

2.0 PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION SUMMARY

The proposed Project would construct a new 12-story, 176,580-square foot Eldercare Facility containing up to 53 Senior Independent Housing dwelling units, 77 Assisted Living Care Housing guest rooms, 46 Alzheimer's/Dementia Care Housing guest rooms, and associated residential amenity and service areas within a single building located on the northern portion of the Project Site located at 10822 Wilshire Boulevard that is currently owned by the Westwood Presbyterian Church (Church). In addition, the Eldercare Facility would provide a new 2,520-square foot Fellowship Hall on the ground level fronting Wilshire Boulevard for use by the Church, and 2,923 square feet of shared space consisting of a multipurpose and toddler room, pantry, kitchen, and storage space all to be shared by both the Church and the residents of the Eldercare Facility. The Project would also construct a new two-story, 19,703-square foot Childcare Facility containing 10,238 square feet of classroom, administrative office space, and multipurpose/group space and 1,845 square feet of church-related administrative offices within a single building located on the southern portion of the Project Site at 10812 Ashton Avenue. A minimum of 184 parking spaces for the Project would be provided on the ground floor level adjacent to the Childcare Facility and within a three-level subterranean parking garage located below the Eldercare Facility. The Project would also provide up to 27 short-term and 43 long-term bicycle parking spaces. To allow for construction of the Project, the Church's existing preschool, Fellowship Hall, administrative offices, and surface parking lot located at 10822 Wilshire Boulevard, and a Church-owned single-family residence located at 10812 Ashton Avenue would be demolished. The Church's existing Sanctuary located on the northern portion of the Project Site fronting Wilshire Boulevard would remain. Export of approximately 62,000 cubic yards of earth materials and approval of a haul route would be required.

The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- **Eldercare Facility Unified Permit** pursuant to LAMC Section 14.3.1 to allow the construction of an Eldercare Facility in the R5 and R1 zones with the following associated development characteristics:
 - A maximum building height of 12 stories/157 feet, in lieu of the 6 story/75 foot height limit set forth in the Wilshire-Westwood Scenic Corridor Specific Plan;
 - A building width in excess of 75 feet in consideration of a lack of shade and shadow impacts, pursuant to the Specific Plan;
 - Parking in compliance with the LAMC's Eldercare Facility and bicycle parking requirements, in lieu of the 2.5 space per dwelling unit requirements of the Wilshire-Westwood Scenic Corridor Specific Plan;
 - Eldercare Facility use in the R1 zone, in conjunction with the Project's proposed subterranean garage being partially located in the R1 zone;
 - Setback reductions from the residential and institutional setback requirements of LAMC Sections 12.12 C and 12.21 C.3 as follows:
 - Zero-foot side yard setbacks for the Eldercare Facility where it abuts the Sanctuary;
 - Zero-foot rear yard setback for the Eldercare Facility where it abuts the Project Site's R5/R1 zone boundary; and

- Zero-foot side and rear yard setbacks for the Sanctuary Building where it abuts the Eldercare Facility.
 - Interior common open space to comprise more than 25 percent of the Eldercare Facility's total common open space, in lieu of the requirements of LAMC Section 12.21 G;
 - Creation of an approximately 3,641 square foot R1-zoned portion of the Eldercare Facility development site in lieu of the minimum lot area standards of LAMC Section 12.08 C.4; and
 - Location, utilization, and access between accessory and main buildings and uses on the R5- and R1-zoned portions of the Eldercare Facility development site in lieu of the restrictions imposed by LAMC Section 12.21 C.5(h).
- **Conditional Use Permit** pursuant to LAMC Section 12.24 W.51 and 12.24 W.9 to allow the proposed Childcare Facility's childcare facility and church administrative office uses within the R1 zone, and the following associated deviations from the otherwise applicable height and area requirements pursuant to LAMC Section 12.24 F:
 - Maximum building height of 33 feet, 3 inches measured from lowest grade to top of building, in lieu of 28 feet and application of an encroachment plane height limit established by LAMC Sections 12.21.1 and 12.08 C.5(a);
 - Consistent side yard setbacks of 5 feet in lieu of those setback dimensions and building plane break dimensions otherwise required by the R1 zone LAMC Section 12.08 C.2 and LAMC Section 12.21 C.3;
 - Floor area of 19,703 square feet (utilizing LAMC Floor Area calculations in lieu of LAMC Residential Floor Area calculations) and corresponding 1.24:1 FAR for the proposed Childcare Center's lot in lieu of the 0.45:1 FAR otherwise permitted by LAMC Section 12.08 C.5(a);
- **Site Plan Review** pursuant to LAMC Section 16.05 for the development of 50 or more dwelling units or guest rooms in connection with the Eldercare Facility.
- **Design Review and Project Permit Compliance** pursuant to LAMC Sections 16.50 and 11.5.7.C and the Wilshire-Westwood Scenic Corridor Specific Plan.
- **Vesting Tentative Tract Map** pursuant to LAMC Section 17.15 to create three ground lots (Lot 1 would accommodate the Sanctuary, Lot 2 would accommodate the Eldercare Facility, and Lot 3 would accommodate the Childcare Facility) and multiple commercial condominium units, designation of yards as shown on the proposed map, provision of a public access easement for a Fire Department turnaround in lieu of a dedication of land for a public right of way, and to grant approval of a haul route.

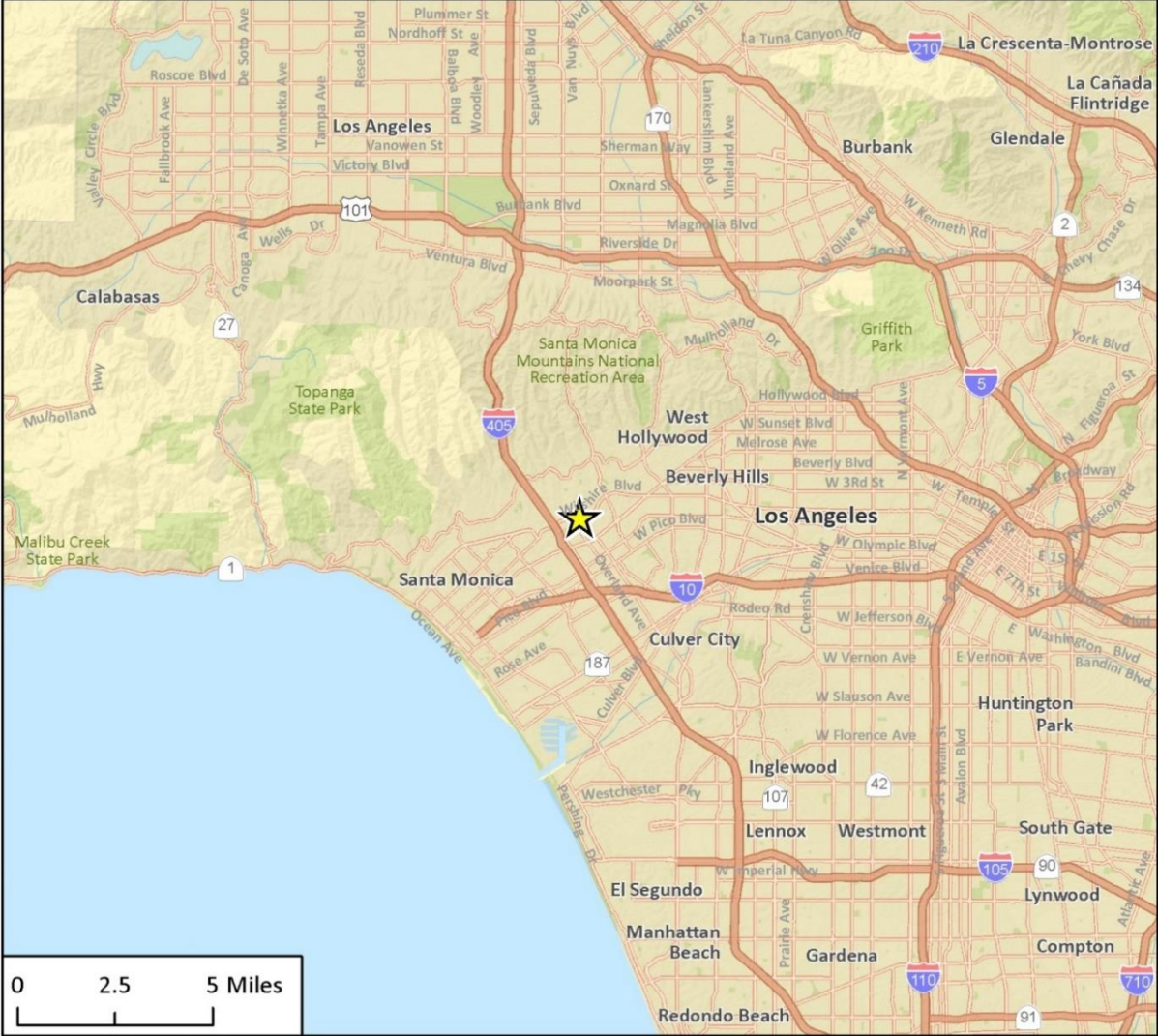
Other permits and approvals that may be deemed necessary, including, but not limited to, street tree and protected tree removal permits, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

2.2 PROJECT LOCATION

The Project would be constructed on an approximately 1.62-acre (net) site located at 10822 W. Wilshire Boulevard and 10812 W. Ashton Avenue (Site) within the Westwood Community Plan (Community Plan) area of the City. The Site is located approximately 10 miles west of downtown Los Angeles and approximately 4.5 miles northeast of the Pacific Ocean. The northern portion of the Site is located within the boundaries of the Wilshire-Westwood Scenic Corridor Specific Plan, which establishes development standards that supersede the LAMC. The Site is also located

within the West Los Angeles Transportation Improvement and Mitigation Specific Plan, a Transit Priority Area pursuant to Senate Bill 743, and a Tier 3 Transit Oriented Communities area. Figure 2-1 illustrates the Project location in a regional context, Figure 2-2 illustrates the Project location in a neighborhood context with labels depicting existing improvements, and Figure 2-3 illustrates existing public transit routes in the vicinity of the site.

Figure 2-1 Regional and Local Vicinity Map



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★ Project Location

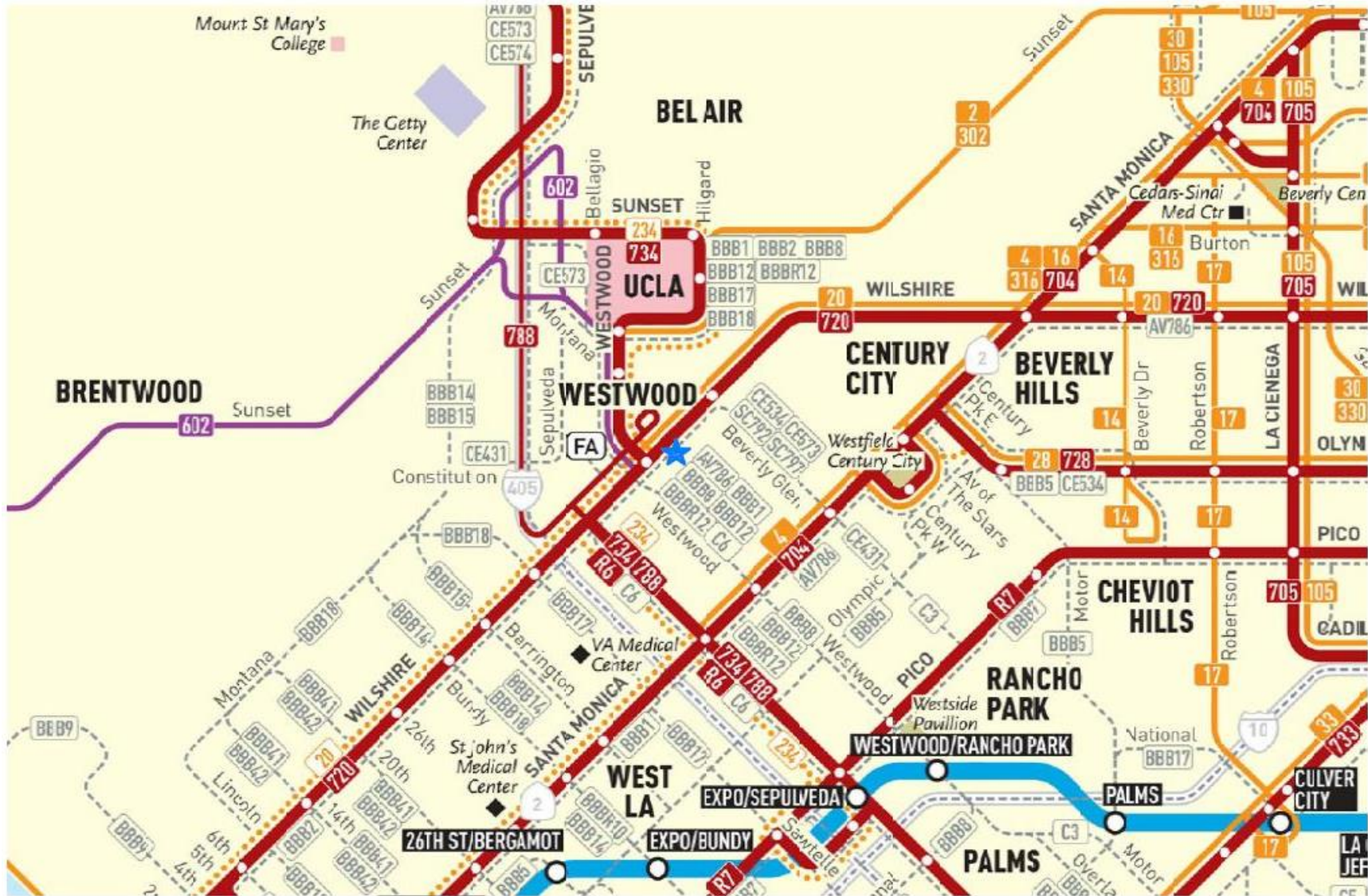


Fig 1 Regional Location_sec

Figure 2-2 Project Location, Existing Conditions



Figure 2-3 Existing Public Transit Routes



2.3 EXISTING SITE CONDITIONS

As shown in Figure 2-2, the majority of the Project Site (10822 Wilshire Boulevard, Assessor Parcel Number [APN] 4325-005-054) is currently occupied by the Church's sanctuary (Sanctuary), preschool, administrative offices, Fellowship Hall, and ancillary spaces, as well as surface parking areas. The southeastern portion of the Project Site (10812 Ashton Avenue, APN 4325-005-010) is occupied by a Church-owned single-family residence and additional surface parking areas. Approximately 95 percent of the Project Site is covered by on-site buildings and paved areas, while the remaining portion is covered by landscaping and trees. There are currently 31 trees located on the Project Site, including one Western Sycamore (sp. *Platanus racemosa*) that is a protected tree species pursuant to Ordinance 177,404, and three City Southern Magnolia street trees (sp. *Magnolia grandiflora*) that are located in the public right of way along Wilshire Boulevard. All trees would be removed as part of the Project, except for one of the Southern Magnolia street trees. All existing on-site improvements, with the exception of the Sanctuary, would be removed to allow for development of the Project.

2.4 GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The northern portion of the Project Site, within the Specific Plan's boundaries, is designated for Very High Residential land uses with a corresponding zone of R5 by the General Plan Land Use Map for the Westwood Community Plan. The southern portion of the Project Site is designated for Low Residential land uses with corresponding zones of RE9, RS, R1, RU, RD6, and RD5.

The LAMC establishes the zoning for the northern portion of the Project Site as [Q]R5-3-O (Multiple Dwelling with Q Condition, Height District 3, Oil Drilling District) and the south portion of the Project Site as R1-1 (One Family, Height District 1). The R5 zone permits high-density multi-family residential units and eldercare facilities, churches, and childcare facilities. The existing Q condition, imposed by Ordinance No. 163,194, requires design review approval by the Westwood Community Design Review Board for all new projects with two or more units. Height District 3, in conjunction with the R5 zone, normally establishes a maximum FAR of 10:1 and no height limit. However, as noted above, the northern portion of the Project Site is also located within the boundaries of the Wilshire-Westwood Scenic Corridor Specific Plan, which imposes a maximum FAR of 8:1 and a height limit of 6 stories/75 feet.

The R1 zone permits single-family residential uses and accessory structures by right, as well as church uses and childcare facilities with approval of a conditional use permit. Height District 1, in conjunction with the R1 zone, establishes a maximum height for flat-roofed structures of 28 feet, while LAMC Section 12.08 C.5 establishes a maximum Residential Floor Area ratio of 0.45:1 and imposes an encroachment plane methodology for measuring building height.

In addition, Ordinance No. 83,605 establishes a 25-foot setback along Wilshire Boulevard.

2.5 SURROUNDING LAND USES

The Project Site is bounded by Wilshire Boulevard to the north, mid- and high-rise commercial development and Pierce Brothers Westwood Village Memorial Park and Mortuary to the west, single-family residential development to the south, and single-family and high-rise multi-family residential developments to the east. Table 2-1 lists the surrounding land uses with general plan and zoning designations, as well as existing uses.

**Table 2-1
Surrounding Land Uses**

	General Plan Designation	Zoning District	Existing Uses
Project Site	Very High Residential Low Residential	Multiple-Family Dwellings ([Q]R5-3-O) Single-Family Dwellings (R1-1)	Religious institution and preschool Single-family residence
North	Very High Residential	Multiple-Family Dwellings ([Q]R5-2-O)	Mid-rise apartments
South	Low Residential	Single-Family Dwellings (R1-1)	Single-family residences
East	Very High Residential High Medium Residential Low Residential	Multiple-Family Dwellings ([Q]R5-3-O) Multiple-Family Dwellings ([Q]R4-2D) Single-Family Dwellings (R1-1)	High-rise condominium tower Mid-rise apartments Single-family residences
West	Regional Center Commercial Open Space	Commercial Zone ([Q]C4-2-O) Parking Building Zone ([P]B-1-O) Agriculture Zone (A1-1XL)	Pierce Brothers Westwood Village Memorial Park and Mortuary Movie Theater Restaurant Bank Offices

2.6 PROJECT CHARACTERISTICS

The proposed Project would remove the existing preschool, administrative offices, Fellowship Hall, paved parking areas, and the single-family residence (10812 Wilshire Boulevard) in order to construct the proposed Eldercare Facility and Childcare Facility. The existing Sanctuary on the northern portion of the Project Site would remain. To facilitate development of the Project, a vesting tentative tract map is being requested to subdivide the Project Site into three ground lots. Specifically, the Project Site's existing Sanctuary on the northwest portion of the Project Site would be located on the proposed Lot 1; the Eldercare Facility on the northern and central portions of the Project Site would be located on the proposed Lot 2; and the Childcare Facility on the southern portion of the Project Site would be located on the proposed Lot 3.

Table 2-2 provides a summary of the proposed development on the Project Site. The overall site plan is depicted in Figure 2-4. Detailed descriptions of the Eldercare Facility and Childcare Facility are provided below.

**Table 2-2
Proposed Development Summary**

Eldercare Facility	
Total Floor Area	176,580 sf
Residential Units	
Senior Independent Housing	53 Dwelling Units
Assisted Living Care Housing	77 Guest Rooms
Alzheimer's/Dementia Care Housing	46 Guest Rooms
Total	176 Units
FAR	5.45
Height	153 feet
Childcare Facility	
Total Floor Area	19,703 sf
FAR	1.24
Height	33 feet, 3 inches
Total Parking Stalls	
Subterranean and Surface Lot	Minimum of 184 stalls
Total Bicycle Parking Stalls	
Short and Long Term	27 short term and 43 long term
Total	70 stalls

Eldercare Facility

The Eldercare Facility would be constructed immediately east and south of the existing Sanctuary. The Eldercare Facility building would be comprised of 12 above-ground stories (11 stories would be visible from Wilshire Boulevard) containing 53 Senior Independent Housing dwelling units, 77 Assisted Living Care Housing guest rooms, 46 Alzheimer's/Dementia Care Housing guest rooms, associated residential amenity and service areas, and a Fellowship Hall over three levels of subterranean parking. The total height of the building would be 153 feet as measured from the Project Site's lowest grade to the top of the building's penthouse structures (approximately 141 feet if measured from the grade at Wilshire Boulevard). The Eldercare Facility would observe a 25-foot building line front yard setback along Wilshire Boulevard, a predominantly westerly side yard setback of 16 feet (portions of the westerly side yard will be less than 16 feet where the Eldercare abuts the Sanctuary), and an easterly side yard setback of at least 16 feet. Upon completion, the Eldercare Facility would contain approximately 176,580 square feet of floor area, for a total maximum FAR of 5.45:1.

The ground level of the Eldercare Facility would contain a drop-off area along Wilshire that would serve both the Church and the Eldercare Facility; cars could either depart the Project Site after dropping off passengers, or could continue to the interior of the Project Site to access the subterranean parking levels at the garage entrance located at the southeastern corner of the Eldercare Facility building. A shared plaza at this drop-off area would be utilized by both the Eldercare Facility and the Sanctuary. The first floor of the Eldercare Facility (visible at Wilshire)

would contain lobbies for both the Eldercare Facility and the Sanctuary, the replacement fellowship hall for the Church, shared kitchen/multipurpose spaces for use by both the Church and the Eldercare Facility, and 12 residential units for seniors. The ground floor of the Eldercare Facility (not visible at Wilshire, due to the sloping topography of the Project Site) would contain staff and service areas, choir practice facilities for the Church, and amenity areas for the senior residents, including a screening room and indoor pool and lounge.

Floors 2 through 11 would consist of residential units and associated facilities and interior amenities such as dining rooms, lounges and game rooms, and a salon. Outdoor terraces will be provided at floors 2, 3, 8, and 11. At the roof, enclosed utilities such as a cooling tower, elevator penthouse and staircase penthouse would be located. The 3-story subterranean parking garage would be constructed beneath the Eldercare Facility and extend to the south, partially into the R1-zoned portion of the proposed Eldercare Facility lot. Short- and long-term bicycle parking spaces will be provided near the Eldercare Facility entrance and in the subterranean parking garage.

Childcare Facility

The Project would also construct a new two-story, 19,703-square foot Childcare Facility containing 10,238-square feet of classroom, administrative, and multipurpose/group space and 1,845 square feet of church related administrative offices within one building on the southern portion of the Project Site at 10812 Ashton Avenue. The first floor of the two-story Childcare Facility building would include seven preschool classrooms, a multipurpose room, an art room, restroom facilities, and preschool administrative office space, as well as an outdoor toddler yard and exterior play area. The second floor would contain additional Church administrative offices, staff lounges, a conference room, and storage areas, as well as additional classrooms to be utilized for by the Church for Sunday school activities. A small surface parking area with five parking spaces will be provided to facilitate pick-up and drop-off for the Childcare Facility. The height of the building, taking into consideration roof-top utilities, would reach a maximum of 33 feet, 3 inches feet above ground level. The building would contain 19,703 square feet of floor area, and the proposed Childcare Facility's lot pursuant to the requested Vesting Tentative Tract Map will have a lot area of 22,653 square feet and a buildable area of 15,917 square feet, resulting in a floor area ratio (FAR) of 1.24:1 for the Childcare Facility.

Floor Area, Density, Building Height, and Setbacks

Floor Area and Density

The Wilshire-Westwood Scenic Corridor Specific Plan allows a maximum of 100 dwelling units per acre, which equates to a total of 94 dwelling units for the Eldercare Facility's proposed 41,098 square feet of lot area (Lot 2). The Eldercare Facility would include a total of 53 dwelling units, which complies with this limit. The Wilshire-Westwood Scenic Corridor Specific Plan does not contain any density limit pertaining to guest rooms, and the LAMC does not restrict guest room density in the R5 zone. Therefore, the Eldercare Facility's proposed 123 guest rooms are permitted by-right.

The Wilshire-Westwood Scenic Corridor Specific Plan establishes a maximum FAR of 8:1. The buildable area (i.e., lot area minus required setbacks for a one-story building) for the Eldercare Facility (Lot 2) is 32,450 square feet, and the Eldercare Facility's total proposed floor area of 176,580 square feet results in a total FAR of up to 5.45:1, which complies with the maximum FAR of the Wilshire-Westwood Scenic Corridor Specific Plan..

Although no residences are proposed, the Childcare Facility would be located in the R1 zone. The R1 zone, as most recently amended by the City, requires the utilization of Residential Floor Area and permits a maximum “Residential Floor Area” ratio of 0.45:1. The buildable area of the Childcare Facility (Lot 3) is 16,538 square feet, and the Childcare Facility’s total proposed floor area of the Childcare Facility is 19,703 square feet with a resulting FAR of 1.24:1 (measured pursuant to the LAMC Section 12.03 definition of “floor area” in lieu of residential floor area). In connection with the requested conditional use permit (CUP) to allow the childcare facility and church uses in the R1 zone, the Applicant is requesting a determination to allow the proposed floor area calculation and resulting FAR pursuant to LAMC Section 12.24 F.

Height

The Wilshire-Westwood Scenic Corridor Specific Plan establishes a maximum height limit of 6 stories/75 feet. Measured from lowest grade to the top of its uppermost penthouse structure, the Eldercare Facility is 12 stories and 153 feet in height. In connection with the requested Eldercare Facility Unified Permit, the Applicant is requesting a determination to allow the proposed height.

The LAMC permits a maximum height for flat-roofed structures of 28 feet in the R1-1 zone, subject to the imposition of an encroachment plane originating from a point 20 feet above grade along the front and side yard setbacks. In connection with the requested CUP to allow the proposed uses of the Childcare Facility in the R1 zone, the Applicant is requesting a determination to allow the proposed height of 33 feet, 3 inches for the flat-roofed Childcare Facility pursuant to LAMC Section 12.24 F in lieu of 28 feet and the application of an encroachment plane height limit established by LAMC Sections 12.21.1 and 12.08 C.5(a).

Yards and Setbacks

In connection with the Project’s requested vesting tentative tract map, the Applicant is requesting that Project’s front, side, and rear yards be designated on the tract map, to correlate to the predominant orientation of the Project and the location of its primary points of access.

The Eldercare Facility would provide a front yard of 25 feet along Wilshire Boulevard in conformance with the existing building line ordinance (Ordinance No. 83,605). Pursuant to LAMC 12.11 C.2 a 16-foot setback along the side yards of the Eldercare Facility would be required. The eastern side yard of the Eldercare Facility would exceed the 16-foot side yard requirement, while the western side yard would be predominately 16 feet, excluding the portions where the Eldercare Facility Building would abut the Sanctuary Building in which there would be a zero-foot setback. As the Sanctuary Building’s existing western side yard setback does not comply with the institutional setback requirements included in LAMC 12.21 C.3, and because following the creation of a new lot for the Sanctuary, zero-foot yard setbacks would be provided along the eastern side yard and southern rear yard areas, in connection with the requested Eldercare Facility Unified Permit, the Applicant is requesting a determination to allow the proposed setback deviations. In addition, because the southern rear yard of the Eldercare Facility would abut the zone boundary between the R1 and R5 zones, and because a required setback area cannot be provided in a more restrictive zone, a zero-foot rear yard for the Eldercare Facility is being requested in connection with the requested Eldercare Facility Unified Permit.

The Childcare Facility would provide a front yard of 20 feet and a rear yard of 15 feet, in conformance with the LAMC’s R1 zone provisions. In lieu of the 10-foot institutional side yards required by LAMC 12.21 C.3 as well as the plane break requirements required by LAMC Section 12.08 C.2, the Childcare Facility proposes to provide consistent side yards of 5 feet. In connection

with the requested CUP to allow the childcare facility and church uses in the R1 zone, the Applicant is requesting a determination to allow these proposed side yards pursuant to LAMC Section 12.24 F.

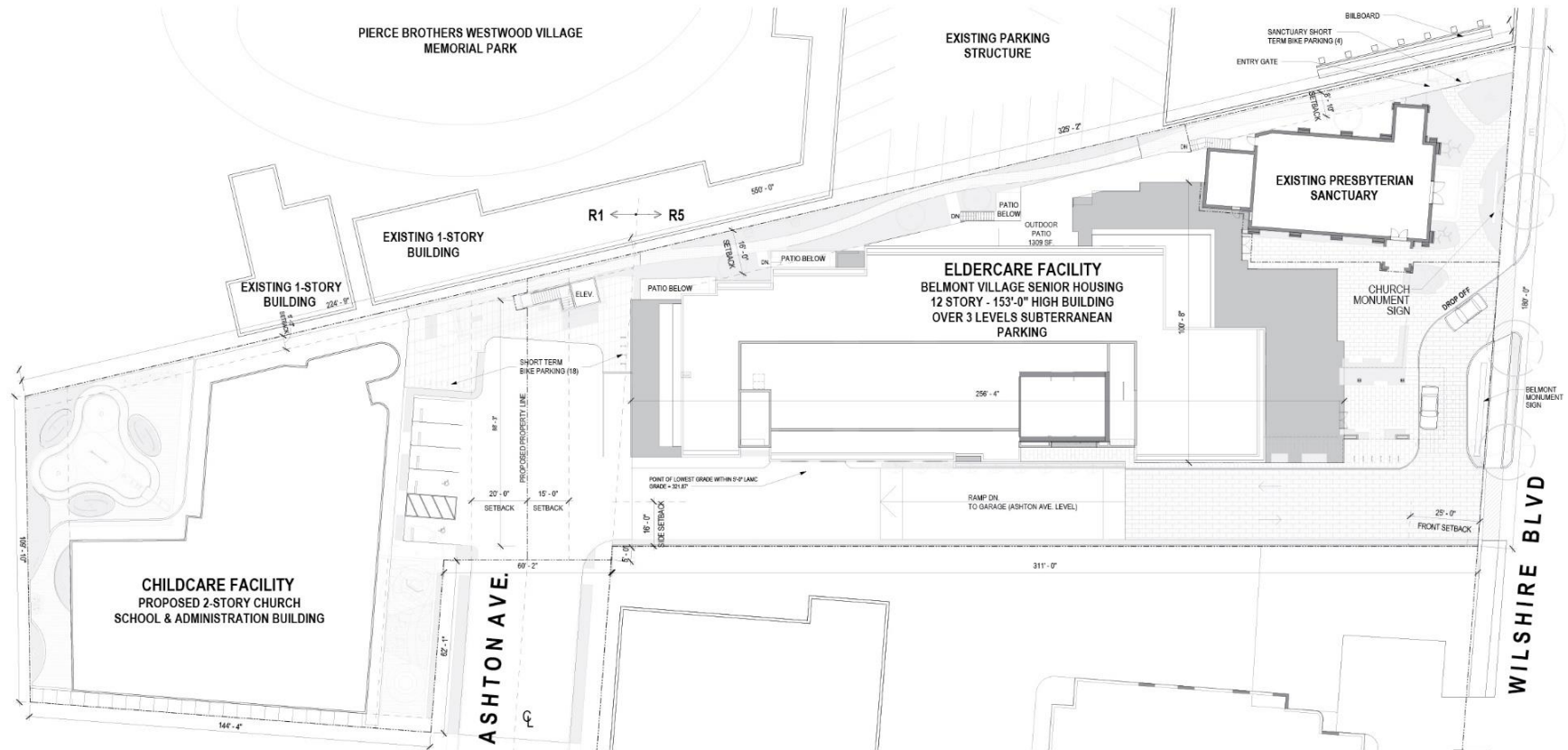
Architectural Features

The Eldercare Facility has been designed in consideration of the Citywide Design Guidelines. Specifically, the building is situated along Wilshire Boulevard with the northern portion of the Project Site within the Wilshire Westwood Scenic Corridor Specific Plan, and has been designed in response to the context and location of the Project Site which marks the beginning of residential developments along the Wilshire corridor moving East. Building elements such as the porte-cochere, similar to those in the other neighboring residential developments, are incorporated into design to allow the building expression at the street level to be residential in character and consistent with the context. The fenestration pattern of the building and solid – void ratio (the ratio of windows to wall space) further enhance the residential aspect of the design and helps the development remain within the overall aesthetic spirit of the context while distinguishing it from the offices in the West. The design of the building considers all facades to be equally important in terms of material, scale and articulation since the residential tower, located along Wilshire Boulevard, would be visible from the neighborhood in all directions. This building distinguishes itself from the office buildings to the West by virtue of its fenestration pattern, solid/void (window/wall) ratio and the use of a warm material palette including wood/copper finished architectural panels that wrap around the building and accentuate the fenestrations. The exterior of the Eldercare Facility would be comprised of an assortment of exterior materials, including but not limited to: an exterior cementitious finish with curtainwall glazing, insulated glass panel windows with azure tint; and accent panels of painted metals.

The Childcare Facility would include a mix of building façade materials including wood sidings, light gray exterior plaster, fritted glazing and windows, and architectural concrete. These materials contrast against each other for a balanced façade. The massing breaks up the building's form to architecturally represent the entrance points and provide human scale. Landscaped security walls protect the proposed play area and toddler yard, while walkways surrounding the building and connecting to the northern campus are surrounded by landscaping and separated from vehicular areas. All walking surfaces are accessible, with barrier-free building entrances and interior spaces.

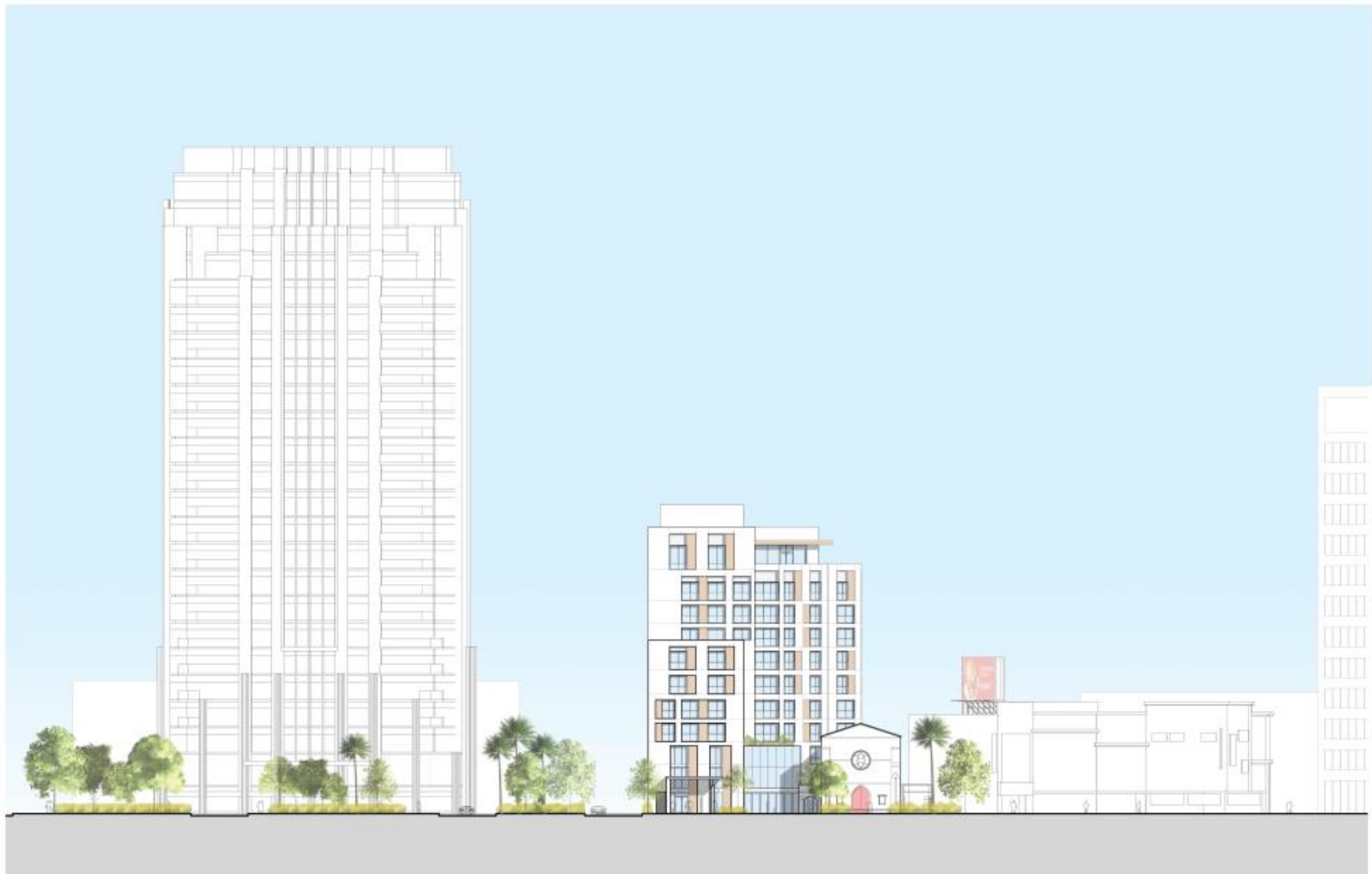
Illustrations depicting the elevations with conceptual architectural features are provided Figure 2-5 through Figure 2-10.

Figure 2-4 Overall Site Plan



Source: GMPA Architects, 2020.

Figure 2-5 Eldercare Facility—North Elevation



SCALE: 1/16"=1'0"

RENDERED NORTH ELEVATION

Figure 2-6 Eldercare Facility—West Elevation



SCALE: 1/16"=1'0"

RENDERED WEST ELEVATION

Figure 2-7 Eldercare Facility – South Elevation



SCALE: 1/16"=1'0"

RENDERED SOUTH ELEVATION

Figure 2-8 Eldercare Facility – East Elevation



SCALE: 1/16"=1'0"

RENDERED EAST ELEVATION

Figure 2-9 Childcare Facility – North and East Elevations



Source: KFA Architects, 2020.

Figure 2-10 Childcare Facility – South and West Elevations



Source: KFA Architects, 2020.

Access & Circulation

Regional Roadways

Primary regional vehicular access to the Project Site is provided by Interstate 405 (I-405) approximately 3,500 feet to the west and Interstate 10 (I-10) approximately two miles south.

Local Roadways

Wilshire Boulevard provides the primary arterial street access to the Project Site. Other local roadways that serve the Project include Westwood Boulevard which generally runs north/south near the Project Site, Ohio Avenue which generally runs east/west near the Project Site, and Ashton Avenue which terminates at the Project and generally runs east/west near the Site. The roadways also provide additional connections to other local and regional streets.

Driveways/Internal Access

Vehicular access to the Project Site would be provided via three driveways: two driveways on Wilshire Boulevard and one driveway on Ashton Street. These driveways are described below.

- Wilshire Boulevard Westerly Driveway. This driveway is proposed on the south side of Wilshire Boulevard along the northern site frontage, in front of the existing Sanctuary. This driveway is planned to be an inbound only driveway from Wilshire Boulevard to the proposed drop-off/pick-up zone and would be limited to ingress movements only (right-turn inbound movements only). This driveway would extend easterly and connect to the main north-south drive aisle which runs parallel to the easterly Project frontage.
- Wilshire Boulevard Easterly Driveway. This driveway would be located on the south side of Wilshire Boulevard at the northeastern portion of the Project Site. This driveway would provide primary access to the Eldercare Facility and Sanctuary, including the proposed subterranean parking garage. One inbound lane and one outbound lane would be provided at this location. This driveway would accommodate full access (left-turn and right-turn ingress and egress turning movements).
- Ashton Avenue Driveway. This Project driveway is proposed at the west terminus of Ashton Avenue along the eastern Project Site frontage consistent with existing conditions. This Project driveway would provide access to the proposed Childcare Facility and the proposed subterranean parking garage.

Public Transit

The Project Site is located along Wilshire Boulevard approximately 900 feet east of Westwood Boulevard. This intersection is served by multiple local and rapid bus lines operated by the City of Santa Monica, City of Culver City, City of Los Angeles Department of Transportation (LADOT), and Los Angeles County Metropolitan Transportation Authority (Metro). In addition, the future Westwood/UCLA Station of Metro's Purple Line Extension rail line is scheduled for completion in 2027. See Figure 2-3 for a depiction of existing public transit routes in the vicinity of the Project Site.

Vehicle Parking

Parking for the proposed Eldercare Facility and Childcare Facility would be provided in a three-level subterranean parking garage as well as a small surface parking lot. In connection with the requested Eldercare Facility Unified Permit, the Applicant is requesting a determination to allow the Eldercare Facility to utilize the LAMC's vehicular parking provisions for Eldercare Facilities in lieu of the Wilshire-Westwood Scenic Corridor Specific Plan's parking standards. Pursuant to LAMC Section 12.21 A.4(d)(5), the Eldercare Facility would be required to provide one parking space for each Senior Independent Housing dwelling unit and Assisted Living Care Housing guest room (resulting in 130 spaces), and 0.2 parking space for each Alzheimer's/Dementia Care Housing guest bed (resulting in 9 spaces), for a subtotal of 139 spaces. Pursuant to LAMC Section 12.21 A.4, for every four provided bicycle parking spaces, one vehicular parking space may be eliminated. As discussed below, the Eldercare Facility would provide a total of 70 short- and long-term bicycle spaces, which allows for the proposed reduction of 13 vehicular spaces. Thus, the vehicular parking requirement for the Eldercare Facility is 126 spaces.

The existing Sanctuary includes 210 fixed seats (calculated on the basis of 24 inches of pew being equivalent to one fixed seat), which pursuant to LAMC Section 12.21 A.4(e), requires 42 vehicular parking spaces. Six bicycle parking spaces will be provided for the sanctuary, allowing a reduction of one vehicular space, for a total Sanctuary vehicular parking requirement of 41 spaces.

The Childcare Facility would include 12 classrooms, as well as 2,190 square feet of church administrative office space. Pursuant to LAMC Section 12.21 A.4 and guidance from the Los Angeles Department of Building and Safety (LADBS), the classrooms would require 12 vehicular parking spaces while the administrative office space would require five vehicular parking spaces, for a total Childcare Facility vehicular parking requirement of 17 spaces.

Overall, the Project would be required to provide a total of 184 vehicular parking spaces. The Project would provide a minimum of 184 spaces located on the ground level adjacent to the Childcare Facility and within the three-level subterranean parking garage below the Eldercare Facility in compliance with LAMC.

Bicycle Parking and Facilities

The Project would provide short- and long-term bicycle parking in accordance with LAMC requirements for institutional uses. For the Eldercare Facility, based on the institutional parking requirements set forth in LAMC Section 12.21 A.16, the Project would provide 18 short-term spaces and 35 long-term spaces.¹ For the Sanctuary's 2,580 square feet of floor area, seven short-term spaces and four long-term spaces would be provided. For the Childcare Facility, and pursuant to LADBS guidance to consider a childcare facility to be equivalent to an institutional use, two short-term and four long-term spaces would be provided. A total of 27 short term spaces and 43 long term spaces are proposed. These required and provided spaces would be located throughout the Project Site in conformance with the City's bicycle parking siting requirements.

¹ LAMC 12.21.a(16) states that required short- and long-term bicycle parking for the following types of senior and eldercare housing shall be the same as for institutional uses in Table 12.21 A.16 (a)(2): Alzheimer's/Dementia Care Housing; Assisted Living Care Housing; Senior Independent Housing; Skilled Nursing Care Housing; Home for the Aged, No Medical or Nursing Care; Home for the Aged, with Special Care, Philanthropic; Home for the Aged, with Special Care, Private; and Retirement Hotel.

Open Space and Landscaping

The open space requirements and amount of open space proposed for the Project are summarized in Table 2-3. The Eldercare Facility would be required to provide 5,625 square feet of open space in connection with its 53 dwelling units pursuant to LAMC Section 12.21 G. LAMC Section 12.21 G limits the amount of qualifying interior open space to 25 percent of the total usable open space required. Therefore, the Project's proposed 7,918 square feet of interior open space would exceed this limit. Pursuant to the Project's Eldercare Facility Unified Permit request, a deviation from LAMC 12.21 G's 25 percent limitation on qualifying interior common open space is being sought, as well as a determination to allow the proposed mix of outdoor and interior common open space.

**Table 2-3
Eldercare Facility Open Space**

LAMC Open Space Requirements	Dwelling Units	Required Open Space (sf)
One Bedroom units (100 sf/du)	40	4,000
Two Bedroom Units (125 sf/du)	13	1,625
Total Required	53	5,625
Proposed Open Space Area	Proposed Open Space (sf)	
Exterior Common	1,941	
Interior Recreation	7,918	
Private Area	50	
Total Proposed	9,909	
Notes: du = dwelling unit; sf = square feet		

Extensive landscaping would be provided at the Project's ground floor, including at the pedestrian entrances along Wilshire, along the western side yard, along the courtyard between the Eldercare Facility and the Childcare Facility, and adjacent to the Childcare Facility's play yard area. The Project would provide for a total of 27 new trees, including three new street trees, two surface parking lot trees, 12 scattered trees around the Project Site, and six trees in the terraces. An array of shrubs, ivy's, planters, grasses, shrubs are proposed around the Project Site, as well as open space areas containing curvilinear planting and paving areas with pathways and concrete benches. Pedestrian access in and around the Project Site would be enhanced via new sidewalks, landscaping, and decorative pavement in the Project's entrance area and along the perimeters of the Project Site. Landscaping, plant/open space design palette's, and circulation plans can be found in Appendix A.

The Project would be required to adhere to the City's water efficient landscape ordinance, the landscaping provisions of the Wilshire-Westwood Scenic Corridor Specific Plan, and the Urban Forestry Department Tree Spacing Guidelines. There are 31 trees currently on-site (including one protected tree, a Western Sycamore (sp. *Platanus racemosa*) and three City Southern Magnolia street trees (sp. *Magnolia grandiflora*) located off site but adjacent to the Project Site. One of the existing Southern Magnolia street trees located along Wilshire Boulevard would be preserved as part of the Project. The other two street trees as well as all on-site trees would be removed to accommodate the development of the Project. The existing on-site protected tree would be replaced at a new planting ratio of 4:1 in conformance with the City's Protected Tree Ordinance (Ordinance No. 177,404) and current Bureau of Street Services Urban Forestry Division policies.

Due to the removal of two street trees, four street trees would be planted per current Urban Forestry policies (Appendix B).

Sustainability/Energy Conservation Features

The Project would comply with the 2019 California Green Building Standards and the City of Los Angeles Green Building Code, and would incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to be capable of meeting the standards of LEED® Silver equivalent green building standards. The Project would incorporate indigenous and/or water-appropriate plants for landscaping, use water efficient irrigation systems on-site filtration and infiltration to reduce stormwater system collection, and utilize low water consumption toilets, urinals, lavatory faucets, and shower heads to reduce water consumption.

Sidewalks/Pedestrian Access

Pedestrian access in and around the Project Site would be enhanced via new sidewalks, landscaping, and decorative pavement in the Project's entrance area and along the perimeters of the Project Site. Primary pedestrian access to the Sanctuary would continue be maintained along Wilshire Boulevard and internal sidewalks/plaza adjacent to the Eldercare Facility. Pedestrian access to the Eldercare Facility would be provided via internal sidewalks and through the plaza from Wilshire Boulevard. Pedestrian access to the Childcare Facility would be limited from off-site, due to the entrance along Ashton Avenue. Once on-site, pedestrian access would continue primarily along internal sidewalks from the parking garage and surface lot.

Construction

Project Site activities for the Project are expected to commence in September 2021, with occupancy by the year 2025. Construction of the Project would be completed in two separate phases, which are described below.

Phase 1

The first phase consists of bringing materials to the Site/preparatory activities, abatement, demolition, grading, and building construction for the Childcare Facility, located at the southern end of the Project Site. Phase 1 activities are expected to occur over a 13-month period. Material and equipment staging would occur in the parking lot near the center of the Project Site. A diagram illustrating Phase 1 staging is shown in Figure 2-11.

Phase 2

Phase 2 consists of the bringing materials to the Site/preparatory activities, abatement, demolition, and building construction for the Eldercare Facility. Phase 2 would begin once the Phase 1 is completed and is expected to occur over a 30-month period. Phase 2 would require the use of a tower crane as well as a man and material hoist. Staging for Phase 2 would be on-site once the parking structure is completed, and material would be moved inside. A diagram illustrating Phase 2 staging is shown in Figure 2-12.

Earthwork and Hauling

The Project would require the use of haul trucks to remove soil from the Project Site in conjunction with the Project's subterranean garage. Approximately 62,000 cubic yards (cy) of soil would be exported over a period of 93 days. To remove all exported soil, approximately 50 daily loaded haul trips utilizing 14 cy capacity trucks would be required. All hauling would occur between the hours of 9:00 a.m. and 3:00 p.m., Monday through Saturday. Soils would be disposed of at the Chiquita Canyon Landfill.

Haul trucks would exit onto Wilshire Boulevard, head east to South Beverly Glen Boulevard, and turn onto Santa Monica Boulevard, where trucks would merge onto I-405 north to travel to the ultimate destination of Chiquita Canyon Landfill.

2.7 APPROVAL ACTIONS

The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- **Eldercare Facility Unified Permit** pursuant to LAMC Section 14.3.1 to allow the construction of an Eldercare Facility in the R5 and R1 zones with the following associated development characteristics:
 - A maximum building height of 12 stories/157 feet, in lieu of the 6 story/75 foot height limit set forth in the Wilshire-Westwood Scenic Corridor Specific Plan;
 - A building width in excess of 75 feet in consideration of a lack of shade and shadow impacts, pursuant to the Specific Plan;
 - Parking in compliance with the LAMC's Eldercare Facility and bicycle parking requirements, in lieu of the 2.5 space per dwelling unit requirements of the Wilshire-Westwood Scenic Corridor Specific Plan;
 - Eldercare Facility use in the R1 zone, in conjunction with the Project's proposed subterranean garage being partially located in the R1 zone;
 - Setback reductions from the residential and institutional setback requirements of LAMC Sections 12.12 C and 12.21 C.3 as follows:
 - Zero-foot side yard setbacks for the Eldercare Facility where it abuts the Sanctuary;
 - Zero-foot rear yard setback for the Eldercare Facility where it abuts the Project Site's R5/R1 zone boundary; and
 - Zero-foot side and rear yard setbacks for the Sanctuary Building where it abuts the Eldercare Facility.
 - Interior common open space to comprise more than 25 percent of the Eldercare Facility's total common open space, in lieu of the requirements of LAMC Section 12.21 G;
 - Creation of an approximately 3,641 square foot R1-zoned portion of the Eldercare Facility development site in lieu of the minimum lot area standards of LAMC Section 12.08 C.4; and
 - Location, utilization, and access between accessory and main buildings and uses on the R5- and R1-zoned portions of the Eldercare Facility development site in lieu of the restrictions imposed by LAMC Section 12.21 C.5(h).
- **Conditional Use Permit** pursuant to LAMC Section 12.24 W.51 and 12.24 W.9 to allow the

proposed Childcare Facility's childcare facility and church administrative office uses within the R1 zone, and the following associated deviations from the otherwise applicable height and area requirements pursuant to LAMC Section 12.24 F:

- Maximum building height of 33 feet, 3 inches measured from lowest grade to top of building, in lieu of 28 feet and application of an encroachment plane height limit established by LAMC Sections 12.21.1 and 12.08 C.5(a);
- Consistent side yard setbacks of 5 feet in lieu of those setback dimensions and building plane break dimensions otherwise required by the R1 zone LAMC Section 12.08 C.2 and LAMC Section 12.21 C.3;
- Floor area of 19,703 square feet (utilizing LAMC Floor Area calculations in lieu of LAMC Residential Floor Area calculations) and corresponding 1.24:1 FAR for the proposed Childcare Facility's lot) in lieu of the 0.45:1 FAR otherwise permitted by LAMC Section 12.08 C.5(a);
- **Site Plan Review** pursuant to LAMC Section 16.05 for the development of 50 or more dwelling units or guest rooms in connection with the Eldercare Facility.
- **Design Review and Project Permit Compliance** pursuant to LAMC Sections 16.50 and 11.5.7.C and the Wilshire-Westwood Scenic Corridor Specific Plan.
- **Vesting Tentative Tract Map** pursuant to LAMC Section 17.15 to create three ground lots (Lot 1 would accommodate the Sanctuary, Lot 2 would accommodate the Eldercare Facility, and Lot 3 would accommodate the Childcare Facility) and multiple commercial condominium units, designation of yards as shown on the proposed map, provision of a public access easement for a Fire Department turnaround in lieu of a dedication of land for a public right of way, and to grant approval of a haul route.

Other permits and approvals that may be deemed necessary, including, but not limited to, street tree and protected tree removal permits, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

2.8 RELATED PROJECTS

In accordance with CEQA Guidelines Section 15064(h), this SCEA includes an evaluation of the Project's cumulative impacts. The guidance provided under CEQA Guidelines Section 15064 (h) is as follows:

(1) When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

A lead agency may determine in an initial study that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable.

A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. When relying on a plan, regulation or program, the lead agency should explain how implementing the particular requirements in the plan, regulation or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding that the project complies with the specified plan or mitigation program addressing the cumulative problem, an EIR must be prepared for the project.

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

Based on this guidance, an adequate discussion of potential cumulative impacts can be based on either: (1) a list of past, present, and probable future producing related impacts; or (2) a summary of projections contained in an adopted local, regional, Statewide plan, or related planning document that describes conditions contributing to the cumulative effect. (CEQA Guidelines Section 15130(b)(1)(A)-(B)). The lead agency may also blend the "list" and "plan" approaches to analyze the severity of impacts and their likelihood of occurrence. Accordingly, all proposed, recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment, when considered in conjunction with the Project, were identified for evaluation.

The current City of Los Angeles Department of Transportation Assessment Guidelines require that related projects considered in the cumulative analysis of transportation impacts include known related projects within a one-half mile (2,640 foot) radius of a project site. However, the cumulative analysis in this SCEA conservatively takes into consideration the 29 related projects within 1.5 miles of the Project site (shown in Figure 2-13 and included in Table 6-1 in Appendix K-2 of this SCEA).

An analysis of the cumulative impacts associated with these related projects and the Project are provided under each individual environmental impact category in Section 3.0 of this SCEA.

Figure 2-11 Phase I Staging



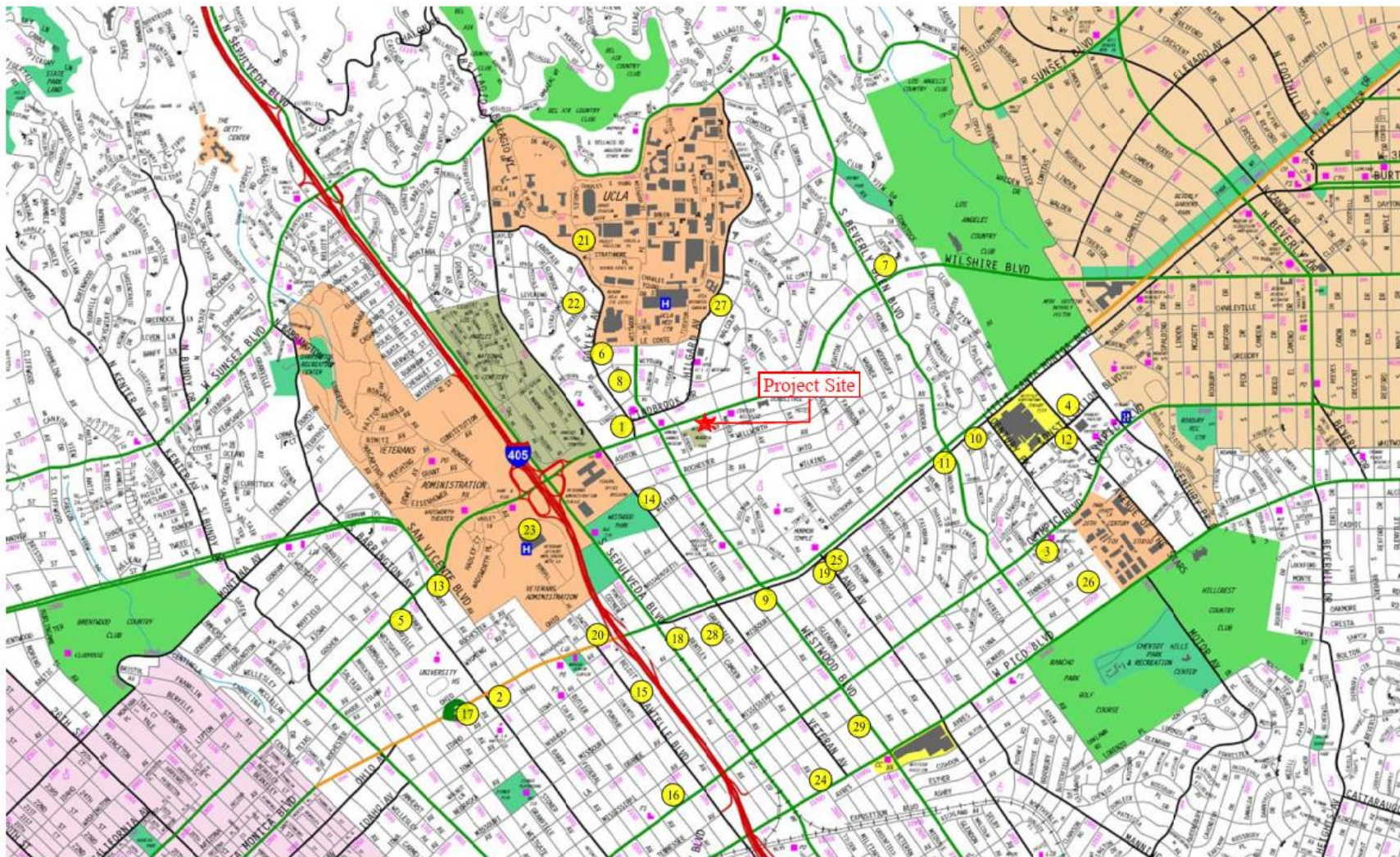
Figure 2-12 Phase II Staging



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Fig. X Phase II Diagram

Figure 2-13 Related Projects



Source: Linscott, Law, and Greenspan -March 2019

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