



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

June 12, 2019

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-7182-EIR
<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>	June 12, 2019 – July 12, 2019
<b>SCOPING MEETING:</b>	June 26, 2019, 5:00 P.M. – 7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Senior Residential Community at The Bellwood Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

**PROJECT LOCATION AND EXISTING ON-SITE USES:** The Project Site encompasses a 2.22-acre (96,792 square-foot) site located at 10328–10384 and 10341–10381 Bellwood Avenue within the West Los Angeles Community Plan area of the 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 bifurcates the Project Site. The portion of the Project Site located generally north/west of Bellwood Avenue is bounded by a 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. The portion of the Project Site located east and south of Bellwood Avenue is generally bounded by a hotel and Bellwood Avenue to the north, single-family residential uses to the east and south, and a beauty salon to the west. The Project Site is currently developed with several multi-family residential buildings and associated structures and parking. **(See attached Project Location Map)**

**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 the portion of Bellwood Avenue that bifurcates 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 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 112 residential units would be removed to accommodate the Project. Additionally, the Project includes the vacation and realignment of the portion of Bellwood Avenue that currently bifurcates the Project Site. The Project would comprise 241,754 square feet of floor area with a floor area ratio (FAR) of 2.66:1.; and would require the export of approximately 74,800 cubic yards of soil.

**REQUESTED ACTIONS:** The Applicant requests the following entitlements from the City of Los Angeles:

1. 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:
  - a. an eldercare facility use on the R3-zoned portion of the Project Site;
  - b. density averaging across the Project Site;
  - c. a maximum floor area ratio of 2.66:1 averaged across the Project Site;
  - d. 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;
  - e. over-in-height retaining walls (to be confirmed);
  - f. the sale and service of alcoholic beverages as an accessory use to the operation of the eldercare facility (or pursuant to LAMC 12.24.W.1 as a conditional use approval); and
  - g. access from a less restrictive zone to more restrictive zone for accessory uses such as parking.
2. Pursuant to LAMC Section 16.05 and 14.3.1.B, Site Plan Review for a development project consisting of 50 or more of net new residential dwelling units and/or guest rooms;
3. 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 yards; and a Haul Route Approval; and
4. 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.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services (fire and police), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (wastewater and water supply).

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** June 26, 2019  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** InterContinental Los Angeles Century City Hotel  
Grand Salon 3 and 4  
2151 Avenue of the Stars  
Los Angeles, CA 90067  
**Free (hosted valet) parking will be available at the scoping meeting location**

**FILE REVIEW AND COMMENTS:** The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”, and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **July, 12, 2019 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Adam Villani  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
**E-mail:** [adam.villani@lacity.org](mailto:adam.villani@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP  
Director of Planning



Adam Villani  
Major Projects Section  
Department of City Planning

**Attachments:**

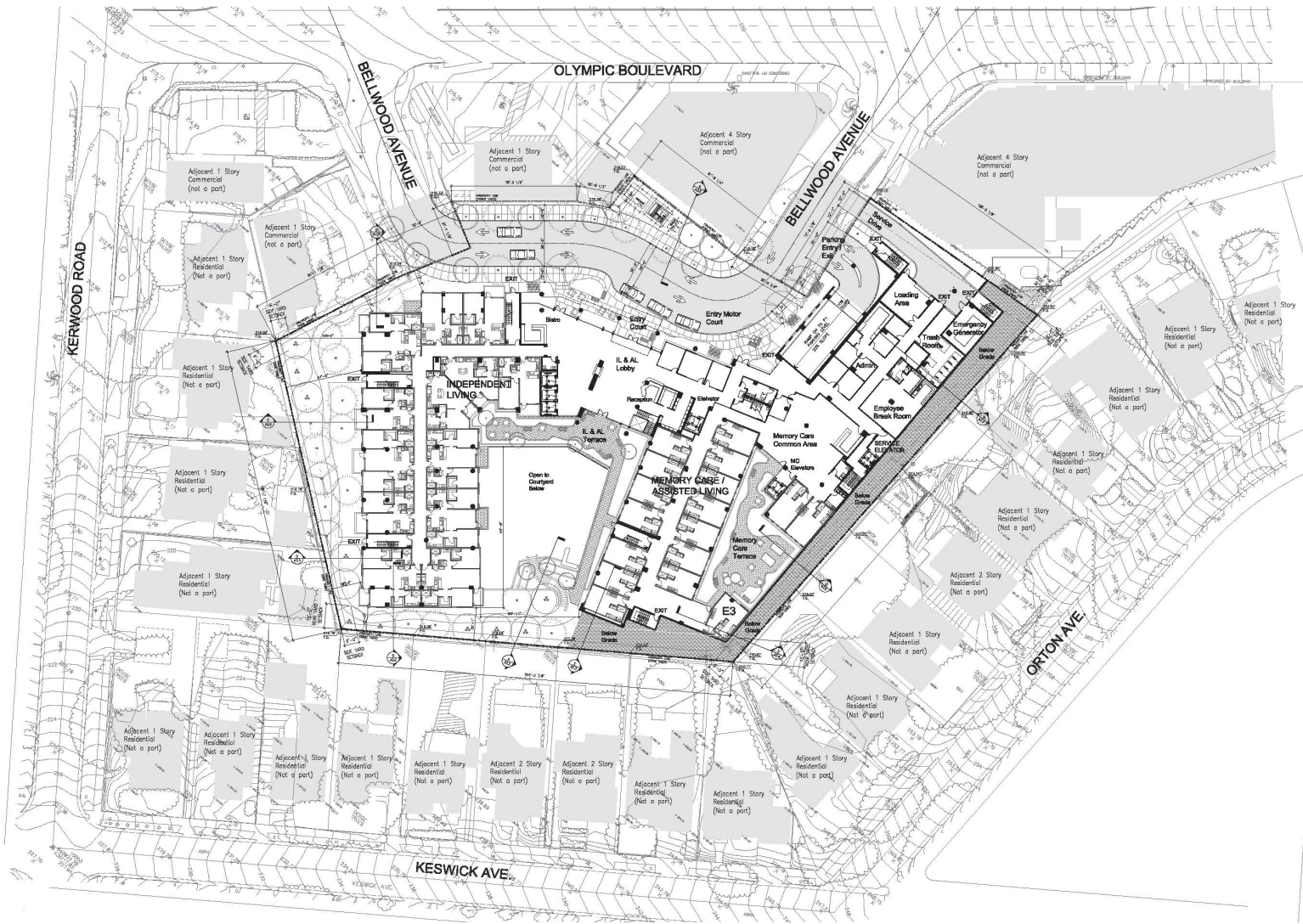
Project Location Map  
Conceptual Site Plan  
Scoping Meeting Location Map

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.*



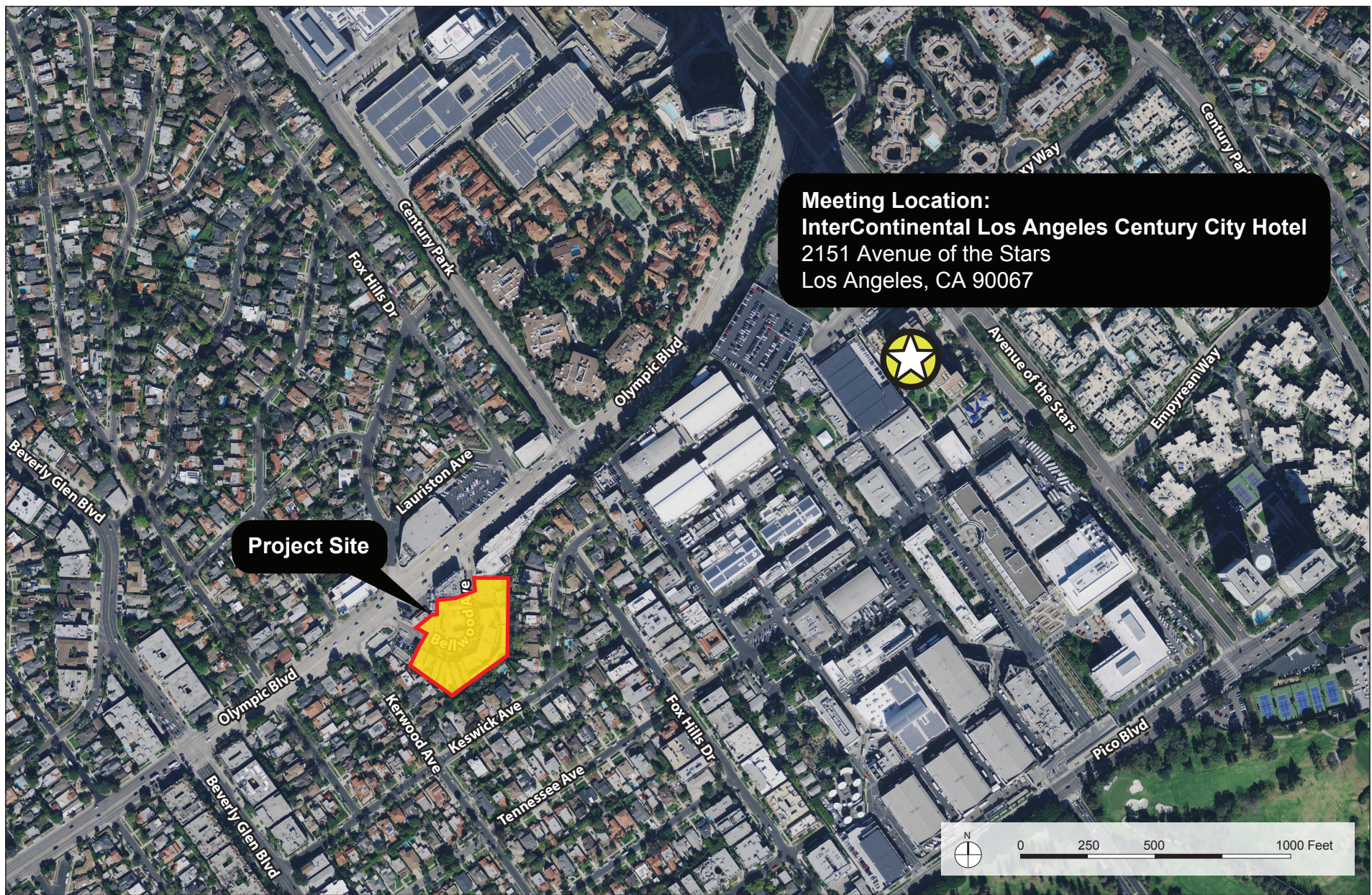
Project Location Map

Source: Google Maps, 2018.



Conceptual Site Plan

Source: Van Tilburg, Banvard & Soderbergh, AIA, 2018.



**Meeting Location:**  
**InterContinental Los Angeles Century City Hotel**  
2151 Avenue of the Stars  
Los Angeles, CA 90067

**Project Site**

Scoping Meeting Location Map

Source: Apple Maps, 2019; Eyestone Environmental, 2019