

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATUM, MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development of the proposed Belmont Village Senior Living Westwood II Project (Proposed Project), for the properties located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, No. ENV-2019-5735-SCEA, and all comments received, after imposition of all mitigation measures, that:
  - a. There is no substantial evidence that the Proposed Project will have a significant effect on the environment.
  - b. The City Council held a hearing on May 4, 2021 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
  - c. The Proposed Project is a transit priority project pursuant to PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set for in prior Environmental Impact Reports (EIR), including the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) EIR.
  - d. All potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA.
  - e. With respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Proposed Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
  - f. The SCEA reflects the independent judgment and analysis of the City.
  - g. The mitigation measures have been made enforceable conditions on the Proposed Project.
2. FIND that the Proposed Project complies with the requirements of the California Environmental Quality Act for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT the SCEA, Erratum dated February 2021, and the MMP prepared for the SCEA, including the Environmental Findings, for future consideration of the Proposed Project, identified involving for the construction of 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, and 46 Alzheimer's/Dementia Care Housing guest rooms, a new 2,520-square foot Fellowship Hall event space for use by an existing Church on the Project site, and 2,923 square feet of shared space, including a multipurpose room, kitchen with pantry, and storage for use by the Eldercare Facility and existing Church, and a new two-story, 19,703 square foot childcare facility containing classrooms, administrative office space, multipurpose/group space, and Church-related administrative offices, the demolition of an existing preschool, Fellowship Hall, administrative offices, surface parking lot, and a single-family residence, and the retention of the existing Church on the Project site; for the properties located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue.

Applicant: Stephen Brollier, Belmont Village Senior Living

Representative: Mark Armbruster, Armbruster Goldsmith and Delvac LLP

Case Nos. ZA-2018-3422-ELD-CU-DRB-SPP-WDI-SPR; VTT-82107

Environmental No. ENV-2019-5735-SCEA

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 4, 2021, the PLUM Committee considered a DCP report relative to the use of a SCEA for the Proposed Project located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue. After providing an opportunity for public comment, the PLUM Committee recommended approval of the SCEA, Erratum dated February 2021, the MMP prepared for the SCEA, and the Environmental Findings for the Proposed Project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RIDLEY-THOMAS:	ABSENT