

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATUM, MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, and ENVIRONMENTAL FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract (VTT) appeal for the property located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue.

Recommendations for Council action:

1. FIND, that on May 18, 2021, the Council held a public hearing and adopted the SCEA, No. ENV-2019-5735-SCEA, dated May 2021; Erratum dated February 2021, the MMP prepared for the SCEA, and the Environmental Findings, pursuant to Public Resources Code Section 21155.2(b), through Council file No. 20-1624.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Kay Waldman, on behalf of Westwood Neighbors for Sensible Growth (Representative: Kristina Kropp, Esq., Luna and Glushon), from the determination of the LACPC in denying the appeal and sustaining the Deputy Advisory Agency's Determination, dated July 21, 2021, and approving VTT Map No. 82107, pursuant to Sections 17.01, 17.03, 17.06, 17.13, and 17.15 of the Los Angeles Municipal Code; for the merger and re-subdivision of six lots into three lots (Lot 1 would accommodate the Sanctuary, Lot 2 would accommodate the Eldercare Facility, and Lot 3 would accommodate the Childcare Facility) and 10 commercial condominium units, designation of yards as shown on the proposed map attached to the LACPC communication dated December 2, 2021, attached to the Council file; and, to grant approval of a haul route for the export of approximately 62,000 cubic yards of earth on a 70,558 square-foot lot in the [Q]R5-3-O and R1-1 Zones; for the property located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue, subject to Conditions of Approval.

Applicant: Belmont Village Senior Living

Representative: Todd Nelson, Armbruster Goldsmith and Delvac LLP

Case No. VTT-82107-2A

Environmental No. ENV-2019-5735-SCEA

Related Cases: ZA-2018-3422-ELD-CU-DRB-SPP-SPR-1A; DIR-2020-3896-DRB-SPP;
DIR-2020-3896-DRB-SPP-P

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – FEBRUARY 28, 2022

(LAST DAY FOR COUNCIL ACTION – FEBRUARY 25, 2022)

Summary:

At a regular meeting held on February 15, 2022, the PLUM Committee considered a report from the LACPC and a VTT appeal for the property located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue. Department of City Planning staff provided an overview of the matter. A Representative of Council District 5 provided comments in support of denying the appeal. After providing an opportunity for public

comment, the Committee recommended to deny the appeal and thereby sustain the determination of the LACPC in denying the appeal and sustaining the Deputy Advisory Agency’s Determination, dated July 21, 2021, and approving VTT Map No. 82107 for the 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 |
| RODRIGUEZ: | YES |

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-NOT OFFICIAL UNTIL COUNCIL ACTS-