility use on the R3-zoned portion of the Project Site;
 - density averaging across the Project Site;
 - a floor area ratio of up to approximately 2.77:1 to 3.2:1 averaged across the Project Site;
 - a maximum building height of 70 feet for a portion of the proposed building, in lieu of the 45 feet otherwise permitted in the R3-1 and C2-1VL Zones; and relief from transitional height limitations for the portions of the building located within the C2 Zone;
 - over-in-height retaining walls; and
 - access from a less restrictive zone to more restrictive zone for accessory uses such as parking.
- Pursuant to LAMC Section 12.24.W.1, a Conditional Use Permit for the on-site sale and service of a full line of alcoholic beverages for on-site consumption by Project residents and their visitors/guests as an incidental use in and accessory to the operation of the eldercare facility.
- Pursuant to LAMC Section 12.27.B, a Zone Variance for the sale and service of a full line of alcoholic beverages for on-site consumption by Project residents and their visitors/guests in the R3 Zone, as an incidental use in and accessory to the operation of the eldercare facility located in the R3 and C2 Zones;
- Pursuant to LAMC Sections 16.05 and 14.3.1.B, Site Plan Review for a development project consisting of 50 or more net new residential dwelling units and/or guest rooms;
- Pursuant to LAMC Sections 17.03 and 17.15, a Division of Land (Vesting Tentative Tract Map No. 82442) for the merger and resubdivision of the Project Site, merging all of the existing lots, including the merger of a portion of Bellwood Avenue; to designate yards such that the central northerly property line is designated as the front yard and the southernmost property line is designated as the rear yard and all other property lines would be designated as side yards⁸; and a Haul Route Approval; and

⁸ *In the event the realigned portion of Bellwood Avenue through the Project Site is designated a public street and the building frontage along Bellwood Avenue is considered a front yard, a modification would be (Footnote continued on next page)*

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

requested as part of the Eldercare Facility Unified Permit for a zero-foot setback in the limited portion of the building frontage that would be in the R3 zone consistent with the rest of the building's frontage in the C2 zone.