

May 10, 2021

To: Westside Neighborhood Council

From: Westside Neighborhood Council Land Use Committee (WNC LUC)

RE: **Address: 2107-2121 South Westwood Boulevard (former Wally's site)**
Case No. CPC-2020-5994-DB-SPR-VHCA
Property Owner: 2121 Westwood, LLC, (Hirotaka Kobayashi of RBM of California)
Applicant: Dana Sayles, AICP and Olivia Joncich, three6ixty

Background, History and Basic Project Description:

The project now being considered is a project that has been revised from the TOC project originally presented to the WSSM Homeowners Association community and adjacent neighbors late last year. That project was an all-residential 5-story, 54 feet tall, 109-unit 87,525 square-foot TOC project (12% affordable) that was met with numerous community concerns. That project was never reviewed and considered by the WNC LUC at a WNC LUC meeting.

The revised project that was reviewed and considered by the WNC LUC is for a mixed-use, 5-story, 54-foot tall, 80,828 square-foot commercial/residential building with 92 residential (apartment) units and 1,554 square feet of commercial uses at 2107-2121 South Westwood Boulevard in the C4-1VL-POD Zone. The 92 residential units include 1 extremely low-income unit and 10 very low income units (15% affordable). Amenities for the residential units include an 854 square-foot ground-floor/street level recreation room that can be used as a dual-purpose community room, a 957 square-foot fitness room, an interior courtyard and a roof deck. The building has two levels of subterranean parking that includes 127 vehicle parking spaces and 72 long term and 9 short term bicycle parking spaces. The commercial floor area is designed to accommodate retail and/or restaurant uses (and can be three separate spaces or any combination of the three spaces) and responds to community concerns related to the desire to maintain a pedestrian-friendly environment on Westwood Boulevard which is part of the Pico-Westwood Neighborhood Oriented District (NOD). The project includes the use of several allowed and off menu SB 1818 incentives (for housing) relating to allowed FAR, height, open space and side yard setback reductions.

Project representatives indicated that they would:

- 1) Incorporate highly placed horizontal sliding windows on the 4th and 5th floor west-facing wall.
- 2) Install a physical sound barrier wall at the rear of the property to reduce noise during construction.
- 3) Plant mature 8 year-old (1-13' high) trees at the rear of the property at the start of construction to allow for maximum growth during construction period.
- 4) Provide on-site construction staff parking after concrete has been installed.
- 5) Explore off-site parking location/carpooling for construction staff when on-site parking is not possible.
- 6) Provide project contact information for neighbors to be able to contact RBM should security issues or problems arise.
- 7) The rooftop deck will close at 9 pm Monday through Friday with nightly security patrol.

- 8) Not need to include restrictions in leases after all in response to concerns about building residents parking on Midvale because building residents will not be able to obtain parking permits for Midvale because they live on a different street.

The Westside Neighborhood Council Land Use Committee approved the following motion (4-0) at its April 29, 2021 meeting for the above-described project:

Motion

The Westside Neighborhood Council Land Use Committee supports the development project at 2107-2121 South Westwood Boulevard **as presented** at its April 29, 2021 meeting with the following conditions and modifications:

1. Minor modifications are made to the location and design of the landscaping and bench(s) along the front façade of the building (in the setback area) so that the bench is relocated to be immediately adjacent to the front entry and the that the raised planters become one continuous planter along the front façade except for where the bench is located.
2. Guest parking is allowed to be shared during certain limited times of day (peak hour lunch and dinner periods) with food pickup and delivery services vehicles to maximize use of parking spaces (if permitted by City zoning regulations).
3. The applicant and owner will continue to work with the 6 directly affected property owners on the 2100 block of Midvale Avenue at the rear of the subject property regarding the following project features and refinements: a) rear property line wall height (possibly taller than 6 feet if permitted by City zoning regulations); b) choice of tree species to be located along the rear property line; c) use of opaque “privacy” glass for rear windows and rear side windows, and if possible for corner balconies on the 4th and 5th floors.
4. Location of rooftop air conditioning units as far away from the rear of the building as feasible and the implementation of sound baffling measures to reduce noise transmission levels.
5. The rooftop deck closes at 9 pm daily with nightly security patrol.
6. Lease requirement of no parking permits and parking in R-1 neighborhood (e.g. Midvale Avenue).

Motion made by Christensen; Seconded by Broide
Vote (4-0): Christensen, Broide, Roth, Tippit