



**City of Los Angeles**  
Department of City Planning  
221 N. Figueroa Street, Suite 1350 • Los Angeles, CA 90012

## **Sustainable Communities Environmental Assessment**

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### **Belmont Village Senior Living Westwood II Project**

WESTWOOD COMMUNITY PLAN AREA

Case Number: ENV-2019-5735-SCEA

**Project Location:** 10822 W. Wilshire Boulevard and 10812 W. Ashton Avenue, Los Angeles, California, 90024

**Council District:** 5—Koretz

**Project Description:** 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 applicant is requesting approval of an Eldercare Facility Unified Permit to allow the construction of the proposed Eldercare Facility with associated deviations (pertaining to building height, building width, required number of parking spaces, setbacks, open space area, and access) from the development standards of the Los Angeles Municipal Code (LAMC) and the Wilshire-Westwood Scenic Corridor Specific Plan, a Conditional Use Permit to allow the proposed Childcare Facility in the R1 zone and associated deviations (pertaining to building height, setbacks, and floor area) from the requirements of the LAMC, Site Plan Review, Design Review

Board and Project Permit Compliance approval pursuant to the Wilshire-Westwood Scenic Corridor Specific Plan, a Vesting Tentative Tract Map, and Haul Route application.

**Public Review:** A 30-day review period will begin on November 12, 2020, and end on December 14, 2020. Any interested person or agency may comment on this matter by submitting comments to Robert Keatinge via email at [Robert.Keatinge@lacity.org](mailto:Robert.Keatinge@lacity.org); or by mail to 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012.

APPLICANT:	ON BEHALF OF:
Stephen Brollier Belmont Village Senior Living	City of Los Angeles Department of City Planning Major Projects Division

**November 2020**

# **DRAFT SCEA AND INITIAL STUDY**

## **Belmont Village Senior Living Westwood II Project City of Los Angeles**

### **PREPARED FOR:**

City of Los Angeles  
Department of City Planning  
Major Projects Division  
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Los Angeles, CA 90012

### **PREPARED BY:**

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**November 2020**