

MEETING DATE: 06/28/2010

AGENDA ITEM: Adoption of a Resolution Approving Tentative Tract Map, TTM P-2010028, (Tentative Tract Map No. 63634) Creating a One Lot Subdivision for Six Condominium Live/work Units at 13340 Washington Boulevard.

ATTACHMENTS

	<u>Pages</u>
1. Draft Resolution No. 2010-R____	1-5
2. City of Los Angeles Mitigated Negative Declaration	6-35
3. Planning Commission Resolution No. 2010-P003	36-39
4. Approved project plans received March 4, 2010	40-42
5. Proposed Tentative Tract Map No. 63634 received April 27, 2010	43

ATTACHMENT 1

RESOLUTION NO. 2010-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP, TTM P-2010028 (TENTATIVE TRACT MAP NO. 63634), FOR A ONE LOT SUBDIVISION CREATING SIX AIRSPACE LIVE/WORK CONDOMINIUM UNITS FOR THE CONSTRUCTION AT 13340 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL AND COMMERCIAL ZERO SETBACK OVERLAY (CG-CZ) ZONES.

(Tentative Tract Map, TTM P-2010028)

WHEREAS, on January 25, 2006, the Planning Commission adopted Resolution No. 2006-P001 approving Site Plan Review, SPR P-2005086, and Tentative Tract Map, TTM P-2005087, for construction of six live/work condominium units at 13340 Washington Boulevard, being portions of Lots 10, 11, 12, and 13 of Beach's University Tract, in the Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones as part of a larger development consisting of 33 additional condominium residential units located in the City of Los Angeles; and

WHEREAS, on February 27, 2006, the City Council adopted Resolution No. 2006-R009 approving Tentative Tract Map, TTM P-2005087; and

WHEREAS, on February 27, 2006, the Culver City Redevelopment Agency approved Tentative Tract Map, TTM P-2005087, and determined that the project was consistent with the Redevelopment Plan for Component Area No. 4 of the Culver City Redevelopment Plan; and

WHEREAS, before construction began, the project was sold and the tract map was inadvertently not recorded and thus expired; and

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1 WHEREAS, on March 4, 2010, an application was filed for Tentative Tract Map
2 No. 63634 which was identical to the previously approved map for six condominium live/work
3 units at 13340 Washington Boulevard, and

4 WHEREAS, on May 12, 2010, the Planning Commission adopted Resolution
5 No. 2010-P003 approving and recommending to the City Council approval of Tentative Tract
6 Map, TTM P-2010028; and

7
8 WHEREAS, in accordance with the California Environmental Quality Act
9 (CEQA), the City of Los Angeles, as the Lead Agency for the larger overall project, adopted a
10 Mitigated Negative Declaration for the overall project of 39 units in 2005. The City of Culver
11 City, as a Responsible Agency, is required to rely on the Lead Agency's Mitigated Negative
12 Declaration. On February 27, 2006, pursuant to Section 15162 of CEQA, the City Council
13 adopted the Mitigated Negative Declaration, finding that (a) any potentially significant effects
14 the project may have on the environment have been analyzed adequately in the Mitigated
15 Negative Declaration, (b) the project based upon the Mitigated Negative Declaration, public
16 comments, and the record before the Planning Commission and the City Council, will not
17 have a significant adverse impact on the environment, and (c) the circumstances under
18 which the Mitigated Negative Declaration was prepared have not significantly changed and
19 there is no new information of substantial importance, which was not previously known at the
20 time the Mitigated Negative Declaration was adopted; therefore, no further environmental
21 analysis or determination is required; and

22
23 WHEREAS, since the time of the City Council's adoption of the Mitigated
24 Negative Declaration on February 27, 2006, the circumstances under which the Mitigated
25 Negative Declaration was prepared have not significantly changed and no new significant
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information has been found that would impact the Mitigated Negative Declaration; therefore, no further environmental analysis or determination is required

WHEREAS, on June 28, 2010, following conclusion of the public discussion and thorough deliberation of the subject matter, the City Council by a vote of ____ to ____ approved Tentative Tract Map, TTM P-2010028 (Tentative Tract Map No. 63634), subject to Conditions of Approval stated herein below:

NOW, THEREFORE, the City Council of the City of Culver City, California, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Section 15.10.265, required findings for Tentative Tract Map, and subject to the Conditions of Approval herein, the following findings are hereby made:

1. The proposed map is consistent with the General Plan.

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

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

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

3. The site is physically suitable for the type of development.

ATTACHMENT 1

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

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

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

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

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

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

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

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

This subdivision will not conflict with any existing easements.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves Tentative Tract Map, TTM P-2010028 (Tentative Tract Map No. 63634), subject to the following conditions:

1. All conditions contained in Planning Commission resolution No. 2010 P-003.
2. Each unit that is to have separate ownership shall have separate utilities.
3. Prior to approval of the Final Map, the subdivider shall pay to the City the prescribed in-lieu parkland fee based on the fair market value of 0.0439 acres (1,912.28 square feet) as determined by a written appraisal report, approved by the City and dated no

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more than six (6) months prior to payment of the in-lieu fee for the six (6) residential units. The subdivider shall furnish a letter of credit or other form of security, as approved by the City Attorney, to guarantee payment of the required in-lieu parkland fee within one (1) year after the date of approval of the Final Map, and guaranteeing the payment of all interest which accrues if the fee is not paid within the one (1) year period, provided that a partial in-lieu parkland fee payment based on the fair market value of 318.71 square feet per unit shall be made to the City out of the escrow upon the sale of any unit which may occur within the one (1) year period described herein.

APPROVED and ADOPTED this _____ day of _____, 2010.

CHRISTOPHER ARMENTA, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk

CAROL A. SCHWAB, City Attorney

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

RECEIVED

SEP 21 2005

LEAD CITY AGENCY
LOS ANGELES DEPARTMENT OF CITY PLANNING

COUNCIL DISTRICT
11

PROJECT TITLE
ENV-2005-4295-MND

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

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

PROJECT DESCRIPTION
VESTING TENTATIVE TRACT MAP NOS. 63244 AND 63634 TO PERMIT THE CONSTRUCTION OF A 41-UNIT, 50-FEET HIGH CONDOMINIUM WITH 103 PARKING SPACES IN A SUBTERANEAN PARKING LOT. VTT-63244 WILL CONTAIN UNITS NO. 1-35 AND IS LOCATED IN THE CITY OF LOS ANGELES, AND VTT-63634 WILL CONTAIN UNITS NO. 36- 41 AND IS LOCATED IN THE CITY OF CULVER CITY. SPECIFIC PLAN EXCEPTION TO PERMIT THE DENSITY OF UNIT NO.32 TO BE BASED ON 211 SQUARE FEET OF LOT AREA AND THE DENSITY OF UNIT NOS. 33-35 TO BE BASED ON ZERO SQUARE FEET OF LOT AREA IN LIEU OF THE REQUIRED 800 SQUARE FEET OF LOT AREA IN THE CM(GM)-2D-CA ZONE. SPECIFIC PLAN EXCEPTION TO PERMIT A 1.89 TO 1 FLOOR AREA RATIO (FAR) IN LIEU OF THE MAXIMUM PERMITTED 1.75 FAR. SITE PLAN REVIEW FOR UNIT NOS. 36-41.

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

FINDING:

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

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

MAYA ZAITZEVSKY

CITY PLANNER

(213) 978-1416

ADDRESS

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012

SIGNATURE (Official)

DATE

08/17/2005

RECEIVED

OCT 06 2005

Culver City
Planning Division 6

MITIGATED NEGATIVE DECLARATION
ENV-2005-4295-MND

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I b2. Aesthetics (Landscaping)

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

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

I c1. Aesthetics (Light)

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

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

III d1. Air Pollution (Stationary)

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

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

IV f. Tree Removal (Non-Oaks)

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

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

VI aii. Seismic

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

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

VI b1. Haul Routes

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

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

VI b2. Erosion/Grading/Short-Term Construction Impacts

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

- Air Quality

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

VI c1. Liquefaction

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

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

(CONTINUED ON NEXT PAGE)

VII b5. Explosion/Release (Asbestos Containing Materials)

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

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

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

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

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

XI a2. Increased Noise Levels (Parking Structure Ramps)

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

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

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XI a13. Severe Noise Levels (Residential Only)

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

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

XIII a. Public Services (Fire)

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

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

XIII c1. Public Services (Schools)

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

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

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

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

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

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

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

- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

XV e. Inadequate Emergency Access

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

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

XVI f. Utilities (Solid Waste)

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

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

XVII b. Cumulative Impacts

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

(VII d. End

ATTACHMENT 2

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

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

ATTACHMENT 2

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
**INITIAL STUDY
and CHECKLIST**

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: LOS ANGELES DEPARTMENT OF CITY PLANNING		COUNCIL DISTRICT: CD 11 - BILL ROSENDAHL	DATE: 07/26/2005
RESPONSIBLE AGENCIES: CITY OF CULVER CITY			
ENVIRONMENTAL CASE: ENV-2005-4295-MND		RELATED CASES: VTT-63244, APCW-2005-4303-SPE/ VTT-62364	
PREVIOUS ACTIONS CASE NO.:		☐ Does have significant changes from previous actions. ☒ Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: 35-UNIT CONDO			
ENV PROJECT DESCRIPTION: VESTING TENTATIVE TRACT MAP NOS. 63244 AND 63634 TO PERMIT THE CONSTRUCTION OF A 41-UNIT, 50-FEET HIGH CONDOMINIUM WITH 103 PARKING SPACES IN A SUBTERANEAN PARKING LOT. VTT-63244 WILL CONTAIN UNITS NO. 1-35 AND IS LOCATED IN THE CITY OF LOS ANGELES, AND VTT-63634 WILL CONTAIN UNITS NO. 36-41 AND IS LOCATED IN THE CITY OF CULVER CITY. SPECIFIC PLAN EXCEPTION TO PERMIT THE DENSITY OF UNIT NO.32 TO BE BASED ON 211 SQUARE FEET OF LOT AREA AND THE DENSITY OF UNIT NOS. 33-35 TO BE BASED ON ZERO SQUARE FEET OF LOT AREA IN LIEU OF THE REQUIRED 800 SQUARE FEET OF LOT AREA IN THE CM(GM)-2D-CA ZONE. SPECIFIC PLAN EXCEPTION TO PERMIT A 1.89 TO 1 FLOOR AREA RATIO (FAR) IN LIEU OF THE MAXIMUM PERMITTED 1.75 FAR. SITE PLAN REVIEW FOR UNIT NOS. 36-41.			
ENVIRONMENTAL SETTINGS: THE PROJECT SITE IS A .76 NET ACRE SITE LOCATED IN THE CITY OF LOS ANGELES AND THE CITY OF CULVER CITY. THE PORTION IN THE CITY OF CULVER CITY IS ZONED C3 (GENERAL COMMERCIAL) AND IS 8,001 SQUARE FEET. THE PORTION IN THE CITY OF LOS ANGELES IS 25,011 NET SQUARE FEET AND IS ZONED CM(GM)-2D-CA. THE SITE IS CURRENTLY DEVELOPED WITH A FAST FOOD RESTAURANT AND ASSOCIATED PARKING. ADJACENT USES ARE COMMERCIAL PROPERTIES ALONG WASHINGTON BOULEVARD IN THE CITY OF CULVER CITY, A SINGLE-FAMILY RESIDENCE TO THE SOUTH WEST ALONG BEACH AVENUE, COMMERCIAL USES TO THE NORTH EAST ALONG BEACH AVENUE, AND LIGHT INDUSTRIAL USES TO THE SOUTH ALONG BEACH AVENUE. BEACH AVENUE IS A LOCAL STREET DEDICATED TO A 50-FOOT WIDTH AT THE PROJECT'S STREET FRONTAGE. WASHINGTON BOULEVARD IS A MAJOR HIGHWAY, CLASS II DEDICATED TO A 100-FOOT WIDTH AT THE PROJECT'S STREET FRONTAGE.			
PROJECT LOCATION: 13337 W BEACH AVE LOS ANGELES, 13340 W. WASHINGTON BOULEVARD CULVER CITY			
COMMUNITY PLAN AREA: PALMS - MAR VISTA - DEL REY STATUS: ☐ Preliminary ☐ Does Conform to Plan ☐ Proposed ☒ Does NOT Conform to Plan ☒ ADOPTED		AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: DEL REY
EXISTING ZONING: CM(GM)-2D-CA		MAX. DENSITY ZONING: 38 UNITS	

ATTACHMENT 2

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

ATTACHMENT 2

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

Maya E. Zaitzky

CITY PLANNER

(213) 978-1416

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

ATTACHMENT 2

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

ATTACHMENT 2

Environmental Factors Potentially Affected:

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

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

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

Background

PROPONENT NAME:

STEVEN W. ROSS

PHONE NUMBER:

(562) 493-7267

APPLICANT ADDRESS:

3030 OLD RANCH PARKWAY, SUITE 450
SEAL BEACH, CA 90740

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:

06/29/2005

PROPOSAL NAME (if Applicable):

ATTACHMENT 2

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?	✓		
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?	✓		
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?		✓	
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?	✓		
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?	✓		
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?	✓		
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?			✓

ATTACHMENT 2

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?				✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?				✓
e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA '15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA '15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : VnRUPTURE 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.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : VnSTRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : VnSEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?		✓		
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : VnLANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓

ATTACHMENT 2

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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g. BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?

h. HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?

VII. HAZARDS AND HAZARDOUS MATERIALS

a. CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?

b. CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?

c. EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?

d. BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?

e. FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?

f. FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?

g. IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

h. EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?

VIII. HYDROLOGY AND WATER QUALITY

a. VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?

b. SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?

c. SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?

ATTACHMENT 2

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?		✓		
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓		
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓
IX. LAND USE AND PLANNING					
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?			✓	
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
i.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?			✓	
j.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
k.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		

ATTACHMENT 2

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?		✓		
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		
XIV. RECREATION					
a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓
XV. TRANSPORTATION/CIRCULATION					
a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓

ATTACHMENT 2

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

XVI. UTILITIES

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

ATTACHMENT 2

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

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

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

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

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

ADDITIONAL INFORMATION:

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

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

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

Impact?	ATTACHMENT 2 Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

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

II. AGRICULTURAL RESOURCES

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

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT OF THIS 41-UNIT RESIDENTIAL PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.	
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ATTACHMENT 2

Impact?		Explanation	Mitigation Measures
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	SEE MITIGATION MEASURE VI B2
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	SEE MITIGATION MEASURE VI B2
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE OPERATIONAL IMPACTS TO THE OCCUPANTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE USE OF AN AIR FILTRATION SYSTEM.	III d1
e.	NO IMPACT	NO OBJECTIONABLE ODORS ARE ANTICIPATED TO RESULT FROM THIS RESIDENTIAL PROJECT.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	THE SITE IS FULLY DEVELOPED WITH A RESTAURANT AND ASSOCIATED PARKING. NO SENSITIVE SPECIES ARE EXPECTED TO BE LOCATED ON THE SITE. NO IMPACT WILL RESULT.	
b.	NO IMPACT	THE SITE DOES NOT CONTAIN RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITIES. NO IMPACT WOULD RESULT.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE PROJECT AREA IS FULLY DEVELOPED WITH A RESTAURANT, SURFACE PARKING, AND SOME LANDSCAPING. THE SITE DOES NOT CONTAIN WILDLIFE CORRIDORS OR NURSERY SITES. NO IMPACT WILL RESULT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE CONTAINS SEVEN TREES WHICH ARE PROPOSED TO BE REMOVED. NINE TREES WHICH ARE OVER 12-INCHES IN DIAMETER WILL NEED TO BE REPLACED ON A 1:1 RATIO. AFTER MITIGATION THE IMPACT WILL BE LESS THAN SIGNIFICANT.	IV f
f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLANS.	
V. CULTURAL RESOURCES			

ATTACHMENT 2		
Impact?	Explanation	Mitigation Measures
a. NO IMPACT	THE SITE DOES NOT CONTAIN ANY HISTORIC RESOURCES. NO IMPACT WOULD RESULT.	
b. NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN ARCHAEOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
c. NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN PALEONTOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
d. NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE PROJECT SITE. NO IMPACT WOULD RESULT.	
VI. GEOLOGY AND SOILS		
a. NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST PRIOLO ZONE. NO IMPACT WOULD RESULT.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT PROPERTY IS SUBJECT TO STRONG SEISMIC SHAKING; HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE FOLLOWING THE UNIFORM BUILDING CODE STANDARDS DURING CONSTRUCTION.	VI aii
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED IN AN AREA THAT IS SUSCEPTIBLE TO LIQUEFACTION. THE APPLICANT WILL BE REQUIRED TO SUBMIT A SOILS REPORT TO THE DEPARTMENT OF BUILDING AND SAFETY GRADING DIVISION, WHICH WILL INCORPORATE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	VI c1
d. NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	ENVIRONMENTAL IMPACTS MAY RESULT FROM THE GRADING OF THE SITE AND THE HAULING OF THE SOIL, HOWEVER, THESE IMPACTS WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE INCORPORATION OF CONSTRUCTION AND HAULING MITIGATION MEASURES.	VI b1, VI b2
NO IMPACT	THE PROPERTY IS STABLE AND IS NOT ANTICIPATED TO BECOME UNSTABLE DUE TO CONSTRUCTION OF THE PROJECT.	

ATTACHMENT 2

Impact?		Explanation	Mitigation Measures
g.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS PROJECT. NO IMPACT WOULD RESULT.	
VII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED OF AS PART OF THIS RESIDENTIAL PROJECT.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE BUILDING ON THE SITE MAY CONTAIN ASBESTOS CONTAINING MATERIALS (ACM). AN ACM SURVEY AND REMOVAL OF ANY ACM MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT TO MITIGATE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	VII b5
c.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE USED WITH THIS RESIDENTIAL PROJECT. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE IS NOT LOCATED ON A HAZARDOUS-MATERIALS LIST. NO IMPACT WOULD RESULT.	
e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. THE PROPOSED RESIDENTIAL PROJECT WOULD NOT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE AREA.	
f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. THE PROPOSED RESIDENTIAL PROJECT WOULD NOT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE AREA.	
g.	NO IMPACT	THIS RESIDENTIAL PROJECT WOULD NOT INTERFERE WITH ANY EMERGENCY RESPONSE OR EVACUATION PLANS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED IN AN AREA OF WILDLAND FIRES. NO IMPACT WOULD RESULT.	
VIII. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	DUE TO ITS SMALL SIZE AND RESIDENTIAL NATURE, THE PROPOSED PROJECT IS NOT PROJECTED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	

Impact?		ATTACHMENT 2 Explanation	Mitigation Measures
b.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERENCE OF GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP.	
c.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN A STREAM OR RIVER. THE SITE CURRENTLY DRAINS INTO THE SEWER AS WILL THE PROPOSED PROJECT. NO IMPACT WILL RESULT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT.	VIII c2
f.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT IS NOT ANTICIPATED TO SUBSTANTIALLY DEGRADE WATER QUALITY.	
g.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
i.	NO IMPACT	THE PROPERTY IS LOCATED IN A POTENTIAL DAM INUNDATION ZONE. THE IMPACT IS CONSIDERED LESS THAN SIGNIFICANT.	
j.	NO IMPACT	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A INUNDATION ZONE FOR SEICHES, TSUNAMIS OR MUDFLOW. NO IMPACT WOULD RESULT.	
IX. LAND USE AND PLANNING			

ATTACHMENT 2

Impact?		Explanation	Mitigation Measures
a.	NO IMPACT	THE PROJECT AREA IS IN TRANSITION FROM A PREDOMINANTLY LIGHT MANUFACTURING AND COMMERCIAL AREA TO MULTI-FAMILY RESIDENTIAL AND COMMERCIAL. THE PROPOSED RESIDENTIAL PROJECT WOULD BE CONSISTENT WITH THIS TREND AND WOULD NOT RESULT IN PHYSICALLY DIVIDING AN ESTABLISHED COMMUNITY.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED 41-UNIT RESIDENTIAL PROJECT WILL REQUIRE A SPECIFIC PLAN EXCEPTION TO PERMIT THREE ADDITIONAL UNITS BASED ON THE LOT AREA LOCATED WITHIN THE CITY OF LOS ANGELES AND FOR AN INCREASE IN FLOOR AREA RATIO. HOWEVER, THE GRANTING OF THESE EXCEPTIONS WILL NOT RESULT IN ANY ENVIRONMENTAL IMPACTS.	
c.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS DUE TO ITS LOCATION IN A DEVELOPED, URBAN AREA.	
X. MINERAL RESOURCES			
a.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	
b.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	
XI. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	SEE MITIGATION MEASURE VI B2
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT CONSTRUCTION WILL BE TYPICAL OF OTHER MULTI FAMILY BUILDINGS IN THE AREA AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE GROUND BORNE VIBRATION OR NOISE LEVELS.	

ATTACHMENT 2		
Impact?	Explanation	Mitigation Measures
c. LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS ANTICIPATED TO RESULT IN A LESS THAN SIGNIFICANT INCREASE IN THE AMBIENT NOISE LEVELS.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PARKING RAMPS WILL NEED TO BE CONSTRUCTED FROM CONCRETE TO REDUCE THE NOISE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XI a2, XI a13
e. NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
f. NO IMPACT	THE PROJECT IS NOT LOCATED IN THE VICINITY OF A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
XII. POPULATION AND HOUSING		
a. NO IMPACT	THE PROPOSED 41-UNIT DEVELOPMENT SHOULD NOT INTRODUCE SUBSTANTIAL POPULATION GROWTH.	
b. NO IMPACT	THE SITE IS DEVELOPED WITH A RESTAURANT. NO HOUSING WILL BE DISPLACED AS A RESULT OF THIS PROJECT.	
c. NO IMPACT	THERE ARE NO TENANTS LIVING AT THE SITE. NO IMPACT WILL RESULT.	
XIII. PUBLIC SERVICES		
a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH INADEQUATE FIRE RESPONSE TIMES. THE PROJECT WILL BE REVIEWED BY THE LA FIRE DEPARTMENT WHO MAY REQUIRE MITIGATION TO REDUCE THE FIRE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XIII a
b. NO IMPACT	THE RESIDENTIAL PROJECT SHOULD NOT RESULT IN AN INCREASE OF POLICE RESPONSE TIMES. NO IMPACT WOULD RESULT.	
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL INCREASE THE DEMAND ON AREA SCHOOLS, HOWEVER THE IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF SCHOOL FEES TO LAUSD.	XIII c1 SCHOOL FEES MAY BE REQUIRED FOR THE PORTION OF THE PROJECT LOCATED IN THE CITY OF CULVER CITY.
d. NO IMPACT.	THE PROJECT WILL RESULT IN AN INCREASE IN THE USE OF PARKS, HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF QUIMBY FEES. SEE MITIGATION MEASURE NO. XIV A	

ATTACHMENT 2

Impact?		Explanation	Mitigation Measures
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	STREET DEDICATIONS WILL BE REQUIRED ON BEACH AVENUE IN COMPLIANCE WITH LOCAL STREET STANDARDS. AFTER MITIGATION, THE IMPACT WILL BE LESS THAN SIGNIFICANT.	XIII e
XIV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE INCREASED USE OF PARKS BY THIS RESIDENTIAL PROJECT WILL BE MITIGATED BY THE PAYMENT OF QUIMBY FEES.	XIV a PARK FEES MAY ALSO BE REQUIRED FOR THE PORTION OF THE PROJECT SITE WHICH IS LOCATED IN THE CITY OF CULVER CITY.
b.	NO IMPACT	THE CONSTRUCTION OF 41 HOUSING UNITS WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	
XV. TRANSPORTATION/CIRCULATION			
a.	NO IMPACT	THE 41-UNIT RESIDENTIAL PROJECT SHOULD RESULT IN A REDUCTION IN TRAFFIC OVER THE EXISTING FAST FOOD RESTAURANT.	
b.	NO IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN AN INCREASE IN THE LEVEL OF SERVICE ON THE LOCAL STREETS.	
c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT.	
d.	NO IMPACT	THE PROJECT DOES NOT INCLUDE ANY HAZARDOUS DESIGN FEATURES. NO IMPACT WOULD RESULT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	BOTH LADOT AND LAFD WILL REVIEW THE PROJECT'S EMERGENCY ACCESS TO ENSURE THAT POTENTIAL IMPACTS ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL.	XV e
f.	NO IMPACT	THE PROJECT WILL PROVIDE 105 PARKING SPACES INCLUDING 23 FOR GUEST WHICH EXCEEDS THE LAMC AND GLENCOE-MAXELLA SPECIFIC PLAN PARKING REQUIREMENTS AND COMPLIES WITH THE DEPUTY ADVISORY AGENCY'S PARKING POLICY FOR PROJECTS IN A PARKING IMPACTED AREA.	
g.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY ALTERNATIVE TRANSPORTATION POLICIES.	
XVI. UTILITIES			

ATTACHMENT 2

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

ATTACHMENT 2

CALIFORNIA DEPARTMENT OF FISH AND GAME CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

TRACT/PARCEL MAP NO.

ZA NO.

PROJECT DESCRIPTION:

VTT-63244/VTT-63634

MND NO.

ENV-2005-4295-MND

APCW-2005-4303-SPE

VESTING TENTATIVE TRACT MAP NOS. 63244 AND 63634 TO PERMIT THE CONSTRUCTION OF A 41-UNIT, 50-FEET HIGH CONDOMINIUM WITH 103 PARKING SPACES IN A SUBTERANEAN PARKING LOT. VTT-63244 WILL CONTAIN UNITS NO. 1-35 AND IS LOCATED IN THE CITY OF LOS ANGELES, AND VTT-63634 WILL CONTAIN UNITS NO. 36-41 AND IS LOCATED IN THE CITY OF CULVER CITY. SPECIFIC PLAN EXCEPTION TO PERMIT THE DENSITY OF UNIT NO.32 TO BE BASED ON 211 SQUARE FEET OF LOT AREA AND THE DENSITY OF UNIT NOS. 33-35 TO BE BASED ON ZERO SQUARE FEET OF LOT AREA IN LIEU OF THE REQUIRED 800 SQUARE FEET OF LOT AREA IN THE CM(GM)-2D-CA ZONE. SPECIFIC PLAN EXCEPTION TO PERMIT A 1.89 TO 1 FLOOR AREA RATIO (FAR) IN LIEU OF THE MAXIMUM PERMITTED 1.75 FAR. SITE PLAN REVIEW FOR UNIT NOS. 36-41.

PROJECT ADDRESS:

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

APPLICANT NAME:

WASHINGTON LIVEWORK, LLC

APPLICANT ADDRESS:

3030 OLD RANCH PARKWAY, SUITE 450
SEAL BEACH, CA 90740

FINDINGS OF EXEMPTIONS

Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- ☐ The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- ☒ Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- ☐ The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

CERTIFICATION

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

CHIEF PLANNING OFFICIAL:

MICHAEL LOGRANDE

DATE OF PREPARATION:

7/27/2005

SIGNATURE:

PRINT NAME:

MAYA ZAITZEVSKY

ATTACHMENT 3

RESOLUTION NO. 2010-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP, TTM P-2010028 (TENTATIVE TRACT MAP NO. 63634), FOR A ONE LOT SUBDIVISION CREATING SIX AIRSPACE LIVE/WORK CONDOMINIUM UNITS FOR THE CONSTRUCTION AT 13340 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL AND COMMERCIAL ZERO SETBACK OVERLAY (CG-CZ) ZONES.

(Tentative Tract Map, TTM P-2010028)

WHEREAS, on January 25, 2006, the Planning Commission adopted Resolution No. 2006-P001 approving Site Plan Review, SPR P-2005086, and Tentative Tract Map, TTM P-2005087, for construction of six live/work condominium units at 13340 Washington Boulevard, being portions of Lots 10, 11, 12, and 13 of Beach's University Tract, in the Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones as part of a larger development consisting of 33 additional condominium residential units located in the City of Los Angeles; and

WHEREAS, on February 27, 2006, the City Council adopted Resolution No. 2006-R009 approving Tentative Tract Map, TTM P-2005087; and

WHEREAS, on February 27, 2006, the Culver City Redevelopment Agency approved Tentative Tract Map, TTM P-2005087, and determined that the project was consistent with the Redevelopment Plan for Component Area No. 4 of the Culver City Redevelopment Plan; and

WHEREAS, before construction began, the project was sold and the tract map was inadvertently not recorded and thus expired; and

ATTACHMENT 3

1 WHEREAS, on March 4, 2010, an application was filed for Tentative Tract Map
2 No. 63634 which was identical to the previously approved map for six condominium live/work
3 units at 13340 Washington Boulevard, and

4 WHEREAS, on May 12, 2010, the Planning Commission adopted Resolution
5 No. 2010-P003 approving and recommending to the City Council approval of Tentative Tract
6 Map, TTM P-2010028; and

7 WHEREAS, in accordance with the California Environmental Quality Act
8 (CEQA), the City of Los Angeles, as the Lead Agency for the larger overall project, adopted a
9 Mitigated Negative Declaration for the overall project of 39 units in 2005. The City of Culver
10 City, as a Responsible Agency, is required to rely on the Lead Agency's Mitigated Negative
11 Declaration. On February 27, 2006, pursuant to Section 15162 of CEQA, the City Council
12 adopted the Mitigated Negative Declaration, finding that (a) any potentially significant effects
13 the project may have on the environment have been analyzed adequately in the Mitigated
14 Negative Declaration, (b) the project based upon the Mitigated Negative Declaration, public
15 comments, and the record before the Planning Commission and the City Council, will not
16 have a significant adverse impact on the environment, and (c) the circumstances under
17 which the Mitigated Negative Declaration was prepared have not significantly changed and
18 there is no new information of substantial importance, which was not previously known at the
19 time the Mitigated Negative Declaration was adopted; therefore, no further environmental
20 analysis or determination is required; and

21 WHEREAS, since the time of the City Council's adoption of the Mitigated
22 Negative Declaration on February 27, 2006, the circumstances under which the Mitigated
23 Negative Declaration was prepared have not significantly changed and no new significant
24

ATTACHMENT 3

information has been found that would impact the Mitigated Negative Declaration; therefore, no further environmental analysis or determination is required

WHEREAS, on June 28, 2010, following conclusion of the public discussion and thorough deliberation of the subject matter, the City Council by a vote of ____ to ____ approved Tentative Tract Map, TTM P-2010028 (Tentative Tract Map No. 63634), subject to Conditions of Approval stated herein below:

NOW, THEREFORE, the City Council of the City of Culver City, California, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Section 15.10.265, required findings for Tentative Tract Map, and subject to the Conditions of Approval herein, the following findings are hereby made:

1. The proposed map is consistent with the General Plan.

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

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

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

3. The site is physically suitable for the type of development.

ATTACHMENT 3

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

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

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

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

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

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

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

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

This subdivision will not conflict with any existing easements.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves Tentative Tract Map, TTM P-2010028 (Tentative Tract Map No. 63634), subject to the following conditions:

1. All conditions contained in Planning Commission resolution No. 2010 P-003.
2. Each unit that is to have separate ownership shall have separate utilities.
3. Prior to approval of the Final Map, the subdivider shall pay to the City the prescribed in-lieu parkland fee based on the fair market value of 0.0439 acres (1,912.28 square feet) as determined by a written appraisal report, approved by the City and dated no

ATTACHMENT 3

more than six (6) months prior to payment of the in-lieu fee for the six (6) residential units. The subdivider shall furnish a letter of credit or other form of security, as approved by the City Attorney, to guarantee payment of the required in-lieu parkland fee within one (1) year after the date of approval of the Final Map, and guaranteeing the payment of all interest which accrues if the fee is not paid within the one (1) year period, provided that a partial in-lieu parkland fee payment based on the fair market value of 318.71 square feet per unit shall be made to the City out of the escrow upon the sale of any unit which may occur within the one (1) year period described herein.

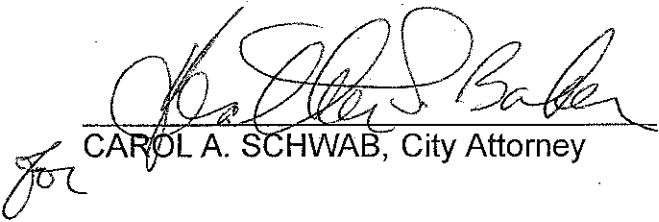
APPROVED and ADOPTED this ____ day of _____, 2010.

CHRISTOPHER ARMENTA, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk


CAROL A. SCHWAB, City Attorney

ATTACHMENT 4



 **STANDARD PACIFIC HOMES**
Signature of Excellence

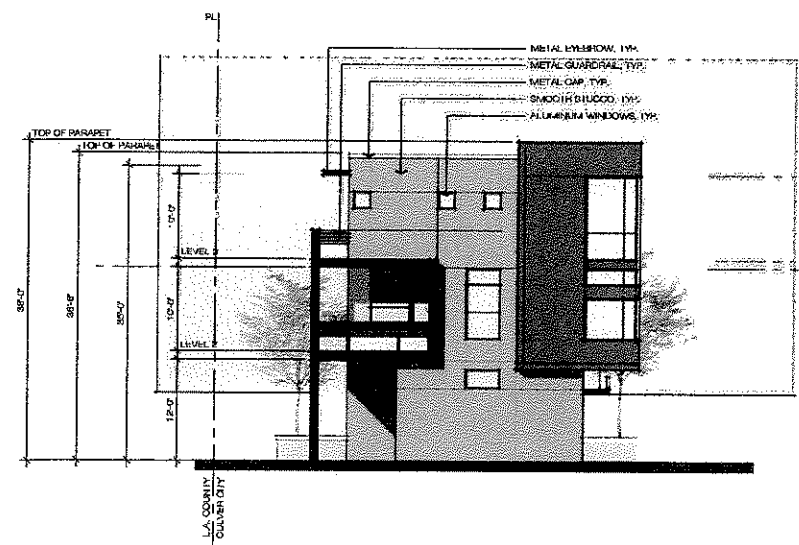
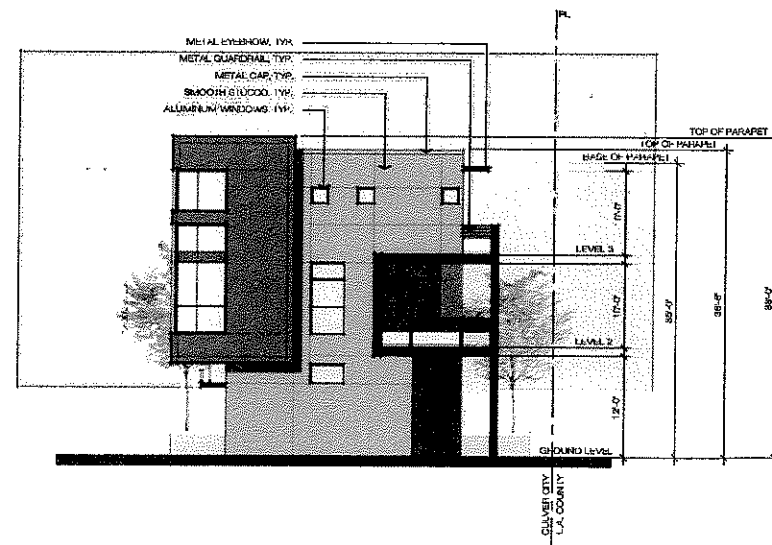
Washington Lofts



Withee Malcolm Architects, LLP
2251 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

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Culver City
Planning Division
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ATTACHMENT 4



BUILDING ELEVATIONS

WASHINGTON LOFTS
LOS ANGELES, CA

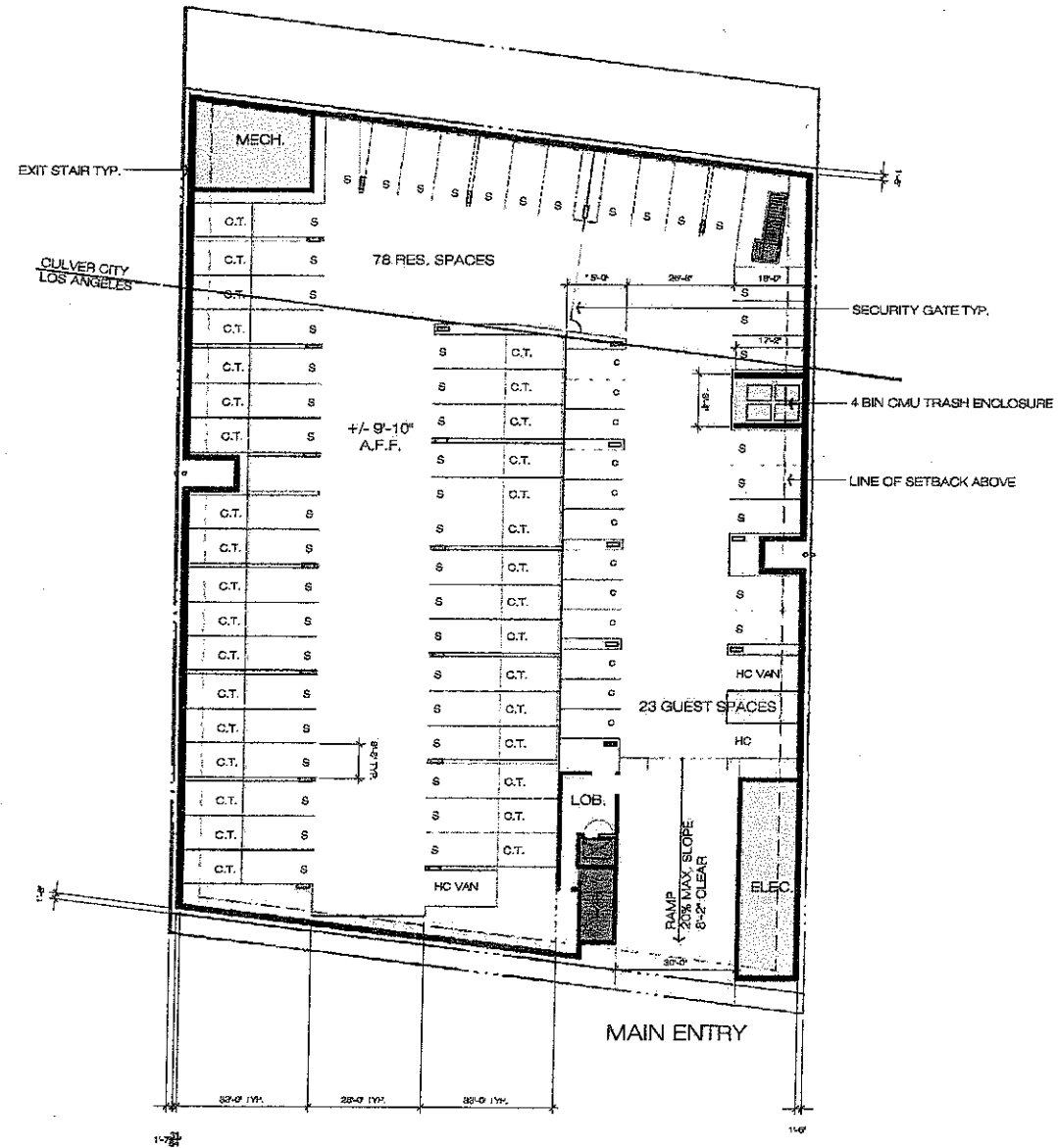
APPLICANT
STANDARD PACIFIC HOMES
3030 OLD RANCH PARKWAY, SUITE 450, SEAL BEACH, CA 90740
TEL. (562) 430-0800

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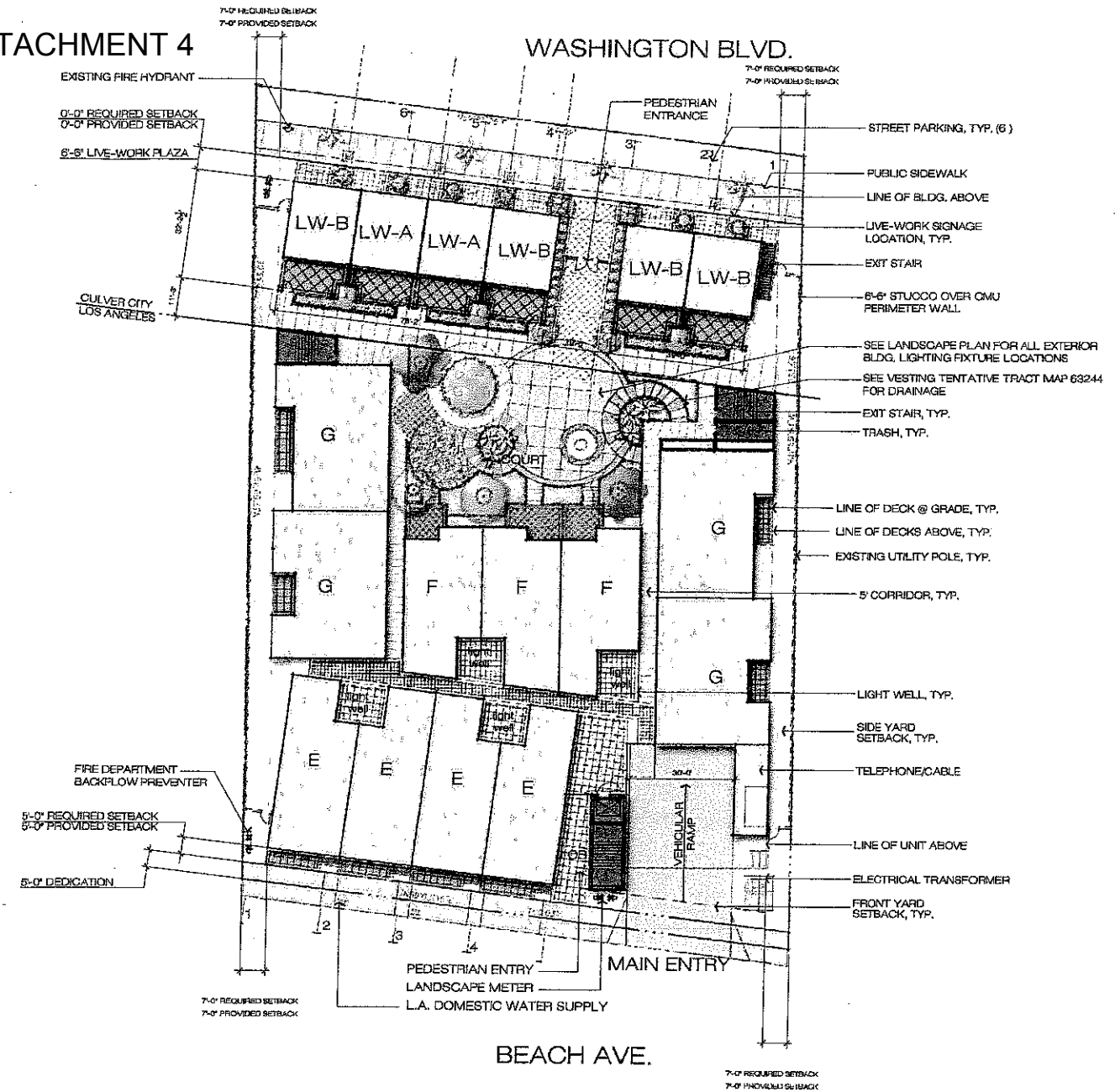
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DATE: 01/12/06



ATTACHMENT 4



PARKING PLAN



SITE PLAN



WASHINGTON LOFTS
LOS ANGELES, CA

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JOB NO. A4059
SCALE: 1/8" = 1'-0"
DATE: 02/13/06

