



WESTCHESTER-PLAYA DEL RAY NEIGHBORHOOD LAND USE COMMITTEE - OCTOBER 15, 2024

WESTCHESTER SENIOR CITIZEN HOUSING



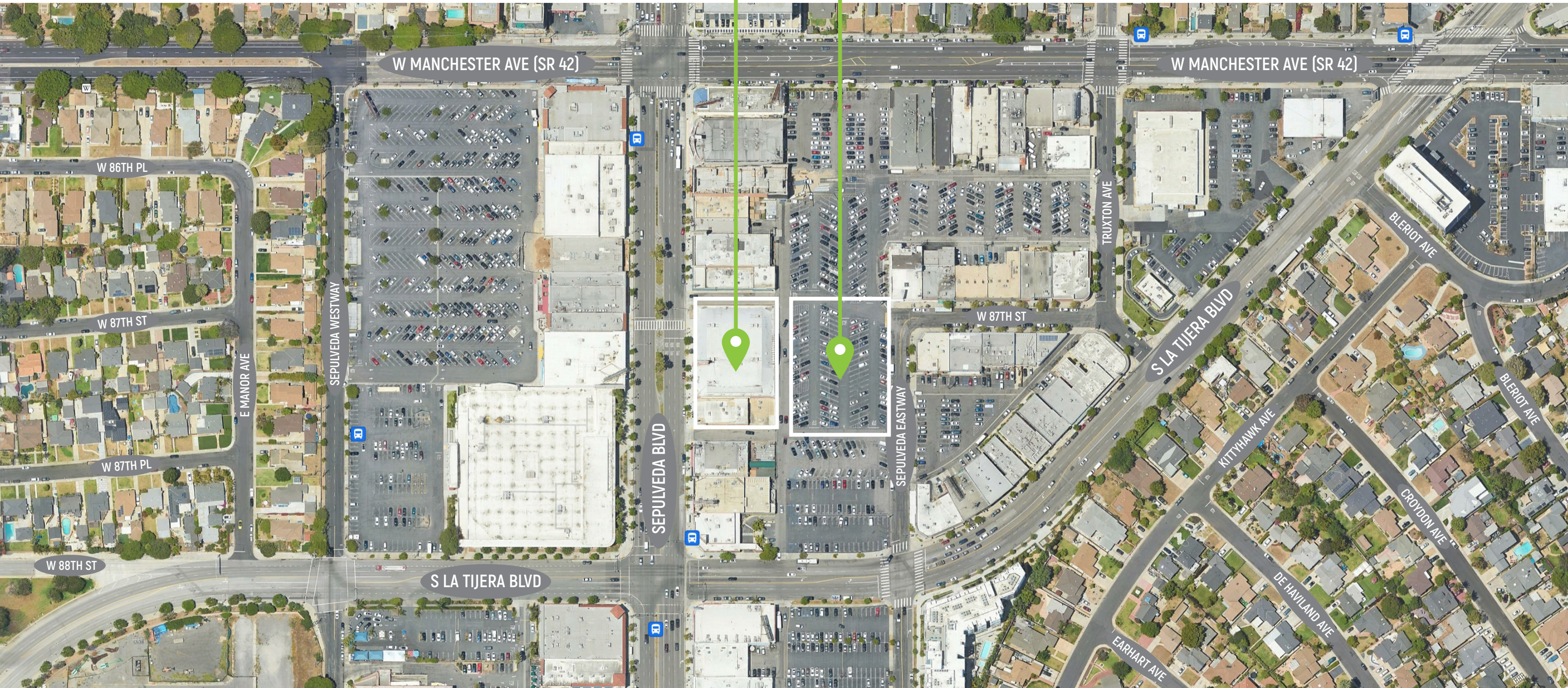
Project Presentation History

- **03/15/2024 - Presented to Westchester-Playa Del Ray Neighborhood Council**
 - Requested to return after submitting to Dept. of City Planning
- **08/22/2024 - Filed with Expedite Division at Dept. of City Planning**
 - One submittal packet for each building
 - DIR-2024-5371-CDO-PR-HCA (West Building, 8704 S Sepulveda Blvd)
 - DIR-2024-5375-CDO-OR-HCA (East Buidling, 8711 S Sepulveda Eastway)

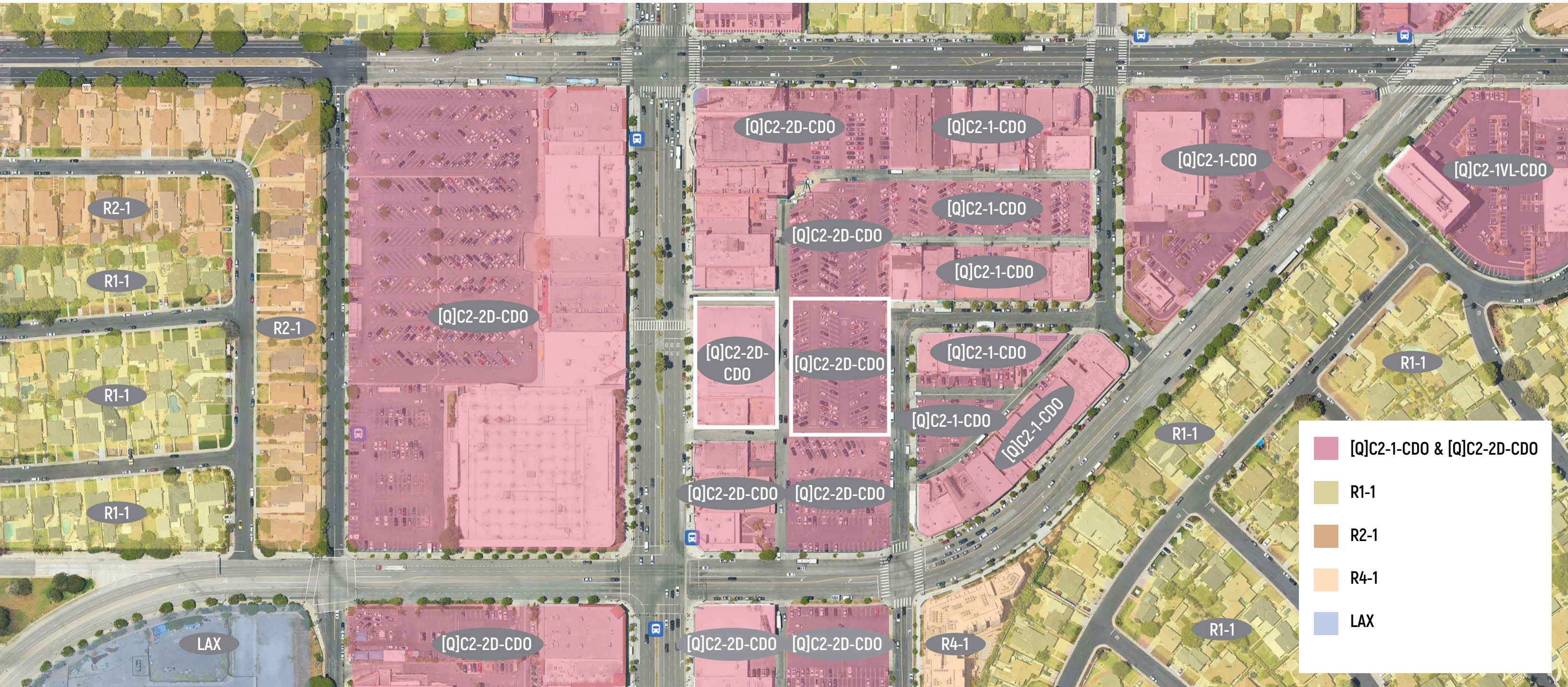
Project Site Location & Boundaries

8704 SEPULVEDA BLVD (PARCELS 4123-002-002 & 4123-002-003)

8711 SEPULVEDA EASTWAY (PARCELS 4123-002-009 & 4123-002-010)



Project Site Location & Boundaries: Zoning



 [Q]C2-1-CDO & [Q]C2-2D-CDO
 R1-1
 R2-1
 R4-1
 LAX

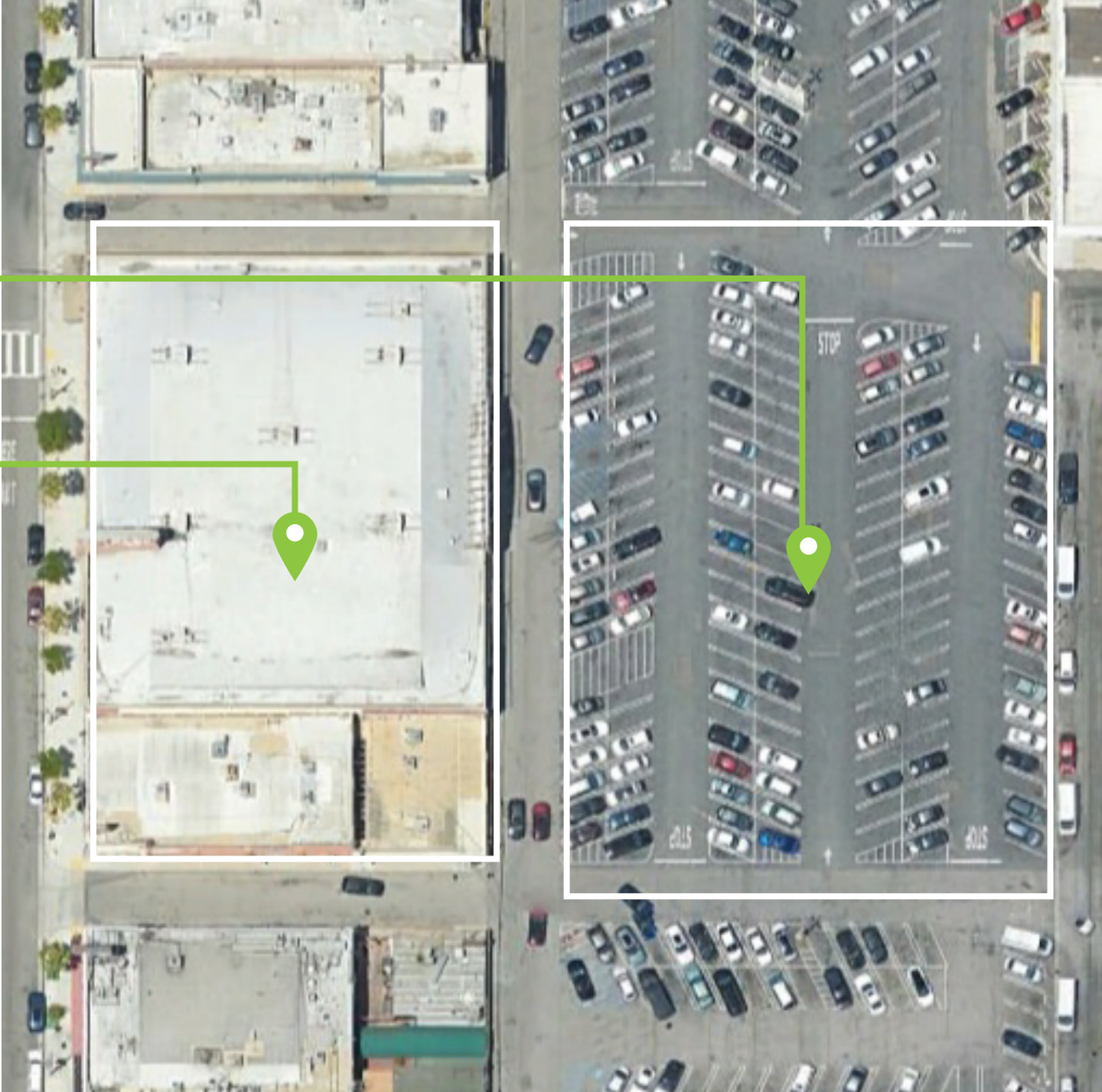
Project Site Location & Boundaries

Un-Licensed East Building

- 7 stories above grade
- 146 units

Licensed West Building

- 8 stories above grade
- 120 licensed Assisted Living and Independent Living units





Founded in **1999**

Specializes in development and construction

- mixed use, multifamily and senior living projects throughout Western US

Built approximately
5,700 residential homes
and **1,650,000 SF** of commercial space

Completed over
2,000 senior housing units throughout
California, Washington and Nevada

Site Selection



Current Conditions

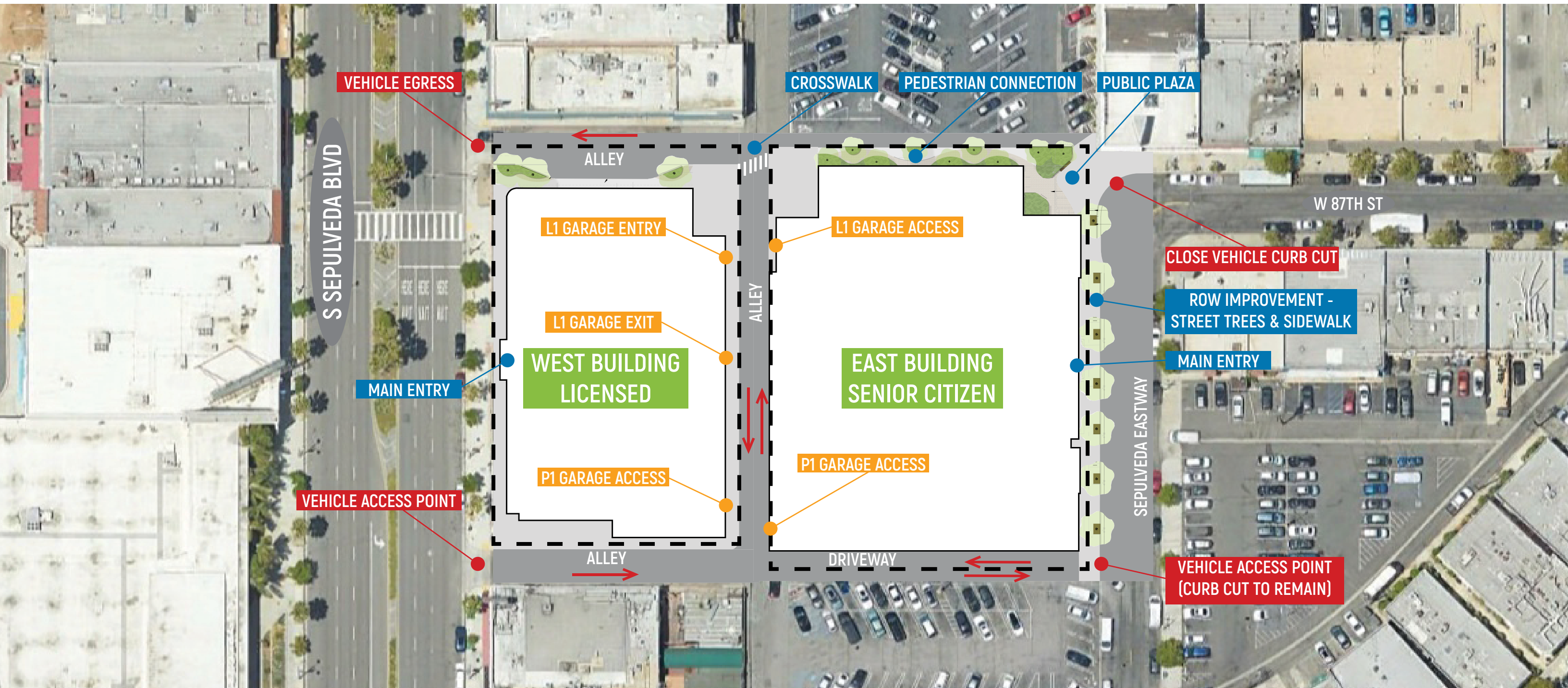


Southwest corner of the proposed West Building

Northeast corner of the proposed East Building



Site Plan



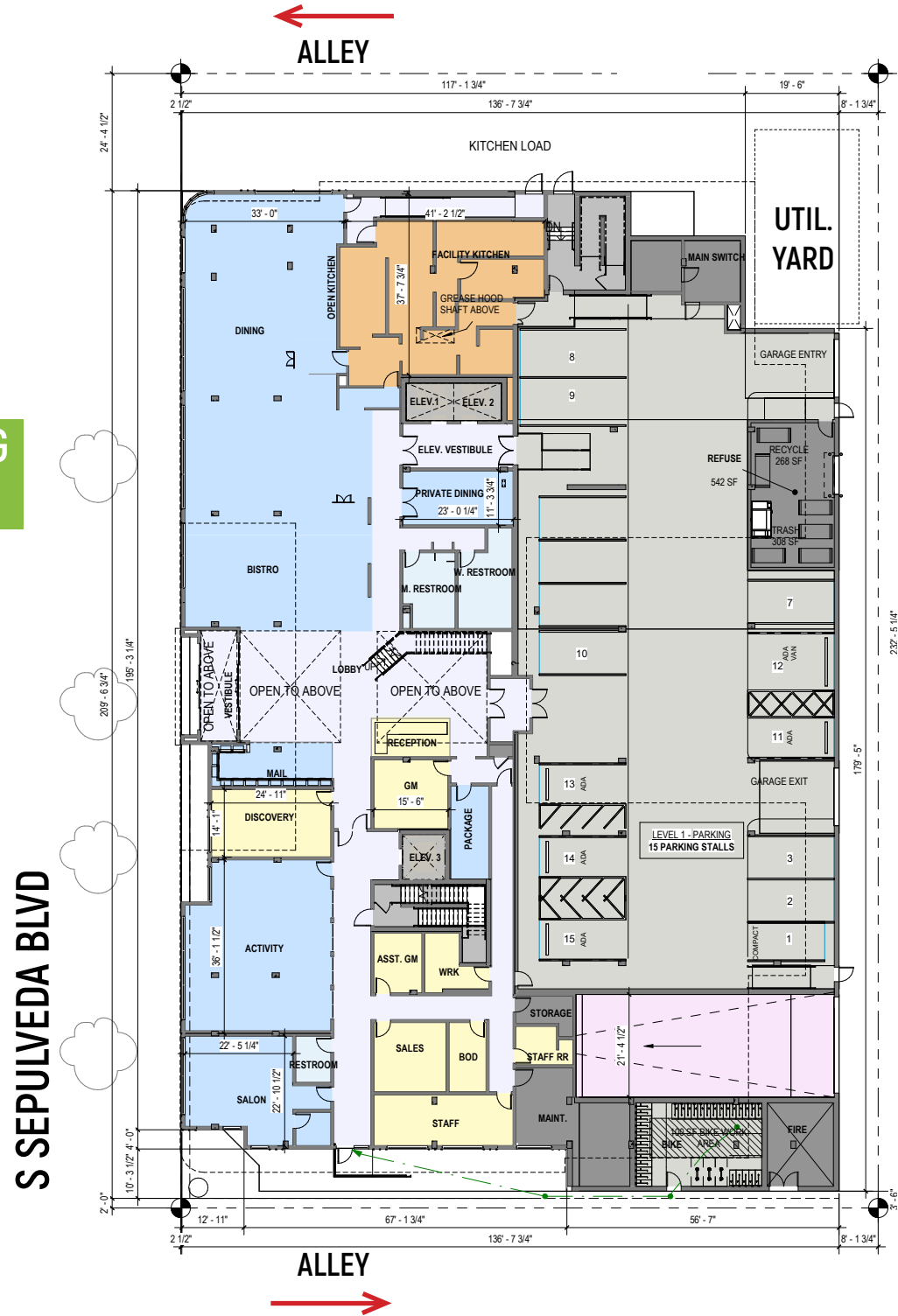
Floor Plans: L1

WEST BUILDING
LICENSED

EAST BUILDING
SENIOR CITIZEN

LEGEND

[Orange]	RESIDENTIAL
[Light Orange]	RETAIL
[Light Blue]	BACK OF HOUSE
[Grey]	PARKING
[Light Green]	BALCONY / DECK
[Yellow]	EXTERIOR COMMON SPACE
[Light Yellow]	OFFICE
[White]	CIRCULATION
[Dark Grey]	VERTICAL CIRCULATION
[Light Blue]	ELEVATORS / SHAFTS
[Light Blue]	COMMUNITY SPACE



S SEPULVEDA BLVD

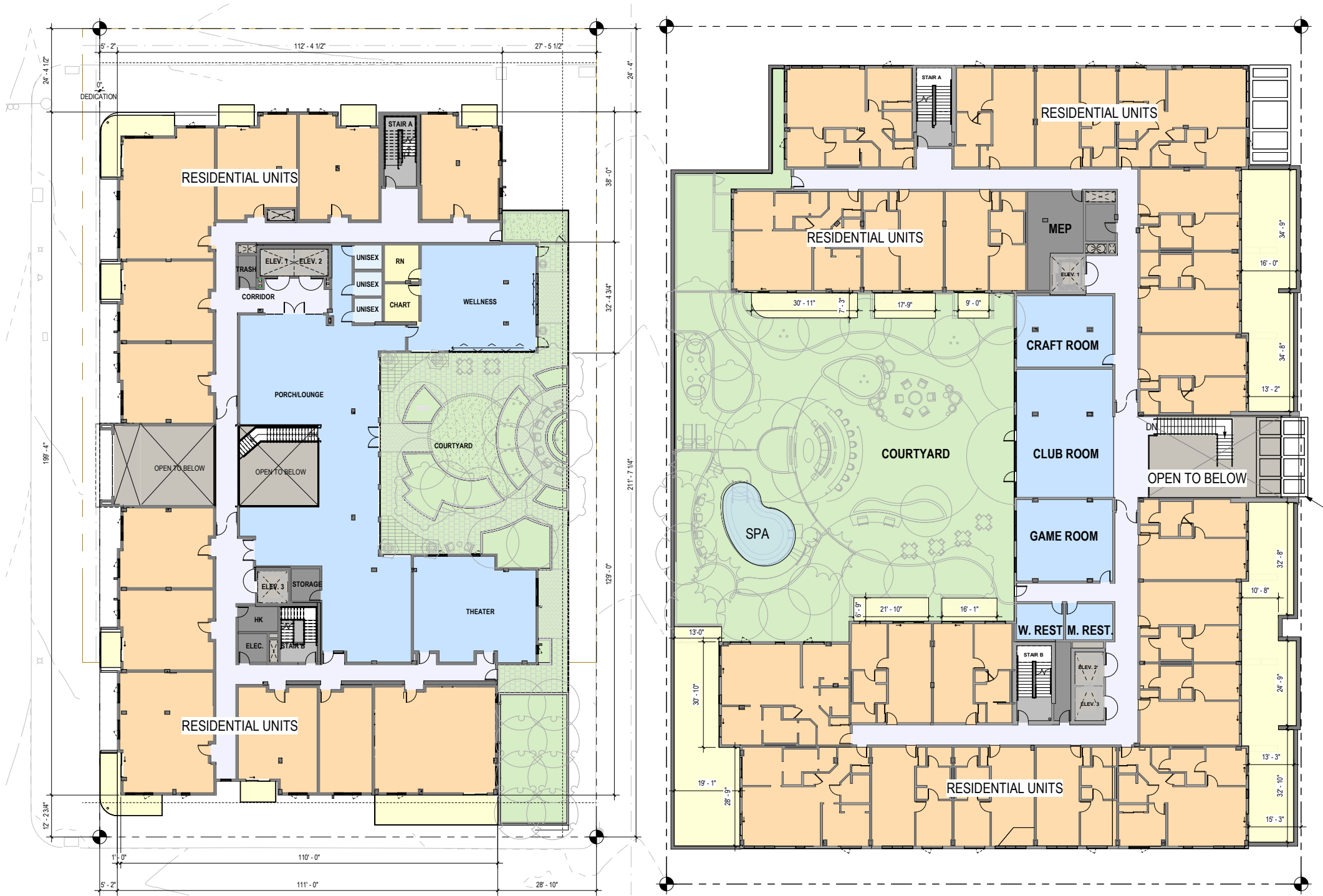
SEPULVEDA EASTWAY

Floor Plans: L2

**WEST BUILDING
LICENSED**

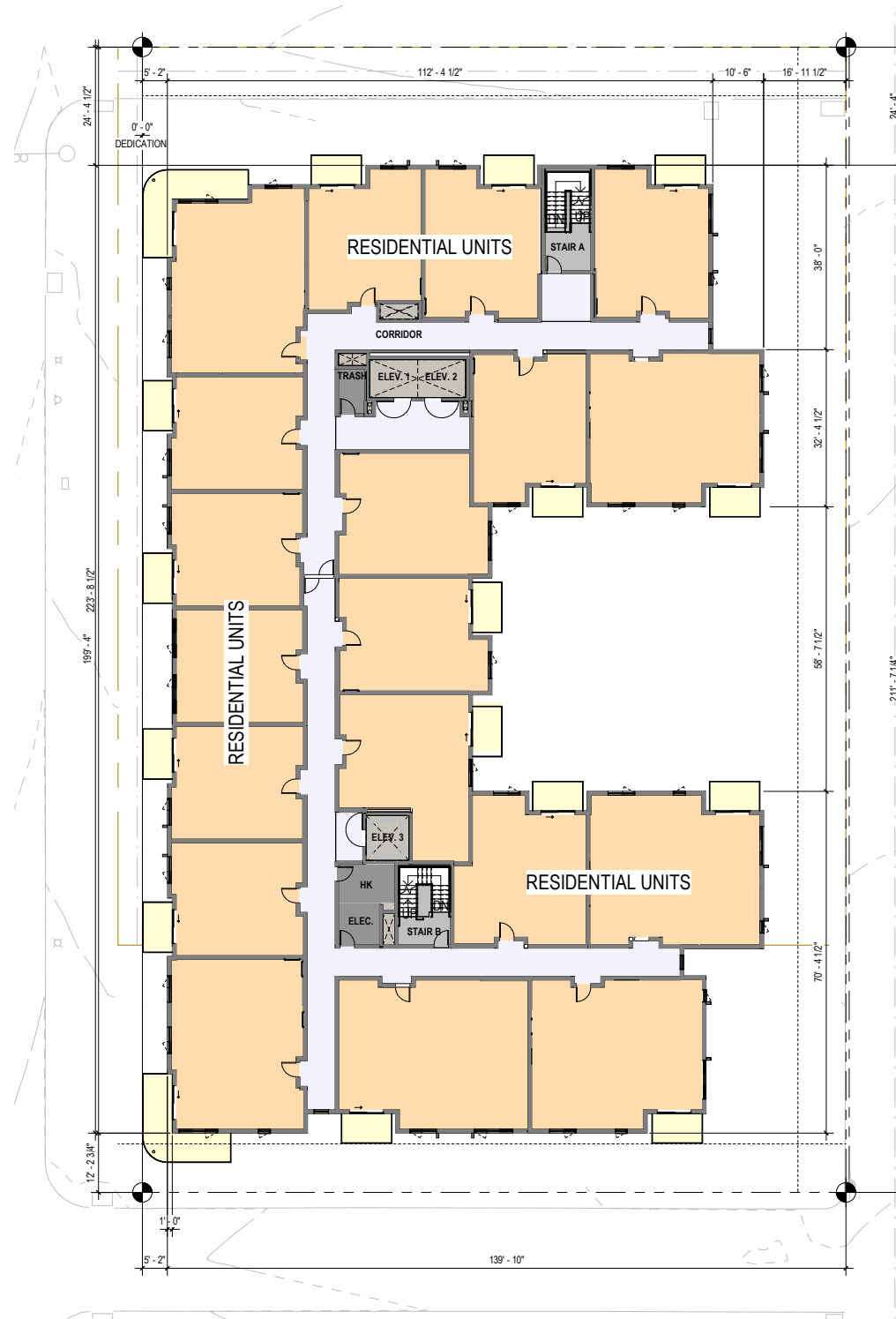
**EAST BUILDING
SENIOR CITIZEN**

LEGEND	
[Orange Box]	RESIDENTIAL
[Light Orange Box]	RETAIL
[Dark Orange Box]	BACK OF HOUSE
[Grey Box]	PARKING
[Light Green Box]	BALCONY / DECK
[Green Box]	EXTERIOR COMMON SPACE
[Yellow Box]	OFFICE
[Light Blue Box]	CIRCULATION
[Dark Blue Box]	VERTICAL CIRCULATION
[Dark Grey Box]	ELEVATORS / SHAFTS
[Blue Box]	COMMUNITY SPACE



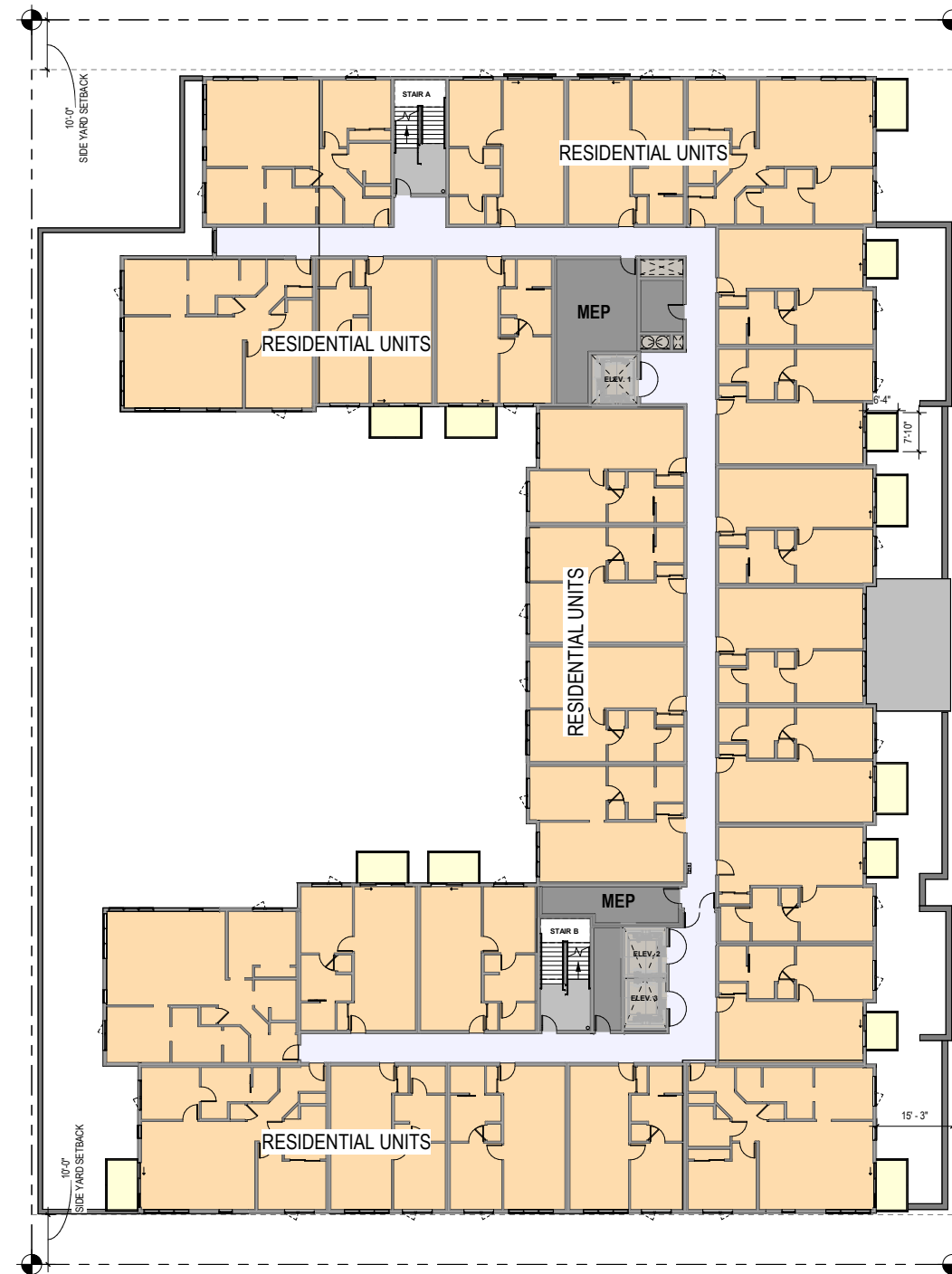
Floor Plans: Typical Residential Level

**WEST BUILDING
LICENSED**



LEGEND	
	RESIDENTIAL
	RETAIL
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	EXTERIOR COMMON SPACE
	OFFICE
	CIRCULATION
	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE

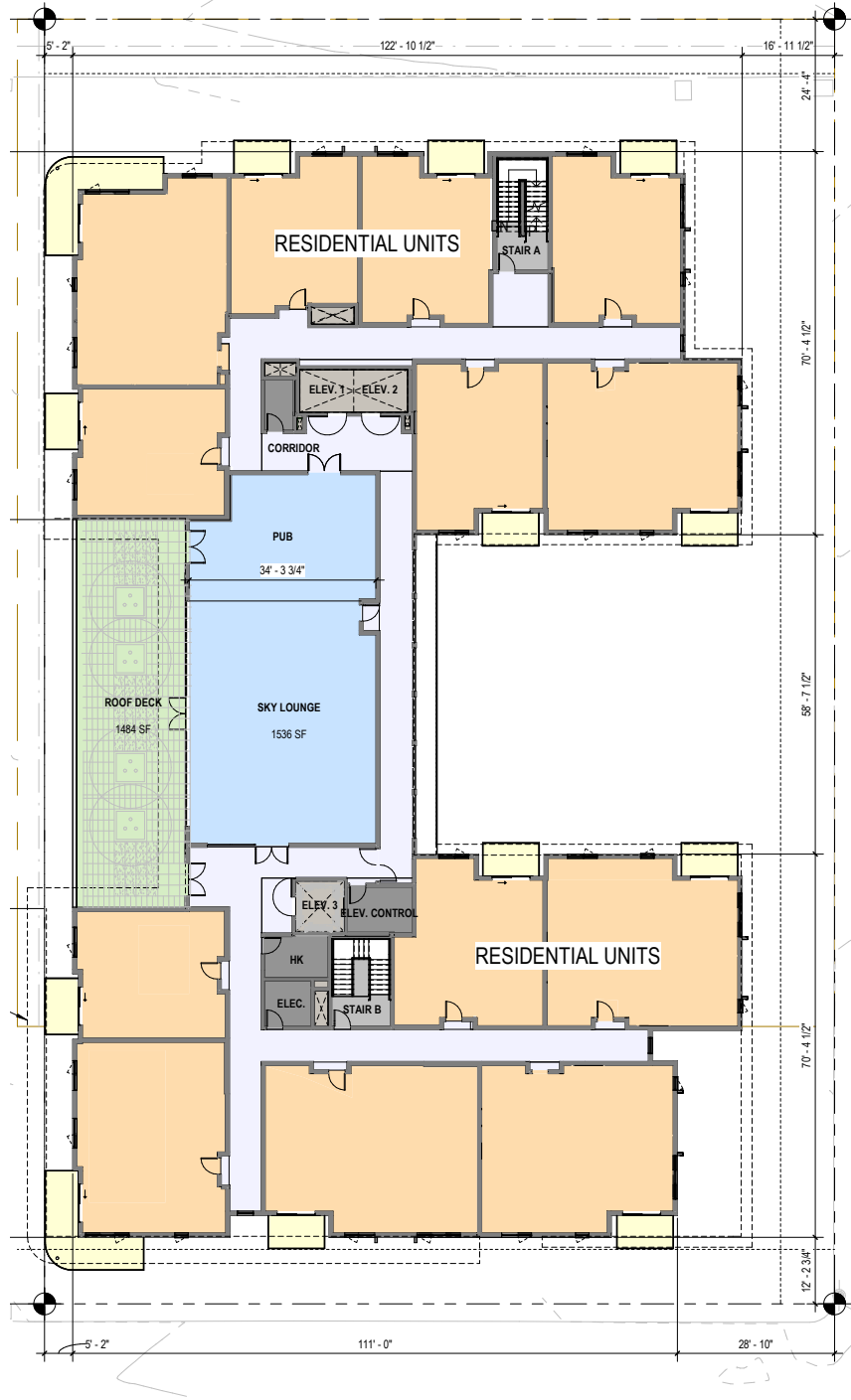
**EAST BUILDING
SENIOR CITIZEN**



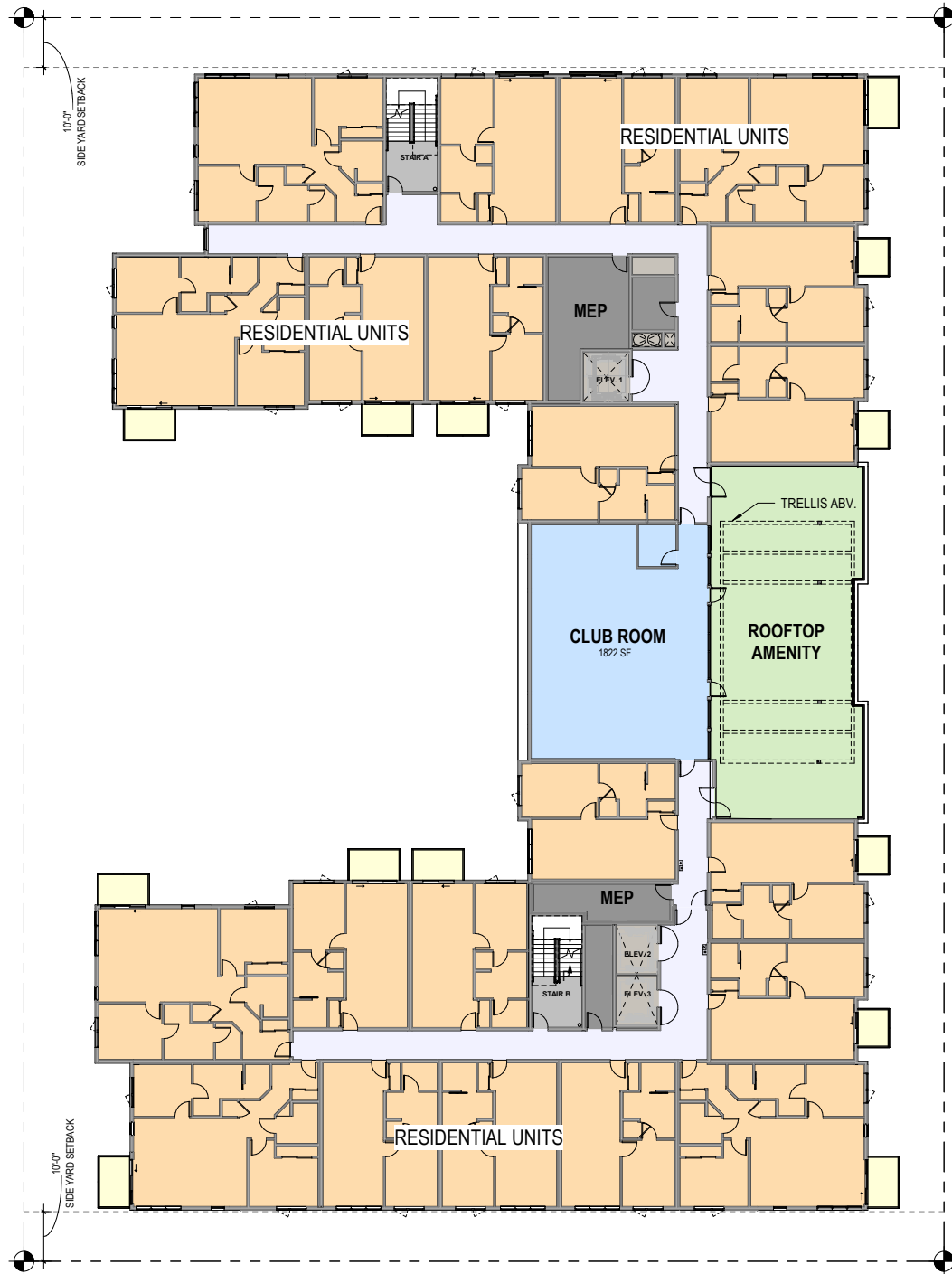
Floor Plans: Roof Deck

**WEST BUILDING
LICENSED**

LEGEND	
	RESIDENTIAL
	RETAIL
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	EXTERIOR COMMON SPACE
	OFFICE
	CIRCULATION
	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE



**EAST BUILDING
SENIOR CITIZEN**



Department of City Planning

(No code deviations requested)

■ State Density Bonus for Senior Housing

- Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25 and State Assembly Bill (AB) 2345

■ Project Review

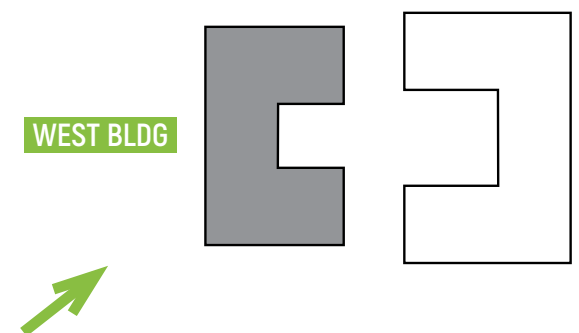
- Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 16.05 and Chapter 1A Section 13.B.2.4

■ Community Design Overlay (CDO) Director Determination

- Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 13.08 E.1, Chapter 1A Section 13B.2.5, and Ordinance No. 179,907

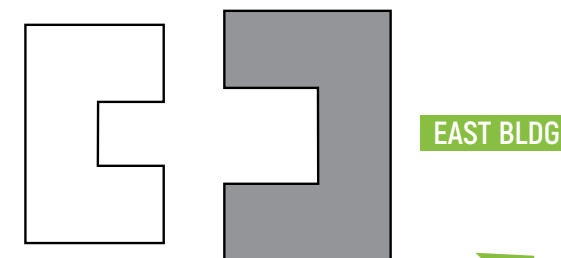


West Building (licensed): Ground Perspective



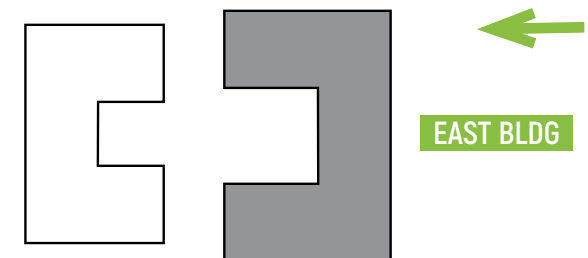


East Building (non-licensed): Ground Perspective





East Building (non-licensed): Market Perspective





THANK YOU



Supplemental Slides

Landscape Plan: L1



EXISTING TREES TO REMAIN (TYP.)

DECORATIVE POTTERY @ MAIN ENTRY

ADJACENT PARKING LOT

ACCENT PAVING

CONCRETE PAVING

ONE WAY

ADJACENT PARKING LOT

- BUILT IN BENCH
- NATURAL GRAY PAVING
- DECORATIVE ACCENT PAVING
- BIKE RACK (TYP.)
- TREE GRATE (TYP.)

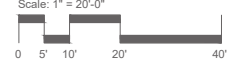
ALLEY

SEPULVEDA EASTWAY

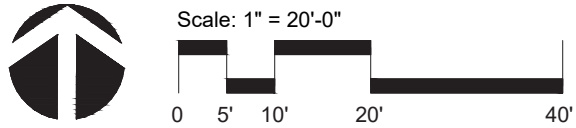
SEPULVEDA BLVD.

ADJACENT PARKING LOT

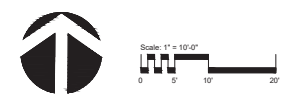
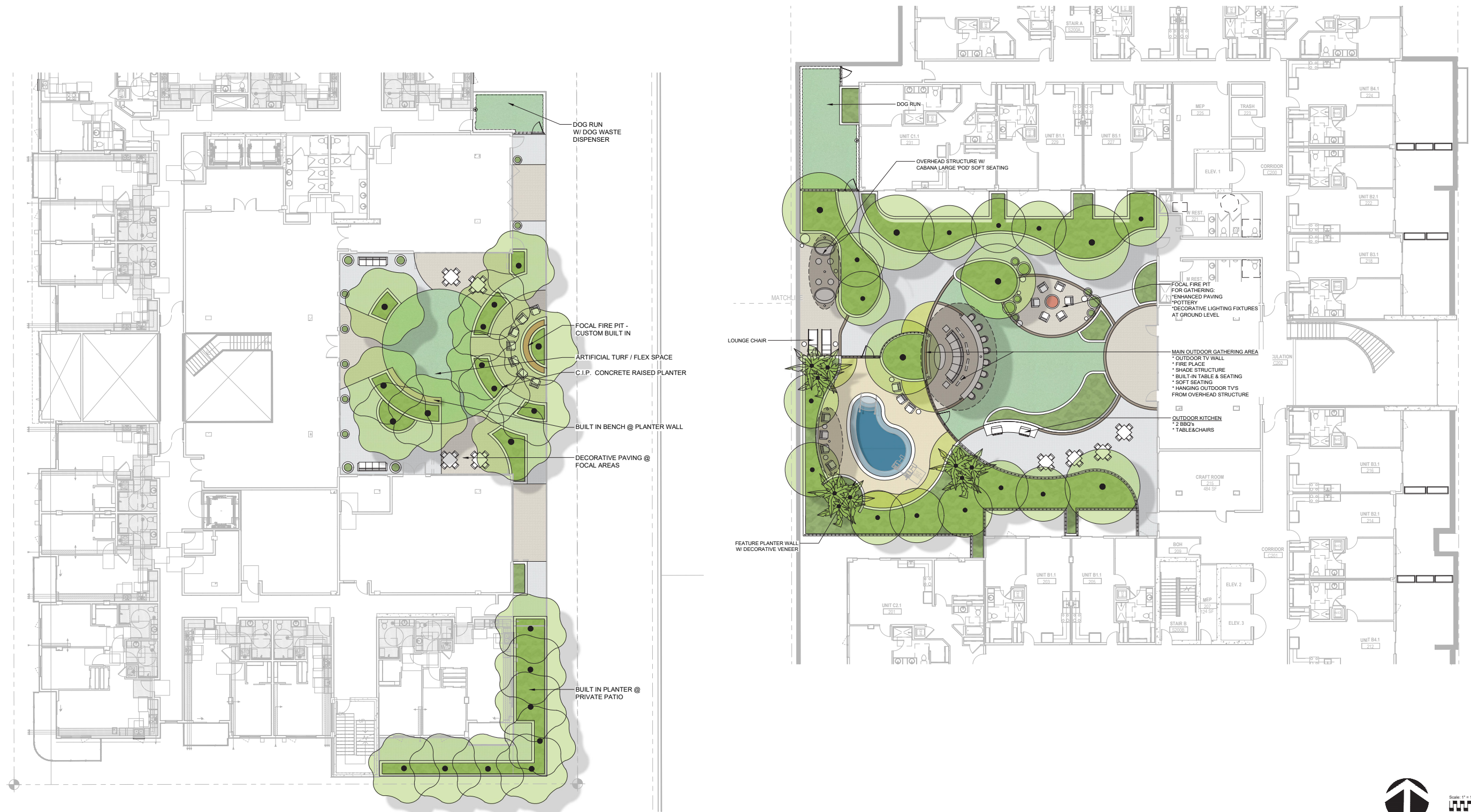
ADJACENT PARKING LOT



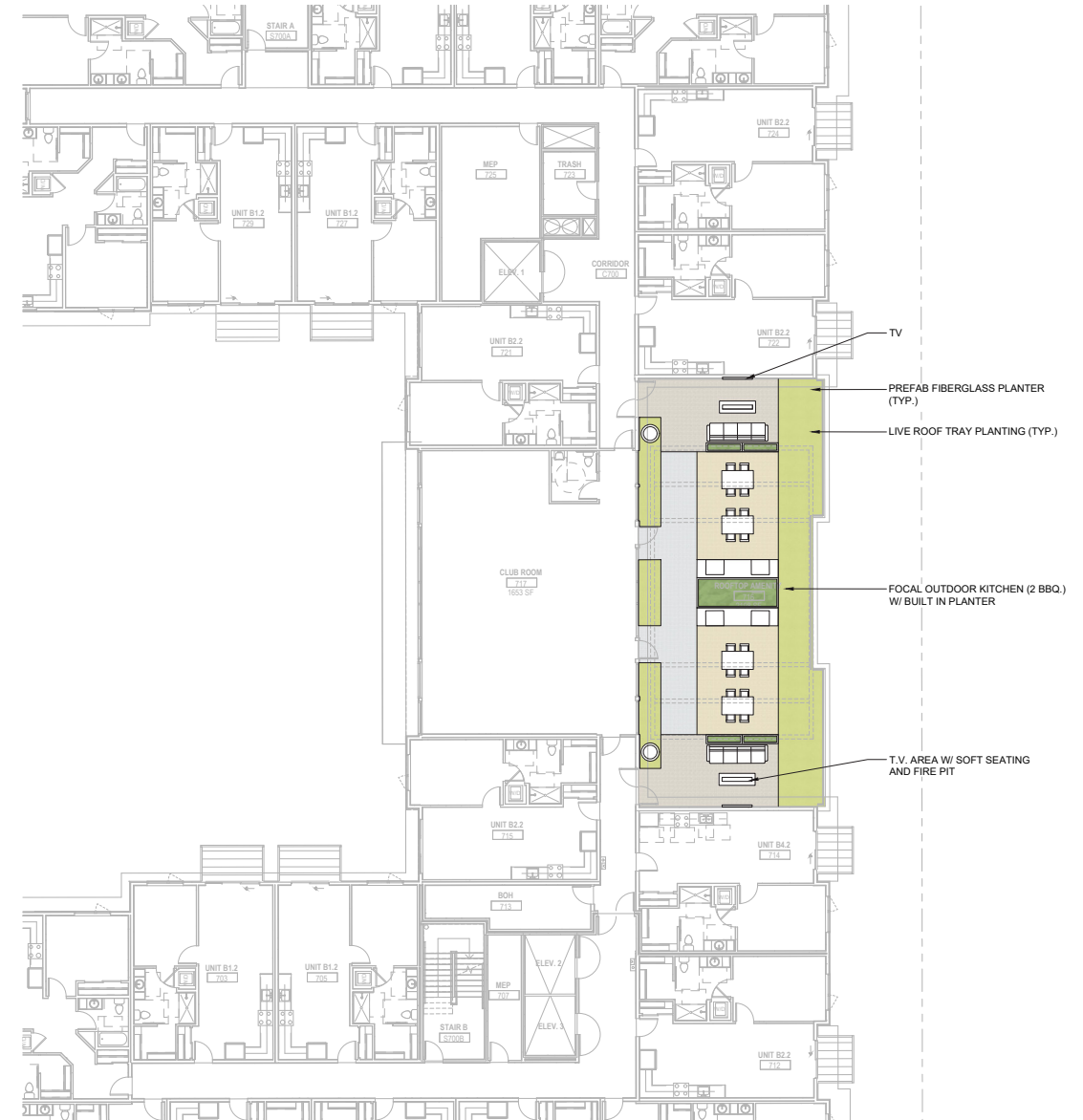
Landscape Plan: Plaza



Landscape Plan: L2



Landscape Plan: Roof Deck





Top of parapet

93' - 6"

West Building Height



East Building Height