

MEETING DATE 2/27/2006

AGENDA ITEM Joint City Council/Redevelopment Consideration to Approve Tentative Tract Map TTM P-2005087 (Vesting Tentative Tract Map No 63634) to Subdivide Property at 13340 Washington Boulevard for the Construction of Six Proposed Live/Work Condominium Units and Determine that the Project is Consistent with the Redevelopment Plan for Component Area No 4 of the Culver City Redevelopment Project

ATTACHMENTS

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RESOLUTION NO 2006-P001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2005086 FOR THE CONSTRUCTION OF SIX LIVE/WORK UNITS AND APPROVING TENTATIVE TRACT MAP, TTM P-2005087 (VESTING TENTATIVE TRACT MAP NO 63634), TO SUBDIVIDE THE PROPERTY INTO CONDOMINIUM UNITS IN THE COMMERCIAL GENERAL AND COMMERCIAL ZERO SETBACK OVERLAY (CG-CZ) ZONES AT 13340 WASHINGTON BOULEVARD

(Site Plan Review, SPR P-2005086 and
Tentative Tract Map, TTM P-2005087)

WHEREAS, on November 14, 2005, an application was filed for a Site Plan Review and Tentative Tract Map for construction of six live/work condominium units at 13340 Washington Boulevard being portions of Lots 10, 11, 12, and 13 of Beach s University Tract, in the Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones as part of a larger development consisting of 33 additional condominium residential units located in the City of Los Angeles, and

WHEREAS, on January 25, 2006, the Planning Commission conducted a duly noticed public hearing on these applications, fully considering the applications, plans, staff reports, environmental information and all testimony presented, and

WHEREAS, in accordance with the California Environmental Quality Act, the City of Los Angeles, as the Lead Agency for the larger overall project, adopted a Mitigated Negative Declaration for the project of 39 units Culver City, as a Responsible Agency considered the Mitigated Negative Declaration and finds that the project based upon the Mitigated Negative Declaration public comments, and the record before the Planning Commission, will not have

1 a significant adverse impact on the environment, and the Planning Commission hereby
2 adopts the Mitigated Negative Declaration, and

3 WHEREAS, following conclusion of the public discussion and thorough deliberation of
4 the subject matter, the Planning Commission determined by a vote of 4 to 0 that Site Plan
5 Review, SPR P-2005086 and Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract
6 Map No 63634) should be conditionally approved, as set forth herein below

8 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
9 CITY, CALIFORNIA, RESOLVES AS FOLLOWS

10 SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City
11 Municipal Code (CCMC) Section 17 540 020, required findings for Site Plan Review, and
12 CCMC Section 15 10 265, required findings for Tentative Tract Map, and subject to the
13 Conditions of Approval herein, the following findings are hereby made

14 **Site Plan Review**

15
16 *1 The general layout of the project, including orientation and location of buildings, open
17 space, vehicular and pedestrian access and circulation, parking and loading facilities,
18 building setbacks and heights, and other improvements on the site, is consistent with the
19 purpose and intent of CCMC Chapter 17 540, the requirements of the zoning district in
which the site is located, and with all applicable development standards and design
guidelines*

20 The layout of the site, with the six live/work units orientated to Washington Boulevard, have
21 been designed to be compatible with surrounding uses on adjacent properties and will
22 provide a safe and desirable vehicular and pedestrian atmosphere along Washington
23 Boulevard The project will provide safe and proper vehicular circulation by placement of all
24 vehicular ingress and egress from the subterranean parking off of Beach Avenue Direct
25 pedestrian access to the live/work units is available from Washington Boulevard or easily
26 accessible from the subterranean parking garage Private patios, decks, and common area
plazas provide open space to the occupants of the project The project is in conformance
with the Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones and all
applicable Municipal Code development standards

27 *2 The architectural design of the structure(s) and their materials and colors are compatible
28 with the scale and character of surrounding development and other improvements on the
29 site and are consistent with the purpose and intent of CCMC Chapter 17 540, the*

1 *requirements of the zoning district in which the site is located, and with all applicable*
2 *development standards and design guidelines*

3 The project has been designed to comply with the Live/Work Development Standards of
4 CCMC Chapter 17 400 060. The modern building design uses glass, stucco, and metal as
5 the primary materials and provides 360 degree architecture. The street wall is prominent
6 along Washington Boulevard and is designed at a pedestrian scale with storefront entrances,
7 overhangs, enhanced paving, and outdoor plaza areas.

8 *3 The landscaping, including the location, type, size, color, texture, and coverage of plant*
9 *materials, provisions for irrigation, and protection of landscape elements has been*
10 *designed to create visual relief, complement structures, and provide an attractive*
11 *environment and is consistent with the purpose and intent of CCMC Chapter 17 540, the*
12 *requirements of the zoning district in which the site is located, and with all applicable*
13 *development standards and design guidelines*

14 As the entire site will be constructed on a deck over the subterranean parking garage,
15 decorative paving, planters, and potted plants compliment the building architecture and
16 provide visual relief for all users of the site. Open space areas contain both hardscape
17 features and plant materials providing an attractive environment for residents and visitors to
18 the site complying with the applicable development standards.

19 *4 The design and layout of the proposed project will not interfere with the use and*
20 *enjoyment of neighboring existing or future development, will not result in vehicular or*
21 *pedestrian hazards, and will be in the best interest of the public health, safety, and*
22 *general welfare*

23 The approval of the proposed site plan is in the best interest of the public health, safety and
24 general welfare because a parking lot will be improved with a new structure, providing an
25 improved aesthetic quality to the site. The layout of site improvements have been designed
26 to be compatible with surrounding uses on adjacent properties through the orientation and
27 location of the building towards Washington Boulevard, the provision of subterranean
28 parking, and placement of the driveway ramp at the rear of the overall larger project on
29 Beach Avenue. The site will also provide proper pedestrian and vehicular circulation, and a
30 safe and desirable environment on the site that minimizes impacts on adjacent areas. The
31 site design provides a prominent street wall along Washington Boulevard that will be
32 compatible with the goal of creating a pedestrian friendly environment for mixed use
33 developments.

34 *5 The existing or proposed public facilities necessary to accommodate the proposed project*
35 *(e g , fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains,*
36 *street lights, traffic control devices, and the width and pavement of adjoining streets and*
37 *alleys) will be available to serve the subject site*

38 The existing and proposed public service facilities necessary to accommodate the project
39 such as the width and pavement of the adjoining street, traffic control devices, sewers, storm

1 drains parkways, sidewalks, street lights, street trees, fire protection devices, and public
2 utilities are provided for adequately as confirmed by the City agencies that reviewed the
project during the interdepartmental review process

3 *6 The proposed project is consistent with the General Plan and any applicable specific*
4 *plan*

5 The proposed live/work project is consistent with the objectives of the General Plan
6 Commercial General Corridor land use designation that encourages small-to-medium scale
7 commercial uses and limited medium-density housing opportunities compatible with adjacent
8 residential neighborhoods. The live/work project implements the goals of General Plan
9 Objective 24 by encouraging lot consolidation along Washington Boulevard, reducing the
number of curb cuts, and providing residential development designed in such a manner to
10 complement the vitality of the commercial corridor. The project site in Culver City is not
subject to any specific plan

11 **Tentative Tract Map**

12 *1 The proposed map is consistent with the General Plan*

13 The proposed map is consistent with the General Plan Land Use and Housing Elements in
14 that the proposed six condominium live/work units will provide new commercial and housing
15 opportunities that will support desirable existing and future neighborhood and community
16 serving uses on an underdeveloped lot. The subdivision implements the goals of General
17 Plan Objective 24 by encouraging lot consolidation along Washington Boulevard, reducing
the number of curb cuts, and providing residential development designed in such a manner
to complement the vitality of the commercial corridor

18 *2 The design of the proposed subdivision is consistent with the General Plan*

19 The design of the proposed subdivision is consistent with the General Plan Land Use
20 Element in that the proposed live/work development is consistent with the objectives of the
21 Commercial General Corridor land use designation that encourages small-to medium scale
22 commercial uses and limited medium-density housing opportunities. Additionally, the project
23 implements Objective 24 of the Western Sub-Area by encouraging lot consolidation along
Washington Boulevard and eliminating all curb cuts on Washington Boulevard. Additionally,
24 the use of live/work units ensures that the residential component of the live/work units are
designed in such a manner to complement the vitality of a commercial corridor

25 *3 The site is physically suitable for the type of development*

26 The site is physically suitable for the live/work development in that the project complies with
27 all zoning standards. The proposed structure has met all applicable setback, height and
parking requirements as conditioned

28 *4 The site is physically suitable for the proposed density of development*
29

1 The larger overall project s design for 6 live/work units and 33 residential units encompasses
2 two tract map sites The design of the project allows for the lot created in Culver City to be
3 physically suitable for the proposed density of 6 live/work units The Commercial General
4 and Commercial Zero Setback Overlay (CG-CZ) Zones permit live/work development and the
project meets and all applicable Municipal Code development standards as conditioned

5 *5 The design of the subdivision is not likely to cause substantial environmental damage or*
6 *substantially and avoidably injure fish or wildlife or their habitat*

7 The subdivision and improvements, as conditionally approved, will not cause environmental
8 damage and will not damage fish and wildlife habitats because such habitats do not exist on
or near the site

9 *6 The design of the subdivision is not likely to cause serious public health problems*

10 The subdivision and improvements will not cause serious public health problems because all
11 applicable zoning standards have been met, and the applicant is required to meet all
12 conditions of approval that the reviewing agencies of the City, such as Fire, Planning,
13 Building Safety, and Engineering have recommended for the project

14 *7 The design of the subdivision or the type of improvement will not conflict with easements,*
15 *acquired by the public at large, for access through or use of, property within the proposed*
subdivision

16 This subdivision will not conflict with any existing easements

17 SECTION 2 Pursuant to the foregoing recitations and findings, the Planning
18 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
19 P-2005086 and Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract Map No
20 63634), subject to the following conditions

21 **A SITE PLAN REVIEW, SPR P-2005086**

22 **General Conditions/Planning**

23
24
25 1 The final working drawings shall conform to the preliminary development plans, file
26 dated January 13, 2006, and the Tentative Tract Map file dated January 13, 2006,
except as noted below and otherwise noted during the building permit review process

27 2 The resolution approving this Site Plan Review and recommending approval of the
28 Tentative Tract Map shall be referenced on the cover sheet of the final working
29

drawings and the Conditions of Approval for SPR P-2005086 and TTM P-2005087 shall be repeated in full on the cover sheet of the final working drawings

- 3 All applicable development standards and requirements in Planning Commission Resolution No 92-P001, Comprehensive Site Plan Review Development Standards and Conditions of Approval, except as otherwise required herein, shall be met. These standards as well as other conditions required in this approval shall be reflected on the plans submitted for building plan check.
- 4 The applicant shall actively advertise all opportunities for employment, contract services, and purchasing of materials to Culver City businesses and residents. The applicant shall use reasonable best efforts to solicit and utilize economical and qualified services from Culver City-based employees and businesses. The applicant shall also require the construction contractor(s) and subcontractors related to the project to advertise all construction opportunities to Culver City businesses and residents.
- 5 The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
- 6 The City reserves the right to periodically inspect the premises without prior notification, to ensure ongoing compliance with all conditions of approval.
- 7 The Planning Manager may approve minor modifications to building siting, design, landscaping, and materials, provided such adjustments do not result in a significant change to the architectural design and/or site plan of the project as a whole. Minor modifications approved by the Planning Manager shall not be in conflict with any other condition of approval or Culver City Municipal Code (CCMC) requirement.
- 8 This Site Plan Review will expire if not used within one year after the date it becomes effective unless the applicant submits an extension request in writing, and is granted said extension by the Planning Manager or the Planning Commission pursuant to CCMC Section 17.595.030.
- 9 A certificate of occupancy for the approved project/use will be issued only upon completion of all applicable conditions of approval and required site improvements.
- 10 The applicant and contractors shall use all reasonable efforts to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems.

- 11 Conditions of approval herein shall apply to the applicant, the contractor/builder of the project, and any successor property owner that may legally assume benefit of this Site Plan Review and Tentative Tract Map
- 12 During all phases of construction (including rough grading), information that includes contact names and telephone numbers for the applicant, contractor, and City shall be posted at the project site along Washington Boulevard so as to be visible to the public
- 13 During all phases of construction and once the development becomes operational, all graffiti shall be removed within 48 hours of its application
- 14 Prior to issuance of building permits, the applicant shall submit to the Planning Manager for approval an exterior light fixture plan. The plan shall identify the location and type of all exterior light fixtures to be installed by the applicant. All lighting shall be directed onsite and light sources shall be shielded so as not to be intrusive to surrounding properties
- 15 Pursuant to CCMC Section 15 10 755, parkland dedication or payment of an in-lieu parkland fee will be required upon issuance of a building permit
- 16 Covenants, Conditions, and Restrictions (CC&R's) and homeowner association bylaws shall be reviewed and approved by the City Attorney prior to issuance of any Certificate of Occupancy. If available, at the same time, the City Attorney shall review the condominium plans. There shall be recorded concurrently, with the recordation of a Final Map, a declaration of the CC&R's
- 17 Prior to the issuance of any building permits, the applicant shall provide separate final detailed landscape and irrigation plans for the project in compliance with CCMC Chapter 17 310. This plan shall include, but not be limited to planting areas dispersed throughout the concrete deck at the rear of the units and potted plants within the front setback plaza area along Washington Boulevard. Approval of these plans shall be subject to the satisfaction of the Planning Manager and Environmental Maintenance Manager
- 18 The final working drawings filed for the building permit shall designate assigned parking spaces for residents and visitors for the six live/work units. Only three tandem pairs of parking spaces shall be assigned to the residential portion of three live/work units. All employee or guest parking shall be in prime access parking spaces
- 19 Prior to issuance of the Certificate of Occupancy, the applicant shall apply for an address change that requests addresses for each tenant space and elimination of all other addresses at the site. The new addresses placed on the building shall be viewable and legible from the public right-of-way and approved by the Planning Division and the Fire Department

- 1 20 The project is subject to all standards and regulations of CCMC Section 17 400 060,
2 Live/Work Development Standards, including but not limited to use restrictions, required
3 covenants signage etc
4
5 21 All posted notices on the site shall be removed within seven days after conclusion of the
6 project approval appeal period
7
8 22 Prior to the issuance of the Certificate of Occupancy, a covenant in favor of the City
9 shall be executed and recorded to hold the lots of Vesting Tentative Tract Map Nos
10 63634 and 63244 together as a single parcel for the life of the development Proof of
11 one covenant satisfying both Culver City and City of Los Angeles's requirement to hold
12 the two parcels together shall satisfy this condition
13
- 14 23 All mitigation measures, contained in the Mitigated Negative Declaration prepared by
15 the City of Los Angeles for the overall project containing 39 units that are applicable to
16 the project occurring within the City of Culver City shall be required
17
18 24 This Site Plan Review shall not become effective until Vesting Tentative Tract Map No
19 63244 (City of Los Angeles) and City of Los Angeles Specific Plan Exception,
20 APCW-2005-4303-SPE are approved by the City Of Los Angeles and become effective
21
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Public Works/Engineering Conditions

- 14 25 Prior to the issuance of any building permits, two sets of Site Improvement and
15 Horizontal Control Plans prepared by a civil engineer registered in the State of
16 California, shall be submitted to the Engineering Division for review, approval, and
17 permitting Among other things, the Site Improvement Plan shall include detailed
18 drainage and grading of the site indicated by topographical lines and spot elevations,
19 and indicate all proposed and existing utilities
20
21 26 Concurrent with the submittal of the site improvement plan, a Local Storm Water
22 Pollution Prevention Plan (LSWPPP) and Standard Urban Storm Water Mitigation Plan
23 (SUSMP) shall be submitted for review and approval by the City Engineer LSWPPP
24 and SUSMP shall be developed and implemented in accordance with the requirements
25 of the Los Angeles County Stormwater Quality Management Program, NPDES Permit
26 No CAS614001 The plan shall include the design and placement of recommended
27 Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from
28 the construction site into the public street or storm drain system The improvement
29 plans shall note that the contractor shall comply with the "California Stormwater Best
Management Practice Handbooks"
- 27 27 A landscape plan for parkway landscaping, to include planting of additional trees with
tree wells, and irrigation within the public right-of-way shall be submitted for review and
approval by the City Engineer The owner shall maintain the parkway area to the
satisfaction of the Public Works Department

- 1 28 The two driveways along Washington Blvd shall be closed and replaced with new
2 standard curb and gutter and sidewalk
- 3 29 The applicant shall replace the full length of the curb, gutter, sidewalk, and 8' – 9' wide
4 parking lane pavement along the street frontage of the development. The new paving
5 shall be 2500 psi and shall match the existing roadway pavement thickness or 8"
6 minimum. The pavement shall be doweled to the existing roadway pavement with #4
7 dowels @ 24' o c. The new curb shall not be poured monolithically with the new
8 concrete pavement
- 9 30 Drainage devices, concrete curb and gutter, sidewalk, and roadway pavement shall be
10 designed to the latest edition of the American Public Works Association (APWA)
11 Standard Plans. Roof drainage shall extend through the street curb or to an onsite
12 drainage inlet. All onsite drainage inlets shall convey pretreated storm water
13 underground through the street curb
- 14 31 The applicant shall provide a geotechnical report from a State licensed geotechnical
15 engineer reporting on the suitability of the onsite soils to support the proposed
16 construction and shall include a liquefaction analysis. The report shall also identify any
17 special considerations necessary to satisfy California Building Code requirements
- 18 32 The applicant shall be responsible for the expense to repair or replace any damage to
19 the public right-of-way caused by the construction of the proposed project. Such repair
20 or replacement shall be completed to the satisfaction of the City Engineer
- 21 33 Dirt hauling and construction material deliveries or removal are prohibited during the
22 morning (7 00 A M to 9 00 A M) and afternoon (4 00 P M to 6 00 P M) peak traffic
23 periods or as determined by the Public Works Director or designee
- 24 34 During construction, dust shall be controlled by regular watering and as directed by the
25 City inspector
- 26 35 All staging and storage of construction equipment and materials, including the
27 construction dumpster, shall be on-site only. The applicant shall obtain written
28 permission from adjacent property owners for any construction staging occurring on
29 adjacent property
- 30 36 Prior to the commencement of any excavation, the applicant shall install a temporary
31 construction fence around the site. The height and fence material is subject to approval
32 by the City Engineer
- 33 37 The construction contractor shall advise the Public Works inspector of the construction
34 schedule and shall meet with the inspector prior to commencement of work
- 35 38 Due to the change of use and increased density, this project is subject to the City's
36 Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit

Building Safety Conditions

39 All dividing walls between each live/work unit shall be two hour rated from the concrete slab to the top of a parapet extending a minimum of 30 inches above any adjacent roof or walking surface. As an alternate to the parapet, the roof structure within five feet of each two hour rated wall may be one hour rated.

40 All utilities within Culver City shall be routed underground or within the building structure.

Fire Safety Conditions

41 A 'Knox' box key entry system may be required for access through gates and locked common areas. Location of the box is to be approved by the Fire Marshal.

42 For access of emergency fire and medical personnel:

- a) Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.
- b) Motorized 'emergency access gate(s)' shall have a 'Knox' key switch.

43 The fire sprinkler system for the live/work units shall be connected to a southern California central reporting station for dispatch of the Culver City Fire Department (CCFD).

44 Within the live/work units, the fire sprinkler system shall be 13R compliant.

45 The live/work units shall have a mini-horn in each of the six units. These devices shall be powered and supervised by the Fire Alarm Panel (FAP) in the Culver City portion of the property.

46 Building parapet(s) exceeding five feet in height require the installation of catwalks. Catwalks shall be capable of supporting firefighters and equipment weighing 500 pounds.

47 A site pre-fire plan shall be submitted and approved by the Fire Marshal prior to requesting any type of Certificate of Occupancy.

48 All exterior fascias, tops of walls, and parapet surfaces shall be constructed to support the weight of fire fighters, suppression equipment, and ladders for fire fighting operations. All proposed construction for these areas shall be submitted to the Fire Marshal for approval.

49 If the Double Detector Check Assembly (DDCA) or Fire Department Connections (FDC) are located in Culver City, they shall be located as required and approved by the Fire

1 Marshal Screening of the DDCA shall be as required by the Planning Manager and as
2 approved by the Fire Marshal

- 3 50 The Fire Marshal shall determine the locations and types of fire extinguishers required
4 in the work portions of the live/work units

5 **B TENTATIVE TRACT MAP, TTM P-2005087**

- 6 51 Tentative Tract Map, TTM P-2005087 shall be null and void if Site Plan Review, SPR
7 P-2005086, (i) is appealed to the City Council and the City Council does not approve or
8 conditionally approve it, or (ii) if City of Los Angeles case numbers APCW-2005-4303-
9 SPE (Specific Plan Exception) and Vesting Tentative Tract Map No 63244 are not
10 approved by the City of Los Angeles and remain effective

- 11 52 The final tract map shall be submitted to the Los Angeles County Department of Public
12 Works for review and approval

- 13 53 The project boundary shall be tied to at least one City GPS monument

- 14 54 All required boundary monuments shall be installed prior to the recordation of the final
15 map At a minimum, a chisel "X" or other approved monument shall be placed on the
16 Washington Boulevard curb indicating the prolongation of the side property lines
17 These monuments shall be shown on the final map

- 18 55 A copy of the final map, in digital format, shall be submitted to the Engineering Division
19 prior to final acceptance by the City

- 20 56 A duplicate mylar copy of the recorded map shall be submitted to the Engineering
21 Division

- 22 57 Prior to issuance of a certificate of occupancy, the final tract map shall be recorded with
23 the County Recorder of Los Angeles County

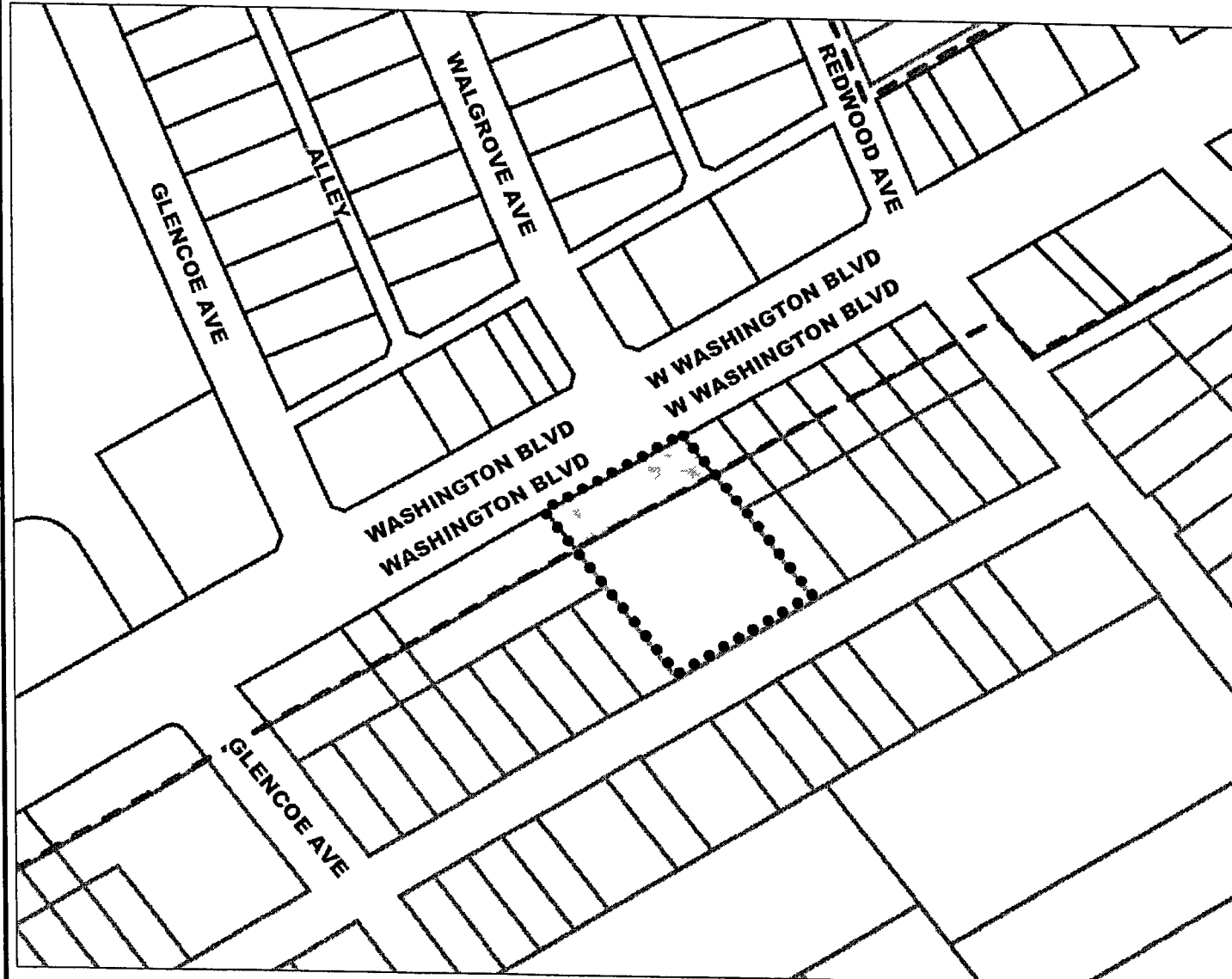
24 APPROVED and ADOPTED this 25th day of January, 2006

25 SHEILA M THOMAS, CHAIRPERSON
26 PLANNING COMMISSION
27 CITY OF CULVER CITY, CALIFORNIA

28 Attested by

29 
Yvonne Hunt
Administrative Secretary

Attachment No 2
Area Map



13340 Washington
Boulevard

SPR P2005086 and
TTM P2005087

Legend



Selected Properties

0 125 250 ft

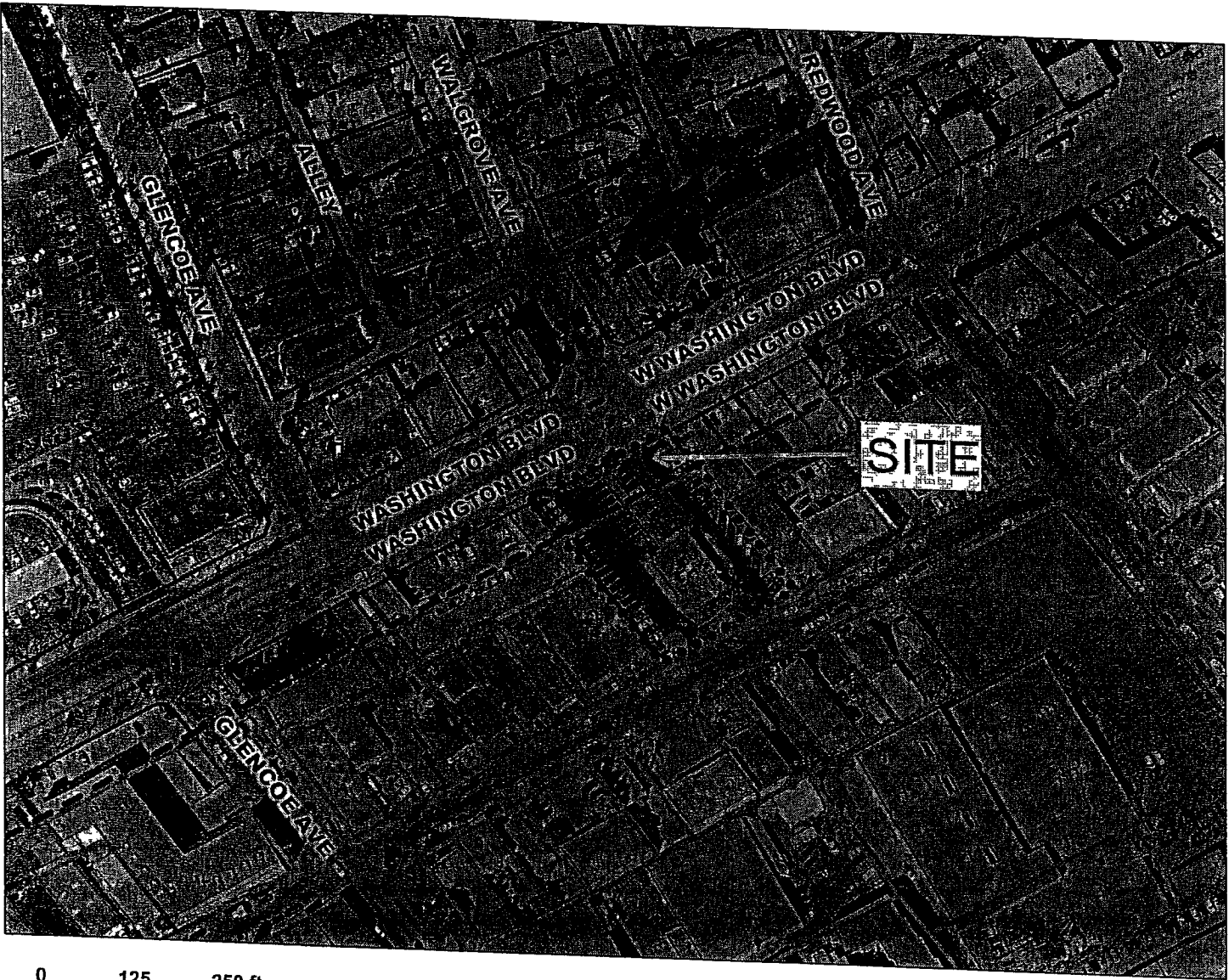
Scale 1 2 500



City of Culver City
Planning Division
Map Created Jan 13 2006
Meeting Date January 25 2006

12

Attachment No 3
Arial Map



**13340 Washington
Boulevard**

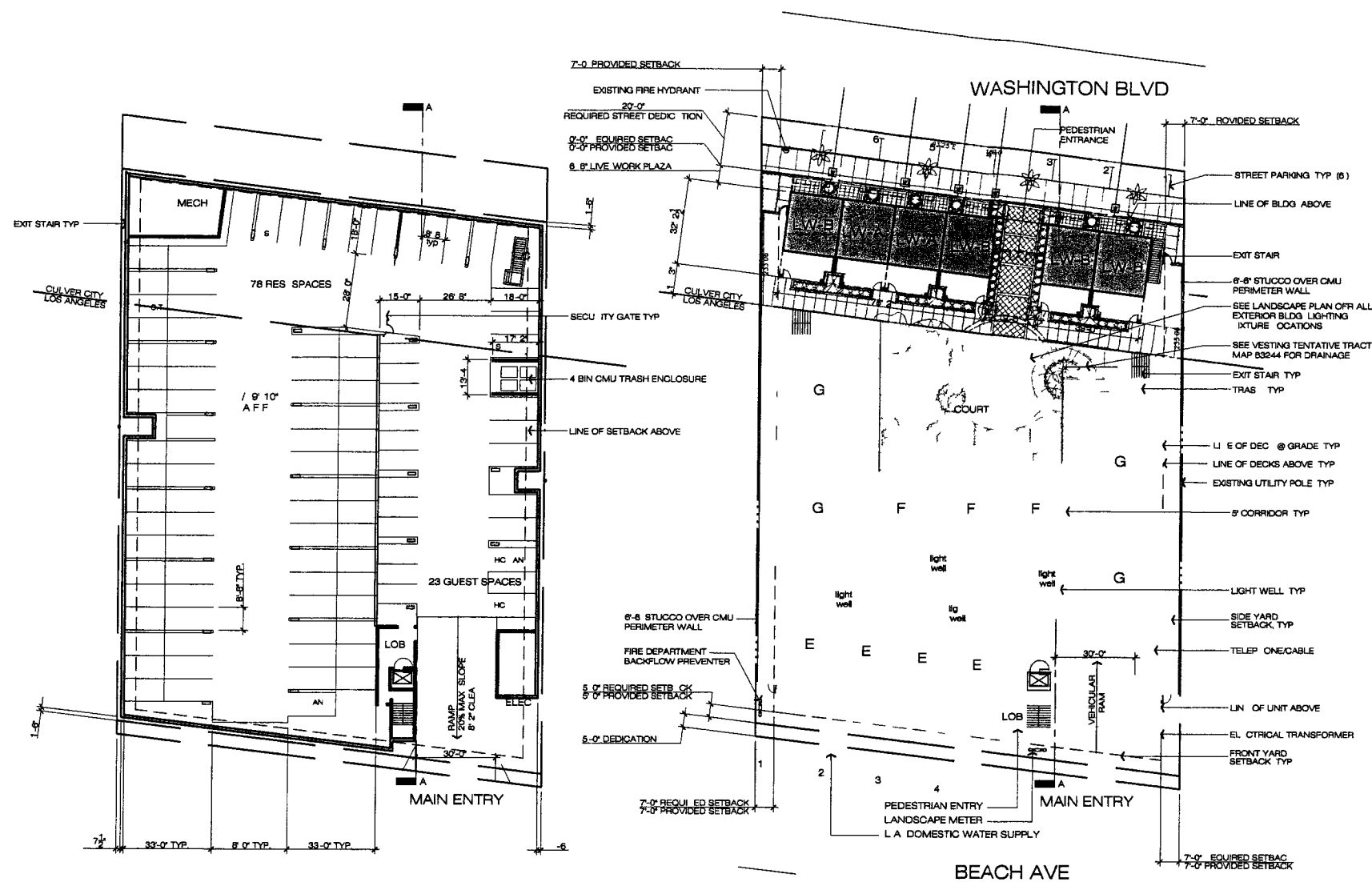
**SPR P2005086 and
TTM P2005087**

0 125 250 ft

Scale 1 2,500



City of Culver City
Planning Division
Map Created Jan 13 2006
Meeting Date January 25 2006



PARKING PLAN

SITE PLAN

PROJECT SUMMARY TOTALS CULVER CITY			
LOT AREA prior to dedication	28 acres (11 20 S F)		
LOT AREA after dedication	18 acres (8 001 S F)		
TOTAL UNITS	6 residential units provided		
DENSITY	33 du/acre (1334 S F per unit)		
BUILDING AREA			
RESIDENTIAL	8 994 S F (1 499 S F per unit)		
CIRCULATION	0 S F		
BUILDING AREA TOTAL	8 994 S F		
F A R	1 12 (8 994 S F)		
BUILDING COVERAGE	3 628 S F (45% OF LOT AREA)		
BUILDING HEIGHT	39'-0"		
GARAGE AREA	7 685 S F		
HARDSCAPE	3 366 S F (42% OF LOT AREA)		
LANDSCAPE	1 008 S F (13% OF LOT AREA)		
OPEN SPACE			
50 SQUARE FEET FOR EACH UNIT	6 UNITS	300 S F	
TOTAL OPEN SPACE REQUIRED	TOTAL	6 UNITS	300 S F REQD
LIVE WORK PRIVATE OPEN AREA			2000 S F
TOTAL OPEN SPACE PROVIDED			2000 S F PROVIDED
LIVE / WORK LOFT SUMMARY			
LIVE / WORK	PLAN	DESCRIPTION	QUANTITY
attached 3 story	LW A	2 BD WORK AREA	2
attached 3 story	LW B	2 BD WORK AREA	4
TOTALS			6 units provided
PARKING SUMMARY			
RESIDENTIAL			
Required 18 spaces			
Provided 18 spaces			
STREET PARKING			
CULVER CITY 6 parking spaces			
LOS ANGELES 4 parking spaces			
TOTAL STREET PARKING			10 parking spaces

PROJECT SUMMARY TOTALS LOS ANGELES CITY			
LOT AREA prior to dedication	59 acres (25 811 S F)		
LOT AREA after dedication	57 acres (25 011 S F)		
TOTAL UNITS	33 residential units provided		
DENSITY	57 du/acre (750 S F per unit)		
BUILDING AREA			
RESIDENTIAL	45 206 S F (1 369 S F per unit)		
CIRCULATION	1 030 S F		
BUILDING AREA TOTAL	46 236 S F		
F A R	1 95		
BUILDING COVERAGE	18 969 S F (67% OF LOT AREA)		
BUILDING HEIGHT	50'-0"		
GARAGE AREA	22 815 S F		
HARDSCAPE	6 943 S F (28% OF LOT AREA)		
LANDSCAPE	1 099 S F (4% OF LOT AREA)		
OPEN SPACE			
175 SF FOR UNITS 3 HABITABLE ROOMS	33 UNITS		5 775 S F
TOTAL OPEN SPACE REQUIRED	TOTAL	33 UNITS	5 775 S F REQD
COURT			4 278 S F
ROOF DECK			1 970 S F
TOTAL OPEN SPACE PROVIDED			6 248 S F PROVIDED
RESIDENTIAL SUMMARY			
RESIDENTIAL	PLAN	DESCRIPTION	QUANTITY
attached flat	A	1 BR STUDY / 1 0 BA	8
attached flat	B	1 BR DEN / 1 0 BA	4
attached flat	C	2 BR DEN / 2 0 BA	8
attached flat	D	2 BR STUDY / 2 BA	1
attached 2 story townhome	E	2 BR DEN / 2 5 BA	4
attached 2 story townhome	F	2 BR DEN / 2 5 BA	3
attached 2 story townhome	G	3 BR DEN / 2 5 BA	4
attached 2 story townhome	H	3 BR DEN / 2 5 BA	1
TOTALS			33 units provided

PROJECT SUMMARY TOTALS LOS ANGELES / CULVER CITY			
LOT AREA prior to dedication	85 acres (37 013 S F gross)		
LOT AREA after dedication	78 acres (33 012 S F net)		
TOTAL UNITS	39 residential units provided		
DENSITY	51.31 du/acre (846 S F per unit)		
BUILDING AREA			
RESIDENTIAL TOTAL	54 200 S F (1 322 S F per unit)		
LEVEL 1	12 998 S F		
LEVEL 2	14 818 S F		
LEVEL 3	15 608 S F		
LEVEL 4	10 775 S F		
CIRCULATION TOTAL	3 571 S F		
BUILDING AREA TOTAL	57 771 S F		
F A R	1 75 (57 771 S F)		
BUILDING COVERAGE	22 557 S F (82% OF LOT AREA)		
BUILDING HEIGHT	55'-0"		
GARAGE AREA	30 300 S F		
HARDSCAPE	10 309 S F (31% OF LOT AREA)		
LANDSCAPE	2 105 S F (7% OF LOT AREA)		
OPEN SPACE			
100 SF FOR UNITS 3 HABITABLE ROOMS	0 UNITS		0 S F
125 SF FOR UNITS OF 3 HABITABLE ROOMS	0 UNITS		0 S F
175 SF FOR UNITS 3 HABITABLE ROOMS	39 UNITS		6 825 S F
TOTAL	39 UNITS		6 825 S F REQD
COURT			6 825 S F
ROOF DECK			1 970 S F
LIVE WORK PRIVATE OPEN AREA			2000 S F
TOTAL OPEN SPACE PROVIDED			10 795 S F PROVIDED
RESIDENTIAL SUMMARY			
RESIDENTIAL	PLAN	DESCRIPTION	QUANTITY
attached flat	A	1 BR STUDY / 1 0 BA	8
attached flat	B	1 BR DEN / 1 0 BA	4
attached flat	C	2 BR DEN / 2 0 BA	8
attached flat	D	2 BR STUDY / 2 BA	1
attached 2 story townhome	E	2 BR DEN / 2 5 BA	4
attached 2 story townhome	F	2 BR DEN / 2 5 BA	3
attached 2 story townhome	G	3 BR DEN / 2 5 BA	4
attached 2 story townhome	H	3 BR DEN / 2 5 BA	1
TOTALS			33 units provided
LIVE / WORK LOFT SUMMARY			
LIVE / WORK	PLAN	DESCRIPTION	QUANTITY
attached 3 story	LW A	2 BD WORK AREA	6
TOTALS			6 units provided
PARKING SUMMARY			
RESIDENTIAL			
Required 101 spaces			
Provided 101 spaces			
STREET PARKING			
CULVER CITY 6 parking spaces			
LOS ANGELES 4 parking spaces			
TOTAL STREET PARKING			10 parking spaces



WASHINGTON LOFTS
LOS ANGELES CA

APPLICANT
STANDARD PACIFIC HOMES
3030 OLD RANCH PARKWAY SUITE 450 SEAL BEACH CA 90740
TEL (562) 430-0800

Wither Malcolm Architects LLP
1983 W 190th Street S Ste 200
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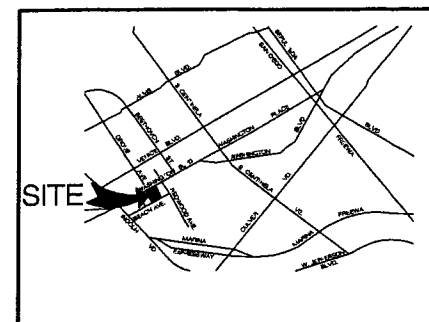
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DATE 01/12/06

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JAN 10 2006

Culver City
Planning Division

Attachment No 6 14
1/25/06 P/C
13340 Washington Bl



VICINITY MAP

PROJECT ADDRESS

VTTM 83634 ADDRESS
13340 W WASHINGTON BLVD
LOS ANGELES CA 90068

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREON IS SITUATED IN THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES DESCRIBED AS FOLLOWS

THE LAND REFERRED TO HEREON IS SITUATED IN THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES DESCRIBED AS FOLLOWS PORTION OF LOTS 10 11 12 AND 13 OF BEACH'S UNIVERSITY TRACT WITHIN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8 PAGE 29 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

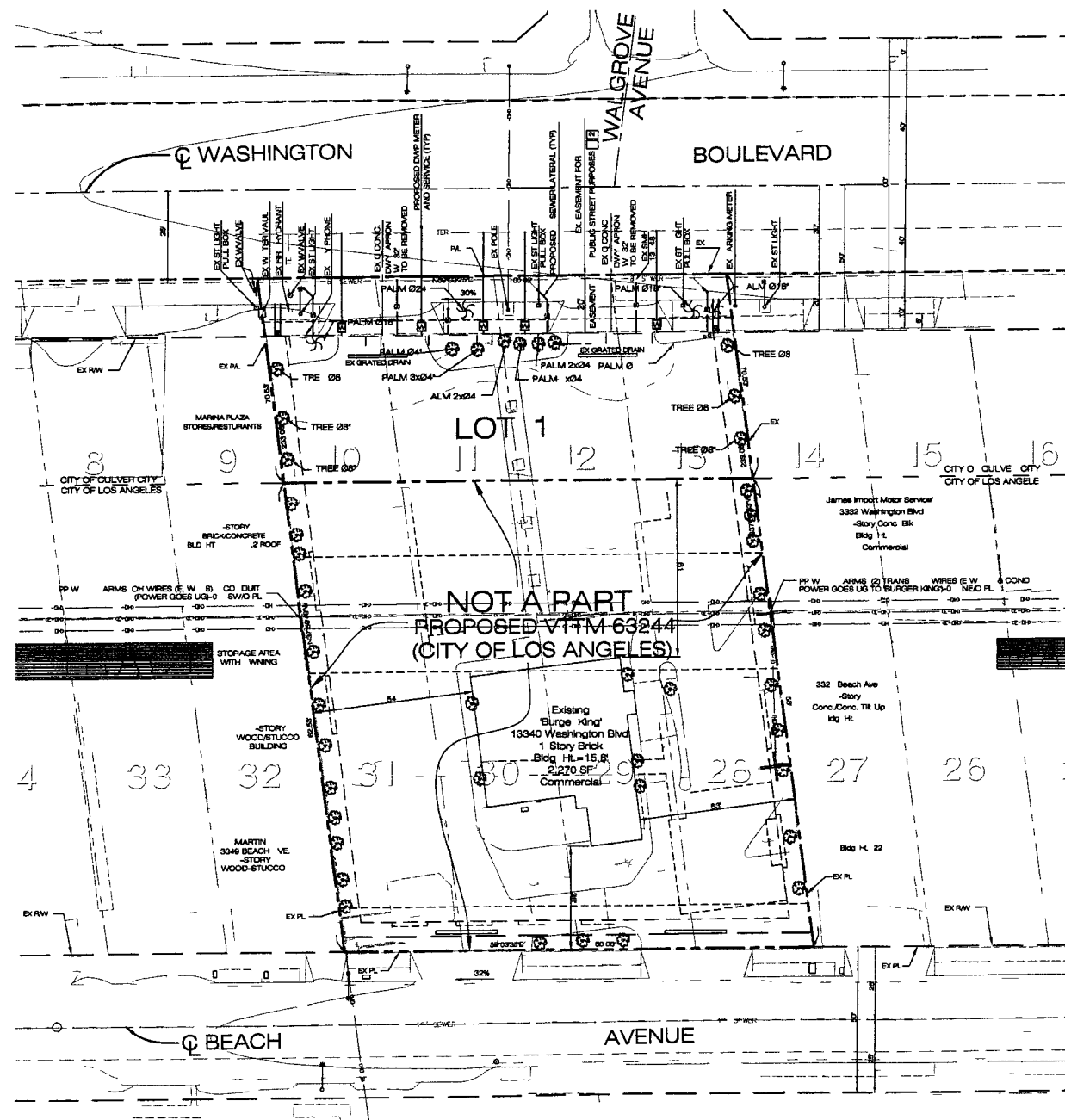
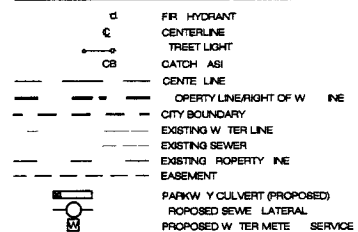
ASSESSORS PARCEL MAP INFORMATION

APN# 4230-008-053 (CULVER CITY)

LOT AREA

8 001 SF

LEGEND



SITE PLAN - EXISTING CONDITIONS



GRAPHIC SCALE



WASHINGTON LOFTS
LOS ANGELES CA

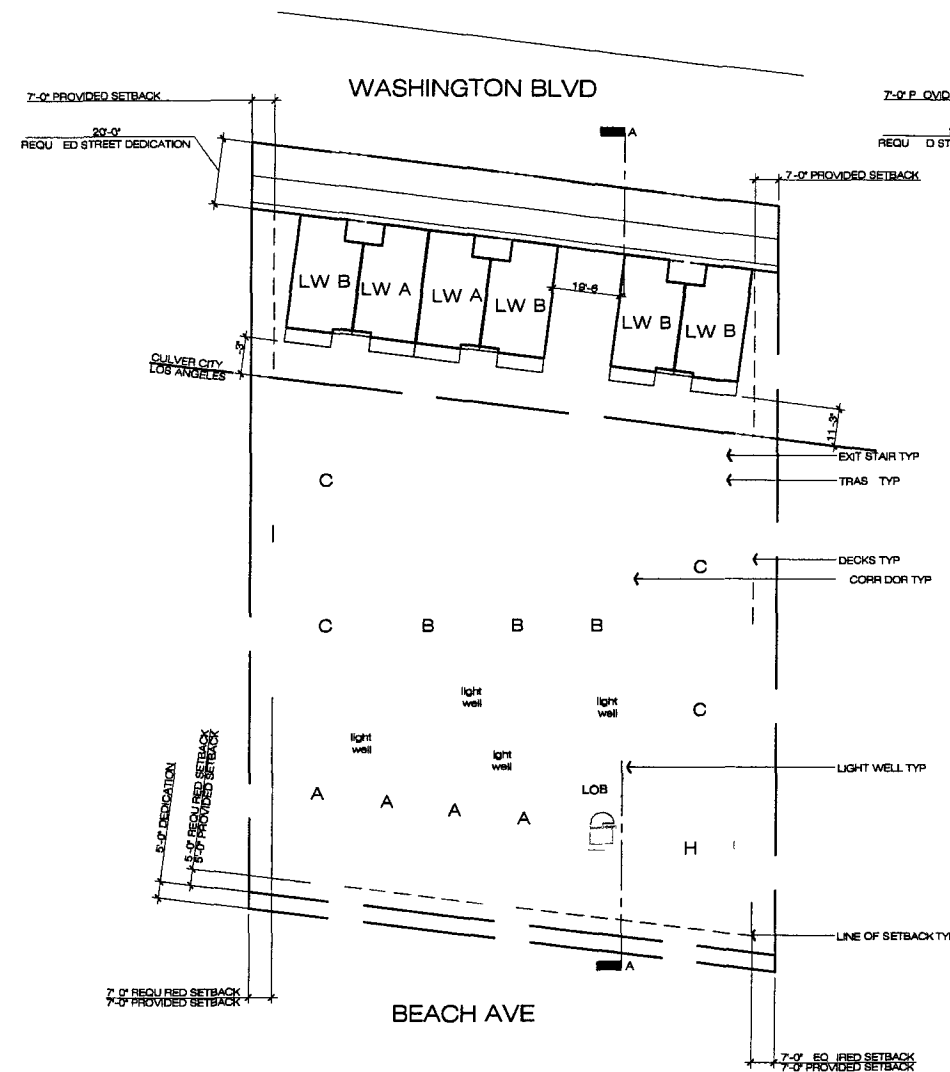
APPLICANT
STANDARD PACIFIC HOMES
3030 OLD RANCH PARKWAY SUITE 450 SEAL BEACH CA 90740
TEL (562) 430-0800



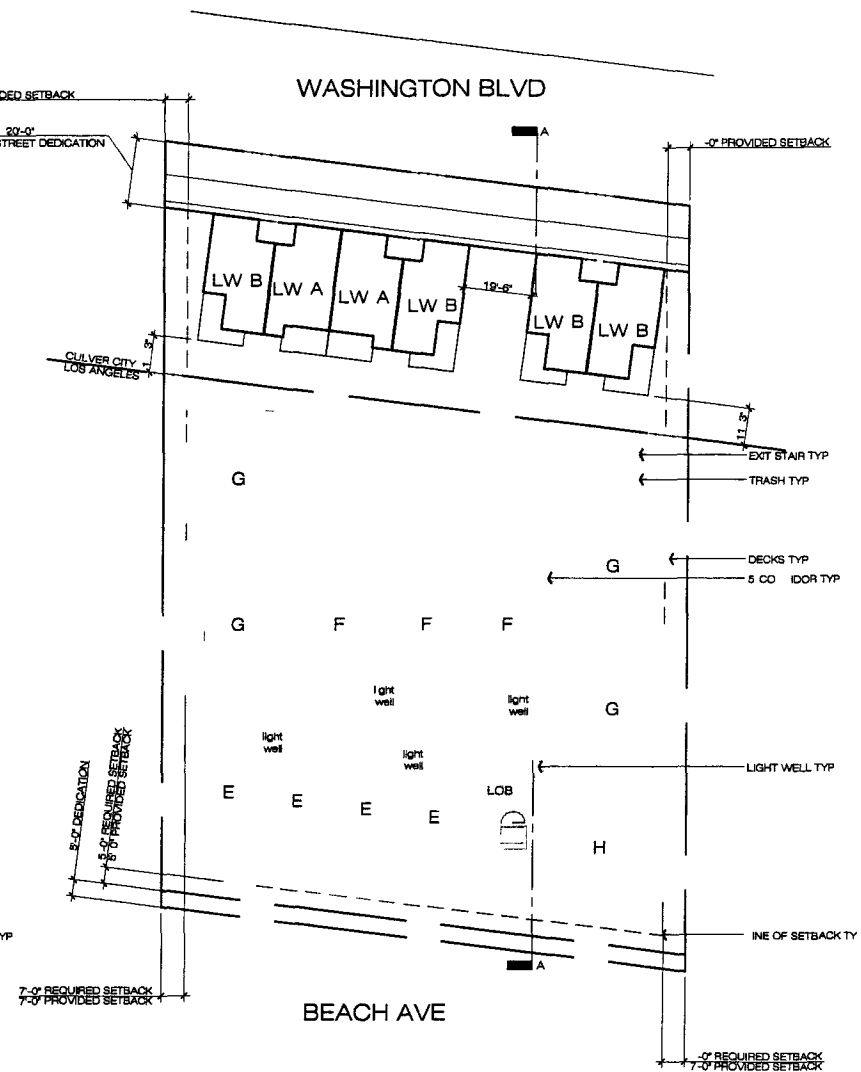
Withee Malcolm Architects LLP
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 Torrance Ca 90504
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JOB NO A4099
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DATE 11/03/05

15



3RD FLOOR PLAN



2ND FLOOR PLAN



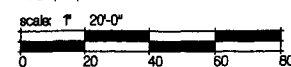
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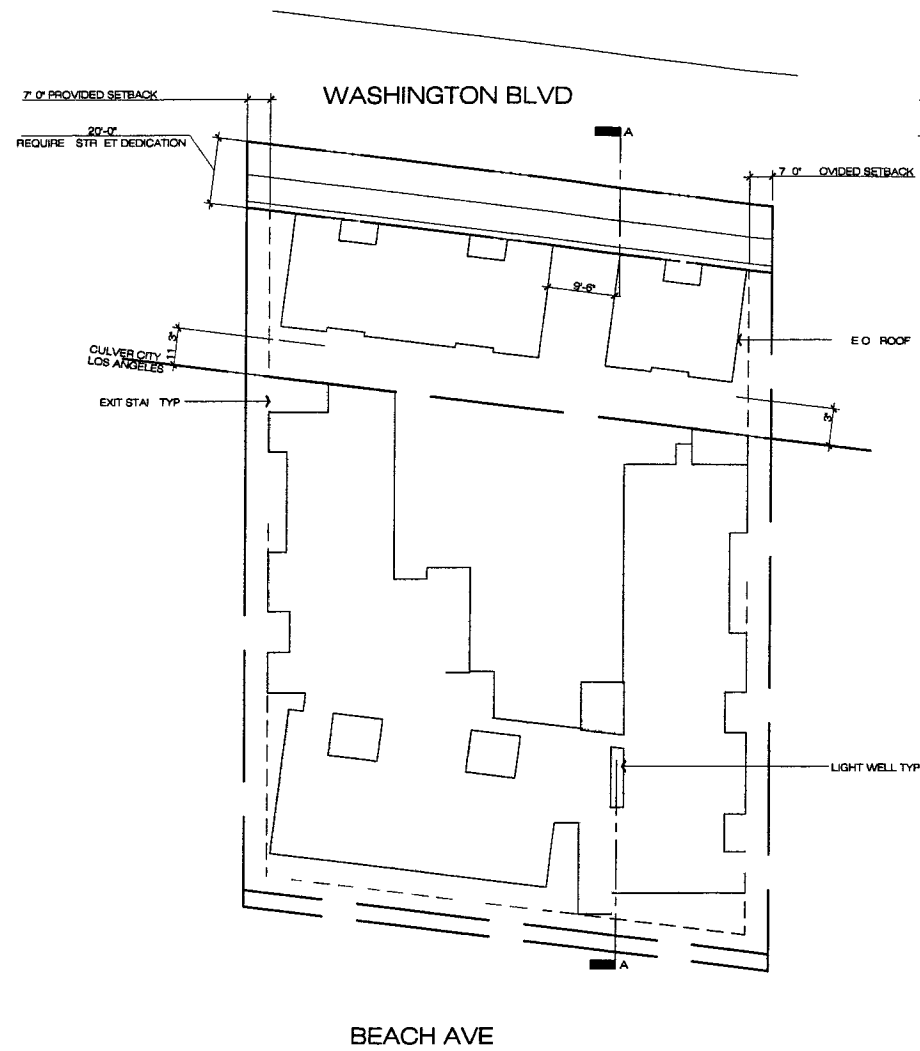
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3030 OLD RANCH PARKWAY SUITE 450 SEAL BEACH CA 90740
TEL (562) 430 0800



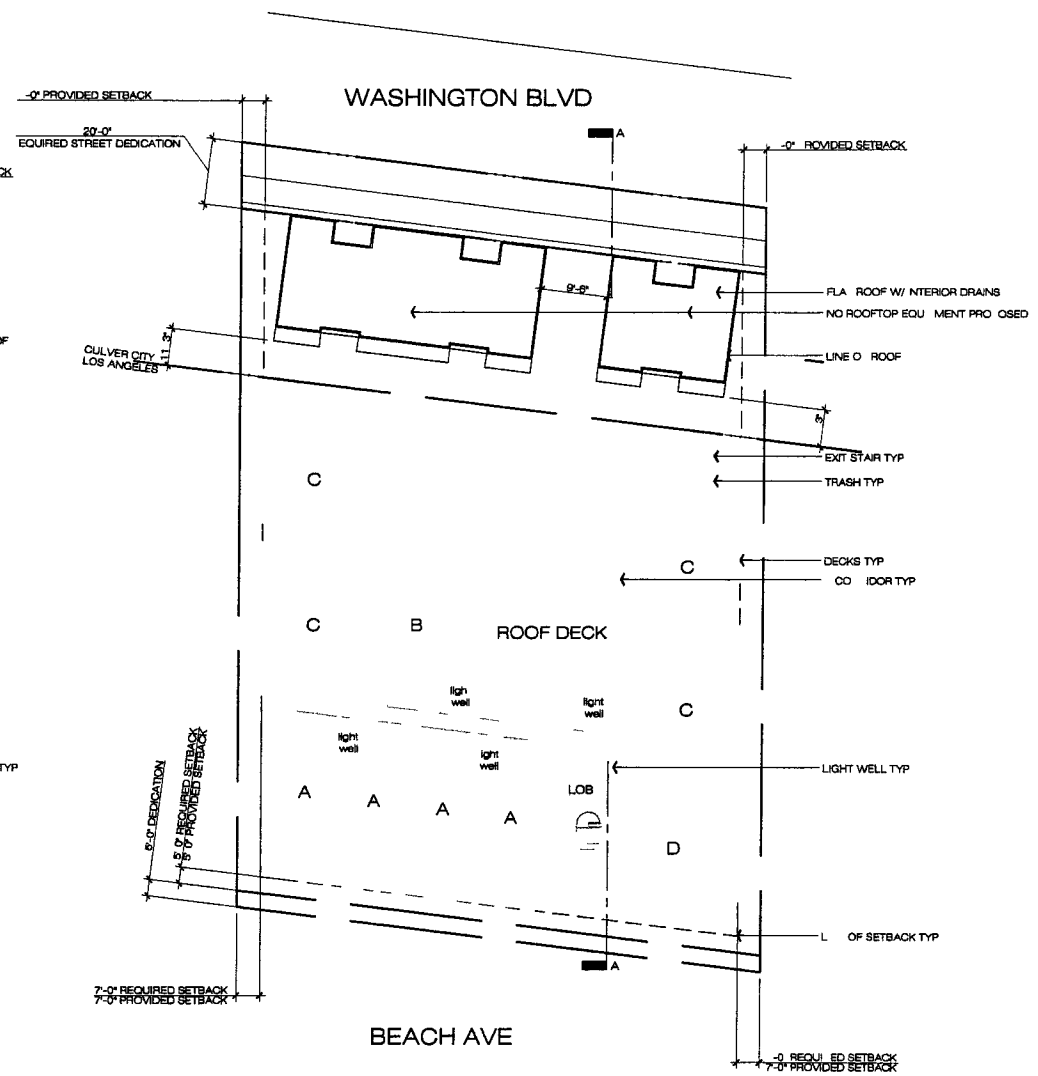
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JOB NO A4099
SCALE 1" = 20'-0"
DATE 01/12/06





ROOF PLAN



4TH FLOOR PLAN



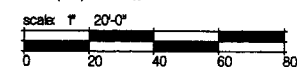
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LOS ANGELES CA

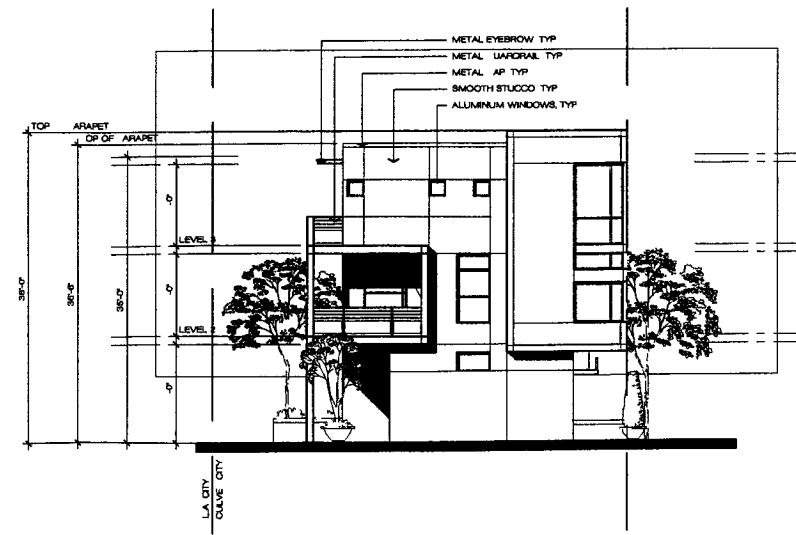
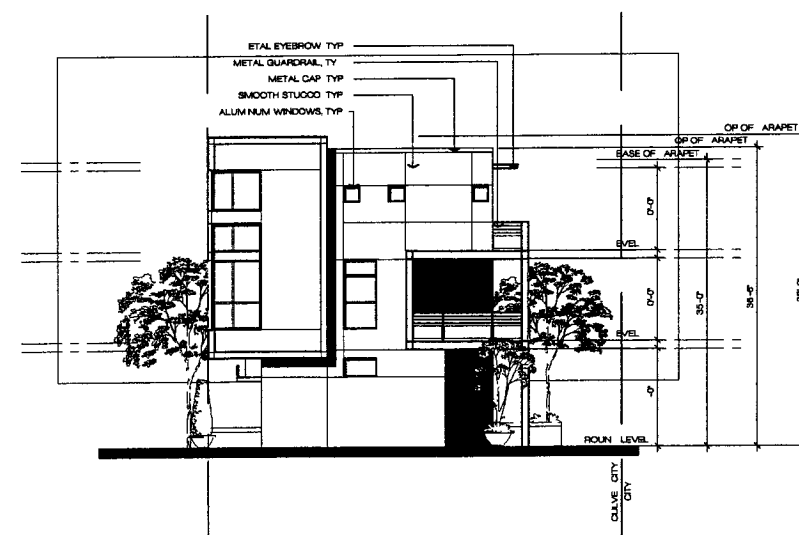
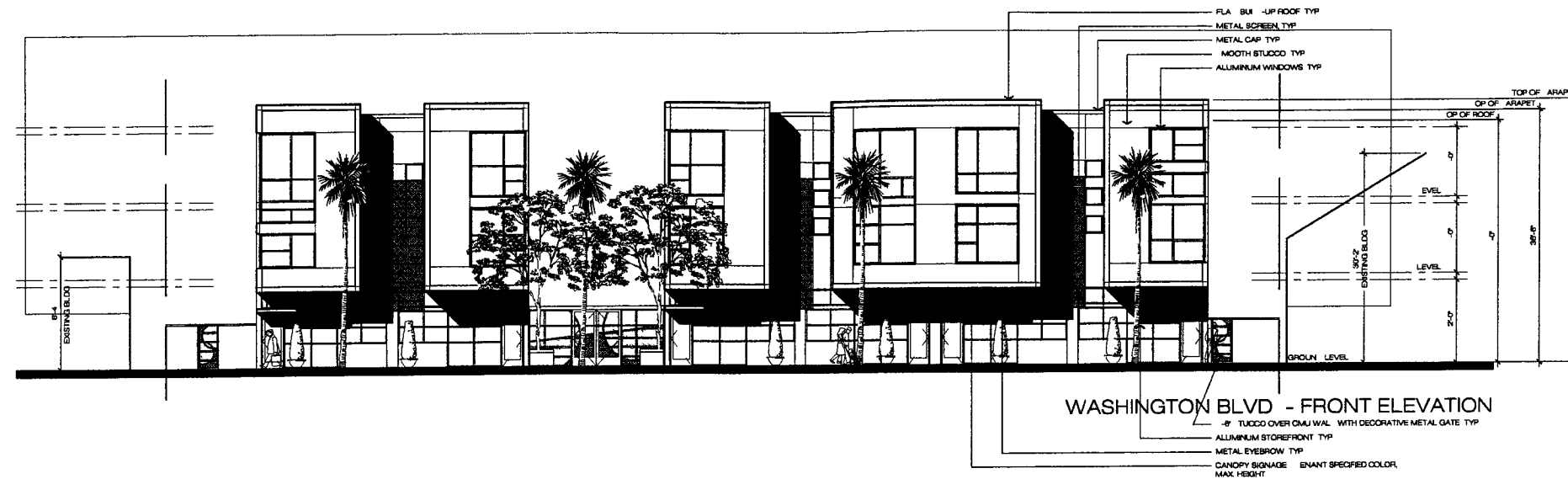
APPLICANT
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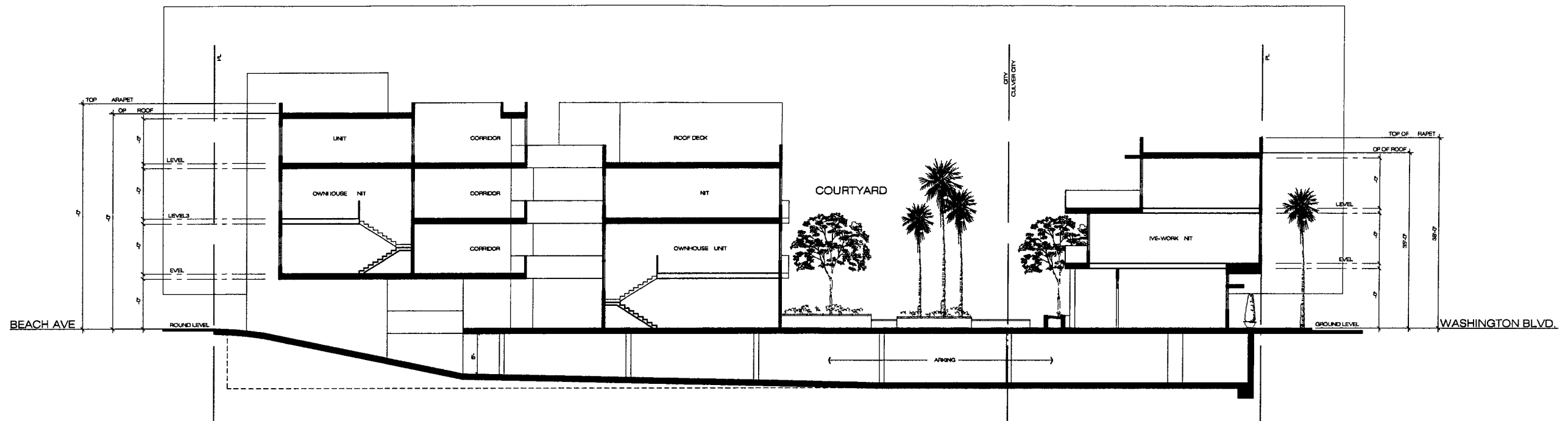
BUILDING ELEVATIONS WASHINGTON LOFTS LOS ANGELES CA

APPLICANT
STANDARD PACIFIC HOMES
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Fax (310) 217-0425

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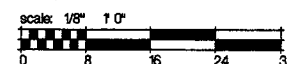
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WASHINGTON LOFTS
LOS ANGELES CA

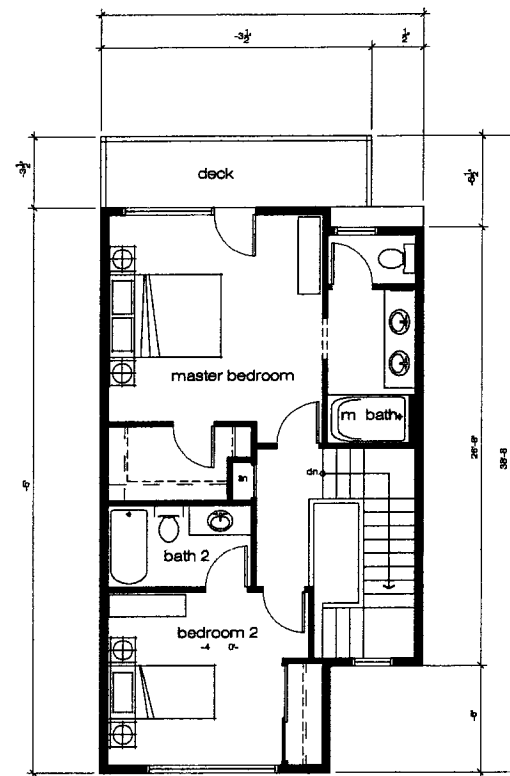
APPLICANT
STANDARD PACIFIC HOMES
9030 OLD RANCH PARKWAY SUITE 450 SEAL BEACH CA 90740
TEL (562) 430-0800



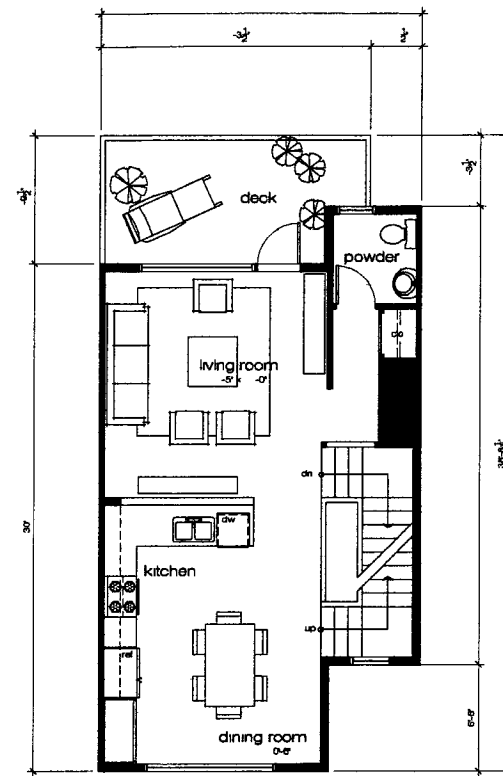
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1983 W 190th Street Suite 200
Torrance Ca 90504
Tel (310) 217-8855
Fax (310) 217-0425

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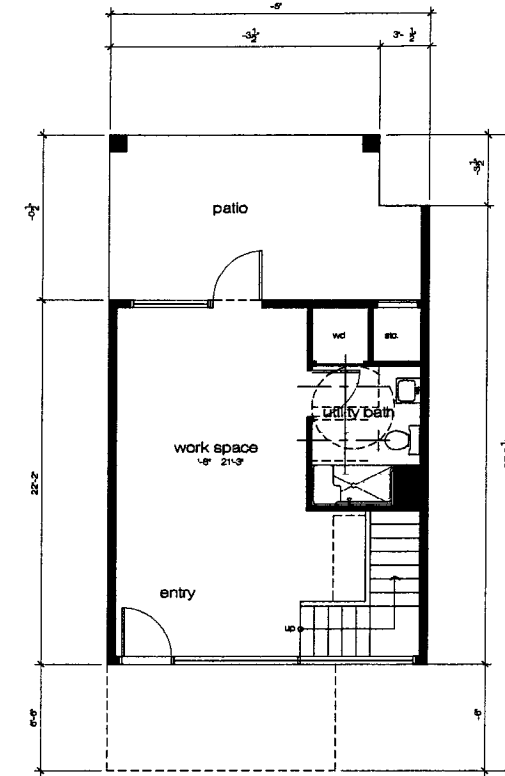




LEVEL THREE
529 s f



LEVEL TWO
544 s f



LIVEWORK UNIT LW-A

LEVEL ONE
2 bedroom 3 1/2 bath
426 s f

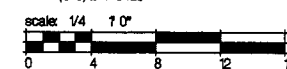
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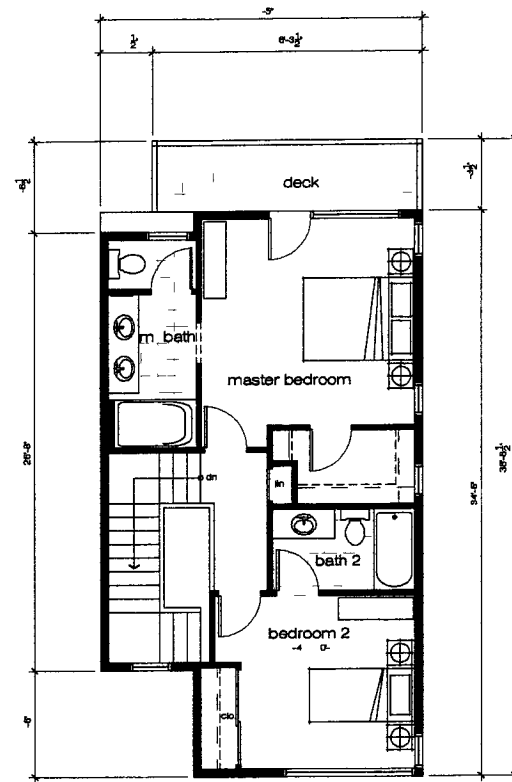
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TEL (562) 430-0800

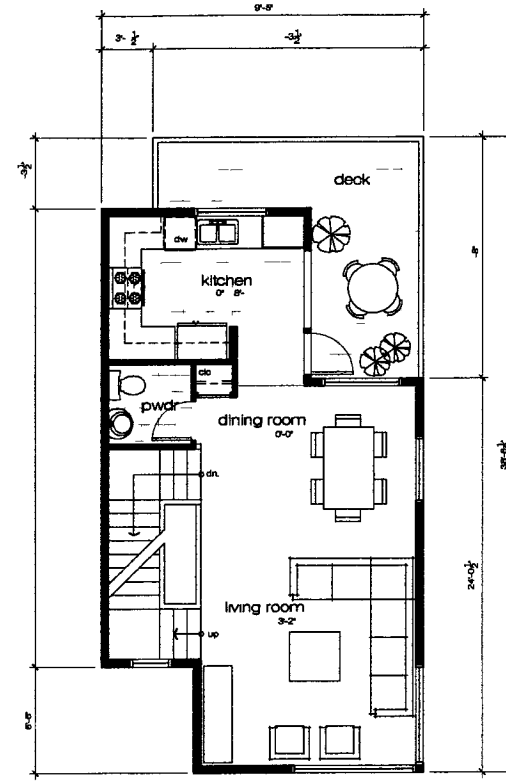
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Torrance CA 90504
Tel (310) 217-8885
F (310) 217-0425

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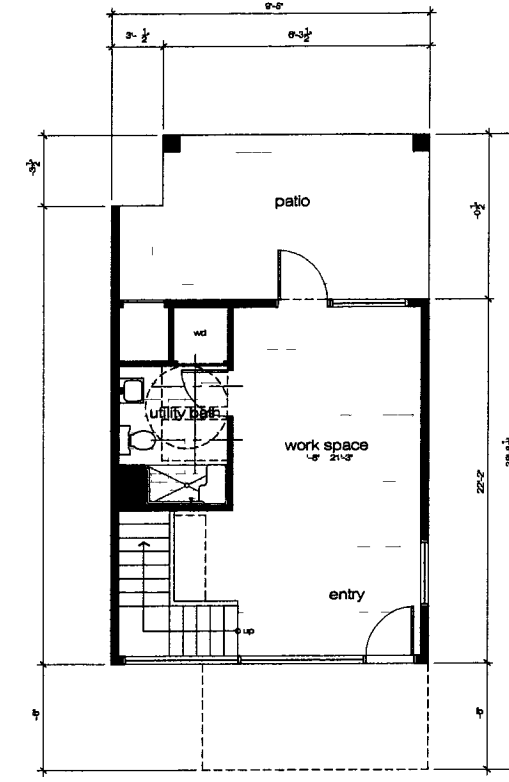




LEVEL THREE
629 s f



LEVEL TWO
544 s f



LIVE/WORK UNIT LW-B

LEVEL ONE
2 bedroom 3.5 bath
426 s f

total = 1499 s f

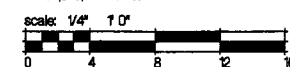
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APPLICANT
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3030 OLD RANCH PARKWAY SUITE 450 SEAL BEACH CA 90740
TEL. (562) 430-0800

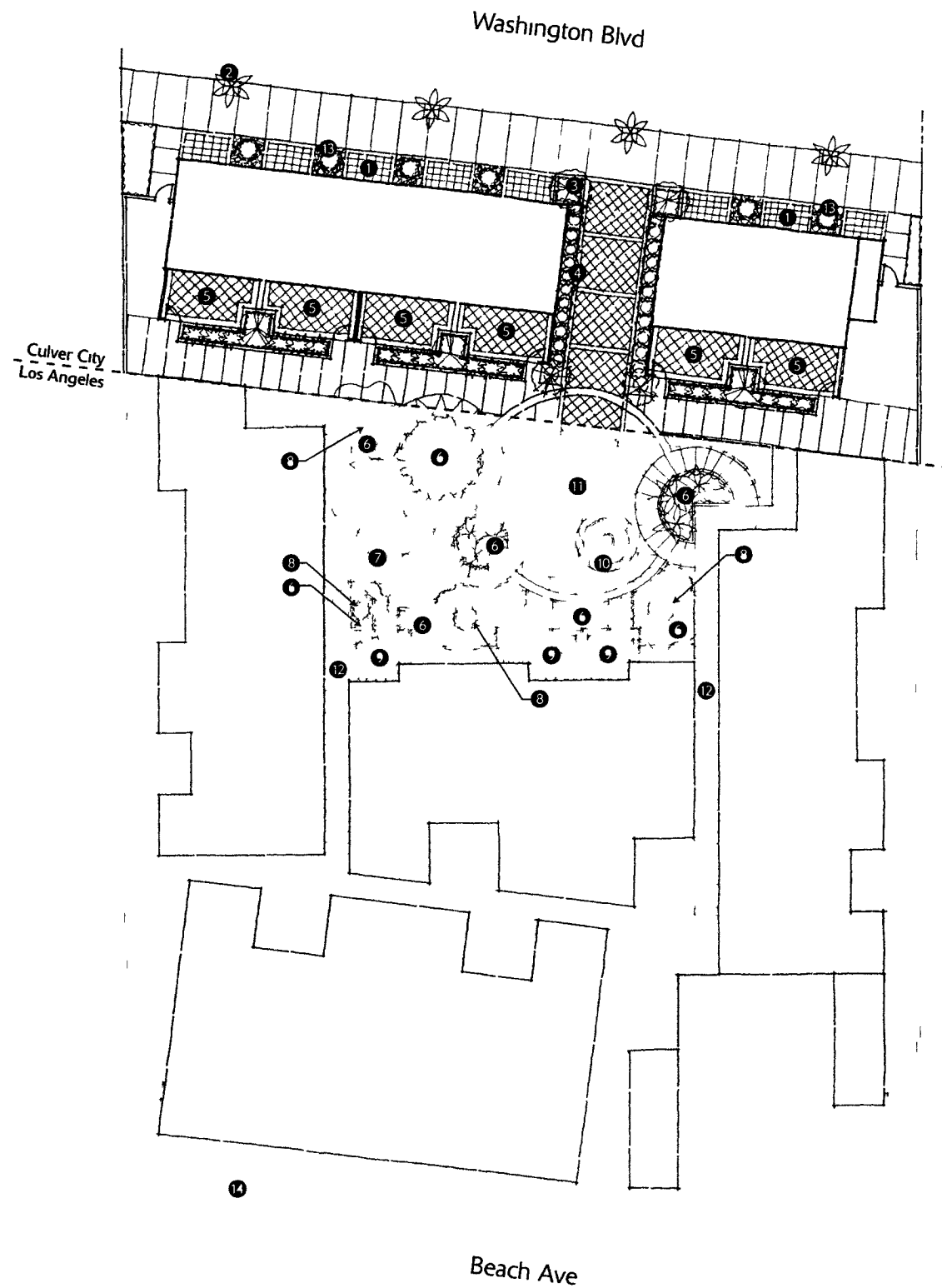


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Fax (310) 217-0425

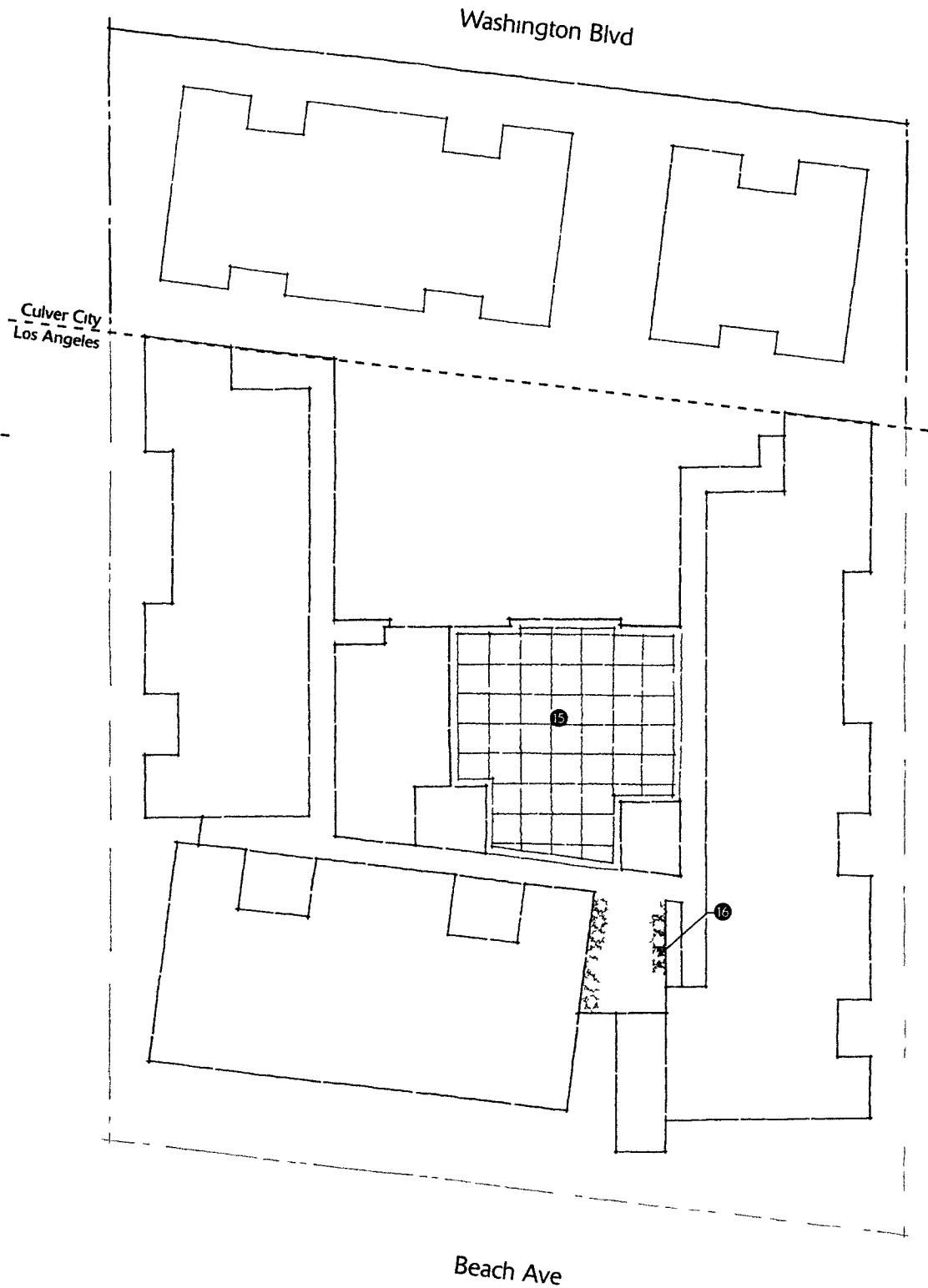
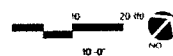
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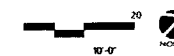
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1st Floor



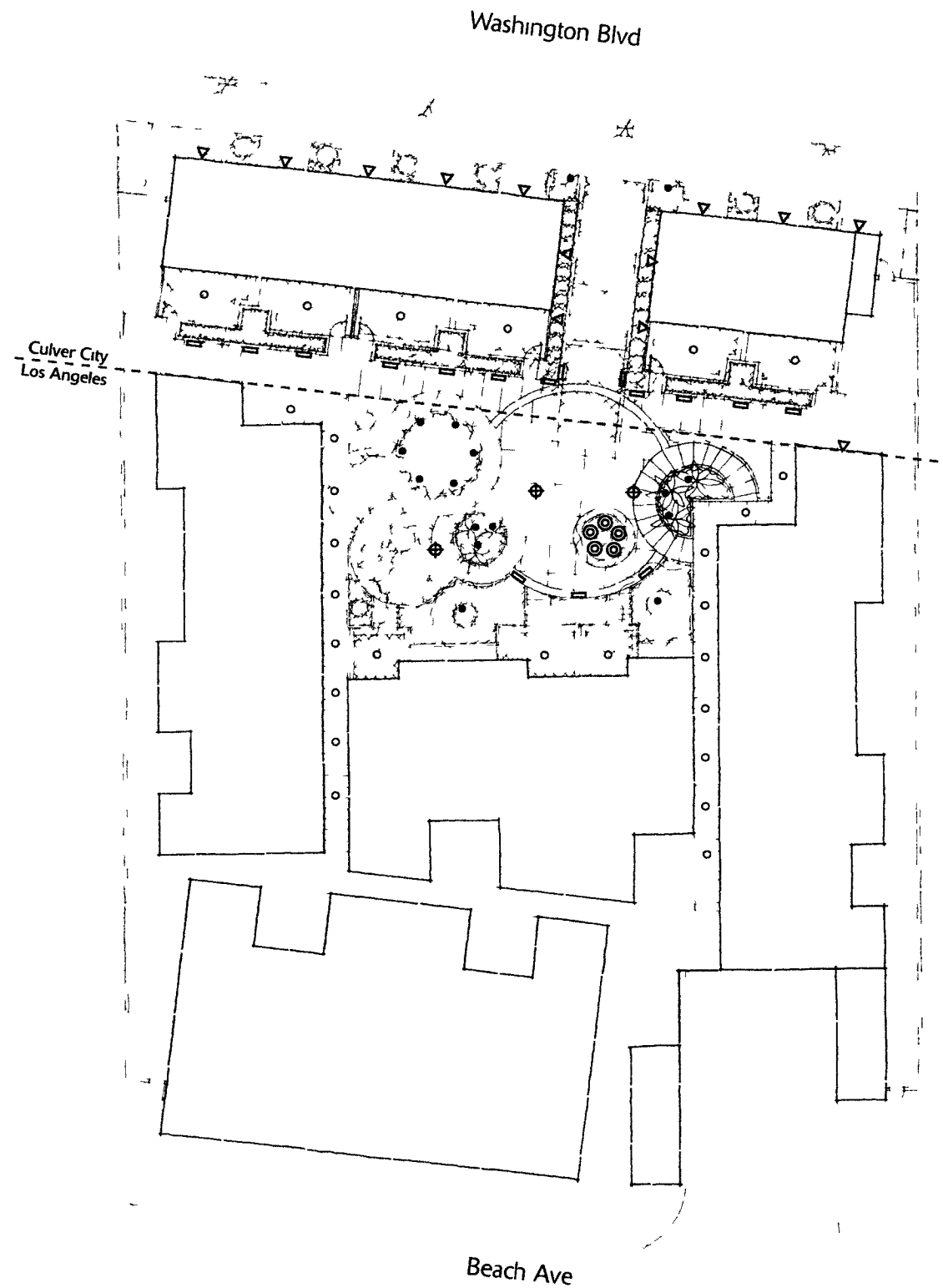
4th Floor



LEGEND

- 1 Paved "Welcome" for live / work unit
- 2 Proposed street tree (Match or relocate existing)
- 3 Main entry w/ accent tree or shrub in raised planter
- 4 Pot shelf - pots w/ vertical shrub
- 5 Unit patio w/ planting screen
- 6 Raised planter
- 7 Intimate seating area
- 8 Tree ring for larger tree
- 9 Expanded unit patio
- 10 Water feature
- 11 Plaza area
- 12 Covered walk w/ enriched paving
- 13 Oversized pot w/ columnar shrub
- 14 Existing tree
- 15 Roof deck
- 16 Movable decorative pot

Refer to Site Plan (Existing Conditions) for existing landscape conditions



LIGHTING LEGEND

- ⊙ Fountain Light
- ⊕ Pole Light
- ▬ Recessed Wall Light
- △ Sconce Light
- Tree Uplight
- Soffit / per Architect

1st Floor

Conceptual Lighting Plan Washington Lofts Los Angeles California

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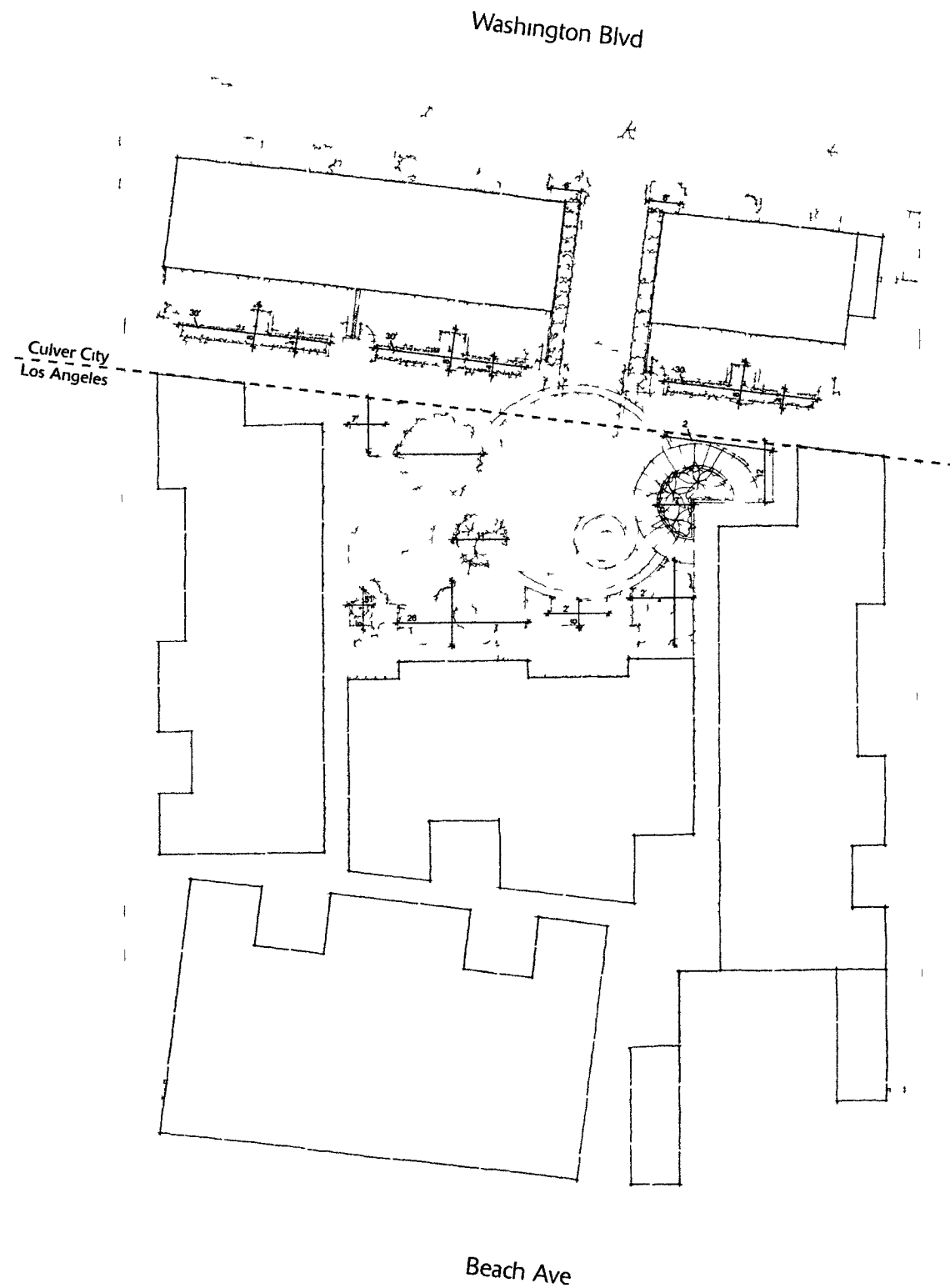
uma design

WMA

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1983 W 190th Street Suite 200
Torrance Ca 90504
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Fax (310) 217 0425

SCALE 1 10'-0"
DATE 11/04/05

23



1st Floor



Dimension Plan
Washington Lofts
 Los Angeles California

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 TEL (562) 430-0800

uma design



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 Fax (310) 217 0425

SCALE 1" = 10'-0"
 DATE 11/04/05

24

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date January 25, 2006	Item Number <u>PH-2</u>
AGENDA ITEM Site Plan Review, SPR P-2005086, and Vesting Tentative Tract Map, TTM P-2005087, for the Construction of Six Condominium Live/Work Units at 13340 Washington Boulevard	
Contact Person/Dept Sherry Jordan, Senior Planner	Phone Number (310) 253-5746
Fiscal Impact Yes ☐ No ☒	General Fund Yes ☐ No ☒
Public Hearing ☒	Action Item ☐ Attachments ☒
Public Notification A sign was posted on the site on 12/23/05 Notices were mailed on January 4, 2006 to all property owners, occupants, within a 300 foot radius of the site, extended to the end of the city block, courtesy notices were mailed to the Downtown Business Association, Culver City Homeowner Association, Tom Camerella, Marta Zaragoza, Sandi Levin, Culver City News, Culver City Observer, Culver City Chamber of Commerce, Planning Commission, City Council, East Culver City Neighborhood Alliance, various city personnel, and emailed to the Master Notification List on 1/4/06	
Planning Approval Thomas Gorham, Planning Manager 1/17/06	
<u>RECOMMENDATION</u> That the Planning Commission 1 Approve Site Plan Review, SPR P-2005086 subject to the Conditions of Approval as stated in Resolution No 2006-P001 (Attachment No 5) 2 Approve Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract Map No 63634) subject to the Conditions of Approval as stated in Resolution No 2006-P001 (Attachment No 5) <u>PROCEDURES</u> 1 Chair seeks motion to receive and file affidavit of mailing of notices 2 Chair calls on staff for a brief staff report and Commission poses questions to staff as desired 3 Chair opens the public hearing providing the applicant the first opportunity to speak followed by the general public 4 Chair seeks a motion to close the public hearing after all testimony has been presented 5 Commission discusses the matter and arrives at its decision	
Page 1 of 6	

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND

Request

The applicant requests approval of a Site Plan Review and Vesting Tentative Tract Map for construction of six condominium live/work units at 13340 Washington Boulevard in the Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones, and Commercial General Corridor General Plan Land Use Designation

General Information

See Attachment No 1 Project Summary

Project Data and Existing Conditions

The existing lots on which the six units are proposed to be located are part of a larger development parcel (160 X 215) consisting of eight lots. The site is currently developed with a Burger King fast food restaurant. Only the first 50.38 feet of the site along the south side of Washington Boulevard is in Culver City. The remaining portion of the site is in the City of Los Angeles (LA).

The applicant is proposing to consolidate the lots and subdivide the development parcel creating two separate tract maps following the city boundary lines. Vesting Tentative Tract Map No. 63634 in Culver City would contain six live/work condominium units facing Washington Boulevard (Attachment No. 6). Vesting Tentative Tract Map No. 63244 in LA would contain an additional 33 units of residential condominium units.

The portion of the project in Culver City consists of six two-bedroom live/work units in two buildings. Each 1,499 sq. ft. unit will be comprised of three stories consisting of workspace, bathroom, and deck on the ground level with two levels of living space above.

All of the parking for the overall development is located in a common subterranean garage with the only ingress and egress occurring from Beach Avenue in LA. The common subterranean parking garage extends under the live/work units and contains an elevator and stairwell up to the street level where there is pedestrian access for all the project residential units. A common trash enclosure will be located in the garage and will be serviced by LA.

City of Culver City, California
Planning Commission Agenda Item Report

City of Los Angeles (LA) Entitlements

The applicant is processing concurrent entitlement applications with the LA and Culver City. Two entitlement actions are required from LA. First, a one lot vesting tentative tract map for condominium purposes (Vesting Tentative Tract Map No. 63244) was conditionally approved by the City's Deputy Advisory Agency effective November 4, 2005. This map only applies to the LA portion of the project (33 residential condominium units).

Secondly, a Specific Plan Exception is pending before the West Los Angeles Planning Commission. The request is for an exception to the maximum allowable density and floor area requirements of the Glencoe/Maxella Specific Plan due to the circumstances relating to the split jurisdiction. The project as a whole meets the requirements of the specific plan. That is, 39 units on 33,812 sq. ft. (the total of the Culver City and LA parcels) meets the specific plan requirement of one unit for each 800 sq. ft. It is only when the project is viewed as two separate lots that the density exceeds the specific plan on the portion of the project in LA. The Specific Plan Exception application requests that the density and floor area on the LA portion of the site be permitted on the basis that the overall project is consistent with specific plan. The public hearing for the Specific Plan Exception is scheduled for February 1, 2006.

In compliance with the California Environmental Quality Act (CEQA), LA has certified a Mitigated Negative Declaration (MND) concurrent with the approval of the tentative tract map (Attachment No. 4). All mitigation measures established by the MND were incorporated as conditions of approval. Refer to additional discussion of the environmental determination for the project in the Environment Determination section of this report.

ANALYSIS

1. SITE PLAN REVIEW

Architectural Design

The building design can be characterized as modern using glass and stucco as the primary building materials. Along the front elevation, the first floor is recessed and comprised mostly of glass. At the second and third floor levels, the front elevation is articulated and a metal screen architectural feature will sit above a metal canopy that runs above the front doors. The canopy runs the entire length of the project connecting the two buildings. The proposed building

City of Culver City, California
Planning Commission Agenda Item Report

color pallet is made up of warm gray, cream, white, and brick red colors. Colored elevations and a sample materials board will be available at the meeting.

Landscaping and Walls

All landscaping at the street level will be provided in raised planters or pots as the entire area is above the parking garage. To the rear of the units there are private outdoor areas (patio or decks) at each level of the unit. The rear patios will face a common area landscaped courtyard.

Decorative paving will be provided along Washington Boulevard in front of the live/work units and down the pedestrian area between the two buildings leading to the common courtyard.

The parkway along Washington Boulevard will be required to be paved with tree well cutouts and street trees as required by the Public Works Department. One of the City's three over-the-street banner pole locations is located in the public parkway in front of this project.

Six foot high stuccoed block walls will be installed along both side property lines. Decorative metal fencing connecting the two buildings will be constructed facing Washington Boulevard.

Traffic and Parking

The overall project consisting of 39 units would be constructed on a site that now contains a 2,250 square foot Burger King fast food restaurant. The restaurant would be demolished as part of the project. Since the Burger King is now operating, the trip generation study for the proposed project would take credit for the restaurant that will be removed. With the new trip generation estimates for the project being less than the number of trips currently being generated at the site, it is not expected that the project would create any new traffic impacts.

In the parking garage 101 spaces are provided. The live/work units in Culver City require 18 spaces. The remaining 83 spaces are required for the residential units in LA. Three tandem pairs (consisting of 1 compact & 1 standard stall) and 12 standard stalls will be assigned to the live/work units. Two stalls per live/work unit will be located behind a security gate located in the aisleway parallel to Washington Boulevard and six standard guest parking spaces would be located outside of the security gate.

While the newly adopted zoning code no longer permits compact parking spaces, this development was already into the project review/application stage before the

City of Culver City, California
Planning Commission Agenda Item Report

new regulations became effective. The zoning code allows such projects to be processed in compliance with requirements that were in effect at the time the application was deemed complete.

2 TENTATIVE TRACT MAP

The project requires a one lot Tentative Tract Map for condominium purposes to create six live/work airspace units. The State Subdivision Map Act and Culver City Municipal Code (CCMC) Chapter 15.10 regulate the subdivision of land. The tract map process allows the City to review the proposed subdivision to ensure that the necessary improvements and dedications are provided for streets and other infrastructure. The Engineering Division has reviewed the proposed subdivision and found it to be in compliance with State and local regulations.

The northerly 20 feet of the project site, as indicated on the site plan, has previously been dedicated for street purposes for Washington Boulevard and has been improved to its ultimate width. No additional dedication is required at this time.

DISCUSSION

Comments Received

As of the printing of this report, staff has not received any inquiries concerning the project. The applicant held a community meeting on January 5 at Culver West Park. The applicant can brief the Commission on the issues discussed at the meeting.

Legal Standards for Decision/Project Findings

CCMC Section 17.540.020 requires certain findings must be made before an application for a Site Plan Review can be approved. Section 15.10.260 requires the Planning Commission to approve, approve with conditions, or disapprove a tentative map. Approval of a vesting tentative map confers a vested right to proceed with development in substantial compliance with ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.

Staff believes the findings for both Site Plan Review, SPR P-2005086, and Vesting Tentative Tract Map, TTM P-2005087, can be made as outlined in proposed Resolution No. 2006-P001 (Attachment No. 5).

City of Culver City, California
Planning Commission Agenda Item Report

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the City of Los Angeles as the Lead Agency for the overall project completed and filed a Mitigated Negative Declaration (MND). The City of Culver City is a Responsible Agency as an agency other than the Lead Agency that has a legal responsibility for also approving the project. As a Responsible Agency, Culver City is required to rely on the Lead Agency's MND when making a decision on the project.

Through an Initial Study this project has been determined to have less than significant impacts on the community provided certain mitigations are incorporated. The MND containing the Initial Study and mitigation measures are contained in Attachment No. 4 to this report.

ALTERNATIVE OPTIONS

The following alternative actions may be considered by the Planning Commission:

1. Approve the applications with the recommended conditions of approval if the applications are deemed to meet the required findings.
2. Approve the applications with additional or different conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Disapprove the applications if they do not meet the required findings.

ATTACHMENTS

1. Project Summary
2. Area Map
3. Aerial Map
4. City of Los Angeles Mitigated Negative Declaration/Initial Study
5. Draft Planning Commission Resolution No. 2006 P-001
6. Preliminary Development Plans and Vesting Tentative Tract Map No. 63634 file dated January 13, 2006
7. Sample Material Board (available at meeting)

Attachment 1
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Site Plan Review SPR P-2005086, and Vesting Tentative Track Map, TTM P2005087 for Construction of Six Condominium Live/Work units at 13340 Washington Boulevard		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
13340 Washington Boulevard		Washington Live/Work 3030 Old Ranch Parkway, Suite 450 Seal Beach, CA 90740
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI		☐ Tentative Parcel Map ☒ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment -Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other
APPROVAL BODY:		
☒ Public Hearing ☐ Administrative ☒ Planning Commission ☒ City Council		☐ Public Meeting ☒ Redevelopment Agency ☐ Other ☐ Administrative
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Categorical Exemption, Class _____ ☐ Negative Declaration or ☒ Mitigated Negative Declaration ☐ Environmental Impact Report Type _____	
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☒ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date 1/4/06	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 300 foot radius ☒ w/in 300 foot radius / Extended ☐ Other
Posting Date 12/23/05	☒ Onsite ☒ Offsite	☒ Other Also posted rear of overall project site on Beach Avenue
Publication Date	☐ Culver City News	☐ Other
Courtesy Date 1/4/06	☒ City Council ☒ Commissions ☒ Master Notification List ☐ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other Chamber of Commerce, Tom Camerella, Marta Zaragoza, & Downtown Business Association

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PROJECT SUMMARY

GENERAL INFORMATION	
General Plan Commercial General Corridor	Zoning Commercial General Zone
Redevelopment Plan Area #4	Overlay Zone/District Commercial Zero Setback Overlay Zone
Legal Description Portions of Lots 10, 11 12 & 13 of Beach s University Tract	Existing Land Use Fast food restaurant with surface parking

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	Commercial General	Across Washington Bl/commercial
South	City of LA	Proposed 33 residential condominium units as part of larger overall project
East	General Commercial	Auto repair
West	General Commercial	Marina Plaza stores/restaurants

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Building Coverage	(portion of parking	3,628 S F	Not Required
Landscaped Area	lot for existing fast food	1,006 S F	
Total Site	restaurant)		
Gross Floor Area			
Parking			
Standard		15	12
Standard Blocked		0	0
Handicapped		0	0
Compact		0	5 max
Compact Blocked		3	0
Loading		0	0
Total		18	18
Building Height		35	56 max
Building Setbacks			
Front		0	0
Rear		12	0
Side (East)		7	0
Side (West)		7	0
Other			
Private Space		389 SF/Unit	50 SF/Unit

ESTIMATED FEES:

☐ New Development Impact _____	☒ School District <u>TBD</u>	☒ Plan Check <u>TBD</u>
☒ In Lieu Parkland <u>TBD</u>	☒ Art <u>TBD</u>	☒ Sewer <u>TBD</u>

INTERDEPARTMENTAL REVIEW:

Planning Engineering Building & Safety Fire Prevention, Redevelopment Agency and City Attorney

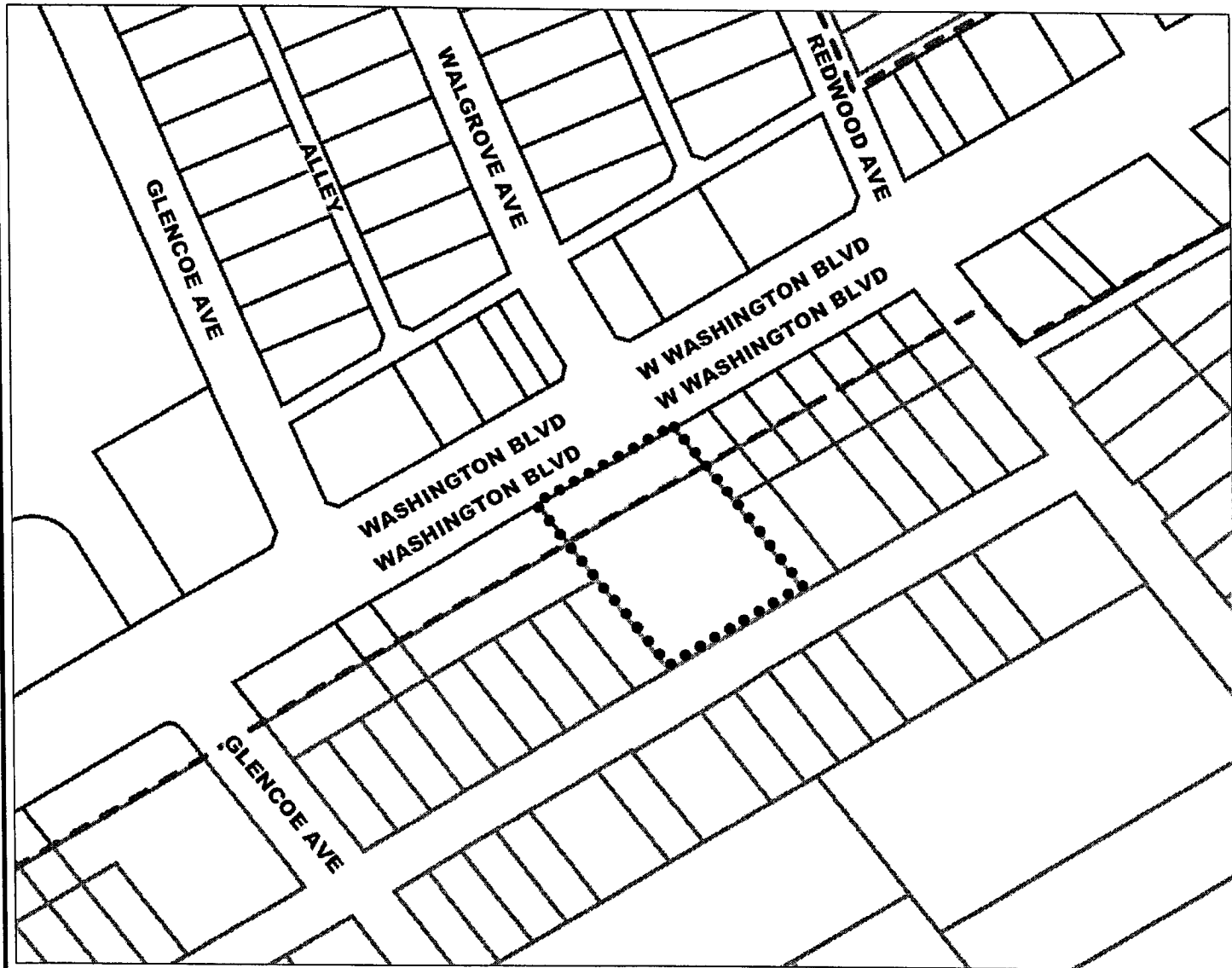
PROJECT SUMMARY

reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.

ART IN PUBLIC PLACES:

The applicant has submitted his intention to satisfy the requirement by paying 1% of the project's valuation as determined by the Building Safety Division into the City Art Fund.

Attachment No 2
Area Map



**13340 Washington
Boulevard**

**SPR P2005086 and
TTM P2005087**

Legend



Selected Properties

0 125 250 ft

Scale 1 2 500

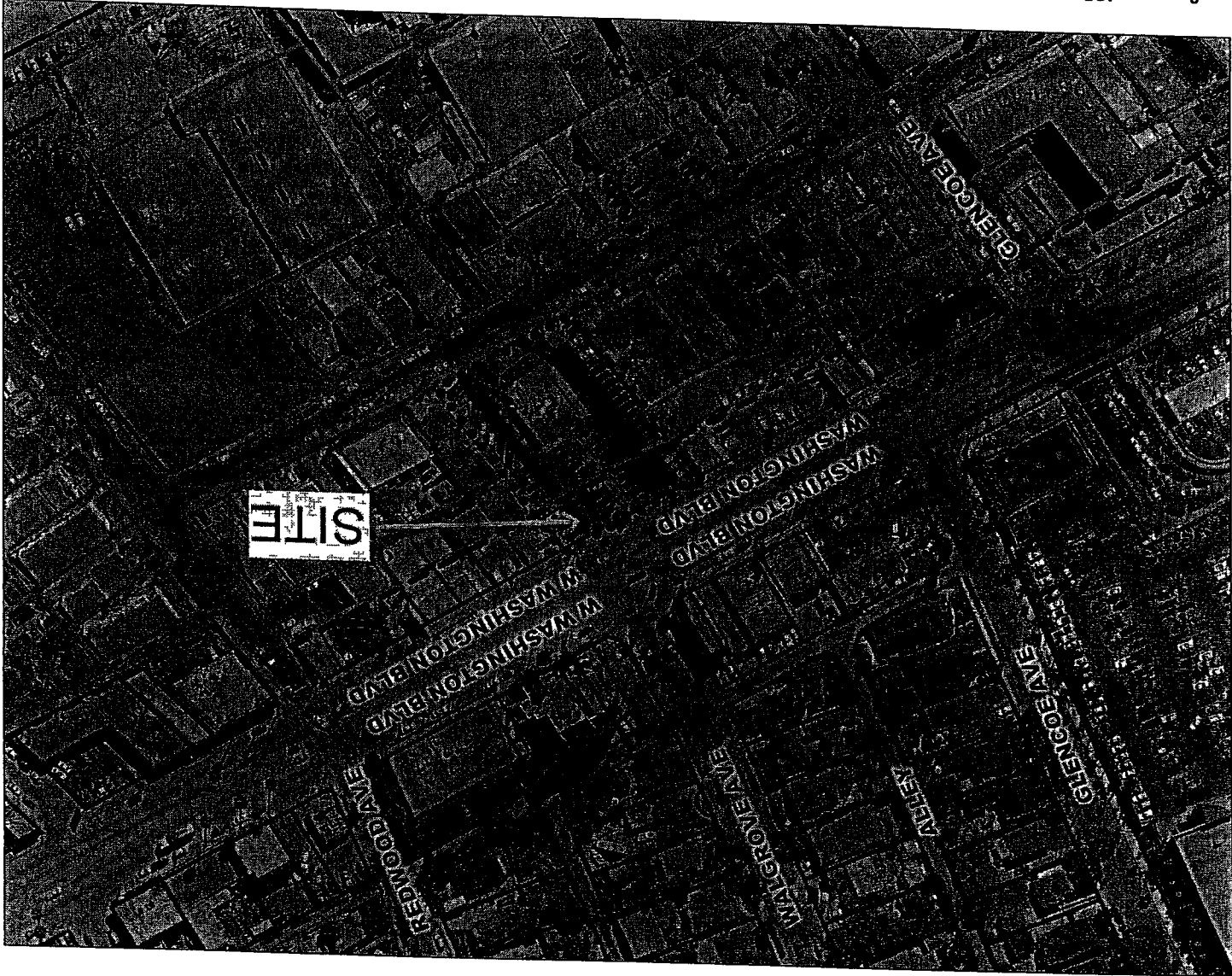


City of Culver City
Planning Division
Map Created Jan 13 2006
Meeting Date January 25 2006

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Attachment No 3
Aerial Map

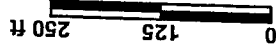
13340 Washington
Boulevard
SPR P2005086 and
TTM P2005087



City of Culver City
Planning Division
Map Created Jan 13 2006
Meeting Date January 25 2006



Scale 1 2 500



Attachment No 4

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY
LOS ANGELES DEPARTMENT OF CITY PLANNING

COUNCIL DISTRICT
11

PROJECT TITLE
ENV 2005 4295 MND

CASE NO
VTT 63244 APCW 2005-4303 SPE/ VTT 62364

PROJECT LOCATION
13337 W BEACH AVE LOS ANGELES 13340 W WASHINGTON BOULEVARD CULVER CITY

PROJECT DESCRIPTION
VESTING TENTATIVE TRACT MAP NOS 63244 AND 63634 TO PERMIT THE CONSTRUCTION OF A 41 UNIT 50 FEET HIGH CONDOMINIUM WITH 103 PARKING SPACES IN A SUBTERANEAN PARKING LOT VTT 63244 WILL CONTAIN UNITS NO 1 35 AND IS LOCATED IN THE CITY OF LOS ANGELES AND VTT 63634 WILL CONTAIN UNITS NO 36 41 AND IS LOCATED IN THE CITY OF CULVER CITY SPECIFIC PLAN EXCEPTION TO PERMIT THE DENSITY OF UNIT NO 32 TO BE BASED ON 211 SQUARE FEET OF LOT AREA AND THE DENSITY OF UNIT NOS 33 35 TO BE BASED ON ZERO SQUARE FEET OF LOT AREA IN LIEU OF THE REQUIRED 800 SQUARE FEET OF LOT AREA IN THE CM(GM) 2D CA ZONE SPECIFIC PLAN EXCEPTION TO PERMIT A 1 89 TO 1 FLOOR AREA RATIO (FAR) IN LIEU OF THE MAXIMUM PERMITTED 1 75 FAR SITE PLAN REVIEW FOR UNIT NOS 36-41

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
STEVEN W ROSS
3030 OLD RANCH PARKWAY SUITE 450
SEAL BEACH CA 90740

FINDING

The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED

Any written comments received during the public review period are attached together with the response of the Lead City Agency The project decision maker may adopt the mitigated negative declaration amend it or require preparation of an EIR Any changes made should be supported by substantial evidence in the record and appropriate findings made

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

MAYA ZAITZEVSKY

CITY PLANNER

(213) 978 1416

ADDRESS

SIGNATURE (Official)

DATE

Room 721
200 N SPRING STREET 7th FLOOR
LOS ANGELES CA 90012

08/17/2005

RECEIVED

OCT 06 2005

Culver City
Planning Division

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MITIGATED NEGATIVE DECLARATION
ENV 2005 4295 MND

I b2 Aesthetics (Landscaping)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:

- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan including an automatic irrigation plan prepared by a licensed landscape architect to the satisfaction of the decision maker.

I c1 Aesthetics (Light)

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:

- Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties.

III d1 Air Pollution (Stationary)

Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:

- The applicant shall install an air filtration system capable of removing 99.97% of all airborne contaminants at 0.3 microns in order to reduce the effects of diminished air quality on the occupants of the project.

IV f Tree Removal (Non Oaks)

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Street Tree Division of the Bureau of Street Services. All trees in the public right of way shall be provided per the current Street Tree Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site on a 1:1 basis shall be required for the unavoidable loss of desirable trees on the site and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the decision maker.
- The genus or genera of the tree(s) shall provide a minimum crown of 30-50 feet. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978) Guidelines K: Vehicular Use Areas.
- Note: Removal of all trees in the public right of way shall require approval of the Board of Public Works. Contact Street Tree Division at 213-485-5675.

VI aii Seismic

Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

VI b1 Haul Routes

Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:

- Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.

VI b2 Erosion/Grading/Short Term Construction Impacts

Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

- Air Quality

MITIGATED NEGATIVE DECLARATION
ENV 2005 4295-MND

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403 Wetting could reduce fugitive dust by as much as 50 percent
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling and at all times provide reasonable control of dust caused by wind
- All loads shall be secured by trimming watering or other appropriate means to prevent spillage and dust
- All materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amount of dust
- All clearing earth moving or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph) so as to prevent excessive amounts of dust
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144 331 and 161 574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible
- Construction and demolition shall be restricted to the hours of 7 00 am to 6 00 pm Monday through Friday and 8 00 am to 6 00 pm on Saturday
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously
- The project contractor shall use power construction equipment with state of the art noise shielding and muffling devices
- The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations which insure an acceptable interior noise environment
- **General Construction**
- Sediment carries with it other work site pollutants such as pesticides cleaning solvents cement wash asphalt and car fluids that are toxic to sea life
- All waste shall be disposed of properly Use appropriately labeled recycling bins to recycle construction materials including solvents water based paints vehicle fluids broken asphalt and concrete wood and vegetation Non recyclable materials/wastes shall be taken to an appropriate landfill Toxic wastes must be discarded at a licensed regulated disposal site
- Leaks drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains
- Pavement shall not be hosed down at material spills Dry cleanup methods shall be used whenever possible
- Dumpsters shall be covered and maintained Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting
- Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited
- All vehicle/equipment maintenance repair and washing shall be conducted away from storm drains All major repairs shall be conducted off site Drip pans or drop clothes shall be used to catch drips and spills

VI c1 **Liquefaction**

Environmental impacts may result due to the proposed project's location in an area with liquefaction potential However these potential impacts will be mitigated to a level of insignificance by the following measures

- The project shall comply with the Uniform Building Code Chapter 18 Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss estimation of settlement lateral movement or reduction in foundation soil bearing capacity and discuss mitigation measures that may include building design consideration
- Building design considerations shall include but are not limited to ground stabilization selection of appropriate foundation type and depths selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

MITIGATED NEGATIVE DECLARATION
ENV 2005 4295 MND

VII b5 Explosion/Release (Asbestos Containing Materials)

Due to the age of the building(s) being demolished asbestos containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

VIII c2 Single Family Dwelling (10+ Home Subdivision/Multi Family)

Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by the Los Angeles Regional Water Quality Control Board, including the following. (A copy of the SUSMP can be downloaded at <http://www.swrcb.ca.gov/rwqcb4/>)

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post-development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase in peak stormwater discharge rate will result in increased potential for downstream erosion.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought-tolerant plants.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including pervious concrete/asphalt, unit pavers, i.e., turf block and granular materials, i.e., crushed aggregates, cobbles.
- Install roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge, and reduce excess runoff into storm drains.
- Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works Stormwater Management Division.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING, DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Design an efficient irrigation system to minimize runoff, including drip irrigation for shrubs to limit excessive spray, shutoff devices to prevent irrigation after significant precipitation, and flow reducers.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP 6770) satisfactory to the Planning Department, binding the owners to post-construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

XI a2 Increased Noise Levels (Parking Structure Ramps)

Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.

MITIGATED NEGATIVE DECLARATION
ENV 2005 4295 MND

XI a13 Severe Noise Levels (Residential Only)

Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a level of insignificance by the following measures:

- All exterior windows having a line of sight _____ (noise source) shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No 35-1 1979 edition or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XIII a Public Services (Fire)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant; and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII c1 Public Services (Schools)

Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XIII e Public Services (Street Improvements Not Required By DOT)

Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct proportion to those caused by the proposed project's implementation.

XIV a Recreation (Increase Demand For Parks Or Recreational Facilities)

Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:

- Per Section 17.12 A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums or Recreation and Park fees for construction of apartment buildings.

XV e Inadequate Emergency Access

Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a level of insignificance by the following measure:

- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code required emergency access.

XVI f Utilities (Solid Waste)

Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

XVII b Cumulative Impacts

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a level of insignificance by imposing the above mitigation measures.

(VII d End

MITIGATED NEGATIVE DECLARATION
ENV 2005 4295 MND

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision making body except as noted on the face page of this document

- Therefore it is concluded that no significant impacts are apparent which might result from this project's implementation

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

ROOM 395 CITY HALL

LOS ANGELES CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY LOS ANGELES DEPARTMENT OF CITY PLANNING		COUNCIL DISTRICT CD 11 BILL ROSENDAHL	DATE 07/26/2005
RESPONSIBLE AGENCIES CITY OF CULVER CITY			
ENVIRONMENTAL CASE ENV 2005 4295 MND		RELATED CASES VTT 63244 APCW 2005-4303 SPE/ VTT 62364	
PREVIOUS ACTIONS CASE NO		☐ Does have significant changes from previous actions ☒ Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION 35 UNIT CONDO			
ENV PROJECT DESCRIPTION VESTING TENTATIVE TRACT MAP NOS 63244 AND 63634 TO PERMIT THE CONSTRUCTION OF A 41 UNIT 50 FEET HIGH CONDOMINIUM WITH 103 PARKING SPACES IN A SUBTERANEAN PARKING LOT VTT 63244 WILL CONTAIN UNITS NO 1 35 AND IS LOCATED IN THE CITY OF LOS ANGELES AND VTT 63634 WILL CONTAIN UNITS NO 36 41 AND IS LOCATED IN THE CITY OF CULVER CITY SPECIFIC PLAN EXCEPTION TO PERMIT THE DENSITY OF UNIT NO 32 TO BE BASED ON 211 SQUARE FEET OF LOT AREA AND THE DENSITY OF UNIT NOS 33 35 TO BE BASED ON ZERO SQUARE FEET OF LOT AREA IN LIEU OF THE REQUIRED 800 SQUARE FEET OF LOT AREA IN THE CM(GM) 2D-CA ZONE SPECIFIC PLAN EXCEPTION TO PERMIT A 1 89 TO 1 FLOOR AREA RATIO (FAR) IN LIEU OF THE MAXIMUM PERMITTED 1 75 FAR SITE PLAN REVIEW FOR UNIT NOS 36 41			
ENVIRONMENTAL SETTINGS THE PROJECT SITE IS A 76 NET ACRE SITE LOCATED IN THE CITY OF LOS ANGELES AND THE CITY OF CULVER CITY THE PORTION IN THE CITY OF CULVER CITY IS ZONED C3 (GENERAL COMMERCIAL) AND IS 8 001 SQUARE FEET THE PORTION IN THE CITY OF LOS ANGELES IS 25 011 NET SQUARE FEET AND IS ZONED CM(GM) 2D CA THE SITE IS CURRENTLY DEVELOPED WITH A FAST FOOD RESTAURANT AND ASSOCIATED PARKING ADJACENT USES ARE COMMERCIAL PROPERTIES ALONG WASHINGTON BOULEVARD IN THE CITY OF CULVER CITY A SINGLE FAMILY RESIDENCE TO THE SOUTH WEST ALONG BEACH AVENUE COMMERCIAL USES TO THE NORTH EAST ALONG BEACH AVENUE AND LIGHT INDUSTRIAL USES TO THE SOUTH ALONG BEACH AVENUE BEACH AVENUE IS A LOCAL STREET DEDICATED TO A 50 FOOT WIDTH AT THE PROJECT'S STREET FRONTAGE WASHINGTON BOULEVARD IS A MAJOR HIGHWAY CLASS II DEDICATED TO A 100 FOOT WIDTH AT THE PROJECT S STREET FRONTAGE			
PROJECT LOCATION 13337 W BEACH AVE LOS ANGELES 13340 W WASHINGTON BOULEVARD CULVER CITY			
COMMUNITY PLAN AREA PALMS MAR VISTA DEL REY STATUS ☐ Preliminary ☐ Does Conform to Plan ☐ Proposed ☒ Does NOT Conform to Plan ☒ ADOPTED		AREA PLANNING COMMISSION WEST LOS ANGELES CERTIFIED NEIGHBORHOOD COUNCIL DEL REY	
EXISTING ZONING CM(GM) 2D CA		MAX DENSITY ZONING 38 UNITS	

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GENERAL PLAN LAND USE COMMERCIAL MANUFACTURING	MAX DENSITY PLAN	
	PROPOSED PROJECT DENSITY 41 UNITS	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared
- ☐ I find the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required
- ☐ I find the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required but it must analyze only the effects that remain to be addressed
- ☐ I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project nothing further is required

Maya E Zaitzky

CITY PLANNER

(213) 978 1416

Signature

Title

Phone

Evaluation Of Environmental Impacts

- 1 A brief explanation is required for all answers except 'No Impact' answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A 'No Impact' answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A 'No Impact' answer should be explained where it is based on project specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2 All answers must take account of the whole action involved including off site as well as on site cumulative as well as project-level indirect as well as direct and construction as well as operational impacts.
- 3 Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. Potentially Significant Impact is appropriate if there is substantial evidence that an effect may be significant. If there are one or more Potentially Significant Impact entries when the determination is made an EIR is required.
- 4 Negative Declaration, Less Than Significant With Mitigation Incorporated applies where the incorporation of a mitigation measure has reduced an effect from 'Potentially Significant Impact' to 'Less Than Significant Impact'. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, Earlier Analysis, cross referenced).
- 5 Earlier analysis must be used where pursuant to the tiering program EIR or other CEQA process an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a brief discussion should identify the following:
 - a Earlier Analysis Used. Identify and state where they are available for review.

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- b Impacts Adequately Addressed Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis
 - c Mitigation Measures For effects that are Less Than Significant With Mitigation Measures Incorporated describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site specific conditions for the project
- 6 Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans zoning ordinances) Reference to a previously prepared or outside document should where appropriate include a reference to the page or pages where the statement is substantiated
- 7 Supporting Information Sources A sources list should be attached and other sources used or individuals contacted should be cited in the discussion
- 8 This is only a suggested form and lead agencies are free to use different formats however lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected
- 9 The explanation of each issue should identify
- a The significance criteria or threshold if any used to evaluate each question and
 - b The mitigation measure identified if any to reduce the impact to less than significance

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Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a Potentially Significant Impact as indicated by the checklist on the following pages

☒ AESTHETICS	☒ HAZARDS AND HAZARDOUS MATERIALS	☒ PUBLIC SERVICES
☐ AGRICULTURAL RESOURCES	☒ HYDROLOGY AND WATER QUALITY	☒ RECREATION
☒ AIR QUALITY	☐ LAND USE AND PLANNING	☒ TRANSPORTATION/CIRCULATION
☒ BIOLOGICAL RESOURCES	☐ MINERAL RESOURCES	☒ UTILITIES
☐ CULTURAL RESOURCES	☒ NOISE	☒ MANDATORY FINDINGS OF SIGNIFICANCE
☒ GEOLOGY AND SOILS	☐ POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME

STEVEN W ROSS

PHONE NUMBER

(562) 493 7267

APPLICANT ADDRESS

3030 OLD RANCH PARKWAY SUITE 450
SEAL BEACH CA 90740

AGENCY REQUIRING CHECKLIST

DEPARTMENT OF CITY PLANNING

DATE SUBMITTED

06/29/2005

PROPOSAL NAME (if Applicable)

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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I AESTHETICS

a	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?				✓
b	SUBSTANTIALLY DAMAGE SCENIC RESOURCES INCLUDING BUT NOT LIMITED TO TREES ROCK OUTCROPPINGS AND HISTORIC BUILDINGS OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY DESIGNATED SCENIC HIGHWAY?				✓
c	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?		✓		
d	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓		

II AGRICULTURAL RESOURCES

a	CONVERT PRIME FARMLAND UNIQUE FARMLAND OR FARMLAND OF STATEWIDE IMPORTANCE AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY TO NON AGRICULTURAL USE?				✓
b	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE OR A WILLIAMSON ACT CONTRACT?				✓
c	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH DUE TO THEIR LOCATION OR NATURE COULD RESULT IN CONVERSION OF FARMLAND TO NON AGRICULTURAL USE?				✓

III AIR QUALITY

a	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓	
b	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?		✓		
c	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON ATTAINMENT (OZONE CARBON MONOXIDE & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓		
d	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?		✓		
e	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?				✓

IV BIOLOGICAL RESOURCES

a	HAVE A SUBSTANTIAL ADVERSE EFFECT EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION ON ANY SPECIES IDENTIFIED AS A CANDIDATE SENSITIVE OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS POLICIES OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U S FISH AND WILDLIFE SERVICE ?				✓
b	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS POLICIES REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U S FISH AND WILDLIFE SERVICE ?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING BUT NOT LIMITED TO MARSH VERNAL POOL COASTAL ETC) THROUGH DIRECT REMOVAL FILLING HYDROLOGICAL INTERRUPTION OR OTHER MEANS?				✓
d	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?				✓
e	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN NATURAL COMMUNITY CONSERVATION PLAN OR OTHER APPROVED LOCAL REGIONAL OR STATE HABITAT CONSERVATION PLAN?				✓
V CULTURAL RESOURCES					
a	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d	DISTURB ANY HUMAN REMAINS INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓
VI GEOLOGY AND SOILS					
a	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS INCLUDING THE RISK OF LOSS INJURY OR DEATH INVOLVING RUPTURE OF A KNOWN EARTHQUAKE FAULT AS DELINEATED ON THE MOST RECENT ALQUIST-PRILO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42				✓
b	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS INCLUDING THE RISK OF LOSS INJURY OR DEATH INVOLVING STRONG SEISMIC GROUND SHAKING?		✓		
c	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS INCLUDING THE RISK OF LOSS INJURY OR DEATH INVOLVING SEISMIC RELATED GROUND FAILURE INCLUDING LIQUEFACTION?		✓		
d	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS INCLUDING THE RISK OF LOSS INJURY OR DEATH INVOLVING LANDSLIDES?				✓
	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT AND POTENTIAL RESULT IN ON OR OFF SITE LANDSLIDE LATERAL SPREADING SUBSIDENCE LIQUEFACTION OR COLLAPSE?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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g	BE LOCATED ON EXPANSIVE SOIL AS DEFINED IN TABLE 18.1 B OF THE UNIFORM BUILDING CODE (1994) CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

VII HAZARDS AND HAZARDOUS MATERIALS

a	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT USE OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		
c	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS SUBSTANCES OR WASTE WITHIN ONE QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND AS A RESULT WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR WHERE SUCH A PLAN HAS NOT BEEN ADOPTED WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS INJURY OR DEATH INVOLVING WILDLAND FIRES INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

VIII HYDROLOGY AND WATER QUALITY

a	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?			✓	
b	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G. THE PRODUCTION RATE OF PRE EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON OR OFF-SITE?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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d	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON OR OFF SITE?		✓		
e	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓		
f	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g	PLACE HOUSING WITHIN A 100 YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS INQUIRY OR DEATH INVOLVING FLOODING INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j	INUNDATION BY SEICHE TSUNAMI OR MUDFLOW?				✓

IX LAND USE AND PLANNING

a	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
b	CONFLICT WITH APPLICABLE LAND USE PLAN POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN SPECIFIC PLAN COASTAL PROGRAM OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?			✓	
c	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓

X MINERAL RESOURCES

a	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN SPECIFIC PLAN OR OTHER LAND USE PLAN?				✓

XI NOISE

a	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?			✓	
c	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
d	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR WHERE SUCH A PLAN HAS NOT BEEN ADOPTED WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓

XII POPULATION AND HOUSING

a	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓

XIII PUBLIC SERVICES

a	FIRE PROTECTION?		✓		
b	POLICE PROTECTION?				✓
c	SCHOOLS?		✓		
d	PARKS?				✓
e	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		

XIV RECREATION

a	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

XV TRANSPORTATION/CIRCULATION

a	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I E RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS THE VOLUME TO RATIO CAPACITY ON ROADS OR CONGESTION AT INTERSECTIONS)?				✓
b	EXCEED EITHER INDIVIDUALLY OR CUMULATIVELY A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E G SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E G FARM EQUIPMENT)?				✓

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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e	RESULT IN INADEQUATE EMERGENCY ACCESS?		✓		
f	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g	CONFLICT WITH ADOPTED POLICIES PLANS OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E G BUS TURNOUTS BICYCLE RACKS)?				✓

XVI UTILITIES

a	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?				✓
e	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT=S PROJECTED DEMAND IN ADDITION TO THE PROVIDER=S				✓
f	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT=S SOLID WASTE DISPOSAL NEEDS?				✓
g	COMPLY WITH FEDERAL, STATE AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?		✓		

XVII MANDATORY FINDINGS OF SIGNIFICANCE

a	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				✓
b	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE@ MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS THE EFFECTS OF OTHER CURRENT PROJECTS AND THE EFFECTS OF PROBABLE FUTURE PROJECTS)		✓		
c	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS EITHER DIRECTLY OR INDIRECTLY?				✓

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g. Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Maps and reports are used to identify potential future significant seismic events including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein including but not limited to reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document, the environmental case file known as **ENV 2005-4295 MND** and the associated case(s) **VTT 63244, APCW 2005-4303 SPE/ VTT 62364**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not

- Substantially degrade environmental quality
- Substantially reduce fish or wildlife habitat
- Cause a fish or wildlife habitat to drop below self sustaining levels
- Threaten to eliminate a plant or animal community
- Reduce number or restrict range of a rare, threatened, or endangered species
- Eliminate important examples of major periods of California history or prehistory
- Achieve short term goals to the disadvantage of long term goals
- Result in environmental effects that are individually limited but cumulatively considerable
- Result in environmental effects that will cause substantial adverse effects on human beings

ADDITIONAL INFORMATION

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers, visit the City's website at <http://www.lacity.org>, City Planning and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N. Spring Street, Room 763. Seismic Hazard Maps: <http://gmw.consrv.ca.gov/shmp/>, Engineering/Infrastructure/Topographic Maps/Parcel Information: <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading, Navigate LA.

PREPARED BY	TITLE	TELEPHONE NO	DATE
MAYA ZAITZEVSKY	CITY PLANNER	(213) 978 1416	08/22/2005

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Impact?	Explanation	Mitigation Measures
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APPENDIX A ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I AESTHETICS

a	NO IMPACT	THE SITE IS DEVELOPED WITH A FAST FOOD RESTAURANT AND SURFACE PARKING LOT THE CONSTRUCTION OF THE PROPOSED PROJECT WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA.	
b	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN ANY SCENIC RESOURCES OR ANY LOCALLY RECOGNIZED DESIRABLE FEATURES WITHIN A SCENIC HIGHWAY NO IMPACT WOULD RESULT	
c	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE RESIDENTIAL DEVELOPMENT WILL NEED TO BE LANDSCAPED TO MITIGATE THE INCREASED DENSITY OF THE PROPOSED PROJECT AFTER IMPLEMENTATION OF THE MITIGATION MEASURE THE IMPACT WILL BE LESS THAN SIGNIFICANT	I b2
d	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE RESIDENTIAL PROJECT WILL BE 50 FEET HIGH THE LIGHT FROM THE BUILDINGS WILL NEED TO BE SHIELDED DOWNWARD TO MITIGATE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	I c1

II AGRICULTURAL RESOURCES

a	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE NO IMPACT WILL RESULT	
b	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE NO IMPACT WILL RESULT	
c	NO IMPACT	THE PROJECT WILL NOT RESULT IN CONVERSION OF FARMLAND TO NON AGRICULTURAL USE	

III AIR QUALITY

a	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT OF THIS 41 UNIT RESIDENTIAL PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN	
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Impact?	Explanation	Mitigation Measures
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES	SEE MITIGATION MEASURE VI B2
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES	SEE MITIGATION MEASURE VI B2
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE OPERATIONAL IMPACTS TO THE OCCUPANTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE USE OF AN AIR FILTRATION SYSTEM	III d1
NO IMPACT	NO OBJECTIONABLE ODORS ARE ANTICIPATED TO RESULT FROM THIS RESIDENTIAL PROJECT	

IV BIOLOGICAL RESOURCES

a	NO IMPACT	THE SITE IS FULLY DEVELOPED WITH A RESTAURANT AND ASSOCIATED PARKING NO SENSITIVE SPECIES ARE EXPECTED TO BE LOCATED ON THE SITE NO IMPACT WILL RESULT	
b	NO IMPACT	THE SITE DOES NOT CONTAIN RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITIES NO IMPACT WOULD RESULT	
c	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS NO IMPACT WOULD RESULT	
d	NO IMPACT	THE PROJECT AREA IS FULLY DEVELOPED WITH A RESTAURANT SURFACE PARKING AND SOME LANDSCAPING THE SITE DOES NOT CONTAIN WILDLIFE CORRIDORS OR NURSERY SITES NO IMPACT WILL RESULT	
e	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE CONTAINS SEVEN TREES WHICH ARE PROPOSED TO BE REMOVED NINE TREES WHICH ARE OVER 12 INCHES IN DIAMETER WILL NEED TO BE REPLACED ON A 1:1 RATIO AFTER MITIGATION THE IMPACT WILL BE LESS THAN SIGNIFICANT	IV f
f	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLANS	

V CULTURAL RESOURCES

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Impact?	Explanation	Mitigation Measures
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a	NO IMPACT	THE SITE DOES NOT CONTAIN ANY HISTORIC RESOURCES NO IMPACT WOULD RESULT	
b	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN ARCHAEOLOGICAL RESOURCES NO IMPACT WOULD RESULT	
c	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN PALEONTOLOGICAL RESOURCES NO IMPACT WOULD RESULT	
d	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE PROJECT SITE NO IMPACT WOULD RESULT	
VI GEOLOGY AND SOILS			
a	NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST PRIOLO ZONE NO IMPACT WOULD RESULT	
b	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT PROPERTY IS SUBJECT TO STRONG SEISMIC SHAKING, HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE FOLLOWING THE UNIFORM BUILDING CODE STANDARDS DURING CONSTRUCTION	VI a1
c	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED IN AN AREA THAT IS SUSCEPTIBLE TO LIQUEFACTION THE APPLICANT WILL BE REQUIRED TO SUBMIT A SOILS REPORT TO THE DEPARTMENT OF BUILDING AND SAFETY GRADING DIVISION, WHICH WILL INCORPORATE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL	VI c1
d	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS NO IMPACT WOULD RESULT	
e	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	ENVIRONMENTAL IMPACTS MAY RESULT FROM THE GRADING OF THE SITE AND THE HAULING OF THE SOIL HOWEVER, THESE IMPACTS WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE INCORPORATION OF CONSTRUCTION AND HAULING MITIGATION MEASURES	VI b1 VI b2
	NO IMPACT	THE PROPERTY IS STABLE AND IS NOT ANTICIPATED TO BECOME UNSTABLE DUE TO CONSTRUCTION OF THE PROJECT	

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Impact?	Explanation	Mitigation Measures
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g	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS NO IMPACT WOULD RESULT	
h	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS PROJECT NO IMPACT WOULD RESULT	

VII HAZARDS AND HAZARDOUS MATERIALS

a	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED USED OR DISPOSED OF AS PART OF THIS RESIDENTIAL PROJECT	
b	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE BUILDING ON THE SITE MAY CONTAIN ASBESTOS CONTAINING MATERIALS (ACM) AN ACM SURVEY AND REMOVAL OF ANY ACM MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT TO MITIGATE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	VII b5
c	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE USED WITH THIS RESIDENTIAL PROJECT NO IMPACT WOULD RESULT	
d	NO IMPACT	THE SITE IS NOT LOCATED ON A HAZARDOUS MATERIALS LIST NO IMPACT WOULD RESULT	
e	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN THE PROPOSED RESIDENTIAL PROJECT WOULD NOT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE AREA	
f	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP THE PROPOSED RESIDENTIAL PROJECT WOULD NOT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE AREA	
g	NO IMPACT	THIS RESIDENTIAL PROJECT WOULD NOT INTERFERE WITH ANY EMERGENCY RESPONSE OR EVACUATION PLANS NO IMPACT WOULD RESULT	
h	NO IMPACT	THE PROJECT SITE IS NOT LOCATED IN AN AREA OF WILDLAND FIRES NO IMPACT WOULD RESULT	

VIII HYDROLOGY AND WATER QUALITY

a	LESS THAN SIGNIFICANT IMPACT	DUE TO ITS SMALL SIZE AND RESIDENTIAL NATURE THE PROPOSED PROJECT IS NOT PROJECTED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS	
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	Impact?	Explanation	Mitigation Measures
b	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERENCE OF GROUNDWATER RECHARGE THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP	
c	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN A STREAM OR RIVER THE SITE CURRENTLY DRAINS INTO THE SEWER AS WILL THE PROPOSED PROJECT NO IMPACT WILL RESULT	
d	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT	
e	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT	VIII c2
f	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT IS NOT ANTICIPATED TO SUBSTANTIALLY DEGRADE WATER QUALITY	
g	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE NO IMPACT WOULD RESULT	
h	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE NO IMPACT WOULD RESULT	
i	NO IMPACT	THE PROPERTY IS LOCATED IN A POTENTIAL DAM INUNDATION ZONE THE IMPACT IS CONSIDERED LESS THAN SIGNIFICANT	
j	NO IMPACT	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A INUNDATION ZONE FOR SEICHES TSUNAMIS OR MUDFLOW NO IMPACT WOULD RESULT	
IX LAND USE AND PLANNING			

Impact?	Explanation	Mitigation Measures
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a	NO IMPACT	THE PROJECT AREA IS IN TRANSITION FROM A PREDOMINANTLY LIGHT MANUFACTURING AND COMMERCIAL AREA TO MULTI FAMILY RESIDENTIAL AND COMMERCIAL THE PROPOSED RESIDENTIAL PROJECT WOULD BE CONSISTENT WITH THIS TREND AND WOULD NOT RESULT IN PHYSICALLY DIVIDING AN ESTABLISHED COMMUNITY	
b	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED 41 UNIT RESIDENTIAL PROJECT WILL REQUIRE A SPECIFIC PLAN EXCEPTION TO PERMIT THREE ADDITIONAL UNITS BASED ON THE LOT AREA LOCATED WITHIN THE CITY OF LOS ANGELES AND FOR AN INCREASE IN FLOOR AREA RATIO HOWEVER THE GRANTING OF THESE EXCEPTIONS WILL NOT RESULT IN ANY ENVIRONMENTAL IMPACTS	
c	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS DUE TO ITS LOCATION IN A DEVELOPED URBAN AREA	

X MINERAL RESOURCES

a	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES NO IMPACT IS EXPECTED TO RESULT	
b	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES NO IMPACT IS EXPECTED TO RESULT	

XI NOISE

a	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL	SEE MITIGATION MEASURE VI B2
b	LESS THAN SIGNIFICANT IMPACT	THE PROJECT CONSTRUCTION WILL BE TYPICAL OF OTHER MULTI FAMILY BUILDINGS IN THE AREA AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE GROUND BORNE VIBRATION OR NOISE LEVELS	

Impact?	Explanation	Mitigation Measures
c LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS ANTICIPATED TO RESULT IN A LESS THAN SIGNIFICANT INCREASE IN THE AMBIENT NOISE LEVELS	
d POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PARKING RAMPS WILL NEED TO BE CONSTRUCTED FROM CONCRETE TO REDUCE THE NOISE IMPACT TO A LESS THAN SIGNIFICANT LEVEL	XI a2 XI a13
e NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN NO IMPACT WOULD RESULT	
f NO IMPACT	THE PROJECT IS NOT LOCATED IN THE VICINITY OF A PRIVATE AIRSTRIP NO IMPACT WOULD RESULT	
XII POPULATION AND HOUSING		
a NO IMPACT	THE PROPOSED 41 UNIT DEVELOPMENT SHOULD NOT INTRODUCE SUBSTANTIAL POPULATION GROWTH	
b NO IMPACT	THE SITE IS DEVELOPED WITH A RESTAURANT NO HOUSING WILL BE DISPLACED AS A RESULT OF THIS PROJECT	
c NO IMPACT	THERE ARE NO TENANTS LIVING AT THE SITE NO IMPACT WILL RESULT	
XIII PUBLIC SERVICES		
a POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH INADEQUATE FIRE RESPONSE TIMES THE PROJECT WILL BE REVIEWED BY THE LA FIRE DEPARTMENT WHO MAY REQUIRE MITIGATION TO REDUCE THE FIRE IMPACT TO A LESS THAN SIGNIFICANT LEVEL	XIII a
b NO IMPACT	THE RESIDENTIAL PROJECT SHOULD NOT RESULT IN AN INCREASE OF POLICE RESPONSE TIMES NO IMPACT WOULD RESULT	
c POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL INCREASE THE DEMAND ON AREA SCHOOLS HOWEVER THE IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF SCHOOL FEES TO LAUSD	XIII c1 SCHOOL FEES MAY BE REQUIRED FOR THE PORTION OF THE PROJECT LOCATED IN THE CITY OF CULVER CITY
d NO IMPACT	THE PROJECT WILL RESULT IN AN INCREASE IN THE USE OF PARKS HOWEVER THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF QUIMBY FEES SEE MITIGATION MEASURE NO XIV A	

Impact?	Explanation	Mitigation Measures
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e	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	STREET DEDICATIONS WILL BE REQUIRED ON BEACH AVENUE IN COMPLIANCE WITH LOCAL STREET STANDARDS AFTER MITIGATION, THE IMPACT WILL BE LESS THAN SIGNIFICANT	XIII e
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XIV RECREATION

a	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE INCREASED USE OF PARKS BY THIS RESIDENTIAL PROJECT WILL BE MITIGATED BY THE PAYMENT OF QUIMBY FEES	XIV a PARK FEES MAY ALSO BE REQUIRED FOR THE PORTION OF THE PROJECT SITE WHICH IS LOCATED IN THE CITY OF CULVER CITY
b	NO IMPACT	THE CONSTRUCTION OF 41 HOUSING UNITS WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES	

XV TRANSPORTATION/CIRCULATION

a	NO IMPACT	THE 41 UNIT RESIDENTIAL PROJECT SHOULD RESULT IN A REDUCTION IN TRAFFIC OVER THE EXISTING FAST FOOD RESTAURANT	
b	NO IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN AN INCREASE IN THE LEVEL OF SERVICE ON THE LOCAL STREETS	
c	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT	
d	NO IMPACT	THE PROJECT DOES NOT INCLUDE ANY HAZARDOUS DESIGN FEATURES NO IMPACT WOULD RESULT	
e	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	BOTH LADOT AND LAFD WILL REVIEW THE PROJECT'S EMERGENCY ACCESS TO ENSURE THAT POTENTIAL IMPACTS ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL	XV e
f	NO IMPACT	THE PROJECT WILL PROVIDE 105 PARKING SPACES INCLUDING 23 FOR GUEST WHICH EXCEEDS THE LAMC AND GLENCOE-MAXELLA SPECIFIC PLAN PARKING REQUIREMENTS AND COMPLIES WITH THE DEPUTY ADVISORY AGENCY'S PARKING POLICY FOR PROJECTS IN A PARKING IMPACTED AREA.	
g	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY ALTERNATIVE TRANSPORTATION POLICIES	

XVI UTILITIES

62

Impact?		Explanation	Mitigation Measures
a	NO IMPACT	THE PROJECT'S 41 RESIDENTIAL UNITS SHOULD NOT EXCEED THE WASTEWATER TREATMENT REQUIREMENTS OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD	
b	NO IMPACT	THE CONSTRUCTION OF THIS 41 UNIT RESIDENTIAL PROJECT WILL NOT REQUIRE THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR THE EXPANSION OF EXISTING FACILITIES	
c	NO IMPACT	THIS 41 UNIT PROJECT SHOULD NOT REQUIRE THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES	
d	NO IMPACT	THE DEPARTMENT OF WATER AND POWER HAS ADEQUATE SUPPLIES TO SERVE THIS RESIDENTIAL PROJECT. THE NET INCREASE OF WATER USAGE WOULD BE LESS THAN SIGNIFICANT.	
e	NO IMPACT	ANY INCREASE IN WASTEWATER IF THERE IS ANY CAN BE ACCOMMODATED BY THE WASTEWATER TREATMENT PROVIDER. THE IMPACT WILL BE LESS THAN SIGNIFICANT.	
f	NO IMPACT	THE LOCAL LANDFILLS HAVE SUFFICIENT CAPACITY TO SERVE THE RESIDENTIAL PROJECT.	
g	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO PROVIDE ON SITE RECYCLING TO REDUCE THE AMOUNT OF TRASH GOING TO LANDFILLS. THIS WILL REDUCE THE SOLID WASTE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XVI f
XVII MANDATORY FINDINGS OF SIGNIFICANCE			
a	NO IMPACT	THE PROPOSED PROJECT DOES NOT RESULT IN ANY IMPACTS THAT WOULD CAUSE THE ABOVE	
b	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED 41 UNIT RESIDENTIAL PROJECT WILL RESULT IN ENVIRONMENTAL IMPACTS, HOWEVER EACH IMPACT CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES. AS SUCH, THE CUMULATIVE IMPACT OF THE PROPOSED PROJECT WILL NOT RESULT IN ANY CUMULATIVE IMPACTS.	XVII b

Impact?	Explanation	Mitigation Measures
c NO IMPACT	AFTER IMPLEMENTATION OF MITIGATION MEASURES THE PROPOSED PROJECT DOES NOT HAVE ANY SIGNIFICANT DIRECT OR INDIRECT IMPACTS TO HUMAN BEINGS	

**CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)**TRACT/PARCEL MAP NO**

VTT 63244/VTT 63634

MND NO

ENV-2005 4295 MND

ZA NO

APCW 2005 4303 SPE

PROJECT DESCRIPTION

VESTING TENTATIVE TRACT MAP NOS 63244 AND 63634 TO PERMIT THE CONSTRUCTION OF A 41-UNIT 50 FEET HIGH CONDOMINIUM WITH 103 PARKING SPACES IN A SUBTERANEAN PARKING LOT VTT-63244 WILL CONTAIN UNITS NO 1 35 AND IS LOCATED IN THE CITY OF LOS ANGELES AND VTT 63634 WILL CONTAIN UNITS NO 36 41 AND IS LOCATED IN THE CITY OF CULVER CITY SPECIFIC PLAN EXCEPTION TO PERMIT THE DENSITY OF UNIT NO 32 TO BE BASED ON 211 SQUARE FEET OF LOT AREA AND THE DENSITY OF UNIT NOS 33 35 TO BE BASED ON ZERO SQUARE FEET OF LOT AREA IN LIEU OF THE REQUIRED 800 SQUARE FEET OF LOT AREA IN THE CM(GM) 2D CA ZONE SPECIFIC PLAN EXCEPTION TO PERMIT A 1 89 TO 1 FLOOR AREA RATIO (FAR) IN LIEU OF THE MAXIMUM PERMITTED 1 75 FAR SITE PLAN REVIEW FOR UNIT NOS 36 41

PROJECT ADDRESS

13337 W BEACH AVE LOS ANGELES 13340 W WASHINGTON BOULEVARD CULVER CITY

APPLICANT NAME

WASHINGTON LIVEWORK, LLC

APPLICANT ADDRESS3030 OLD RANCH PARKWAY SUITE 450
SEAL BEACH CA 90740**FINDINGS OF EXEMPTIONS**

Based on the Initial Study prepared by the City Planning Department and all evidence in the record on it is determined that the subject project which is located in Los Angeles County WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711 2 of the Fish and Game Code Because



The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth air water plant life animal life or risk of upset are concerned



Measures are required as part of this approval which will mitigate the above mentioned impacts to a level of insignificance



The project site as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife

CERTIFICATION

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources as defined in Section 711 2 of the Fish and Game Code

CHIEF PLANNING OFFICIAL

MICHAEL LOGRANDE

SIGNATURE**PRINT NAME****DATE OF PREPARATION**

1/27/2005

MAYA ZAITZEVSKY

65

RESOLUTION NO 2006-R__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP, TTM P-2005087 (VESTING TENTATIVE TRACT MAP NO 63634) FOR THE CONSTRUCTION OF SIX CONDOMINIUM LIVE/WORK UNITS AT 13340 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL AND COMMERCIAL ZERO SETBACK OVERLAY (CG-CZ) ZONES

WHEREAS, on January 25, 2006, the Planning Commission, after conducting a duly noticed public hearing, fully considering the application, plans, staff reports environmental information and all testimony presented adopted Resolution No 2006-P001, conditionally approving Site Plan Review SPR P-2005086, and Tentative Tract Map TTM P-2005087, allowing the construction of six condominium live/work units at 13340 Washington Boulevard, described as northerly portions of Lots 10, 11, 12 and 13 of Beach s University Tract, in the Commercial General /Commercial Zero Setback Overlay Zones and

WHEREAS, the six live/work units will be part of a larger development consisting of 33 additional condominium residential units located in the City of Los Angeles subject to a separate tract map (Tentative Tract Map No 63244) conditionally approved by the City of Los Angeles Deputy Advisory Agency effective November 4, 2005 and

WHEREAS in accordance with the California Environmental Quality Act, the City of Los Angeles, as the Lead Agency for the larger overall project adopted a Mitigated Negative Declaration for the project of 39 units, and

1 WHEREAS, the Planning Commission determined that Culver City is a
2 Responsible Agency and considered the Mitigated Negative Declaration, and found
3 that the project based upon the Mitigated Negative Declaration, public comments, and
4 the record before the Planning Commission, will not have a significant adverse impact
5 on the environment, adopted the Mitigated Negative Declaration and
6

7 WHEREAS Culver City as a Responsible Agency considered the
8 Mitigated Negative Declaration and finds that the project based upon the Mitigated
9 Negative Declaration, public comments, and the record before the City Council, will not
10 have a significant adverse impact on the environment, and the City Council hereby
11 adopts the Mitigated Negative Declaration and
12

13 WHEREAS, following conclusion of the public discussion and thorough
14 deliberation of the subject matter, the City Council sustained the Planning
15 Commission's determination of approval of Tentative Tract Map TTM P-2005087
16 (Tentative Tract Map No 63634), subject to Conditions of Approval stated herein
17 below
18

19 NOW, THEREFORE, the City Council of the City of Culver City, California
20 DOES HEREBY RESOLVE as follows
21

22 1 That pursuant to the foregoing recitations and the provisions of
23 Culver City Municipal Code (CCMC) Title 15, Section 15 10 265, required findings for a
24 Tentative Tract Map, and subject to the Conditions of Approval provided below, the
25 following findings are hereby made
26

27 **1 The proposed map is consistent with the General Plan**

28 The proposed map is consistent with the General Plan Land Use and Housing
Elements in that the proposed six condominium live/work units will provide new

1 commercial and housing opportunities that will support desirable existing and future
2 neighborhood and community serving uses on an underdeveloped lot The subdivision
3 implements the goals of General Plan Objective 24 by encouraging lot consolidation
4 along Washington Boulevard, reducing the number of curb cuts and providing
5 residential development designed in such a manner to complement the vitality of the
6 commercial corridor
7

8
9 **2 The design of the proposed subdivision is consistent with the General Plan**

10 The design of the proposed subdivision is consistent with the General Plan Land Use
11 Element in that the proposed live/work development is consistent with the objectives of
12 the Commercial General Corridor land use designation that encourages small-to
13 medium scale commercial uses and limited medium-density housing opportunities
14 Additionally, the project implements Objective 24 of the Western Sub-Area by
15 encouraging lot consolidation along Washington Boulevard and eliminating all curb cuts
16 on Washington Boulevard Additionally, the use of live/work units ensures that the
17 residential component of the live/work units are designed in such a manner to
18 complement the vitality of a commercial corridor
19
20

21 **3 The site is physically suitable for the type of development**

22 The site is physically suitable for the live/work development in that the project complies
23 with all zoning standards The proposed structure has met all applicable setback,
24 height and parking requirements as conditioned
25
26
27
28

1
2 **4 The site is physically suitable for the proposed density of development**

3 The larger overall project s design for 6 live/work units and 33 residential units
4 encompasses two tract map sites The design of the project allows for the lot created in
5 Culver City to be physically suitable for the proposed density of 6 live/work units The
6 Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones permit
7 live/work development and the project meets and all applicable Municipal Code
8 development standards as conditioned
9

10
11 **5 The design of the subdivision is not likely to cause substantial environmental**
12 **damage or substantially and avoidably injure fish or wildlife or their habitat**

13 The subdivision and improvements as conditionally approved, will not cause
14 environmental damage and will not damage fish and wildlife habitats because such
15 habitats do not exist on or near the site
16

17 **6 The design of the subdivision is not likely to cause serious public health**
18 **problems**

19 The subdivision and improvements will not cause serious public health problems
20 because all applicable zoning standards have been met, and the applicant is required
21 to meet all conditions of approval that the reviewing agencies of the City such as Fire,
22 Planning Building Safety, and Engineering have recommended for the project
23

24 **7 The design of the subdivision or the type of improvement will not conflict with**
25 **easements, acquired by the public at large, for access through or use of,**
26 **property within the proposed subdivision**
27

28 This subdivision will not conflict with any existing easements and no easements were
required as a condition of approval for the subdivision

1 2 Pursuant to the foregoing recitations and findings, the City Council
2 of the City of Culver City California, hereby approves Tentative Tract Map TTM P-
3 2005087 (Vesting Tentative Tract Map No 63634), subject to the following conditions

4 1 All conditions contained in Planning Commission Resolution
5 No 2006-P001, pertaining to Tentative Tract Map, TTM P-2005087
6

7 2 This approval shall not become effective until the City
8 Council and Redevelopment Agency have approved the project

9 3 Each unit that is to have separate ownership shall have
10 separate utilities
11

12 4 Prior to approval of the Final Map, the subdivider shall pay
13 to the City the prescribed in-lieu parkland fee based on the fair market
14 value of 0.0439 acres (1,912.28 square feet) as determined by a written
15 appraisal report approved by the City and dated no more than six (6)
16 months prior to payment of the in-lieu fee for the six (6) residential units
17 The subdivider shall furnish a letter of credit or other form of security, as
18 approved by the City Attorney, to guarantee payment of the required in-
19 lieu parkland fee within one (1) year after the date of approval of the Final
20 Map, and guaranteeing the payment of all interest which accrues if the
21 fee is not paid within the one (1) year period provided that a partial in-lieu
22 parkland fee payment based on the fair market value of 318.71 square
23
24
25
26
27
28

1 feet per unit shall be made to the City out of the escrow upon the sale of
2 any unit which may occur within the one (1) year period described herein
3

4
5 APPROVED and ADOPTED this ____ day of _____, 2006
6

7
8 _____
9 ALBERT VERA, MAYOR
10 City of Culver City, California

11 ATTEST

12 APPROVED AS TO FORM
13
14

15 _____
16 CHRISTOPHER ARMENTA,
17 City Clerk

18 _____
19 CAROL A SCHWAB,
20 City Attorney

21 A06 00059
22
23
24
25
26
27
28