



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

July 1, 2021

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-7182-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2019060015
<b>PROJECT NAME:</b>	Senior Residential Community at The Bellwood
<b>PROJECT APPLICANT:</b>	SBLP Century City, LLC
<b>PROJECT ADDRESS:</b>	10328–10384 and 10341–10381 Bellwood Avenue, Los Angeles, CA 90064
<b>COMMUNITY PLAN AREA:</b>	West Los Angeles
<b>COUNCIL DISTRICT:</b>	5—Koretz
<b>PUBLIC COMMENT PERIOD:</b>	<b>July 1, 2021, to August 16, 2021</b>

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Senior Residential Community at The Bellwood Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the DEIR, information regarding the availability of the DEIR for public review, and the timeframe for submitting comments on the DEIR. Comments must be submitted in writing according to the directions below.

## 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.

## ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the DEIR, the Project would result in Project-level significant and unavoidable on-site construction noise impacts and on- and off-site construction vibration impacts with respect to human annoyance. The Project would also result in cumulative on- and off-site construction noise impacts, as well as

cumulative off-site construction vibration impacts related to human annoyance. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

## FILE REVIEW AND COMMENTS:

### Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies. As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The DEIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The DEIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below.

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the DEIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The DEIR and the documents referenced in the DEIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. August 16, 2021.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Paul Caporaso at (213) 847-3629 or [paul.caporaso@lacity.org](mailto:paul.caporaso@lacity.org).

Please direct your comments to:

**Mail:** Paul Caporaso  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
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**E-mail:** [paul.caporaso@lacity.org](mailto:paul.caporaso@lacity.org) **Case Number:** Case Number: ENV-2018-7182-EIR

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