

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
ZA-2018-3422-ELD-CU-DRB-SPP-WDI-SPR VTT-82107	ENV-2019-5735-SCEA	5 - Koretz
PROJECT ADDRESS:		
10822 W. Wilshire Boulevard and 10812 W. Ashton Avenue, Los Angeles, CA 90024		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Stephen Brollier Belmont Village Senior Living	713-463-1794	SBROLLIE@belmontvillage.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mark Armbruster Armbruster Goldsmith & Delvac LLP	310-209-8800	mark@agd-landuse.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Robert Keatinge	213-847-3677	robert.keatinge@lacity.org
PROJECT DESCRIPTION:		
<p>This item is to approve the Sustainable Communities Environmental Assessment (SCEA) for the future consideration of the development of the project identified as Planning Case numbers ZA-2018-3422-ELD-CU-DRB-SPP-WDI-SPR and VTT-82107. Public Resources Code (PRC) Section 21155.2 requires the City Council to adopt findings and the SCEA prior to project approval if the City Council is not the decision-maker on the project approvals. Planning has reviewed and circulated the SCEA as required by law and is now recommending the SCEA for the City Council's consideration and adoption.</p> <p>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, and 46 Alzheimer's/Dementia Care Housing guest rooms. The Project would also include 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. The Project would also construct a new two-story, 19,703 square foot Childcare Facility containing classrooms, administrative office space, multipurpose/group space, and Church-related administrative offices. To allow for construction of the Project, the existing preschool, Fellowship Hall, administrative offices, surface parking lot, and a single-family residence would be demolished. The existing Church on the Project Site would remain.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

N/A

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

In accordance with the California Environmental Quality Act (CEQA), Section 21155.2 of the Public Resources Code (PRC), adoption of the Sustainable Communities Environmental Assessment (SCEA).

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other <u>SCEA</u>	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		
	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

Recommended Actions for the City Council:The City Council finds, upon a review of the entire administrative record, including the SCEA No. ENV-2019-5735-SCEA, and all comments received, that:

- The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code Section 21155;
- The Proposed Project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's RTP/SCS Program Environmental Impact Report;
- All potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in an initial study have been identified and analyzed;
- With respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; and
- Mitigation measures will be made enforceable conditions on the project.

Therefore, the City Council finds that the Proposed Project complies with the requirements of CEQA for using an SCEA as authorized pursuant to Public Resources Code Section 21155.2(b).

The City Council Adopts the SCEA and the Mitigation Monitoring Program prepared for the SCEA.

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- | | |
|---|--|
| <input type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC) | <input type="checkbox"/> South LA Area Planning Commission |
| <input type="checkbox"/> Central Area Planning Commission | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission | <input type="checkbox"/> West LA Area Planning Commission |
| <input type="checkbox"/> Harbor Area Planning Commission | |

PLANNING COMMISSION HEARING DATE:

N/A

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

TRANSMITTAL DATE:

Jenna Monterrosa

December 22, 2020