

Title: SRM Westchester 8704-8726 S. Sepulveda Blvd. (Staples Site)_ Item No. _____	
Meeting date: 11.21.24	
Agendized by: Steve Donell	
Contact person: Steve Donell	Phone number: 310.689.2175
Committee Vote (if appropriate): NONE	
Does this item have a fiscal impact on the Neighborhood Council? X Yes _____ No	
Additional documents attached? X Yes _____ No	

**RECOMMENDATION:**

The recommendation is to vote to approve/modify/reject the development as presented.

**BACKGROUND:**

The Applicant presented at PLUC and provided detailed information regarding the proposed development. PLUC did not vote as it did not reach quorum. The proposed development is as follows:

**Case No. DIR-2024-5371-CDO-PR-HCA** (“Westchester Senior Citizen Housing (Licensed AL/IL)” a.k.a. “West Building” located at 8704-8726 S. Sepulveda Boulevard, Westchester) and **Case No. DIR-2024-5375-CDO-PR-HCA** (“Westchester Senior Citizen Housing (62+)” a.k.a. “East Building” located at 8711 S. Sepulveda Eastway, Westchester), which involves the following:

- For the West Building, the demolition of the existing ±33,680-SF commercial retail building for the construction, use and maintenance of an 8-story, ±146,411-SF Senior Citizen Housing Development inclusive of 120 Assisted Living Care Housing /Senior Independent Housing dwelling units, ±69 automobile parking spaces, and associated common areas, within a fully licensed Residential Care Facility for the Elderly (RCFE), built to a maximum height of ±98 feet, and
- For the East Building, the demolition/removal of the existing surface parking lot for the construction, use and maintenance of a ±159,520 SF Mixed-Use Senior Citizen Housing Development inclusive of 146 Senior Independent Housing dwelling units, ±3,171 SF of ground floor neighborhood-serving retail space, and ±143 automobile parking spaces, built to a maximum height of ±89 feet.

Both buildings comply with applicable zoning and development regulations of the [Q]C2-2D-CDO Zone in which they are located and meet the guidelines and standards of the Downtown Westchester Community Design Overlay (“CDO”) District. For each building, the Applicant is

seeking two discretionary actions – a **Project Review** for a development project which creates 50 or more dwelling units and a **CDO Director Determination** for review for consistency with the Downtown Westchester CDO – and, as a ministerial action, a **Density Bonus/Affordable Housing Determination** for a 20% Density Bonus for a Senior Citizen Housing Development. The Applicant is not seeking any zoning or code deviations or any Density Bonus incentives or concessions beyond the base incentives.

**DISCUSSION:**

The Applicant is not seeking waivers or deviations to any codes/density.

**FISCAL ANALYSIS:**

The proposed development will have an impact on density/traffic, although senior living is generally a much lower traffic-intense use. Ground floor retail may provide community-serving amenities.

**ATTACHMENTS:**

List attachments here (if appropriate)

**MOTION:**

That the Neighborhood Council:

Votes to approve, modify or reject the proposed development as presented on November 21, 2024.