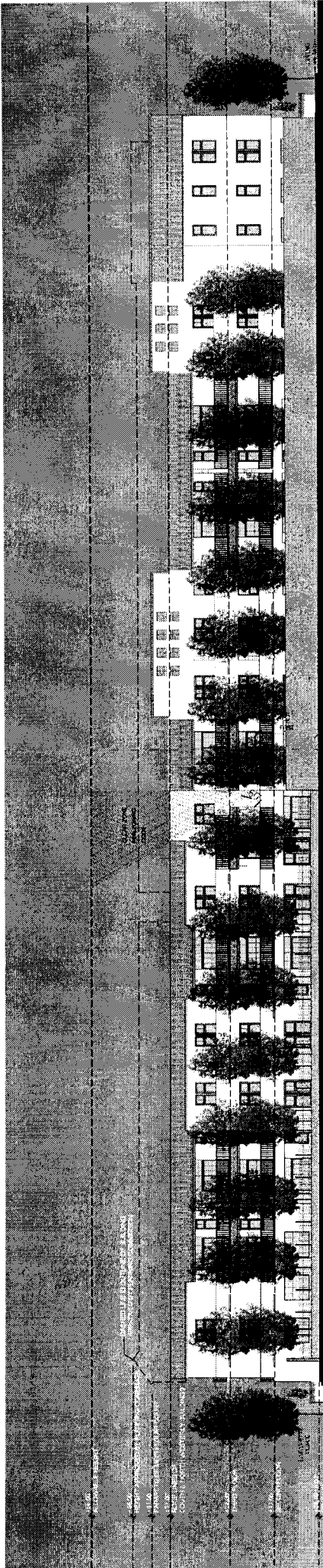


MEETING DATE: 11/17/2008

AGENDA ITEM: 1) Appeal of the Planning Commission's Approval of Site Plan Review, SPR P2007116, and Negative Declaration for the Construction of a Mixed-use Building with 26 Residential Condominium Units and 3,370 Square Feet of Office Space Located at 4043 Irving Place; and 2) Redevelopment Agency Consideration of the Project as it Relates to the Redevelopment Plan.

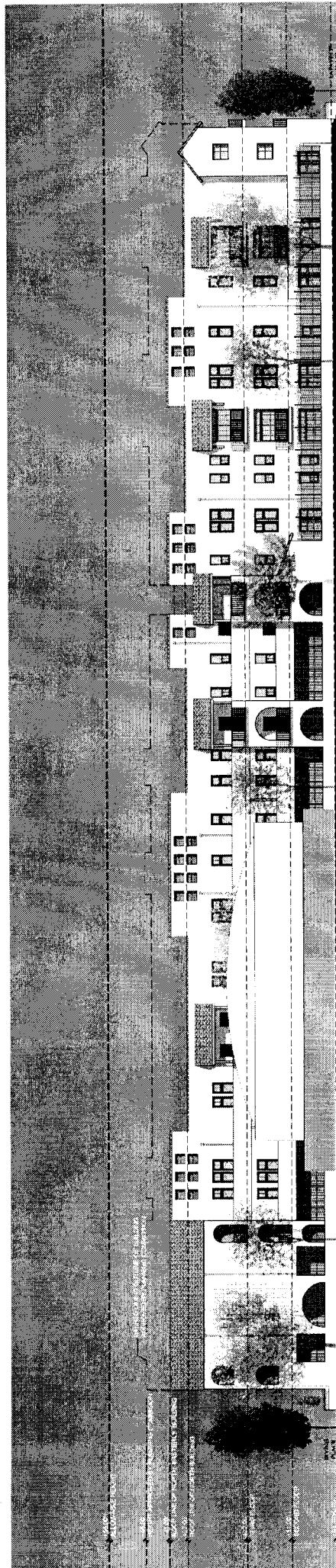
**ATTACHMENTS**

|                                                                                                                             | <u>Pages</u> |
|-----------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. Revised Project Plans                                                                                                    | 1-4          |
| 2. Development Comparison Table                                                                                             | 5            |
| 3. April 9, 2008 Planning Commission Staff Report                                                                           | 6-14         |
| Including all Attachments as Listed Below:                                                                                  |              |
| • Area Map                                                                                                                  | 15           |
| • Aerial Photo                                                                                                              | 16           |
| • Project Summary                                                                                                           | 17-21        |
| • Negative Declaration                                                                                                      | 22-23        |
| • Initial Study                                                                                                             | 24-44        |
| • Traffic study for the 4043 Irving Place Mixed-Use Project prepared by Raju Associates, Inc. received on December 31, 2007 | 45-132       |
| • Preliminary Soil Investigation prepared by Hu Associates, Inc. dated April 17, 2007.                                      | 133-191      |
| • Written Public Comments                                                                                                   | 192-221      |
| 4. Planning Commission Adopted Resolution No. 2008-P005                                                                     | 222-251      |
| 5. Appeal filed on April 24, 2008                                                                                           | 252-293      |
| 6. Minutes of the April 9, 2008 Planning Commission Public Hearing                                                          | 294-299      |
| 7. Planning Commission Approved Plans                                                                                       | 300-322      |
| 8. July 30, 2008 Culver City Downtown Neighborhood Association Letter                                                       | 323          |
| 9. Correspondence between applicant and appellant                                                                           | 324-326      |
| 10. Supplemental Traffic Analysis                                                                                           | 327-358      |
| 11. Revised Initial Study                                                                                                   | 359-377      |
| 12. Proposed Mitigated Negative Declaration                                                                                 | 378-379      |
| 13. Further Site Characterization Summary Letter – January 30, 2007                                                         | 380          |
| 14. Correspondence to Meghan Sahli Wells - October 27, 2008                                                                 | 381-382      |
| 15. City Consulting Traffic Engineer Memo - October 14, 2008                                                                | 383-384      |

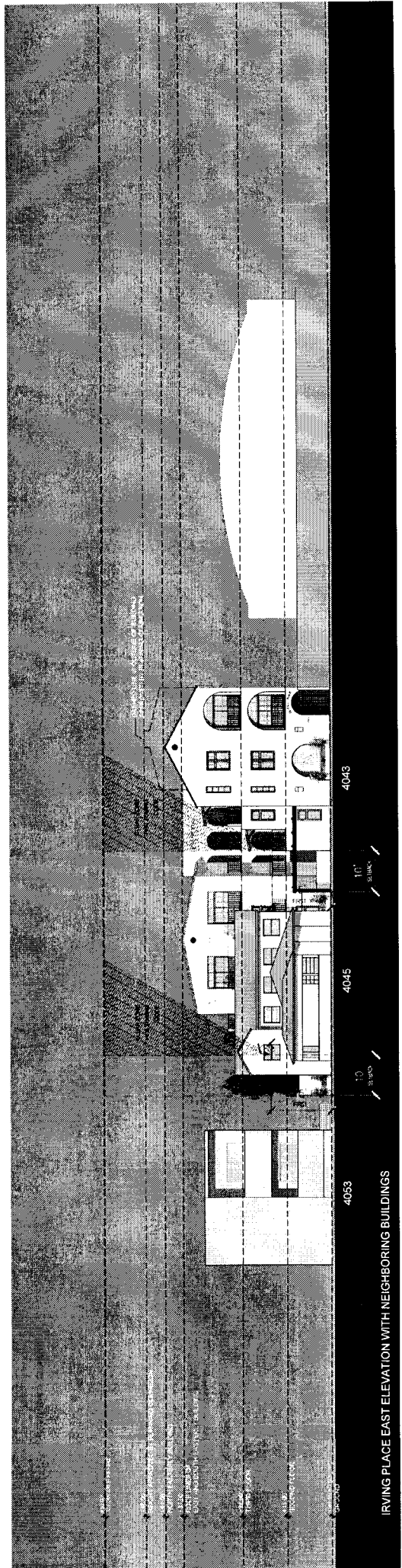


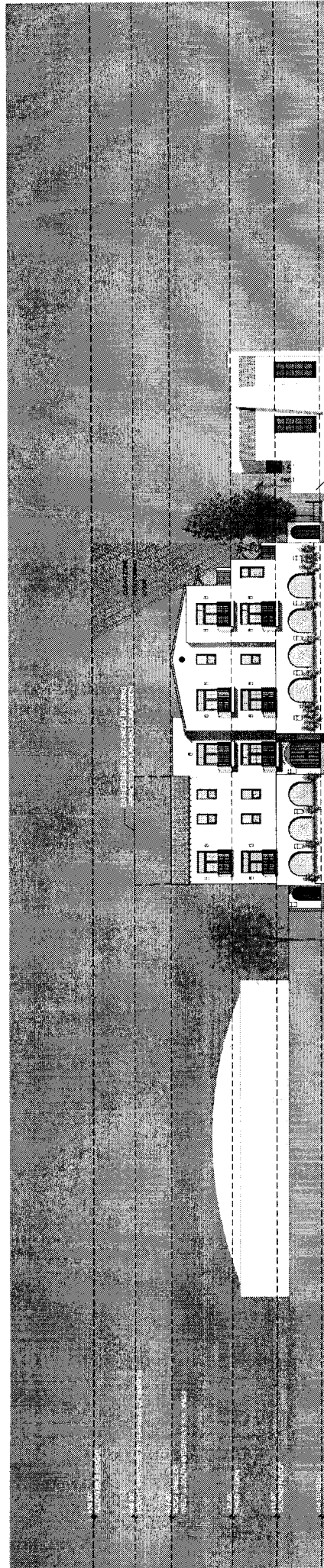
SOUTH ELEVATION WITH WALL, TREES AND NEIGHBORING BUILDINGS

10' / 3000



NORTH ELEVATION WITH FIRE STATION IN FRONT





LAFAYETTE PLACE WEST ELEVATION WITH NEIGHBORING BUILDINGS

# AFTACHMENT 2

## 4043 IRVING

Project Analysis

10.01.08

|                            | Original Project | Revised Project |
|----------------------------|------------------|-----------------|
| Building Height            | 37' – 46'        | 37' - 44'       |
| Highest Peak               | 46'              | 44'             |
| Typical Parapet            | 46'              | 41'             |
| Roof Deck Parapet          | n/a              | 37'             |
| Building Square Footage    | 43,756 sq. ft.   | 40,355 sq. ft.  |
| Commercial Area            | 3,370 sq. ft.    | 1,900 sq. ft.   |
| Residential Area           | 37,615 sq. ft.   | 34,856 sq. ft.  |
| Residential Dwelling Units | 26               | 28              |
| Commercial Units           | 3                | 2               |
| Parking                    |                  |                 |
| Residential Tandem         | 50 (25)          | 54 (27)         |
| Residential Single         | 1                | 0               |
| Guest                      | 6                | 8               |
| Office Tandem              | 4 (2)            | 0               |
| Office Single              | 11               | 6               |

*In this proposed revision:*

1. Amenity Room (642 s.f.) is converted to a Residential Unit.
2. One Commercial Unit is converted to a Residential Unit.

City of Culver City, California  
**Planning Commission Agenda Item Report**

Attachment No. 3

|                                                                                                                                                                                                                                                                                                                                                |                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Meeting Date: April 9, 2008                                                                                                                                                                                                                                                                                                                    | Item Number: PH-1                                                                      |
| <b>AGENDA ITEM: Site Plan Review, SPR P2007116, Tentative Tract Map, TTM P2007117, Administrative Use Permit, AUP P2007115, and Negative Declaration for the construction of a mixed-use building with 26 residential condominium units and 3,370 square feet of office space located at 4043 Irving Place.</b>                                |                                                                                        |
| Contact Person/Dept.: Thomas Gorham                                                                                                                                                                                                                                                                                                            | Phone Number: (310) 253-5710                                                           |
| Public Hearing: <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                            | Action Item: <input type="checkbox"/> Attachments: <input checked="" type="checkbox"/> |
| Public Notification: On February 19, 2008, two signs were posted on the site; on February 20, 2008, notices were mailed to all the property owners and occupants within a 300-foot radius of the site, extended to the end of City block and the notice was emailed to the Master Notification List. <b>Item continued from March 12, 2008</b> |                                                                                        |
| Planning Review:<br>Thomas Gorham, Planning Manager 04/03/08                                                                                                                                                                                                                                                                                   |                                                                                        |

**RECOMMENDATION:**

That the Planning Commission:

1. Adopt a Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment (Attachment No. 4);
2. Recommend Approval to the City Council of Tentative Tract Map No. 69709, TTM P-2007117, subject to the Conditions of Approval as stated in Resolution No. 2008-P005 (Attachment No. 8);
3. Approve Site Plan Review, SPR P-2007116 and Administrative Use Permit, AUP P-2007115, subject to the Conditions of Approval as stated in Resolution No. 2008-P005 (Attachment No. 8);

**PROCEDURES:**

1. Chair calls on staff for a brief staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the applicant the first opportunity to speak, followed by the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

City of Culver City, California  
**Planning Commission Agenda Item Report**

**BACKGROUND:**

Request

The proposed request is a Site Plan Review, to allow the construction of a 3 and 4 story, mixed-use project ranging in height from 37 to 46 feet and with 26 residential condominium units, 3,380 square feet of office space and subterranean parking; a Tentative Tract Map to subdivide the property into 26 residential and three commercial condominium airspace units; and an Administrative Use Permit to allow tandem parking spaces.

The proposed project is a mixed use project subject to the Mixed Use Development Standards contained in Zoning Code Section 17.400.065. As the Commission is aware, the City Council recently adopted revisions to the mixed use standards on March 17, 2008, which will become effective on April 17, 2008. The proposed project is not subject to the revised mixed use standards in that it was identified by the City Council as a "pipeline" project that had a complete application and was in process at the time changes to the mixed use development standards were being considered. Therefore, the project is being reviewed against the mixed use standards that were in effect at the time the project was deemed complete and are currently in effect until April 17, 2008.

General Information

See Attachment No. 1, Project Summary

Existing Conditions

The project site consists of a P-shaped, 24,089-square foot property with access on both Lafayette Place and Irving Place, mid-block between Culver Boulevard and Braddock Drive. The property has a *Downtown* General Plan designation and a Commercial Downtown (CD) zoning designation.

The project site is surrounded by a school use to the east, multiple family residential uses to the south and west, and an office use and the City Fire Department station to the north. The site is currently completely paved and has served as a City parking lot owned by the Redevelopment Agency until it was sold to the applicant recently. The subject site was previously occupied by a building used by Coast Media, Inc., which was involved in pre-press and advertising activities. The property was purchased by the City of Culver City Redevelopment Agency in 1996, then the building was demolished and the site was converted into a paved parking lot.

City of Culver City, California  
**Planning Commission Agenda Item Report**

Project Data

The proposed project consist a 3 and 4 story, mixed-use project ranging in height from 37 to 46 feet with 26 residential condominium units at a density of 47 units per acre, 3,380 square feet of office space office space facing Irving Place and subterranean parking. The gross building area is 67,836 square feet, including the subterranean parking basement level (24,080 sf.). The subterranean parking level contains 68 parking spaces, 54 of which are tandem parking spaces (50 for residences and 4 for the offices). The subterranean parking consists of a single level, the access to which is proposed on Irving Place. The proposed structure meets all setback requirements of the CG zone. Landscaping will consist of some on-site trees, shrubs, ground cover, hardscape, and street trees as required by the City's Public Works Department.

**ANALYSIS:**

Land Use and Zoning

The Land Use Element of the General Plan designates this site as "Downtown." This designation "is intended to support desirable existing and future commercial uses and mixed-use housing within the Downtown areas, and to encourage a pedestrian friendly environment." The *Commercial Downtown* (CD) zoning district is the zoning designation which implements and is consistent with this General Plan designation.

Architectural Design

The project is adjacent to 12 historical two-story residential bungalow buildings with a "Landmark" designation in Culver City's local cultural resources register. These buildings have a Spanish Colonial character and were built in 1925. The design and massing of the proposed building will not overtake the historic structures or obstruct their view from the street. The project has been designed to conform to all applicable provisions of the CG Zone and all City development standards including the height and special setback requirements between commercial and residential districts. The Zoning Code requires this 'stepping back' of the building to reduce the impact of a mixed use building located adjacent to residential zones. The building frontage along La Fayette and Irving Place will be set back on the first floor, and on the upper floors architectural projections will provide variety and interest to the building elevations. The building will be 46 feet high at the highest point, but portions of the building close to the interior property lines next to the historic residential properties will be shorter producing the effect of a gradual increase in height ranging from 11 feet at the ground floor with a 10 foot setback from the property line, 22 feet at the

City of Culver City, California  
**Planning Commission Agenda Item Report**

second floor with a 16 foot setback from the property line, and 33 feet at the third floor with a setback of 22 feet from the property line increasing to a maximum of 37 feet at the pitched roof peak setback 38 feet from the property line.

The proposed building has Spanish style architectural character including the use of earth-tone color stucco siding, Spanish style roof tiles, black wrought iron fencing and guard rails, wood frame windows, copper downspouts on the exterior that will compliment the historic buildings as well as the adjacent Meralta Plaza office building to the north.

Landscaping

The project includes approximately 2,128 square feet of landscaping at the ground level, which is located along the building frontage on Lafayette and Irving Place, along the south property line (next to the residential neighbors), and in a courtyard between the project buildings. The landscaping along the south property line includes 26 trees (Brisbane and Pine) intended to provide a buffer and screen between the project and the adjacent residential buildings. The project also includes new landscaping within the public right-of-way.

Two mature ficus trees located within the public right-of-way along Lafayette Place will be removed as part of the development. They will be replaced by 5 new Deodar Cedar species of trees consistent with the City of Culver City's Street Tree Master Plan. Conditions of approval will require these trees to be planted at a 48 inch box size.

A perimeter wall is proposed along the interior of the site. A condition of approval requires these walls to be no more that six feet in height, the top two feet of which shall be open iron work and that the walls be provided with smooth stucco finish to match the building.

Parking

The project parking meets the parking requirements of the Zoning Code for mixed use developments, including the total number of vehicle and bicycle spaces, the dimensions of those spaces, and the drive aisle width. The project includes 68 parking spaces, including one loading, three handicap accessible, and 54 tandem spaces. The loading space is shared with one of the commercial spaces which can accommodate small trucks; larger trucks are not anticipated to be used for the project. All the parking spaces will be located in the subterranean parking garage, with residential parking spaces separated from the commercial spaces by an overhead gate. In addition, eight bicycles spaces will be provided below the office units next to the commercial elevator.

City of Culver City, California  
**Planning Commission Agenda Item Report**

The applicant has requested an AUP to allow 54 tandem parking spaces (79% of the total) in the subterranean garage. The Zoning Code allows for required parking for commercial and residential uses to be configured in tandem pairs. The proposed spaces meet the minimum dimensions of the Zoning Code and they are arranged to be no more than two spaces in depth. The Zoning Code requires that a valet or attendant be provided at all times that the tandem parking is accessible to users unless it is determined that the nature of the use and its operation will not require attended parking. The applicant has indicated that they would be assigning a tandem pair to each one of the 25 residential condominium units (the last unit requires only one space) and one pair to each office space. As such, staff has included a condition in the resolution of approval requiring each pair of tandem spaces to be designated to a specific unit within the building. Further, the condition reserves the right of the Planning Manager to require a parking attendant if it is determined to be necessary.

Traffic and Circulation

A traffic analysis was conducted for the project which determined that the added traffic volume generated by the project will not significantly impact any of the nearby study intersections or street segments studied. The focus of the traffic study was to evaluate the potential traffic impact created by the proposed development of 26 residential units and approximately 3,370 square feet of office space. The study concluded that the amount of trips generated as a result of the proposed development does not exceed the threshold for significance for levels of service (LOS) of the four street intersections studied. Therefore, no traffic mitigation measures are required.

The traffic study estimated that the project would generate a total of 189 daily vehicle trips. The study also estimated 16 morning and 19 afternoon peak hour trips. The traffic study also projected the future traffic levels at the intersections studied based on development projects in construction or anticipated to be constructed.

On the basis of the projected future traffic levels in the area and the trips generated by the project the traffic study concludes that the increase in traffic at various street intersections as a result of the project will be below the City's criteria for significant impacts. Traffic impacts at intersections measured as volume to capacity ratios (V/C or the number of actual cars to the amount of cars the intersection can accommodate) must increase beyond a threshold given the Level of Service measured for the intersections in order to be considered a significant impact. At the study intersections noted above, the increase in the V/C ratios resulting from the project given the Level of Service for those

City of Culver City, California  
**Planning Commission Agenda Item Report**

intersections was below what the City established as a significant impact. In other words, added traffic resulting from the project to the areas studied is expected to be small enough so as to not create significant traffic problems.

Primary access to the site will be provided via a two-way driveway on Irving Place that will allow only left turns in and out onto Irving Place. Irving Place is a one-way street on the block between A Street (to the north) and Braddock Drive, in order to prevent traffic from the nearby theaters and other traffic from the downtown area to enter the residential neighborhood south of the site.

Circulation on the site will be provided via a 27-foot wide drive aisle, which will allow vehicles to maneuver adequately in and out of parking spaces.

As a condition of approval, the applicant shall initiate an amendment to the adopted Neighborhood Traffic Management Program (NTMP) for the Lynwood Howe Elementary neighborhood. The amendment shall request that Irving Place be reconfigured for two-way traffic from Culver Boulevard to project's drive approach or to Braddock Drive. If the required number of NTMP advisory survey petitions are returned and identify a particular configuration of Irving Place, then the applicant shall be responsible for all expenses to implement the traffic operation changes along Irving Place as approved by the City Council.

#### Noise

The proposed mixed-use building is expected to generate some noise, consistent with residential areas. The ground floor limited office uses envisioned for this development are not considered to be a significant noise generator.

During construction, the project will be subject to the hours of allowed construction as established by the Building Official. The project will be conditioned to require the use of construction equipment with state-of-the-art noise shielding and muffling devices. Both the applicant and City contact information will be posted on the project site to direct individuals wishing to report noise and other construction activity complaints.

#### Construction

The proposed project includes the construction of a subterranean parking garage with a finished grade of approximately 10 feet below the existing ground surface. A cut on the order of 12 feet including footings will be required for constructing the proposed subterranean garage. The proposed subterranean garage will be located on the property lines in all directions and shoring and lagging will be required for temporary excavation during construction. Due to the proximity of 3

City of Culver City, California  
**Planning Commission Agenda Item Report**

historic residences on the property to the south, the design of the shoring must specifically acknowledge and address the close proximity of these residences. A Preliminary Soils Investigation prepared by Hu Associates, Inc dated April 17, 2007 was prepared for the proposed project and includes a number of recommendations for excavation, shoring and construction of the proposed subterranean garage. Project conditions of approval will require the shoring plans for the project to include the recommendations made in said report and that shoring, foundations, and structure of the proposed project be specifically designed to preserve to the extent feasible the historic residences with no damage during either the construction phase or after the project is completed.

Area Compatibility

The General Plan Designation for the subject property is Downtown, which is intended for mixed use developments. The proposed building height at the subject site is consistent with that permitted on those neighboring properties, which are zoned Commercial Downtown (CD) and Residential Medium Density Multiple Family (RMD). The building ranges in height from 11 feet adjacent to the residential properties to the south, to 46 feet on the north side adjacent to the office and Fire Station uses.

The uses to the south and west of the site are residential. The proposed building will be set back from those adjacent residential uses to provide a better transition from the residential to the commercial property. The project is consistent with the Zoning Code setback requirements between commercial and residential zones, which call for increased setbacks as the commercial building increases in height.

The project will provide adequate parking on the site, landscaping in excess of the code requirements, and the traffic generated by the project is not anticipated to cause a significant impact to the existing or projected traffic levels in the area. In addition, the noise levels generated by the proposed uses will be relatively low. Therefore, the proposed development will be compatible with the uses in the vicinity.

Subdivision

Because the project is being developed for condominium purposes, a one lot subdivision for condominium purposes is required. There will be 26 residential and three commercial condominium units. The Public Works Department has reviewed the proposed condominium subdivision and found it to be in compliance with State and local regulations.

Community Meeting

City of Culver City, California  
**Planning Commission Agenda Item Report**

The Planning Division requested the project applicant hold an informational community meeting for the neighbors living near the project. The applicant held a meeting on Sunday, February 17, 2008 attended by approximately 8-10 residents. City staff was unable to attend this meeting. A second community meeting scheduled on Wednesday February 28, 2008, was not attended by any residents.

**CONCLUSION:**

Staff has paid particular attention to the design of this project as it relates to the neighborhood, in particular the historic residential structures to the south and has worked closely with the applicant to guide the design of the project in order to meet the Zoning Code requirements, address community concerns and develop a project that follows good planning practice. Staff has visited the site numerous times and met with the abutting neighbors to better understand and be able to address their concerns and has proposed numerous conditions to address their issues particularly related to construction impacts and preservation of the historic structures. Based on the analysis contained herein staff believes the findings for a Tentative Tract Map, Site Plan Review, Administrative Use Permit, and Administrative Modification can be made as outlined in proposed Resolution No. 2008-P005 (Attachment No. 8).

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study (Attachment No. 5) was prepared for this project and it has been determined that the project could not have a significant effect on the environment and a Negative Declaration has been prepared (Attachment No. 6).

City of Culver City, California  
**Planning Commission Agenda Item Report**

**ALTERNATIVE OPTIONS:**

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

1. Approve the application with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Approve the application 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 application if it does not meet the required findings.

**ATTACHMENTS:**

1. Area Map
2. Aerial Photo
3. Project Summary
4. Draft Negative Declaration
5. Initial Study
6. Traffic study for the 4043 Irving Place Mixed-Use Project prepared by Raju Associates, Inc. received on December 31, 2007 (Commission Only)
7. Preliminary Soil Investigation prepared by Hu Associates, Inc. dated April 17, 2007. (Commission only)
8. Resolution No. 2008-P005 (TTM P-2007117, SPR P-2007116, and AUP P-2007115)
9. Development Plans Date Received March 19, 2008
10. Written Public Comments

# 4043 Irving Place



4043 Irving Place

TTM P2007117,  
SPR P2007116,  
AUP P2007115

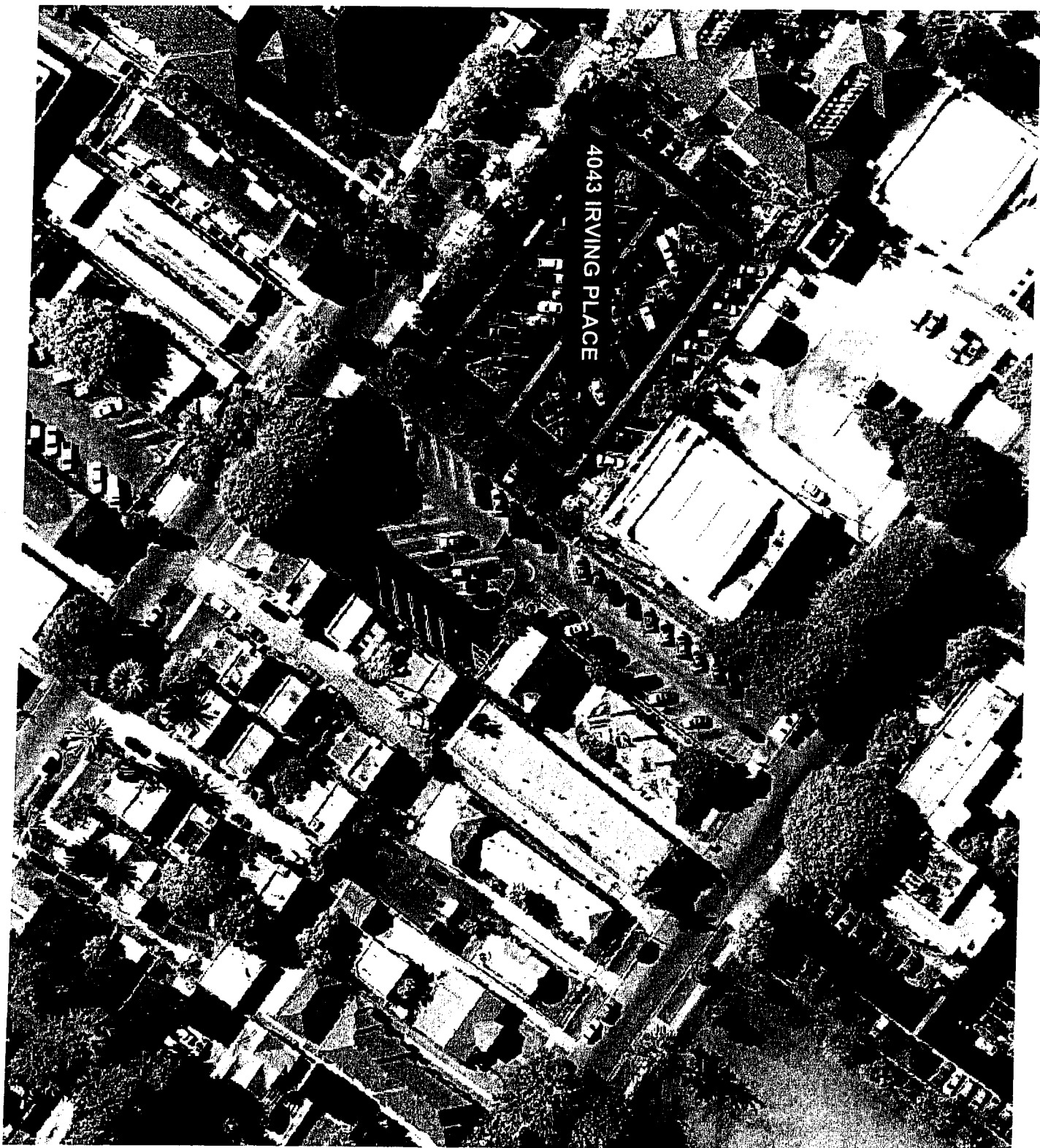
## Legend



Selected Properties

City of Culver City  
Planning Division  
Map Created: Feb 11, 2008  
Meeting Date: March 12, 2008

AERIAL PHOTO



4043 IRVING  
PLACE

91

TTM P2007117  
SPR P2007116  
AUP P2007115



CITY OF CULVER CITY  
GIS PROGRAM  
APRIL 3, 2008

# PROJECT SUMMARY

## APPLICATION TITLE & CASE NO:

Tentative Tract Map, TTM P-2007117, Site Plan Review, SPR P-2007116, and Administrative Use Permit, AUP P-2007115 to allow construction of a multi-story mixed-use project with 3,370 square feet of ground level office space, 26 residential condominium units and one level of subterranean parking, subdivision of the building into 29 condominium air space units, and provision of 54 tandem parking spaces on property located at 4043 Irving Place in the Commercial Downtown (CD) Zone.

## PROJECT ADDRESS/LOCATION:

4043 Irving Place  
Culver City, CA 90232

## APPLICANT INFORMATION:

Sal Gonzales  
10866 Washington Blvd. #512  
Culver City, CA 90232  
(562) 843-9283

## 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

☐ Public Meeting

☐ Administrative

- ☐ Administrative
- ☒ Planning Commission
- ☐ City Council

- ☒ Redevelopment Agency
- ☐ Other:

## 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

## PROJECT SUMMARY

| PUBLIC NOTIFICATION:             |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                       |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mailing</b><br>Date: 2/20/08  | <input checked="" type="checkbox"/> Property Owners<br><input checked="" type="checkbox"/> Occupants<br><input type="checkbox"/> Adjacent Property Owners & Occupants                                                                                                    | <input type="checkbox"/> w/in 300' foot radius<br><input checked="" type="checkbox"/> w/in 300' foot radius / Extended<br><input type="checkbox"/> Other:                                                                                                                             |
| <b>Posting</b><br>Date: 2/19/08  | <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite                                                                                                                                                                                              | <input type="checkbox"/> Other:                                                                                                                                                                                                                                                       |
| <b>Publication</b><br>Date: N/A  | <input type="checkbox"/> Culver City News                                                                                                                                                                                                                                | <input type="checkbox"/> Other:                                                                                                                                                                                                                                                       |
| <b>Courtesy</b><br>Date: 2/20/08 | <input checked="" type="checkbox"/> City Council<br><input checked="" type="checkbox"/> Commissions<br><input checked="" type="checkbox"/> Master Notification List<br><input checked="" type="checkbox"/> Culver City Website<br><input type="checkbox"/> Cable Crawler | <input type="checkbox"/> Press Release<br><input checked="" type="checkbox"/> HOA /Neighborhood Groups<br><input type="checkbox"/> Culver City Organizations<br><input checked="" type="checkbox"/> Other: Chamber of Commerce, Downtown Business Association and interested parties. |

| GENERAL INFORMATION:                 |                                                |
|--------------------------------------|------------------------------------------------|
| <b>General Plan</b><br>Downtown      | <b>Zoning</b><br>Commercial Downtown (CD)      |
| <b>Redevelopment Plan</b><br>Area #3 | <b>Overlay Zone/District</b><br>NA             |
| <b>Legal Description</b>             | <b>Existing Land Use</b><br>Vacant parking lot |

### ADJACENT ZONING AND LAND USES

| <u>Location</u> | <u>Zoning</u> | <u>Land Use</u>                    |
|-----------------|---------------|------------------------------------|
| North:          | CD            | Office Building and Fire Station   |
| South:          | RMD           | Multiple family residences         |
| East:           | CD            | School District offices and school |
| West:           | RMD           | Multiple family residence          |

| <u>Project Data</u> | <u>Existing</u> | <u>Proposed</u>          | <u>Required/Allowed</u>   |
|---------------------|-----------------|--------------------------|---------------------------|
| Lot Area            | 24,089 sf.      | 24,089 sf.               | N/A                       |
| Building Coverage:  | 0 sf.           | 14,707 sf.               | N/A                       |
| Landscaped Area:    | 0 sf.           | 2,128 sf.                | N/A                       |
| Dwelling size:      | N/A             | 840 sf. 1 bedroom studio | Minimum 500 sf            |
|                     |                 | 1,020 sf. 2 bedroom      | Minimum 900 sf.           |
|                     |                 | 1,203 sf. 3 bedroom      | Minimum 1,100 sf.         |
| Density:            | N/A             | 47 units per acre        | 65 units per acre allowed |

| <u>Project Data</u> | <u>Existing</u> | <u>Proposed</u>          | <u>Required/Allowed</u> |
|---------------------|-----------------|--------------------------|-------------------------|
| <b>Parking:</b>     |                 |                          |                         |
| Standard            | 64              | Residential= 51          | 51                      |
|                     |                 | Guest= 6                 | 6                       |
|                     |                 | Office = 11              | 11                      |
| Handicapped         | 0               | 3 (included in standard) | 3                       |
| Loading             | 0               | 1 (included in standard) | 1                       |
| <b>Total:</b>       | <b>64</b>       | <b>68</b>                | <b>68</b>               |

## PROJECT SUMMARY

|                           |     |                          |                          |
|---------------------------|-----|--------------------------|--------------------------|
| <b>Building Height:</b>   | 0   | 37- 46 feet              | 56 feet                  |
| <b>Building Setbacks:</b> |     |                          |                          |
| Front                     | N/A | 5                        | 5                        |
| Rear                      | N/A | 5                        | 5                        |
| Side (North)              | N/A | 6 feet                   | 0 feet                   |
| Side (South)              | N/A | 10 feet                  | 10 feet                  |
|                           |     | Plus 60 degree step back | Plus 60 degree step back |

### ESTIMATED FEES:

|                                                           |                                                                 |                                                            |
|-----------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> New Development Impact:          | <input checked="" type="checkbox"/> School District: <u>TBD</u> | <input checked="" type="checkbox"/> Plan Check: <u>TBD</u> |
| <input checked="" type="checkbox"/> In Lieu Parkland: TBD | <input checked="" type="checkbox"/> Art: <u>TBD</u>             | <input checked="" type="checkbox"/> Sewer: <u>TBD</u>      |

### INTERDEPARTMENTAL REVIEW:

Planning, Engineering, Building & Safety, Fire Prevention, Redevelopment Agency, and City Attorney reviewed the project. Comments have been incorporated into the plans or where made part of the recommended conditions of approval.

### ART IN PUBLIC PLACES:

TBD



# Culver CITY

(310) 253-5710

FAX (310) 253-5721

## PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

### DRAFT

### NEGATIVE DECLARATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |                |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
| <b>Project Title:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Tentative Tract Map, TTM P-2007117, Site Plan Review, SPR P-2007116, Administrative Use Permit, AUP P-2007115 |                |                          |
| <b>Lead Agency Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | City of Culver City, Planning Division<br>9770 Culver Blvd., Culver City, CA 90232                            |                |                          |
| <b>Contact Person &amp; Phone No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Thomas Gorham, Planning Manager<br>(310) 253-5710                                                             |                |                          |
| <b>Project Location/Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4043 Irving Place, Culver City, CA 90232                                                                      |                |                          |
| <b>Nearest Cross Street:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Culver Boulevard/Braddock Ave                                                                                 | <b>APN:</b>    | 4207-007-907             |
| <b>Project Sponsor's Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Sal Gonzales<br>10866 Washington Boulevard # 512<br>Culver City, CA 90232<br>(562) 843-9283                   |                |                          |
| <b>General Plan Designation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Downtown                                                                                                      | <b>Zoning:</b> | Commercial Downtown (CD) |
| <b>Redevelopment Project Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Component Area No. 3                                                                                          |                |                          |
| <b>Overlay Zone/Special District:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | None                                                                                                          |                |                          |
| <b>Project Description and Requested Action:</b><br>This project consists of the construction of a multi-story, 37 to 46 foot high building including 26 residential condominium units, 3 office condominium units, and a subterranean garage with 68 parking spaces.<br><br>The requested action is a Site Plan Review to construct a 43,756 square foot building and 24,080 square foot subterranean garage, a Tentative Tract Map to subdivide the building into 26 residential and three office condominium air space units, and an Administrative Use Permit to allow 54 tandem parking spaces. |                                                                                                               |                |                          |
| <b>Existing Conditions of the Project Site:</b><br>The project site is located between Culver Boulevard and Braddock Drive and it fronts on both Irving Place and Lafayette. It is approximately 24,089 square feet in size and is currently a vacant asphalt-paved parking lot.                                                                                                                                                                                                                                                                                                                     |                                                                                                               |                |                          |
| <b>Surrounding Land Uses and Setting:</b> <i>(Briefly describe the project's surrounding)</i><br>North: Office building and City Fire station<br>South: Multiple-family residences<br>West: Multiple-family residences<br>East: Elementary school                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                |                          |

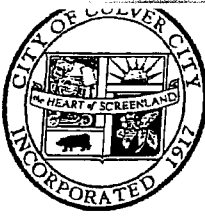
Negative Declaration  
Site Plan Review SPR P-2007116,  
Tentative Tract Map TTM P-2007117  
Administrative Use Permit AUP P-2007115

**ENVIRONMENTAL DETERMINATION:**

On the basis of the Initial Study prepared for the proposed project, it has been determined that the proposed project COULD NOT have a significant effect on the environment.

  
\_\_\_\_\_  
Thomas Gorham  
Deputy Community Development Director/Planning Manager  
City of Culver City

2/20/08  
Date



# Culver CITY

(310) 253-5710  
FAX (310) 253-5721

## PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

### DRAFT

### NEGATIVE DECLARATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |                |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
| <b>Project Title:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Tentative Tract Map, TTM P-2007117, Site Plan Review, SPR P-2007116, Administrative Use Permit, AUP P-2007115 |                |                          |
| <b>Lead Agency Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | City of Culver City, Planning Division<br>9770 Culver Blvd., Culver City, CA 90232                            |                |                          |
| <b>Contact Person &amp; Phone No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Thomas Gorham, Planning Manager<br>(310) 253-5710                                                             |                |                          |
| <b>Project Location/Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4043 Irving Place, Culver City, CA 90232                                                                      |                |                          |
| <b>Nearest Cross Street:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Culver Boulevard/Braddock Ave                                                                                 | <b>APN:</b>    | 4207-007-907             |
| <b>Project Sponsor's Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Sal Gonzales<br>10866 Washington Boulevard # 512<br>Culver City, CA 90232<br>(562) 843-9283                   |                |                          |
| <b>General Plan Designation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Downtown                                                                                                      | <b>Zoning:</b> | Commercial Downtown (CD) |
| <b>Redevelopment Project Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Component Area No. 3                                                                                          |                |                          |
| <b>Overlay Zone/Special District:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | None                                                                                                          |                |                          |
| <b>Project Description and Requested Action:</b><br>This project consists of the construction of a multi-story, 37 to 46 foot high building including 26 residential condominium units, 3 office condominium units, and a subterranean garage with 68 parking spaces.<br><br>The requested action is a Site Plan Review to construct a 43,756 square foot building and 24,080 square foot subterranean garage, a Tentative Tract Map to subdivide the building into 26 residential and three office condominium air space units, and an Administrative Use Permit to allow 54 tandem parking spaces. |                                                                                                               |                |                          |
| <b>Existing Conditions of the Project Site:</b><br>The project site is located between Culver Boulevard and Braddock Drive and it fronts on both Irving Place and Lafayette. It is approximately 24,089 square feet in size and is currently a vacant asphalt-paved parking lot.                                                                                                                                                                                                                                                                                                                     |                                                                                                               |                |                          |
| <b>Surrounding Land Uses and Setting:</b> <i>(Briefly describe the project's surrounding)</i><br>North: Office building and City Fire station<br>South: Multiple-family residences<br>West: Multiple-family residences<br>East: Elementary school                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                |                          |

22

Negative Declaration  
Site Plan Review SPR P-2007116,  
Tentative Tract Map TTM P-2007117  
Administrative Use Permit AUP P-2007115

**ENVIRONMENTAL DETERMINATION:**

On the basis of the Initial Study prepared for the proposed project, it has been determined that the proposed project COULD NOT have a significant effect on the environment.

Thomas Gorham

Thomas Gorham  
Deputy Community Development Director/Planning Manager  
City of Culver City

2/20/08  
Date



# Culver CITY

(310) 253-5710

FAX (310) 253-5721

## PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

### INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |                |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
| <b>Project Title:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Tentative Tract Map, TTM P-2007117, Site Plan Review, SPR P-2007116, Administrative Use Permit, AUP P-2007115 |                |                          |
| <b>Lead Agency Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | City of Culver City, Planning Division<br>9770 Culver Blvd., Culver City, CA 90232                            |                |                          |
| <b>Contact Person &amp; Phone No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Thomas Gorham, Planning Manager<br>(310) 253-5710                                                             |                |                          |
| <b>Project Location/Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4043 Irving Place, Culver City, CA 90232                                                                      |                |                          |
| <b>Nearest Cross Street:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Culver Boulevard/Braddock Ave                                                                                 | <b>APN:</b>    | 4207-007-907             |
| <b>Project Sponsor's Name &amp; Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Sal Gonzales<br>10866 Washington Boulevard # 512<br>Culver City, CA 90232<br>(562) 843-9283                   |                |                          |
| <b>General Plan Designation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Downtown                                                                                                      | <b>Zoning:</b> | Commercial Downtown (CD) |
| <b>Redevelopment Project Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Component Area No. 3                                                                                          |                |                          |
| <b>Overlay Zone/Special District:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | None                                                                                                          |                |                          |
| <b>Project Description and Requested Action:</b><br>This project consists of the construction of a multi-story, 37 to 46 foot high building including 26 residential condominium units, 3 office condominium units, and a subterranean garage with 68 parking spaces.<br><br>The requested action is a Site Plan Review to construct a 43,756 square foot building and 24,080 square foot subterranean garage, a Tentative Tract Map to subdivide the building into 26 residential and three office condominium air space units, and an Administrative Use Permit to allow 54 tandem parking spaces. |                                                                                                               |                |                          |
| <b>Existing Conditions of the Project Site:</b><br>The project site is located between Culver Boulevard and Braddock Drive and it fronts on both Irving Place and Lafayette. It is approximately 24,089 square feet in size and is currently a vacant asphalt-paved parking lot.                                                                                                                                                                                                                                                                                                                     |                                                                                                               |                |                          |
| <b>Surrounding Land Uses and Setting:</b> <i>(Briefly describe the project's surrounding)</i><br>North: Office building and City Fire station<br>South: Multiple-family residences<br>West: Multiple-family residences<br>East: Elementary school                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                |                          |

**Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement)

Culver City Redevelopment Agency will review for consistency with the Redevelopment Plan

### 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:*

- |                                                        |                                                             |
|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Population / Housing               |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Geology /Soils                | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use / Planning           |                                                             |

### ENVIRONMENTAL DETERMINATION:

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 in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that 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 the 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.

**FISH AND GAME FEE (AB 3158)**

- ☒ I find that the proposed project **WILL NOT** have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend. I find that the proposed project **IS EXEMPT** from the Fish and Game fee. A 'Certificate of Fee Exemption' will be prepared for this project.
- ☐ I find that the proposed project **IS NOT EXEMPT** from the Fish and Game fee.

Thomas Gorham  
Signature

3/27/08  
Date

Thomas Gorham  
Case Manager

Planning Manager  
Title

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                                                                 | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| <b>I. AESTHETICS -- Would the project:</b>                                                                                                                                                                                                                                                                                                                                                  |                                      |                                                                           |                                     |                                     |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                                                                                                                                                                                                                                    | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                                                                                                                                                                                                                                       | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>II. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: |                                      |                                                                           |                                     |                                     |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                                                                                                                                              | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                                                                                                                                                                               | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>III. AIR QUALITY --</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:                                                                                                                                                    |                                      |                                                                           |                                     |                                     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                                                                                                                          | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?                                                                                                 | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
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|---------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|------------------------------------|--------------|

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|-------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

#### **IV. BIOLOGICAL RESOURCES -- Would the project:**

- |                                                                                                                                                                                                                                                                                                                  |                          |                          |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### **V. CULTURAL RESOURCES -- Would the project:**

- |                                                                                                              |                          |                          |                                     |                                     |
|--------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|---------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|------------------------------------|--------------|
|---------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|------------------------------------|--------------|

- d) Disturb any human remains, including those interred outside of formal cemeteries?

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#### VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo 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.

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- ii) Strong seismic ground shaking?

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- iii) Seismic-related ground failure, including liquefaction?

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- iv) Landslides?

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- b) Result in substantial soil erosion or the loss of topsoil?

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- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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- d) 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?

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- e) 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?

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#### VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐
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- 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?

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- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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- 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?

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| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                      | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                                             | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### **VIII. HYDROLOGY AND WATER QUALITY -- Would the project:**

|                                                                                                                                                                                                                                                                                                                                                                                               |                          |                          |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially 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 uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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 a manner which would result in flooding on- or off-site?                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                        | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|-------------------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j) Inundation by seiche, tsunami, or mudflow?                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### **IX. LAND USE AND PLANNING - Would the project:**

|                                                                                                                                                                                                                                                                                                             |                          |                          |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any 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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### **X. MINERAL RESOURCES -- Would the project:**

|                                                                                                                                                                       |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### **XI. NOISE --Would the project result in:**

|                                                                                                                                                                                                                                                                     |                          |                          |                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### **XII. POPULATION AND HOUSING -- Would the project:**

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                               | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### **XIII. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### **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/TRAFFIC -- Would the project:**

- 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 capacity ratio 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 due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?

*Handwritten signature/initials*

| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
|---------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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#### **XVI. UTILITIES AND SERVICE SYSTEMS --Would the project:**

- 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 storm water 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 resources, 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 existing commitments?
- 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?

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| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b> | Potentially Significant Impact | Potentially Significant Impact Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|
|---------------------------------------------|--------------------------------|---------------------------------------------------------------|------------------------------|-----------|

#### **XVII. MANDATORY FINDINGS OF SIGNIFICANCE --**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a 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?

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| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>                                                                                                                                                                                                                                                                                                    | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Impact Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|-------------------------------------|--------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a 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)? | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                    | <input type="checkbox"/>             | <input type="checkbox"/>                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### **XVIII. EARLIER ANALYSES:**

Not applicable.

## **XIX. DISCUSSION:**

Discussion of Initial Study Checklist responses:

### **I. AESTHETICS**

- a) through d)  
Less Than  
Significant  
Impact
- a) The project is located in an urbanized area, with commercial and residential buildings in the immediate vicinity. The topography surrounding the site is relatively flat with no substantial ocean or mountain views that can be considered scenic that will be significantly affected by the project. The location of the proposed building may partially affect the view of Culver City Park from the adjacent office and fire station buildings; however the number of properties affected will be limited.
- b) The project is not located along a state scenic highway; no impacts relative to scenic resources along state scenic highways are expected of this project.
- c) The project is adjacent to 12 historical two-story residential bungalow buildings with a "Landmark" designation in Culver City's local cultural resources register. These buildings have a Spanish Colonial character and were built in 1925. The design and massing of the proposed building will not overtake the historic structures or obstruct their view from the street. The proposed building has a similar Spanish style architectural character including the use of earth-tone color stucco siding, Spanish style roof tiles, black wrought iron fencing and guard rails, wood frame windows, as well as generous landscaping along the perimeter of the site that are intended to compliment the historic buildings. The portion of the proposed building adjacent to the approximately 21 foot high historic structures includes step backs in height ranging from 11 feet at the ground floor with a 10 foot setback from the property line, 22 feet at the second floor with a 16 foot setback from the property line, and 33 feet at the third floor with a setback of 22 feet from the property line increasing to a maximum of 37 feet at the pitched roof peak setback 38 feet from the property line. These height setbacks help to ensure that the proposed buildings mass and scale do not overwhelm the historic structures. The project will result in an improvement to the visual character of the site and will complement the architectural visual character of the area.
- d) There will be an increase in the amount of internal lighting emanating from the project. The discretionary approval for the project will require implementation of all applicable City zoning standards and design guidelines including a requirement that all lighting not project onto, or create a nuisance for, adjacent public rights-of-way and private properties. Through these code and design requirements, there will be no significant impacts adversely affecting the adjacent historic building or views in the area.

MITIGATION MEASURE(S): None required.

### **II. AGRICULTURE RESOURCES:**

- a) through c)  
No Impact
- The project site is not located on land identified, utilized, or zoned for agricultural purposes, and there is no known Williamson Act contract in effect on the project site.

MITIGATION MEASURE(S): None required.

### III. AIR QUALITY:

a) through e) Less Than Significant Impact Future new development in any portion of Culver City will contribute both at the project level and cumulatively, to pollutant emissions over existing non-attainment conditions due to both construction and operation of individual projects. Still, this project, as proposed, is consistent with Culver City's General Plan and Zoning Code and therefore, the project's operational impacts are considered to be factored into SCAQMD's regional air quality models.

The subject project is consists of 26 residential condominium units and three office condominium units that measure approximately 3,350 square feet, both of which are smaller in scale than the thresholds of Potential Significance in the CEQA Air Quality Handbook prepared by the South Coast Air Quality Management District (SCAQMD).

No objectionable odors are expected from the proposed office and residential uses. And, the project applicant will be required to comply with SCAQMD Rule 403, which provides specific control actions to be implemented during any construction activities to control fugitive dust.

MITIGATION MEASURE(S): None required.

### IV. BIOLOGICAL RESOURCES:

a) through d) and f) No Impact The project site is located in an urbanized area surrounded by existing disturbed land and development. Information on existing conditions of the project site, submitted by the applicant with the project application materials indicates no biological resources, as identified by the California Department of Fish and Game or US Fish and Wildlife Service, or federally protected wetlands, as defined by the Clean Water Act, exist on site. There are no identifiable, migratory wildlife corridors on the project site and the project site is not subject to a City policy/ordinance protecting biological resources and is not subject to a habitat conservation plan.

e) Less than Significant Impact Two mature ficus trees located within the public right-of-way will be removed as part of the development. They will be replaced by another species of trees consistent with the City of Culver City's Street Tree Master Plan.

MITIGATION MEASURE(S): None required.

## V. CULTURAL RESOURCES:

- a) The project is adjacent to 12 historical two-story residential bungalow buildings with a "Landmark" designation in Culver City's local cultural resources register. These buildings have a Spanish Colonial character and were built in 1925. The design and massing of the proposed building will not overtake the historic structures or obstruct their view from the street. The proposed building has a similar Spanish style architectural character including the use of earth-tone color stucco siding, Spanish style roof tiles, black wrought iron fencing and guard rails, wood frame windows, as well as generous landscaping along the perimeter of the site that are intended to compliment the historic buildings. The portion of the proposed building adjacent to the approximately 21 foot high historic structures includes step backs in height ranging from 11 feet at the ground floor with a 10 foot setback from the property line, 22 feet at the second floor with a 16 foot setback from the property line, and 33 feet at the third floor with a setback of 22 feet from the property line increasing to a maximum of 37 feet at the pitched roof peak setback 38 feet from the property line. These height setbacks help to ensure that the proposed buildings mass and scale do not overwhelm the historic structures. The project will result in an improvement to the visual character of the site and will complement the architectural visual character of the area.
- b) through d)  
No Impact The project site is located in an urbanized area surrounded by existing disturbed land and development. There are no known archaeological, paleontological, or human remain resources on the site and no significant impacts relative to these specific cultural resources are expected to occur. Should such resources surface during construction of the project the applicant will be subject to the appropriate State and/or Federal laws that regulate the proper handling of these types of artifacts.

MITIGATION MEASURE(S): None required.

## VI. GEOLOGY AND SOILS:

- a), b) and d) Less Than Significant Impact Information on existing conditions indicates the site is not located near land subject to landslides, it is not located on expansive soil, and will be adequately served by the City's existing sewer system. The project will be constructed to meet all Uniform Building Code requirements and will comply with City and State seismic standards. The project site is not located within earthquake faults, nor is it within an area subject to liquefaction.
- c) Less Than Significant Impact The proposed project includes the construction of a subterranean parking garage with a finished grade of approximately 10 feet below the existing ground surface. A cut on the order of 12 feet including footings will be required for constructing the proposed subterranean garage. The proposed subterranean garage will be located on the property lines in all directions and shoring and lagging will be required for temporary excavation during construction. Due to the proximity of 3 historic residences on the property to the south, the design of the shoring must specifically acknowledge and address the close proximity of these residences. A Preliminary Soils Investigation prepared by Hu Associates, Inc dated April 17, 2007 was prepared for the proposed project and includes a number of recommendations for excavation, shoring and construction of the proposed subterranean garage. Project conditions of approval will require the shoring plans for the project to include the recommendations made in said report and that shoring, foundations, and structure of the proposed project be specifically designed to preserve to the extent feasible the historic residences with no damage during either the construction phase or after the project is completed.
- e) No Impact The project does not propose the use of septic tanks or alternative wastewater disposal systems. It is an existing building and facility located in a fully urbanized area served by existing wastewater infrastructure. The project's wastewater demand would be accommodated via connections to the existing wastewater infrastructure. Therefore, the project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

MITIGATION MEASURE(S): None required

## VII. HAZARDS AND HAZARDOUS MATERIALS:

a), b), c) and d) Less Than Significant Impact      The project is a mixed-use development with office uses on the first floor and residential units above, which do not include use of and disposal of significant hazardous materials other than volumes normally found in residential and commercial areas. In addition, the applicant will be required to obtain the necessary approvals from the Culver City Fire Department, in compliance with applicable Fire Code regulations and will also be required to participate in the Culver City Hazardous Materials Program.

Environmental information submitted by the applicant with the project plans and application materials indicates that the site is not on a list of hazardous materials sites compiled per Government Code Section 65962.5.

The subject site was previously occupied by a building used by Coast Media, Inc., which was involved in pre-press and advertising activities. The property was purchased by the City of Culver City Redevelopment Agency in 1996, then building was demolished and the site was converted into a paved parking lot. Prior to the demolition, a Phase I and II Environmental Site Assessment report was completed indicating that asbestos, lead, and other chemicals were found on the building and the soil under the building. The report concluded that these hazardous materials would have to be removed from the building and the soil would have to be remediated properly. A Remediation Action Plan (RAP) was prepared, and the asbestos, lead and other hazardous substances were removed from the building and the soil pursuant to the RAP in 1997.

The project site is located within one-quarter mile of an existing school. However, limited quantities of potentially hazardous materials to be used during construction and operation of the project would not pose a hazard to the public or environment. Furthermore, previously present hazardous materials were removed prior to the site conversion into a parking lot. Because the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials no significant impact is expected.

e) and f) No Impact      The project site is not located within an airport land use plan area, nor is the site located within 2 miles of an airport. The closest airport is Los Angeles International Airport (LAX) located more than 2.5 miles south from the site. There are no private airstrips in the vicinity of the site, and therefore no potential hazard to the safety of people residing or working in the area.

g) Less Than Significant Impact      The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. Access to all local roads would be maintained during construction and project operation.

h) No Impact      The project site is located in an urbanized area of Culver City. In addition, the Culver City Natural Hazards Map identifies the project site as outside of the fire hazard zone. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wild fires.

MITIGATION MEASURE(S): None required.

## VIII. HYDROLOGY AND WATER QUALITY:

- a), c), f), h) and j)  
No Impact      Grading and building plans will be reviewed and approved by the City's Building Safety and Engineering Divisions to assure that on and off-site drainage will not create significant impacts to drainage facilities, groundwater quality and quantity. The project will require the preparation of a Standard Urban Stormwater Mitigation Plan (SUSMP). The SUSMP plan must be prepared by a registered civil engineer and be reviewed by the Engineering Division for approval prior to the issuance of any permits. The City will require the project to be designed to effectively prohibit the entry of pollutants from the construction site into the public street and storm drain system. The construction contractor will be required to comply with the *California Storm Water Best Management Practice Handbook*.
- b), d) and e)  
Less Than Significant Impact      The project will use more water than the current parking lot use at the site. However, the number of residential and office units, 26 and 3 respectively will not have a substantial impact on water supplies or interfere substantially with groundwater recharge.
- The project will change the drainage pattern of the site due to the construction of a four-story building and a subterranean parking structure. However, it will not affect the course of a stream or river, because the subject site is not near enough a stream or river to have such an impact.
- The site will not create substantially more runoff water to exceed the capacity of existing drainage systems. The site is located in an urbanized area, surrounded by commercial, governmental and residential uses where the existing drainage systems can adequately address any additional runoff water from the project.
- g) and i)  
Less Than Significant Impact      The project is not located within a dam inundation zone. It will not place housing or structures within a 100-year flood hazard area. It is not within seiches, tsunamis, or mudflow inundation zone. The project site is not located within the vicinity of any large surface bodies of water and is located more than 2.5 miles from the Pacific ocean. As such, the project site would not be prone to inundation by a seiche or tsunami. It is also not located downslope from an area of mudslide potential, and thus there is no risk of mudflows.

MITIGATION MEASURE(S): None required.

## IX. LAND USE AND PLANNING:

- a) No Impact      The project will not physically divide an established community. It is located within an urbanized area, consisting of a mix of uses including commercial, governmental and residential. Currently the site is a vacant parking lot. The uses immediately around the site consist of multiple family residential uses to the south and west, and commercial and government uses to the north, and a school to the east.
- b) Less Than Significant Impact      The proposed use is consistent with the 'Downtown' General Plan Land Use designation, its policies and objectives. The CD zone permits the proposed mixed use development with the approval of a site plan review. Furthermore, upon the City's review and approval of the application, the project will be consistent with the City's Zoning Code, including the development standards of the CD zone. Therefore, the proposed project will be consistent with the local land use plan and the zoning ordinance currently in effect.
- c) No Impact      The project site is not subject to a habitat conservation plan or natural community conservation plan. It is developed as a parking lot and does not provide habitat for any biological species, nor does it support any natural communities.

MITIGATION MEASURE(S): None required.

#### **X. MINERAL RESOURCES:**

a) and b)  
No Impact      Government Code Section 65302(d) states that a conservation element of the general plan shall include "minerals and other natural resources." The City of Culver City's Conservation Element of the General Plan states that the City does not have features included in Government Code Section 65302(d) listing of items for conservation, other than a natural wilderness area. Therefore, the project area is not designated mineral extraction site or a regionally or locally-important significant mineral resource area.

MITIGATION MEASURE(S): None required.

#### **XI. NOISE:**

a) through d)  
Less than  
Significant  
Impact      The proposed project is not expected to generate significant noise levels during operations. Noise caused by the project will be consistent with that of surrounding urban uses. Ambient noise potentially affecting users of the project will be dampened by Building Code requirements for construction of commercial and residential mixed-use buildings. During grading, construction or remodeling, the project will be subject to both the noise element and to restricted hours of construction as noted in the Culver City Municipal Code. The project will be conditioned to require the applicant's contractor to use construction equipment with state-of-the-art noise shielding and muffling devices to alleviate potential noise impacts. Both applicant and City contact information will be posted on the project site to direct individuals wishing to report noise and other construction activity complaints.

e) and f) No  
Impact      The project site is not within an airport land use plan and is not within the vicinity of a private airstrip.

MITIGATION MEASURE(S): None required.

#### **XII. POPULATION AND HOUSING:**

a) Less than  
Significant  
Impact      The project consists of 26 residential condominium units, and three office condominium units approximately 3,350 square feet. Thus, the project will result in an increase of population. However, the project is designed to be compatible with the scale and character of the adjacent neighborhood, which is consistent with Objective 2 of the General Plan Housing Element to maintain opportunities for all types of housing while protecting the character of existing neighborhoods. Furthermore, the project will provide 26 new residential units to the City's housing stock furthering the intent of the Regional Housing Needs Assessment as prepared by the Southern California Association of Governments (SCAG) and the State of California Housing and Community Development Department (HCD), which call for an addition 504 housing units in Culver City in the planning period ending in 2014. The project will not significantly increase employment, in that few new workers will occupy the office units. To the extent that some employees relocate to live closer to their place of employment, this demand is not expected to be substantial and could be served by existing available housing and rental opportunities as well as other housing that is planned or under construction in the area.

b) and c) No  
Impact      The site is currently a vacant parking lot and no existing housing will be removed as a result of construction. No significant reduction or displacement of population or housing is associated with the project.

MITIGATION MEASURE(S): None required.

### **XIII. PUBLIC SERVICES:**

- a) Less than Significant Impact      The project will comply with all applicable California Building and Fire Codes. There are existing public service facilities necessary to accommodate the project such as traffic control devices, sewers, storm drains, parkways, sidewalks, street lights, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process. No extension of roads or infrastructure other than the necessary laterals to connect to City mains will be required of this project. Both Fire and Police protection can adequately service the project as proposed. The impact on schools will be less than significant, because no significant population increase will result from this project.

MITIGATION MEASURE(S): None required.

### **XIV. RECREATION:**

- a) and b) Less Than Significant Impact      The proposed mixed use project will not result in significant adverse impacts relative to recreation, because it is not expected to generate a substantial population increase. The use of existing neighborhood and regional parks is not expected to substantially increase. The project would not require the construction or expansion of recreational facilities. In addition, the applicant will be required to contribute to the City's parkland fund during the plan check process, which is intended for improvements to City parks.

MITIGATION MEASURE(S): None required.

## XV. TRANSPORTATION/TRAFFIC:

a) Less Than Significant Impact A traffic analysis was conducted for the project and the study determined that the added traffic volume generated by the proposed mixed-use project will not significantly impact any of the study intersections or street segments studied. The focus of the traffic study was to evaluate the potential traffic impact created by the proposed development on four intersections. These include, 1) Lafayette Place / Culver Boulevard, 2) Lafayette Place / Braddock Drive, 3) Irving Place / Culver Boulevard, 4) Irving Place / Braddock Drive. The study concluded that the amount of trips generated as a result of the proposed development does not exceed the threshold for significance for levels of service (LOS). Therefore, no traffic mitigation measures are required.

The traffic study estimated that the project would generate 189 daily vehicle trips taking into account both the residential and office components. The study also estimated 16 morning and 19 afternoon peak hour trips. The traffic study also projected the future traffic levels at the intersections studied based on development projects in construction or anticipated to be constructed.

b) through d), and g) No Impact On the basis of the projected future traffic levels in the area and the trips generated by the project the traffic study concludes that the increase in traffic at various street intersections as a result of the project will be below the City's criteria for significant impacts. Traffic impacts at intersections measured as volume to capacity ratios (V/C or the number of actual cars to the amount of cars the intersection can accommodate) must increase beyond a threshold given the Level of Service measured for the intersections in order to be considered a significant impact. At the study intersections noted above the increase in the V/C ratios resulting from the project given the Level of Service for those intersections was below what the City establishes as a significant impact. In other words, added traffic resulting from the project to the areas studied is expected to be small enough so as to not create significant traffic problems.

Current roadway design features in the project site area are compatible with this project and surrounding uses. The project does not conflict with alternative transportation policies and does not require elimination of bus stops/turnouts.

e) and f) Less than significant impact The project will be located wholly within private property along a developed area with no requirements for significant roadway changes or elimination of current emergency access routes. As a result of the project, Lafayette Place will be widened in front of the subject site consistently with the City of Culver City's Public Works Department requirements. Parking for the project will be provided in a subterranean parking garage which will include 68 parking spaces for residential and office uses, including handicapped parking and a loading space.

MITIGATION MEASURE(S): None required.

## XVI. UTILITIES AND SERVICE SYSTEMS:

a) through g) Less Than Significant The proposed project will connect to existing utilities available to adequately serve the project site. No significant adverse impacts to utilities are expected from project implementation.

Since the project site is completely paved, development of the proposed project would not increase the amount of impervious surface area or surface water runoff quantities. Since the project would not result in an increase in runoff, the project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.

MITIGATION MEASURE(S): None required.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Less Than Significant Impact       | With regards to historic environmental resources, potential impacts to the adjacent historic structures will be less than significant with implementation of project conditions. Otherwise, the project, which is located in a developed, urbanized area, will not have significant impacts to any plant or animal wildlife resource.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| b)and c) Less Than Significant Impact | <p>The project involves construction of a mixed use building which will result in an intensification of the project site, and there may be some project level and cumulative impacts where none existed before. However, the project meets all requirements of the zoning code and adequate parking is provided according to the parking requirements and it will not result in significant impacts. Furthermore, a traffic analysis was conducted for the project and the study determined that the added traffic volume generated by the proposed project will not significantly impact any of the study intersections. The amount of traffic generated as a result of the proposed development does not meet the level of significance. Therefore, no traffic mitigation measures are required.</p> <p>The project, which is located in a developed, urbanized area, is a mixed use development with office and residential uses that meets General Plan Land Use policies and guidelines and is consistent with the Zoning Code. It will not cause substantial adverse effects on human beings. No mitigation measures with regard to impacts on human beings are required.</p> |

### **References Utilized:**

- 1) Traffic study for the 4043 Irving Place Mixed-Use Project prepared by Raju Associates, Inc. received on December 31, 2007
- 2) Phase I Environmental Site Assessment, prepared by Gale/Jordan Associates, Inc. (1993)
- 3) Phase II Environmental Site Assessment, prepared by Gale/Jordan Associates, Inc. (1995)
- 4) Preliminary Soil Investigation prepared by Hu Associates, Inc. dated April 17, 2007

**FINAL  
TRAFFIC STUDY  
FOR THE  
4043 IRVING PLACE MIXED-USE PROJECT**

**Prepared for:**

**THE CITY OF CULVER CITY**

**DECEMBER 2007**

**Submitted by:**

  
**RAJU** Associates, Inc.

**RECEIVED**

**DEC 31 2007**

**Culver City  
Planning Division**

12/31/07

45

**FINAL  
TRAFFIC STUDY  
FOR THE  
4043 IRVING PLACE MIXED-USE PROJECT**

December 2007

Prepared for:

**THE CITY OF CULVER CITY**

Prepared by:

**RAJU ASSOCIATES, INC.**  
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Ref: RA 246

## EXECUTIVE SUMMARY

A detailed traffic study was performed by Raju Associates, Inc. to assess the traffic impacts of the proposed mixed-use project within the City of Culver City, California. The Project is located at 4043 Irving Place.

The Proposed Project would be located on the west side of Irving Place south of 'A' Street in the City of Culver City. As proposed, the Project consists of 26 multi-family (condominium) dwelling units and 3,350 square feet of office use. The Project would provide a subterranean parking garage with 68 parking spaces. The existing site contains a parking lot.

One driveway located on Irving Place would provide access to the Project's subterranean parking area. This driveway would allow left-turns in and left-turns out only since Irving Place is a one-way northbound roadway south of 'A' Street.

Current and future traffic analyses at four intersections within the City of Culver City were conducted in this study. At these locations, traffic operations were studied prior to and after implementation of the Proposed Project, deficiencies and impacts, if any, identified, improvements and mitigation measures, if required, developed, their effectiveness determined and residual traffic impacts, if any, ascertained as part of this study. Access and circulation at the proposed driveway to the parking area for the Project were also evaluated. The following executive summary highlighting the key findings of this study is presented below.

- Four intersections were analyzed within the study area for this project. These locations are within the study area bounded by Culver Boulevard on the north, Braddock Drive on the south, Lafayette Place on the west and Irving Place on the east within the City of Culver City.
- Currently, all four of the analyzed intersection locations are operating at excellent to very good level of service (LOS B or better) during both the morning and evening peak hours.
- In the Cumulative (Year 2008) Base conditions, i.e., future conditions without the implementation of the proposed project, all four of the analyzed intersection locations are

projected to continue to operate at excellent to very good level of service (LOS B or better) during both the morning and evening peak hours.

- The Proposed Project consisting of 26 multi-family (condominium) dwelling units and 3,350 square feet of office use will generate a total of 189 daily trips of which 16 trips would occur during the morning peak hour and 19 trips during the evening peak hour. Typically, the City of Culver City does not require a traffic study for projects that generate less than 50 peak hour trips. However, based on the City's request, this study has been performed.
- In the Cumulative (Year 2008) Plus Project conditions, both the AM and PM peak hour operating conditions would be similar to those projected for the Future Base conditions.
- The Cumulative (Year 2008) Plus Project conditions show that the proposed project would not cause significant traffic impacts at any of the analysis locations, based on significance criteria established by the City of Culver City.
- Residential street segment analysis performed at three roadway segments indicates that the addition of the Proposed Project would increase the peak hour traffic from 1.3% to 7.4%. This is less than the City's street segment impact threshold of 8%. The project would not have a significant impact on any of the street segments within the study area.
- Parking, access and circulation systems were assessed and a review of the proposed site plan indicates that they would all function adequately and that there would be no adverse impact from the Proposed Project.

Summarizing, the Proposed Project would not cause any significant impacts (as described on page 32 of Chapter IV) at any of the analyzed locations. Parking, access and circulation systems would function adequately.

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## I. INTRODUCTION

This report documents the assumptions, methodologies and findings of a study conducted by Raju Associates, Inc., to evaluate the potential traffic impacts of the proposed mixed-use project located at 4043 Irving Place within the City of Culver City, California. Figure 1 illustrates the location of the Proposed Project in relation to the surrounding street system.

### PROJECT DESCRIPTION

The Proposed Project would be located on the west side of Irving Place south of 'A' Street in the City of Culver City. As proposed, the Project consists of 26 multi-family (condominium) dwelling units and 3,350 square feet of office use. The Project would provide a subterranean parking garage with 68 parking spaces. The existing site contains a parking lot.

One driveway located on Irving Place would provide access to the Project's subterranean parking area. This driveway would allow left-turns in and left-turns out only since Irving Place is a one-way northbound roadway south of 'A' Street.

### STUDY SCOPE

The scope of work for this study was developed in conjunction with the City of Culver City staff. The base assumptions, technical methodologies and geographic coverage of the study were all identified as part of the study approach. The study is directed at the analysis of potential traffic impacts on the street system produced by the Proposed Project per the City of Culver City traffic impact significance criteria. The following scenarios have been evaluated in this study:

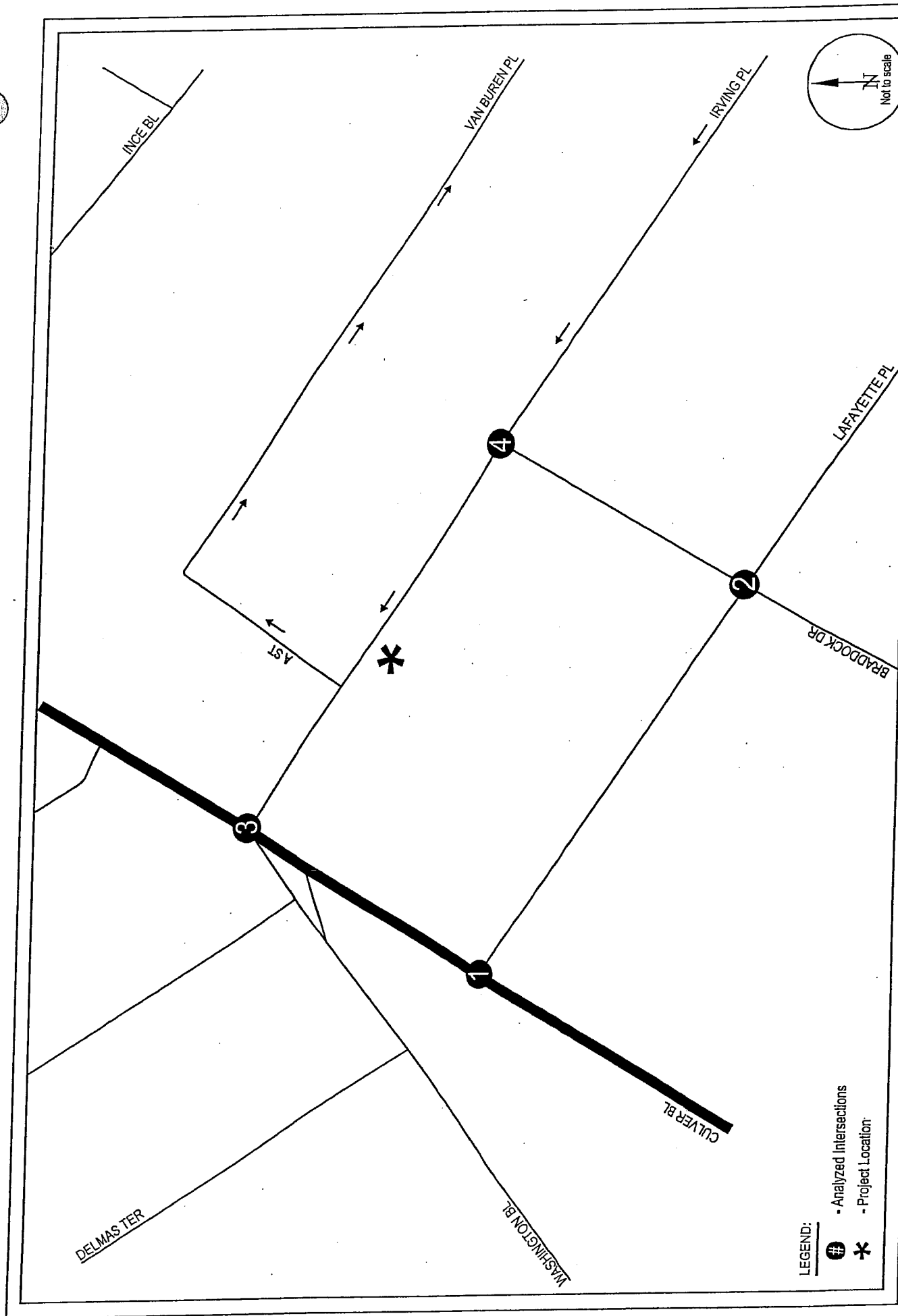


FIGURE 1  
LOCATION OF PROJECT AND ANALYZED INTERSECTIONS

- Existing (2007) Baseline Conditions - The analysis of existing traffic conditions is intended to provide a basis for the remainder of the study. The existing conditions analysis includes an assessment of streets, traffic volumes, and operating conditions.
- Cumulative Base (2008) Conditions - Future traffic conditions without the proposed project has been developed for the year 2008. The objective of this analysis is to project future traffic growth and operating conditions, which could be expected to result from regional growth and related projects in the vicinity of the study area by the year 2008.
- Cumulative Plus Project (2008) Conditions - The traffic expected to be generated by the proposed project is estimated and added to the Cumulative Base (2008) traffic forecasts. The impacts of the proposed project on future traffic operating conditions are then identified.

For this traffic study, four locations were defined as study intersections. Two of the four study intersections are controlled by traffic signals. The following intersections (see Figure 1) were analyzed for the scenarios described above:

1. Lafayette Place / Culver Boulevard
2. Lafayette Place / Braddock Drive (unsignalized)
3. Irving Place / Culver Boulevard
4. Irving Place / Braddock Drive (unsignalized)

A detailed Memorandum of Understanding (MOU) was prepared in coordination with the City of Culver City staff. The MOU includes among other details, a description of the Proposed Project and its trip generation characteristics. A copy of the MOU is attached in Appendix A of this report.

In addition, as part of the MOU process, the City of Los Angeles was contacted for their input on study intersections and related projects.

## ORGANIZATION OF REPORT

An executive summary presenting key details of the traffic study is provided at the beginning of this report. The rest of the report is divided into seven chapters. Chapter I presents an introduction and provides details of the various elements of the study. Chapter II describes the

existing circulation system, traffic volumes, and traffic conditions within the study area. The methodology to obtain Future Year 2008 traffic volumes without and with the Proposed Project are described and applied in Chapter III. Chapter IV presents assessment of traffic conditions with and without the project and the potential traffic impacts due to the proposed project. The results of the analysis of the proposed project's impacts on the CMP regional transportation system are provided in Chapter V. Parking, access and circulation evaluations are presented in Chapter VI. A summary of the analysis and study conclusions is included in Chapter VII. Appendices to this report include details of the technical analysis.

## **II. EXISTING CONDITIONS**

A comprehensive data collection effort was undertaken in June 2007 to develop a detailed description of existing conditions within the study area. The assessment of conditions relevant to this study includes an inventory of the street system, traffic volumes on these facilities, and operating conditions at key intersections. A detailed description of these elements is presented in this chapter.

### **STUDY AREA**

The Proposed Project is located at 4043 Irving Place on the west side of Irving Place south of 'A' Street within the City of Culver City, California. The Santa Monica (I-10) Freeway is located approximately half a mile north of the project site and the San Diego (I-405) Freeway is located one and a half miles west of the project site. The study area is bounded by Culver Boulevard on the north, Braddock Drive on the south, Lafayette Place on the west and Irving Place on the east.

### **EXISTING STREET SYSTEM**

The existing street system within the study area consists of a regional highway system including major arterials east and south of the Santa Monica (I-10) Freeway, and sub-regional street system including secondary arterials, collectors and local streets. A description of the regional and local access and circulation offered by the various roadways follows.

The Santa Monica (I-10) and San Diego (I-405) Freeways provide the primary regional access to the study area. The key arterials serving the site are Culver Boulevard and Washington Boulevard. The other streets offering local circulation possibilities include Lafayette Place, Irving Place, and Braddock Drive. Brief descriptions of these facilities serving the study area are included in the following section.

- Culver Boulevard – Culver Boulevard is a major arterial roadway and traverses diagonally in an east-west direction between Playa del Rey and Venice Boulevard. Within the study area, this roadway offers four travel lanes, two lanes per direction, with a raised median and turn lanes at major or key intersections. Parking is allowed along this roadway in the vicinity of the study area, except at major intersections where turn lanes are provided. Culver Boulevard currently provides partial access to the I-405 Freeway to and from the north. As part of the regional improvements that Caltrans is currently implementing along the I-405 Freeway, direct and full access to and from Culver Boulevard and the I-405 Freeway will be provided in the future. That is, a full interchange at Culver Boulevard and the I-405 Freeway will be built in the near future. Associated with this interchange, the northbound I-405 on-ramp from Sawtelle Boulevard immediately north of Braddock Drive will be removed and Braddock Drive roadway will be de-emphasized. Freeway-bound traffic would be encouraged to remain on Culver Boulevard and away from the de-emphasized Braddock Drive.
- Washington Boulevard – Washington Boulevard is a major arterial roadway that traverses in an east-west direction. This roadway offers four travel lanes, two lanes per direction, with a central left-turn median. Parking is allowed along this roadway in the vicinity of the study area, except at major intersections where turn lanes are provided.
- Lafayette Place – Lafayette Place is a local roadway that traverses in a north-south direction. Within the study area, this roadway offers two travel lanes, one lane per direction. Parking is allowed on both sides of the street.
- Irving Place – Irving Place is a local roadway that traverses in a north-south direction and defines the eastern frontage of the project site. North of 'A' Street, the roadway provides one travel lane per direction with metered parking on both sides of the street. South of 'A' Street to its terminus at Lucerne Avenue, the roadway provides one-way northbound circulation. Parking is generally allowed on both sides of the street along this segment.
- Braddock Drive – Braddock Avenue is a local roadway that runs in an east-west direction. It provides two travel lanes, one lane per direction. Parking is generally allowed on the south side of the street within the study area. Currently, Braddock Drive provides access to the I-405 Freeway. However, in the future, Caltrans is implementing regional improvements along the I-405 Freeway including a full interchange at Culver Boulevard. As part of the access/circulation improvements in the vicinity of this area, Braddock Drive, a local roadway will be de-emphasized and Culver Boulevard, a major arterial roadway will be improved. These improvements would encourage the freeway-bound traffic to utilize Culver Boulevard and stay away from the de-emphasized Braddock Drive.

The existing lane configurations of the analyzed intersections are included in Appendix B.

## **EXISTING TRAFFIC VOLUMES AND LEVELS OF SERVICE**

The following sections present the existing intersection peak hour traffic volumes, a description of the methodology utilized to analyze the intersection operating conditions, and the resulting level of service conditions at each of the study intersections.

### **Existing Traffic Volumes**

Weekday morning and evening peak hour traffic counts were compiled from data collected at the four analyzed intersections during June 2007. These traffic volumes reflect typical weekday operations during current year conditions. However, this was the last week of school for the Culver City School District, which typically has shorter days and less attendance than a typical school week. Therefore, in addition to the existing counts, traffic volumes generated by the public elementary school located at 4100 Irving Place, which is located southeast of the project site, were added to the existing street system. The traffic volumes in Figure 2 represent, for the purposes of this analysis the Existing (2007) Baseline AM and PM peak hour conditions.

The raw data showing the counts and the elementary school traffic volumes are attached in Appendix C.

### **Level of Service Methodology**

Level of Service (LOS) is a qualitative measure used to describe the condition of traffic flow, ranging from excellent conditions at LOS A to overloaded conditions at LOS F. LOS D is typically recognized as the minimum acceptable level of service in urban areas. The Level of Service definitions for signalized and unsignalized intersections is provided in Table 1 and Table 2, respectively.

Two of the four analyzed intersections are controlled by traffic signals. The others (Lafayette Place/Braddock Drive and Irving Place/Braddock Drive intersections) are unsignalized and controlled by stop signs.

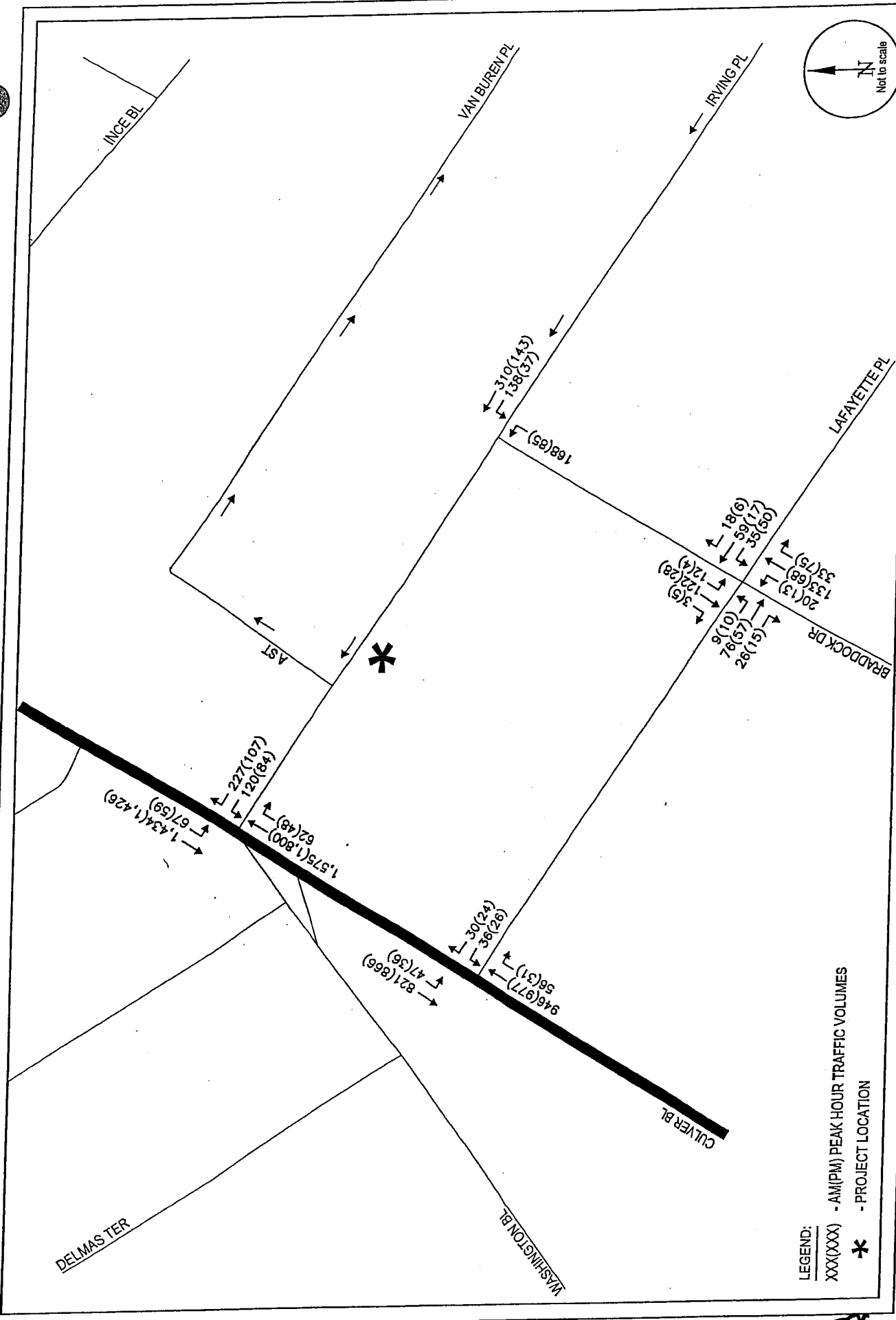
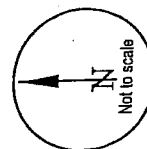


FIGURE 2  
EXISTING (2007) BASELINE PEAK HOUR TRAFFIC VOLUMES

55

**TABLE 1**  
**LEVEL OF SERVICE DEFINITIONS FOR SIGNALIZED INTERSECTIONS**

| Level of Service | Volume/Capacity Ratio | Definition                                                                                                                                                                                               |
|------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                | 0.000 - 0.600         | EXCELLENT. No Vehicle waits longer than one red light and no approach phase is fully used.                                                                                                               |
| B                | >0.600 - 0.700        | VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.                                                                     |
| C                | >0.700 - 0.800        | GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.                                                                                |
| D                | >0.800 - 0.900        | FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.                           |
| E                | >0.900 - 1.000        | POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.                                                         |
| F                | > 1.000               | FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths |

Source: Transportation Research Board, *Transportation Research Circular No. 212, Interim Materials on Highway Capacity*, 1980.