



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, May 12, 2010
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION

Planning Commission meetings are regularly scheduled for the second and fourth Wednesdays of every month. Planning Commission Agenda information is available 72 hours before each Planning Commission meeting via a tape recorded message by calling 310-253-5741.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

Assisted Listening Devices are available through the Secretary.



Culver CITY

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www.culvercity.org

AGENDA
Planning Commission
Wednesday, May 12, 2010
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

John Kuechle, Chair
Linda Smith-Frost, Vice Chair
Anthony Pleskow, Commissioner
Scott Wyant, Commissioner
Marcus Tiggs, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARING

PH-1. Zoning Code Amendment ZCA P-2009183 to amend the Culver City Municipal Code to reduce building height and increase setback requirements in the commercial zones to address issues of compatibility with abutting residential zones. (Case Manager: Thomas Gorham (310) 253-5710). ***Approve.***

PH-2. Tentative Tract Map for property located at 13340 Washington Boulevard (Case Manager: Thomas Gorham (310) 253-5710). ***Approve***

ACTION ITEMS

A-1. Zoning Code Amendment ZCA P-2009069 and Negative Declaration to amend the Culver City Municipal Code to allow for the expansion of existing private schools located in the Industrial General zone subject to approval of a modification to an existing Conditional Use Permit. (Case Manager: Joshua Williams (310) 253-5706). ***Adopt Resolution recommending denial of ZCA to City Council.***

CONSENT CALENDAR. *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1. Secretary's Report. ***Approve Report.***

C-2. Approval of Minutes of March 24, 2010 ***Approve.***

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

**Next Planning Commission Meeting
June 9, 2010
7:00 PM**

Upcoming Public Meeting Schedule –Tentative – 2010

Date	Day	Time	Location
<i>City Council</i>			
<i>May 24</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>June 7</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>June 2</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>June 8</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>June 1</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>June 9</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: May 12, 2010		Item Number: PH-1
AGENDA ITEM: Zoning Code Amendment ZCA P-2009183 to Zoning Code Amendment ZCA P-2009183 to amend the Culver City Municipal Code to reduce building height and increase setback requirements in the commercial zones to address issues of compatibility with abutting residential zones.		
Contact Person/Dept.: Thomas Gorham, Planning Manager		Phone Number: (310) 253-5710
Public Hearing: ☒	Action Item: ☐	Attachments: ☒
Public Notification: All commercial property owners in Culver City in the CN, CG, CC, and CD Zones (May 3, 2010); Publication in Culver City News (April 29 and May 6, 2010). Emailed to the Master Notification List (May 3, 2010)		
Planning Approval: Thomas Gorham 5/5/10		Department Approval: Sol Blumenfeld 5/5/10

RECOMMENDATION:

That the Planning Commission:

1. Adopt Resolution No. 2010-P004 recommending to the City Council approval of Zoning Code Amendment, ZCA P-2009183, as stated in Resolution No. 2010-P004 (Attachment No. 1).

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 general public the opportunity to speak.
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.

BACKGROUND:

Following a recommendation by the Planning Commission, on March 17, 2008, the City Council adopted Ordinance No. 2008-006 (Attachment No. 2) amending Title 17, Zoning, of the CCMC, Section 17.400.065 Mixed Use Development

City of Culver City, California
Planning Commission Agenda Item Report

Standards. The adopted ordinance amended the zoning code to reduce residential densities and include height and setback provisions "intended to make mixed-use projects more compatible with surrounding uses and protect adjacent residential neighborhoods."

Since the adoption of the mixed use ordinance, it was recognized that all commercial buildings, whether mixed use or not, should be designed to be compatible with adjacent residential zones. The height and setback standards of the mixed use ordinance are intended to reduce the impact of building bulk and mass on adjacent residential properties by reducing the height and increasing the setbacks of the building. As such, the City Council directed staff to implement changes to the Zoning Code to reduce building height and increase setback requirements in the commercial zones to address issues of compatibility with abutting residential zones to match those for mixed use projects.

The height and setback standards of the mixed use ordinance are as follows:

- Structures in the Commercial Neighborhood (CN), Commercial Downtown (CD) and Commercial General (CG) zones located adjacent to Residential Single Family (R1) and Two Family (R2) zones are limited to a height of 35 feet, with portions of structures located 35 feet or more from R1 and R2 zones permitted a height of 45 feet.
- Structures in the CN zone adjacent to Residential Three Family (R3), Low Density (RLD), Medium Density (RMD), or High Density (RHD) zones are limited to a height of 45 feet.
- Structures in the CD and CG zones adjacent to R3, RLD, RMD, or RHD zones are limited to a height of 45 feet on lots less than 150 feet in depth, or up to 56 feet on lots 150 feet or more in depth.
- Structures abutting non-residential zones or when located on split jurisdiction lots¹ in the CN zone are limited to a height of 45 feet in the CN zone and 56 feet in the CD or CG zones.
- A 5 foot front setback for portions of the structure above 15 feet in height to provide building relief along the street frontage.

DISCUSSION:

Current Commercial Zoning District Development Standards

The height and setback requirements for Commercial Neighborhood (CN), Commercial General (CG), Commercial Community (CC), and Commercial

City of Culver City, California
Planning Commission Agenda Item Report

Downtown (CD) zones are provided in Section 17.220.020 Table 2-6 of the Zoning Code (Attachment No. 3).

The commercial development standards require setbacks where developments in commercial zones abut residential zones in order to protect the character of the residential district. Commercial District Development Standards for the CN, CG, CC and CD zones require setbacks along the side and rear yards when a development in the commercial zone abuts a residential zone. A minimum 10-foot setback is required at ground level, with a 60 degree clear –zone angle maintained from the rear property line, measured 15-feet above the existing grade and from 10 feet from the property line. No setbacks are required along the street facing portion of the building.

The development standards provide for a maximum height of 43 feet in the CN zone and 56 feet in the CC and CG zones. Height requirements for structures in the CD zone are provided in Section 17.220.035 of the Zoning Code (Attachment No. 4). For structures on either side of Main Street (except for the southerly 80 feet, north of Culver Boulevard), height is limited to the greater of two stories or 30 feet. For the remainder of Main Street (the southerly 80 feet, north of Culver Boulevard); the north side of Culver Boulevard from Canfield to Duquesne Avenues; and on the north or south sides of Washington Boulevard between Watseka and Hughes Avenue; height is limited to the greater of 3 stories or 44 feet. All other areas, except for buildings within the Town Park and Town Plaza areas, which are governed by the Design for Development for the Downtown Area, are limited to a height of 56 feet.

Proposed Changes to Commercial Zoning District Development Standards

Pursuant to City Council direction, the ZCA will modify the Commercial Zoning District Development Standards to be consistent with the adopted Mixed Use Development Standards. Specifically, the ZCA will modify height and setback requirements for new structures in the Commercial Neighborhood (CN), Commercial General (CG), Commercial Community (CC), and Commercial Downtown (CD) zones abutting residential zones.

The revised standards provide that structures in the CN, CG, CC, and CD zones abutting R1 and R2 Zones will have a maximum height of 35 feet, with an allowance of up to 45 feet for those portions of the building 35 feet or more from an adjacent residential property line. Structures in the CN Zone will have a maximum height of 45 feet when adjacent to multi-family zones (R3, RLD, RMD or RHD Zone) or when on a split-jurisdiction lot. Building heights in the CG, CC or CD zones, when abutting a multi-family zone (R3, RLD, RMD, or RHD), will be

City of Culver City, California
Planning Commission Agenda Item Report

45 feet; however, on lots with 150 feet or more in depth that abut multi-family zoned lots, it will be permissible to step the building up to 56 feet, provided no part of the stepped portion of the building is closer than 50 feet to the abutting residential lot. For buildings in the CG, CC and CD zones, adjacent to non-residential zones or on a split-jurisdictional lot, the maximum building height will remain 56 feet.

In addition to the above setback provisions, the existing 10 foot setback abutting residential zones with a 60-degree clear-zone angle will remain as depicted in new Figure 2-1 – Commercial Setback Adjacent to Residential Zone. Further, a 5 foot front setback will be required for portions of the structure above 15 feet in height to provide building relief along the street frontage.

The Zoning Code Amendment will modify Chapter 17.220 – Commercial Zoning Districts, Section 17.220.020, Table 2-6, Commercial District Development; Figure 2-1, Commercial Setback Adjacent to Residential Zone; and Section 17.220.035.B, Height Requirements for the Commercial Downtown (CD) District. The proposed changes are presented in “~~strikethrough~~/underline” format in Exhibit A (Attachment No. 5).

ENVIRONMENTAL DETERMINATION:

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), the Zoning Code Amendment (ZCA P2009183) is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2), the circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1 or PEIR 2. Therefore no new environmental analysis is required.

SUMMARY

The proposed revisions to the Commercial Zoning District Development Standards in the CN, CG, CC and CD zones for building height and setbacks, are intended to be consistent with standards adopted for mixed use projects in order to address massing and compatibility issues where commercial uses abut residential districts. Height and setback requirements when a commercial zone abuts a non-residential zone or is located on a split-jurisdiction lot remain unchanged from existing development standards.

City of Culver City, California
Planning Commission Agenda Item Report

ALTERNATIVE OPTIONS:

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

1. Recommend that the City Council approve the proposed amendment if the required findings for a Zoning Code Text Amendment can be made.
2. Recommend that the City Council approve the proposed amendment with additional or different amendment language if deemed necessary to meet the required findings for a Zoning Code Text Amendment.
3. Disapprove the amendment request if it does not meet the required findings.

ATTACHMENTS:

1. Resolution No. 2010-P004
2. Ordinance No. 2008-006 –Mixed Use Development Standards
3. Zoning Code Section 17.220.020 Table 2-6 Commercial Zoning District Development Standards
4. Zoning Code Section 17.220.035 Commercial Downtown District Requirements
5. Exhibit A

Notes:

1. Split Jurisdiction Lot. As used in the mixed use and commercial setback zoning code text amendments, shall mean a lot located on the south side of Washington Boulevard between Del Rey Avenue and Redwood Avenue that is both within the City of Culver City and the City of Los Angeles.

RESOLUTION NO. 2010-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING CODE AMENDMENT, ZCA P-2009183 AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTIONS 17.220.020 COMMERCIAL ZONING DISTRICT DEVELOPMENT STANDARDS, TABLE 2-6 AND FIGURE 2-1 AND CCMC SECTION 17.220.035 COMMERCIAL DOWNTOWN (CD) DISTRICT REQUIREMENTS, AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(Zoning Code Amendment P-2009183)

WHEREAS, the City Council directed staff to initiate a zoning code amendment to the Commercial Zoning District Development Standards to reduce building height and increase setback requirements in the commercial zones to address issues of compatibility with abutting residential zones to match those for mixed use projects.; and

WHEREAS, on May 12, 2010 the Planning Commission conducted a duly noticed public hearing on Zoning Code Amendment, ZCA P-2009183 fully considering all reports, studies, testimony, and environmental information presented; and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of _ to _ that Zoning Code Amendment, ZCA P-2009183, should be recommended for approval to the City Council as set forth herein below.

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

SECTION 1. Pursuant to the foregoing and as outlined in CCMC Title 17, Section 17.620.030 of the CCMC, the following findings for a Zoning Code (Text) Amendment are hereby made:

1 1. ZCA P-2009183 ensures and maintains internal consistency with the goals,
2 policies, and strategies of the General Plan and will not create any inconsistencies with the
3 Zoning Code.

4 2. ZCA P-2009183 is not detrimental to the public interest, health, safety,
5 convenience and welfare of the City in that the amendment reduces height and setback
6 provisions intended to make commercial projects more compatible with surrounding uses and
7 protect adjacent residential neighborhoods.

8
9 3. Pursuant to Sections 15162 and 15168 of the California Environmental
10 Quality Act, (CEQA), the Planning Commission determines ZCA P-2009183 is within the
11 scope of the Culver City General Plan Update Program EIR approved on September 24, 1996
12 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program
13 Subsequent EIR approved on November 16, 1998 (PEIR 2), the circumstances under which
14 PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant
15 information has been found that would impact either PEIR 1 or PEIR 2, and no new
16 environmental analysis is required.

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19 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning Commission
20 of the City of Culver City, California, hereby recommends approval of Zoning Code Amendment
21 (ZCA P-2009183) to the City Council as set forth in Exhibit A attached hereto and made a part
22 thereof.
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2 APPROVED and ADOPTED this 12th day of May, 2010.
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6 John Kuechle, CHAIRPERSON
7 PLANNING COMMISSION
8 CITY OF CULVER CITY, CALIFORNIA

9 Attested by:

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11 Yvonne Hunt
12 Administrative Secretary
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ORDINANCE NO. 2008-006

AN ORDINANCE OF THE CITY OF CULVER CITY,
CALIFORNIA, AMENDING TITLE 17, ZONING, OF
THE CULVER CITY MUNICIPAL CODE (CCMC),
SECTION 17.400.065 MIXED USE DEVELOPMENT
STANDARDS.

(Zoning Code Amendment P-2007168)

WHEREAS, on October 8, 2007 the City Council considered changes to the
Mixed Use Development Standards and directed staff to initiate a Zoning Code Amendment;
and

WHEREAS, on November 28, 2007 the Planning Commission conducted a
duly noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-2007168, fully
considering all reports, studies, testimony, and environmental information presented, and
determined by a vote of 5 to 0 that Zoning Code Amendment, ZCA P-2007168 should be
recommended to the City Council for adoption; and

WHEREAS, on March 17, 2008, the City Council conducted a duly noticed
public hearing on the Zoning Code Amendment, ZCA P-2007168, fully considering all
reports, studies, testimony, and environmental information presented, and determined by a
vote of 4 to 1 that Zoning Code Amendment, ZCA P-2007168 shall be adopted as set
forth herein below.

The City Council of the City of Culver City, California, DOES HEREBY ORDAIN
as follows:

SECTION 1. Pursuant to the foregoing, the following findings are hereby
made:

1 1. ZCA P-2007168 ensures and maintains internal consistency with the
2 goals, policies, and strategies of the General Plan and will not create any inconsistencies
3 with the Zoning Code.

4 2. ZCA P-2007168 is not detrimental to the public interest, health,
5 safety, convenience and welfare of the City in that the amendment reduces residential
6 densities and includes height and setback provisions intended to make mixed use
7 projects more compatible with surrounding uses and protect adjacent residential
8 neighborhoods.
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10 3. Pursuant to Sections 15162 and 15168 of the California
11 Environmental Quality Act, (CEQA), the Planning Commission determines that the
12 provisions of the Mixed Use Zoning Code Text Amendment (ZCA P-2007168) are within
13 the scope of the Culver City General Plan Update Program EIR approved on September
14 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger
15 Program Subsequent EIR approved on November 16, 1998 (PEIR 2), in that the General
16 Plan Land Use Element and Housing Element contain policies that call for the
17 development of mixed use standards and that PEIR 1 and PEIR 2 evaluated impacts of
18 the City's General Plan. Further, the provisions of the Mixed Use Zoning Code Text
19 Amendment lowers permitted density and height limits and thereby would not cause any
20 significant environmental effects not already examined in PEIR 1 and PEIR 2. Finally, the
21 circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly
22 changed as it relates to mixed use development and no new significant information has
23 been found that would impact either PEIR 1 or PEIR 2. Therefore, based on the
24 foregoing information, no new environmental analysis is required.
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1 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
2 Council of the City of Culver City, California, hereby adopts Zoning Code Amendment (ZCA
3 P-2007168) as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

4 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
5 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621
6 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City
7 Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City
8 News and shall post this Ordinance or a summary thereof in at least three places within the
9 City.
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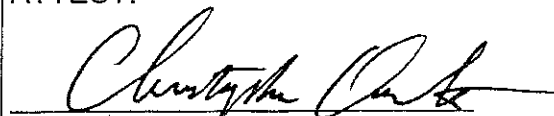
11 **SECTION 4.** The City Council hereby declares that, if any provision, section,
12 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
13 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
14 of any preemptive legislation, then the City Council would have independently adopted the
15 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this
16 ordinance and as such they shall remain in full force and effect.
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20 APPROVED and ADOPTED this 17th day of March, 2008.

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23 ALAN CORLIN, Mayor
24 City of Culver City, California

25 ATTEST:

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27 CHRISTOPHER ARMENTA,
28 City Clerk

A08-00030

25 APPROVED AS TO FORM:

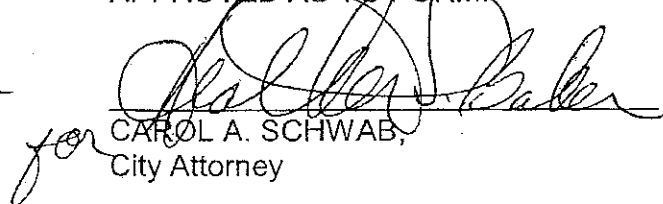
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27 for CAROL A. SCHWAB,
28 City Attorney

EXHIBIT A

17.400.065 - Mixed Use Development Standards

- A. **Purpose.** This Section provides location, development, and performance standards for mixed use developments in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).
- B. **Applicability.**
1. The provisions in this Section shall regulate the conversion of existing buildings to include mixed uses as defined herein, and new construction of mixed use projects, where allowed by the applicable zoning districts.
 2. The Mixed Use Development Standards supersede the Commercial Zero Setback Overlay (CZ), where applicable.
 3. The Mixed Use Development Standards do not supersede the provisions of the Commercial Downtown District (CD).
 4. Except as specifically provided in this Section, mixed use projects shall be in compliance with the regulations of Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).
 5. Where an Owner-Participation Agreement, Disposition and Development Agreement, Development Agreement, or similar agreement with the City or Redevelopment Agency applies to a land parcel and the provisions of such agreement differ from the Mixed Use Development Standards, the provisions of the agreement shall prevail.
- C. **Definitions.**

Architectural Feature. Soffit, column, wing wall, canopy, roof eave, balcony, bell tower, spires, clock tower, cupolas, turrets and any other similar element that does not create an interior floor space.

Arterial Street. As used in this Section, arterial streets include primary and secondary arterial streets. Primary arterial streets are major cross-town thoroughfares. Secondary arterial streets connect primary arterial streets to smaller streets and residential neighborhoods. Primary and secondary arterial streets are defined in the General Plan Circulation Element.

Blank Wall. Any wall that is not enhanced by architectural detailing, artwork, landscaping, windows, doors, or similar features. Solid and mechanical doors and glass with less than 80% transparency are considered blank wall areas.

Ornamental Feature. A statue, fountain, sculpture or any other similar freestanding decorative element which does not provide shelter, and which is not a sign, and which serves an aesthetic purpose.

Split Jurisdiction Lot. As used in this Section shall mean a lot located on the south side of Washington Boulevard between Del Rey Avenue and Redwood Avenue that is both within the City of Culver City and the City of Los Angeles.

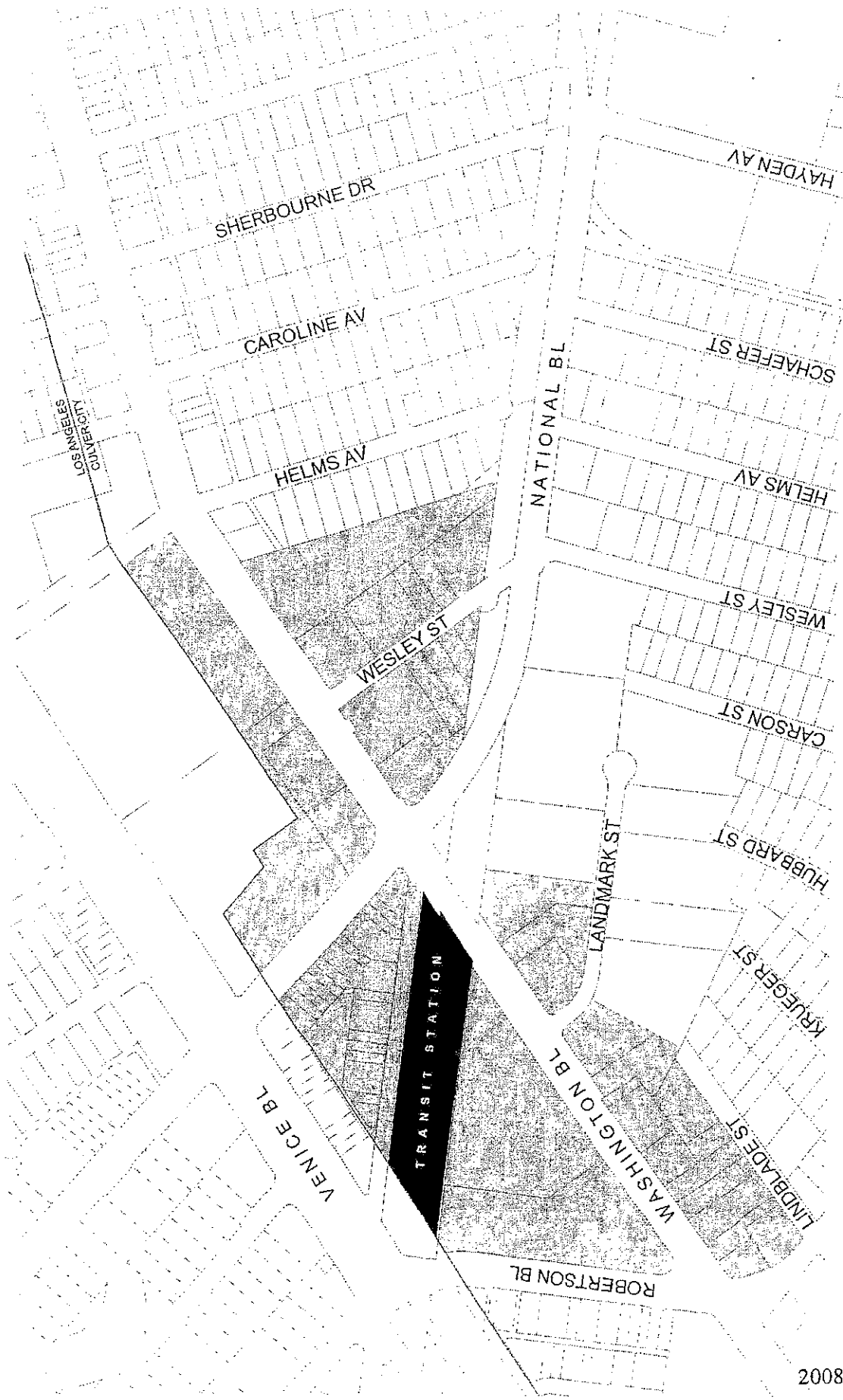
Street Wall. The wall of a building facing the street at or near the property line. The street wall may include arcades, colonnades, recessed pedestrian entrances, decorative stairs, public art and other features deemed pedestrian oriented.

D. Use Regulations.

1. **Uses permitted.** All uses permitted in the underlying zone are permitted in mixed use developments.
2. **Residential uses.** Residential uses other than live/work units are prohibited on the ground floor adjacent to arterial streets. Residential entrances and lobbies are permitted on the ground floor adjacent to arterial streets.
3. **Commercial uses.** Commercial uses are required on the ground floor adjacent to arterial streets and at all corners adjacent to arterial streets. All commercial tenant spaces on the ground floor shall have a minimum depth of 30 feet. Overall commercial floor area shall be 10% of the projects total gross floor area or 30% of the project lot size, whichever is greater.
4. **Covenant.** A City-approved covenant shall be executed by the owner of each residential unit within a mixed use development, and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed use development and that commercial activities are permitted pursuant to the regulations of the CCMC.
5. **Feasibility study.** At the Director's discretion, an economic feasibility study evaluating the viability of the proposed commercial uses within the mixed use development may be required.

E. General Development Standards.

1. **Minimum lot size and dimensions.**
 - a. All lots less than 10,000 square feet shall have a minimum width of 50 feet with alley access or access from a non primary arterial street.
 - b. Lots 10,000 square feet or larger shall have a minimum width of 100 feet.
 - c. Mixed use projects located on parcels that are less than 5,000 square feet shall not be permitted unless combined with one or more abutting lots to create a total site development area that is at least 5,000 square feet, subject to the above access requirements.
2. **Building height.** The height of structures shall not exceed the standard established in Table 4-2 (Building Setbacks and Height) and Figure 4-4 (Building Height and Setbacks Illustration), unless a modification is granted pursuant to Subsection 17.300.025.C. (Exceptions to Height Limits).
3. **Density.** Residential density shall not exceed 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Residential density may be increased up to (i) 50 dwelling units per acre (1 unit per 871 square feet of lot area); or (ii) a density allowed by an Abutting Jurisdiction up to a maximum of 65 dwelling units per acre (1 unit per 670 square feet of lot area) on a split jurisdiction lot; or (iii) 65 dwelling units per acre on lots identified for Transit Oriented Development as depicted in Map 4-1 provided in either case, that the project incorporates community benefits as established by resolution of the City Council.
4. **Building setbacks.** Building setbacks are provided in Table 4-2 (Building Height and Setbacks) and Figure 4-4 (Building Height and Setbacks Illustration).



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 DIVISION OF GIS
 11-2014-0001

DENSITY UP TO 65 DU/AC WITH COMMUNITY BENEFIT
 MAP 4-1

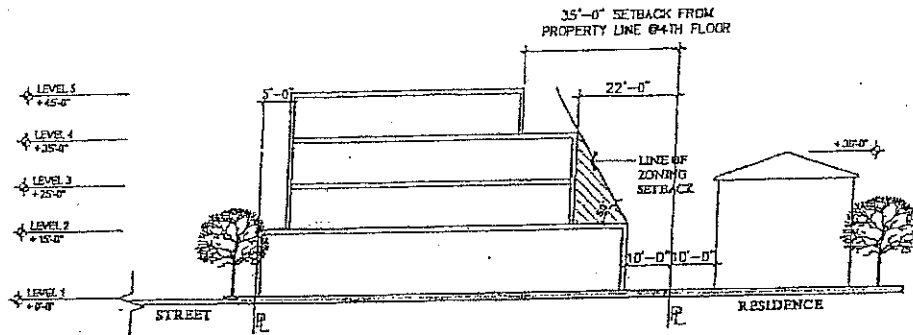
MIXED USE TRANSIT ORIENTED DEVELOPMENT (TOD) SITES
 WASHINGTON / NATIONAL

2008
 Calver City

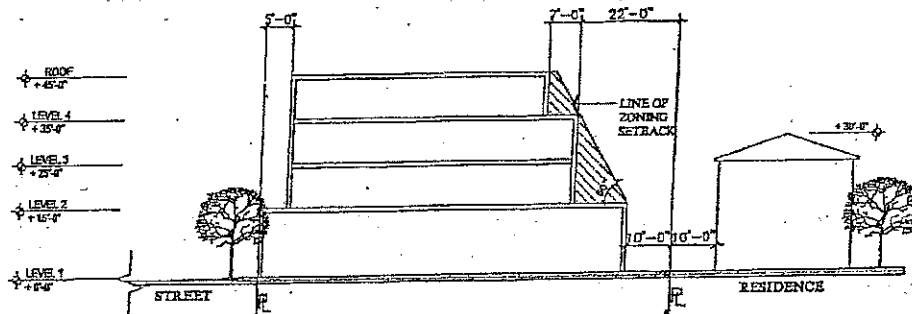
**Table 4-2
Building Height and Setbacks**

HEIGHT			
Adjacent (1) to R1 or R2 Zone	Adjacent (1) to R3, RLD, RMD, or RHD Zone	Adjacent (1) to Non-Residential Zone	Split Jurisdiction Lot
<u>CN, CD, & CG Zone</u> • 35 ft • 45 ft for portion of building 35 ft or more from R1 or R2 Zone	<u>CN Zone</u> • 45 ft <u>CD or CG Zone</u> • 45 ft on lots less than 150 ft in depth • 56 ft on lots 150 ft or more in depth	<u>CN Zone</u> • 45 ft <u>CD or CG Zone</u> • 56 ft	<u>CN Zone</u> • 45 ft <u>CD or CG Zone</u> • 56 ft
SETBACKS (2)			
Building Height	Street Wall	Side and Rear Adjacent (1) to Residential Zone (5)	Side and Rear Adjacent (1) to Non-Residential Zone
Underground	None Required		
Portion of Building 15'-0" or less	A zero setback is required. (3)	A 10 ft setback is required. (4)(6)	No setback is required.(6)
Portion of Building greater than 15'-0"	A 5 ft setback is required	A 60 degree clear-zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the side and rear property lines. See Figure 4-5 (Section of Rear Setback	No setback is required.(6)
Portion of Building greater than 35'-0" on a parcel adjacent (1) to R1 or R2 Zone	N/A	A 35 ft setback is required.	N/A
Portion of Building greater than 45'-0" on a parcel adjacent (1) to R3, RLD, RMD or RHD Zone	N/A	A 50 ft setback is required.	N/A
(1) Two parcels are considered to be adjacent even if they are separated by an alley. (2) Screening, landscaping or greater setback than prescribed herein, may be required where necessary to comply with visual clearance requirements for driveways and where the reviewing authority under a site plan review may condition the use necessary to protect the public interest due to lot, site plan or building configuration and operations. (3) A setback up to 5 ft from the property line may be permitted if the setback area is enhanced with high quality paving material, landscaping or other similar features. (4) Adequate screening and landscaping shall be provided (5) One half (1/2)the width of an alley may be credited toward the setback requirement for properties adjacent to residential zones. (6) If abutting an alley a minimum 2 ft setback is required.			

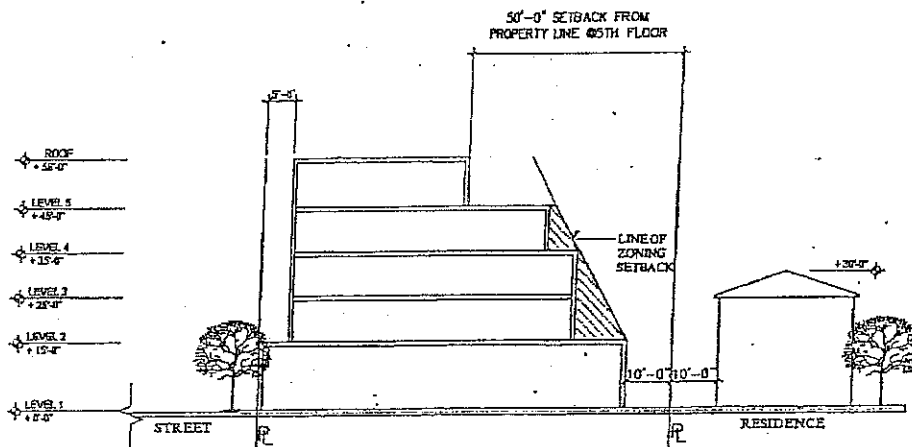
Figure 4-4
Building Height and Setbacks Illustration



35 ft. Height Limit Adjacent to R1 and R2 Zones

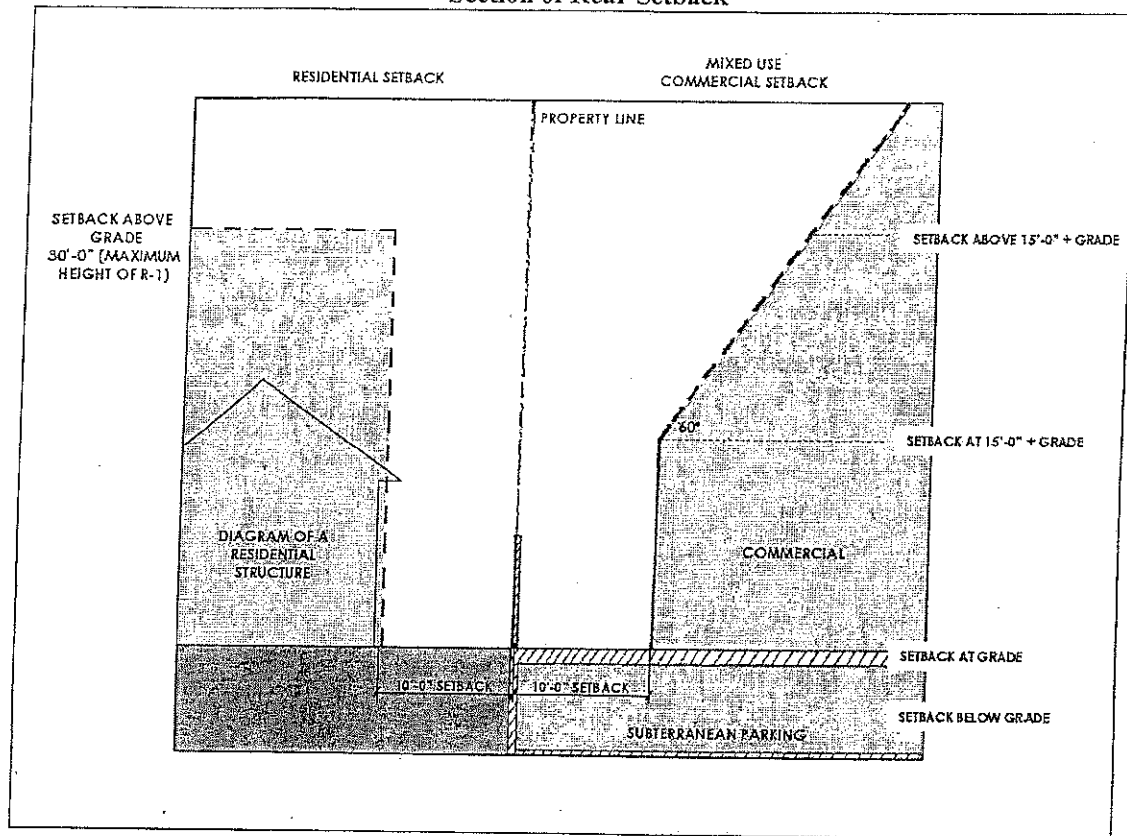


**45 ft. Height Limit Adjacent to Multi-Family Zone
Lot Depth Less Than 150 ft.**



**56 ft. Height Limit Adjacent to Multi-Family Zone
Lot Depth 150 ft. Or Greater**

Figure 4-5
Section of Rear Setback



F. Site Planning and Design Standards.

1. **Building bulk.** Projects shall be designed to achieve interesting, graceful and articulated buildings by the use of varied rooflines and vertical attachments; clearly defining the base, middle and top of each building and other architectural features. See Figure 4-6 (Building Elevation Composition).
2. **Building tops.** The top of the building shall be visually terminated through the use of cornices, parapets, domes, towers, or other forms or features.
3. **Street wall requirements.**
 - a. The street wall shall be architecturally modulated to create visual interest and shall include architectural features and pedestrian amenities such as recessed entries, arcades, colonnades, stairs, art and other architectural features deemed pedestrian-oriented by the Director, subject to the following:
 - 1) Passageways in arcades and colonnades are, at minimum, 5 feet wide. See Figure 4-7 (Section of Street Wall).
 - 2) Architectural and ornamental features do not impede pedestrian routes.
 - 3) Stairs are decorative and attractive.
 - b. Street wall façade requirements shall apply to the portion of the street wall that is within 15 vertical feet above the sidewalk parallel to arterial streets.
 - c. The street wall is required along 100% of the total linear property line parallel to arterial streets.

2008-006

- d. No blank wall area is permitted in the street wall area.
- e. On corner lots, where one of the adjacent streets is a non-arterial street, the street wall requirements shall apply to the first 25% of the building depth immediately adjacent to the non-arterial street. See Figure 4-8 (Corner Building Street Wall Requirement).
- f. Major entrances and corners of buildings shall be articulated within the street wall façade.

Figure 4-6
Building Elevation Composition



Figure 4-7
Section of Street Wall

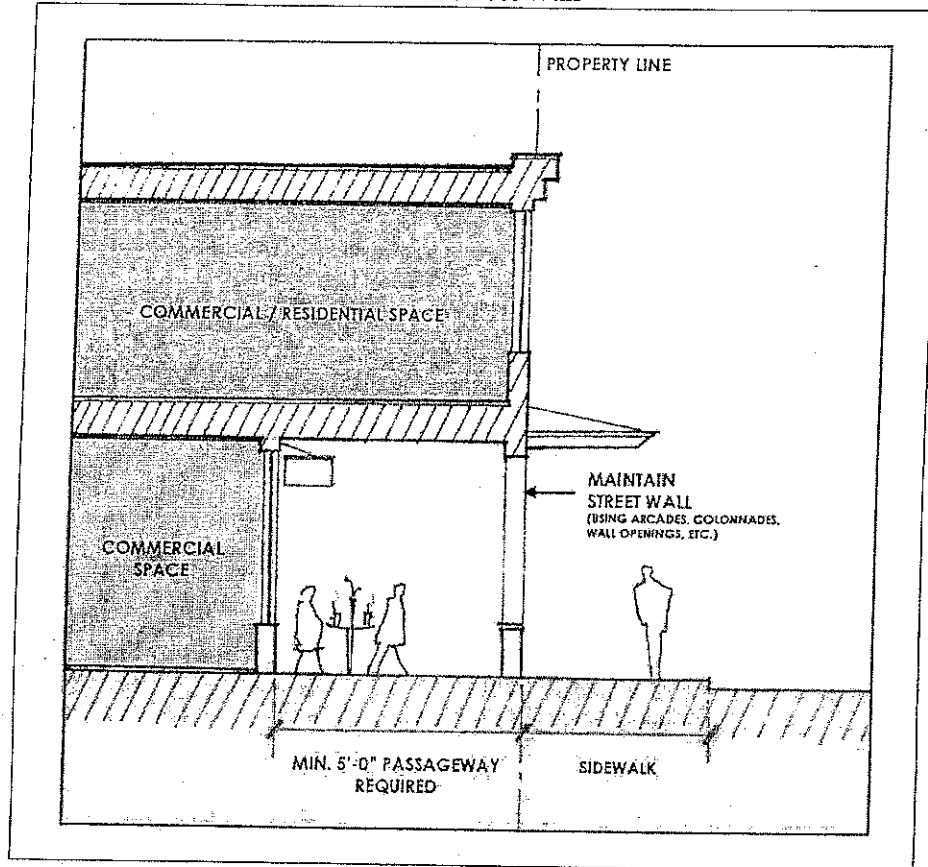
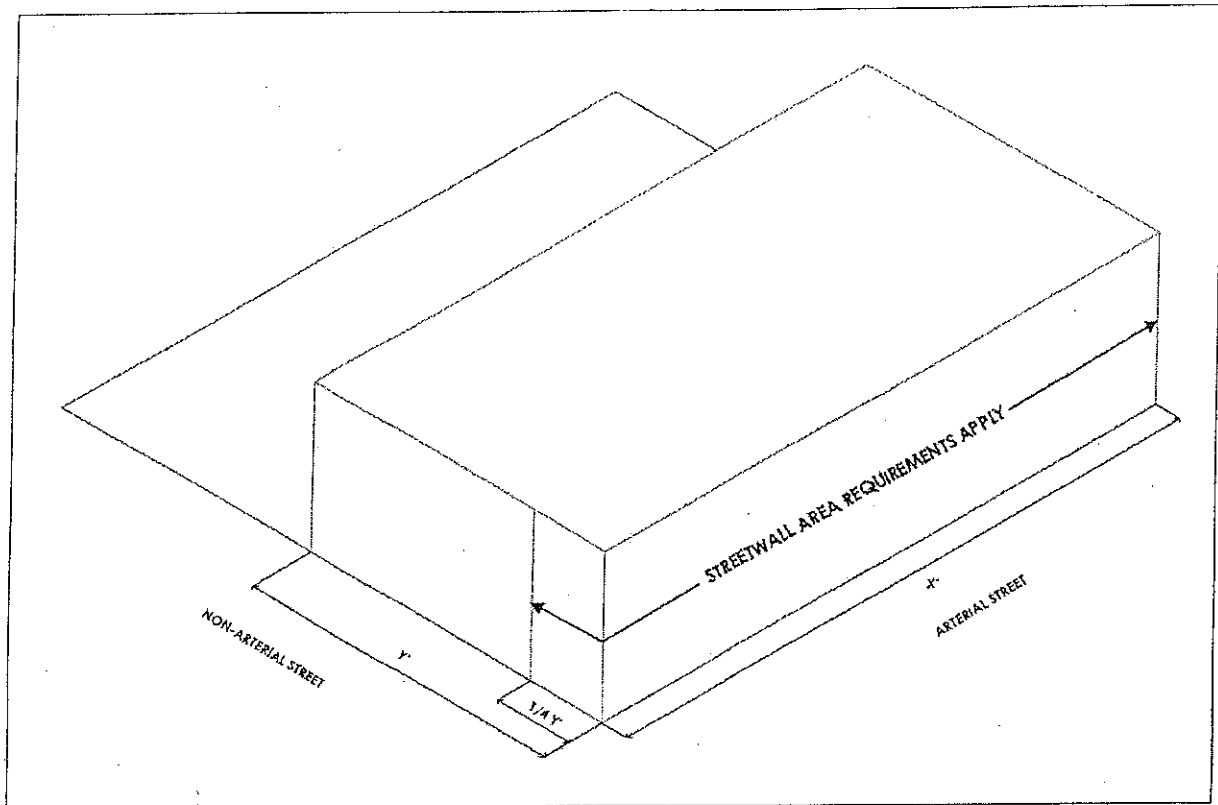


Figure 4-8
Corner Building Street Wall Requirement



4. Blank wall.

- a. Blank wall area is not permitted in the street wall area.
- b. Blank wall area shall be minimized on all building elevations.
- c. The maximum width of any continuous blank wall shall be no more than 15 feet.

5. 360° Architecture.

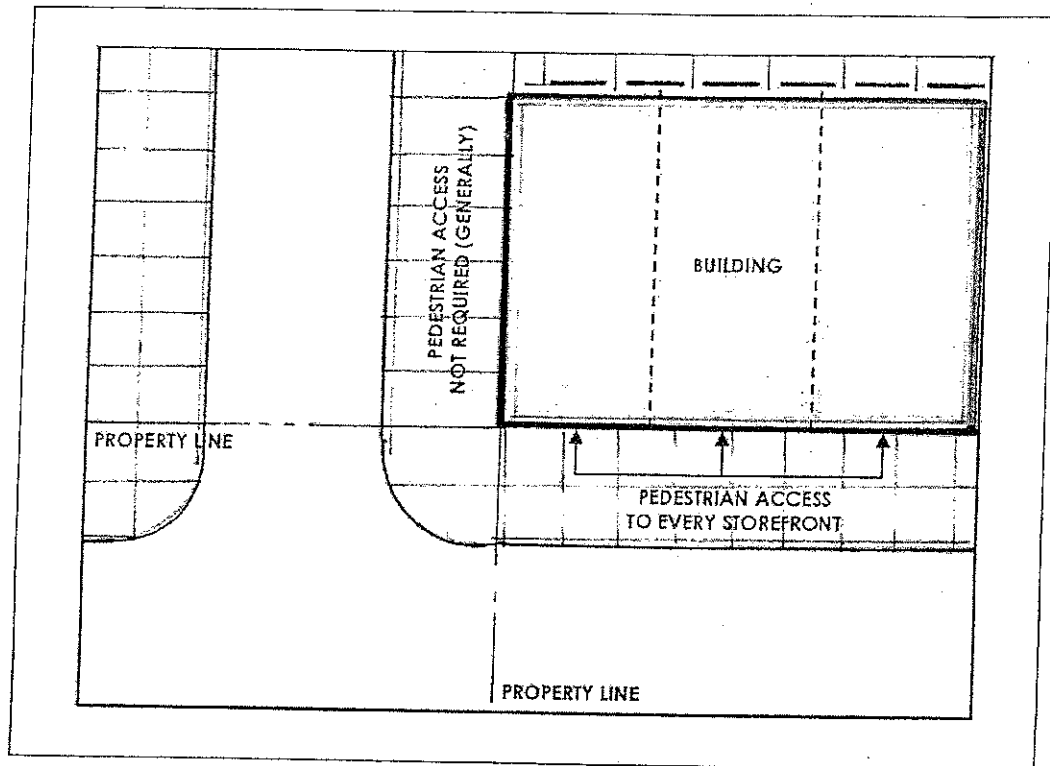
- a. Similar architectural and design features shall be incorporated on all sides of the building.
- b. Building elevations clearly visible from adjoining residential areas should not negatively impact the character and atmosphere of the adjacent residential areas. Design elements, materials, colors, surfaces and finishes that complement the residential areas shall be used as deemed appropriate by the Director.

6. Building entrances.

- a. Pedestrian entrances shall be provided for all ground floor uses adjacent to arterial streets. Pedestrian entrances are not required on non-arterial streets. See Figure 4-9 (Plan of Pedestrian Entrances).
- b. Pedestrian entrances shall be directly accessible from the public right-of-way and shall have direct access from the sidewalk grade.

- c. Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies. The Director may waive this requirement based on site constraints.

Figure 4-9
Plan of Pedestrian Entrances



7. **Signage and lighting.** Signs must be developed pursuant to Chapter 17.330 (Signs). Exterior lighting shall comply with the requirements of Section 17.300.040 (Outdoor Lighting).
8. **Parking and vehicular access.**
- a. Street level parking facilities and lots shall be screened from view from the adjoining arterial street(s) by ornamental walls or fences, at least 4 feet high above street grade.
 - b. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where the vehicular ingress/egress area is located. The Director may waive this requirement based on site constraints.
 - c. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement based on site constraints.
 - d. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement based on site constraints.
9. **Refuse storage and collection areas.** The commercial and residential components of the project shall maintain separate refuse storage and collection areas; the refuse storage and collection areas shall be clearly marked for separate uses.

G. Residential Development Standards.

1. **Minimum unit size.** Residential minimum unit sizes are detailed in Table 4-3 (Minimum Residential Unit Size).

Table 4-3
Minimum Residential Unit Size

No. of Bedrooms	Minimum Unit Size (Gross Floor Area)
Studio	500
1 Bedroom	700
2 Bedrooms	900
3 Bedrooms	1,100
4 Bedrooms	150 additional gfa/bedroom

2. **Unit size mix.** No more than 25% of the total number of residential units shall have less than 700 square feet of gross floor area.
3. **Open space.**
 - a. Each unit shall have a minimum of 75 square feet of common and/or private open space.
 - b. Common open space areas shall have a minimum dimension of 15 feet in any direction which may include a combination of open space and adjacent setback area.
 - c. Private open space areas shall be at least 30 square feet and 5 feet in any direction, to the extent feasible.
 - d. Private and common open space requirements may be satisfied by a selection or combination of the following: atriums, balconies, courtyards, decks, gardens, gyms/exercise rooms, patios, playgrounds/tot lots, rooftop decks, patios and gardens, and swimming pools. The Director may approve similar amenities not listed above.

H. Live/Work Development Standards. In addition to the standards detailed in this Section, live/work units within a mixed use development shall meet all applicable standards contained in Section 17.400.060 (Live/Work Development Standards).

I. Parking Standards. Mixed use developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading) and the following additional standards.

1. Parking access and circulation standards.

- a. **Commingled parking.** A mixed use project may have a commingled parking area for all uses, subject to the following conditions:
 - 1) Residential, live/work and commercial parking spaces are designated with signs.
 - 2) Residential, live/work and commercial components require 10 or fewer parking spaces each.
 - 3) One use requires 10 or fewer parking spaces and a second use requires more than 10 parking spaces, and the Director determines that site conditions make it infeasible to provide gated or separated parking.
- b. **Gated parking.** A mixed use project shall have a gated parking area for residents of residential units and live/work units, if the requirements allowing commingled parking are not met. The

2008-006

regulations governing gated parking areas are provided below.

- 1) Common ingress areas to residential, live/work, and commercial parking are permitted.
- 2) If a separated residential and live/work egress lane(s) is/are not provided, non-residential parking shall be free of charge.
- 3) The parking layout shall be designed so that residents are not significantly inconvenienced by non-residential parking demands, as determined by the Director.

c. Residential guest parking location.

- 1) Residential guest parking may be located in the commercial parking area.
- 2) Residential guest parking shall be accessible 24 hours per day.
- 3) Residential guest parking shall be free of charge.
- 4) Residential guest parking shall be appropriately signed.

J. Performance Requirements. All mixed use projects shall be designed to meet the following performance standards.

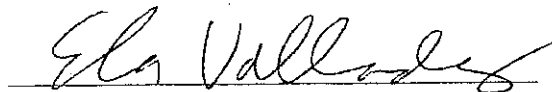
1. Walls on all sides of residential and live/work units shall be constructed to minimize the transmission of noise and vibration. A minimum impact insulation class (IIC) of 60 shall be required for all residential and live/work walls, floors, and ceilings.
2. Shared elevators shall have security code access for residents to reach residential floors and to use the elevators during late evening and early morning hours. Security code access is not required for live/work access areas. Separate commercial and residential elevators are encouraged.
3. No commercial use, activity or process shall be operated in an objectionable manner due to fumes, noxious odor, dust, smoke, gas, noise or vibrations which may be detrimental to any other uses and occupants on the same property.
4. Residential and live/work units shall be designed to allow for cross-ventilation and have high quality HVAC systems, to the extent feasible.
5. Parking areas shall be illuminated so as to provide appropriate visibility and security as determined by the Director.
6. Parking access and circulation design shall minimize vehicle circulation through residential neighborhood streets as determined by the Director.
7. Commercial loading areas and outdoor storage areas shall be designed and located away from residential units and shall be screened from view at ground level from the residential portion of the project and from adjacent residential developments.
8. Commercial loading areas shall not significantly and/or negatively impact the pedestrian environment.
9. Adequate lighting must be provided adjacent to sidewalks and other public spaces to preserve the amenity and safety of those spaces for night-time pedestrian use, as determined by the Director.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF CULVER CITY) SS

I, Ela Valladares, Deputy City Clerk of the City of Culver City, California, do hereby certify that the foregoing Ordinance No. 2008-006 was duly and regularly adopted, passed, and approved by the City Council of the City of Culver City, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 17th day of March 2008, by the following Councilmember vote:

AYES: Malsin, Rose, Silbiger, Corlin
NOES: Gross
ABSTAIN: None
ABSENT: None

Dated this 20th day of March, 2008



Ela Valladares
Deputy City Clerk and Ex-Officio Clerk of the City Council
City of Culver City, State of California

Commercial Zoning Districts

17.220

Table 2-6
Commercial District Development Standards (CN, CG, CC, CD)

Development Feature	Requirement by Zoning District			
	CN	CG	CC	CD
Minimum lot area	Minimum lot area determined through subdivision review process.			
Residential development	Subject to the requirements of Live/Work Development Standards (Section 17.400.060) and/or the Mixed Use Development Standards (Section 17.400.065).			
Setbacks	Minimum setbacks required. See Section 17.300.020 (Setback Regulations and Exceptions).			
Street facing	None Required.			None Required. (1)
Side	None Required.			
Side Adjacent to Residential Zone	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 feet from the side property line. (2)			
Rear	None Required.			
Rear Adjacent to Residential Zone	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the rear property line. (2)			
Alley	2 ft The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.			
Height limit (3)	43 ft	56 ft (4)	56 ft (4)	See CD District Requirements: Section 17.220.035.
Landscaping	As required by Chapter 17.310 (Landscaping).			
Parking and loading	As required by Chapter 17.320 (Off-Street Parking and Loading).			See CD District Requirements Section 17.220.035 and Chapter 17.320.
Signs	As required by Chapter 17.330 (Signs).			

Notes:

- (1) Except in compliance with the *Design for Development of the Downtown Area*. No setback shall be provided for at least 75% of any new exterior building wall resulting from the addition of building floor area along the east and west sides of Main St., the north side of Culver Blvd. between Canfield and Duquesne Aves., and both sides of Washington Blvd. between Watseka and Hughes Aves.
- (2) See Figure 2-1 (Commercial Setback Adjacent to Residential Zone).
- (3) See Section 17.300.025 (Height Measurement and Height Limit Exceptions).
- (4) This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990, or as may be amended.

17.220.035 - Commercial Downtown (CD) District Requirements

Land uses allowed within the CD zoning district by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in Section 17.220.020 (Commercial Zoning District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Ground Floor Restriction. Land uses shown in Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) as being subject to ground floor restrictions shall not be located on the ground floor of any building, in the following locations;

1. Both sides of Main Street;
2. The north side of Culver Boulevard from Canfield Avenue to Duquesne Avenue;
3. Both sides of Washington Boulevard between Watseka Avenue and Hughes Avenue; and
4. The Culver Boulevard and Washington Boulevard frontages of the Town Plaza and Town Park areas, except where other uses are allowed by the Culver City Redevelopment Agency in an Owner-Participation Agreement or a Disposition and Development Agreement.

Exemptions from ground floor use or design restrictions may be granted for designated historic structures when it can be demonstrated, by substantial evidence, that such restrictions would seriously compromise the economic viability or architectural integrity of the building.

B. Height Requirements.

1. The greater of 2 stories or 30 feet on either side of Main Street, except for the southerly 80 feet (north of Culver Boulevard.).
2. The greater of 3 stories or 44 feet along the southerly 80 feet of Main Street (north of Culver Boulevard), on the north side of Culver Boulevard from Canfield to Duquesne Avenues, and on the north or south sides of Washington Boulevard between Watseka and Hughes Avenues; or
3. 56 feet for all other areas, except for buildings within the Town Park and Town Plaza areas, which are governed by the Design for Development for the Downtown area.

C. Parking Requirements. In the event the downtown parking demand exceeds the pooled parking supply, as reasonably determined by the Director, all new buildings or proposed intensification of uses in the CD Zone shall be required to provide parking on-site or as otherwise permitted in this Section and Title.

1. Retail stores, and similar uses: 1 parking space for each 400 square feet of gross floor area.
2. Restaurant uses:

- a. General Table Service (1,500 square feet or less); 1 parking space for each 350 square feet of gross floor area with a minimum of 3 spaces.
 - b. General Table Service (greater than 1,500 square feet); 1 parking space for each 100 square feet of gross floor area.
 - c. Takeout (Counter Service) with customer tables; 1 parking space for each 75 square feet of gross floor area with a minimum of 8 spaces.
 - d. Takeout (Counter Service) no tables; 1 parking space per 250 square feet of gross floor area with a minimum of 3 spaces.
3. Outdoor dining areas: No parking required for the first 250 square feet of outdoor dining area. Any outdoor dining area exceeding 250 square feet shall be included as restaurant floor area in determining the parking requirement.
 4. Financial institutions, corporate offices, medical offices and similar uses: 1 parking spaces for each 294 square feet of gross floor area, which requirement may be reduced by the City to 1 parking spaces for each 370 square feet of gross floor area subject to implementation of a Transportation Demand Management program approved by the City.
 5. Theaters: The parking requirement shall be determined by the Director for each facility based on a parking demand/supply study.
 6. Additional parking provisions: When applying the provisions of Section 17.320.025 (Alternative Parking Provisions), the legal walking distance of off-site parking spaces may be extended to allow the utilization of off-street parking areas within the boundaries of the CD Zone or any City off-street parking lot within 750 feet of the CD Zone boundary.
 7. Evening and weekend use: Where the operator of a business provides parking at the levels established in Subsection 17.220.035.C. 1, 2, 3 or 4, the City may require the operator to allow general public use of the parking spaces during evening and weekend hours, where feasible.
- D. Multiplex Theater Amusement Devices.** Amusement devices are permitted in conjunction with a multiplex movie theater complex of at least 10 screens subject to all the following criteria:
1. No more than 10 amusement devices shall be permitted in a complex.
 2. Amusement devices shall be located within the theater complex and used only by theater customers who have purchased tickets.
 3. An amusement area shall not occupy more than 500 square feet of floor area.
 4. An amusement area shall be screened so as not to be generally visible from the exterior of the theater complex.
 5. An amusement area shall be accessible only by means of the main customer entrance for the theater complex.

RESOLUTION NO. 2010-P004

EXHIBIT A

Table 2-6
Commercial District Development Standards (CN, CG, CC, CD)

Development Feature	Requirement by Zoning District			
	CN	CG	CC	CD
Minimum lot area	Minimum lot area determined through subdivision review process.			
Residential development	Subject to the requirements of Live/Work Development Standards (Section 17.400.060) and/or the Mixed Use Development Standards (Section 17.400.065).			
Setbacks	Minimum setbacks required. See Section 17.300.020 (Setback Regulations and Exceptions).			
Street facing portion of building 15 ft or less in height	None Required (5)			None Required (1) (5)
Street facing portion of building greater than 15 ft in height	A 5 ft Setback is required (2)			A 5 ft Setback is required (2)
Side	None Required			
Side or Rear Adjacent to Residential Zone (7)	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 feet from the side property line. (2) - For portion of building 15 ft or less in height a 10 ft setback is required. (2)(6) - For portion of building greater than 15 ft in height a 60 degree clear-zone angle must be maintained measured from 15 ft above the existing grade and from 10 ft from the side and rear property lines.(2) - Portion of the building greater than 35 ft in height on a parcel adjacent to R1 or R2 zone a 35 ft setback is required. (2)(7) - Portion of building greater than 45 ft in height on a parcel adjacent to R3, RLD, RMD, or RHD zone a 50 ft setback is required. (2)(7)			
Rear	None Required			
Side or Rear Adjacent to Non-Residential Zone (7)	None Required For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the rear property line. (2)			
Alley	2 ft One half (1/2) The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.			
Height limit (3)	43 ft	56 ft (4)	56 ft (4)	See CD District Requirements: Section 17.220.035.
Landscaping	As required by Chapter 17.310 (Landscaping).			
Parking and loading	As required by Chapter 17.320 (Off-Street Parking and Loading).			See CD District Requirements Section 17.220.035 and Chapter 17.320.
Signs	As required by Chapter 17.330 (Signs).			

HEIGHT (2)(3)			
Adjacent to R1 or R2 Zone (7)	Adjacent to R3, RLD, RMD, or RHD Zone (7)	Adjacent to Non- Residential Zone (7)	Split Jurisdiction Lot (9)
<u>CN, CG, CC & CD Zone</u> • <u>35 ft</u> • <u>45 ft for portion of building 35 ft or more from R1 or R2 zone.</u>	<u>CN Zone</u> • <u>45 ft</u> <u>CG, CC, & or CD Zone</u> • <u>45 ft on lots less than 150 ft in depth</u> • <u>56 ft (4) on lots 150 ft or more in depth</u>	<u>CN Zone</u> • <u>45 ft</u> <u>CG or CC Zone</u> • <u>56 ft (4)</u> <u>CD Zone (8)</u>	<u>CN Zone</u> • <u>45 ft</u> <u>CG or CC Zone</u> • <u>56 ft (4)</u> <u>CD Zone (8)</u>

Notes:

- (1) Except in compliance with the *Design for Development of the Downtown Area*. No setback shall be provided for at least 75% of any new exterior building wall resulting from the addition of building floor area along the east and west sides of Main St., the north side of Culver Blvd. between Canfield and Duquesne Aves., and both sides of Washington Blvd. between Watseka and Hughes Aves.
- (2) See Figure 2-1 (~~Commercial Setback Adjacent to Residential Zone Building Height and Setbacks Illustration~~).
- (3) See Section 17.300.025 (Height Measurement and Height Limit Exceptions).
- (4) This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990, or as may be amended.
- (5) A setback up to 5 ft from the property line may be permitted if the setback area is enhanced with high quality paving material, landscaping or other similar features.
- (6) Adequate screening and landscaping shall be provided.
- (7) Two parcels are considered to be adjacent even if they are separated by an alley.
- (8) See CD District Requirements: Section 17.220.035.
- (9) As used in this section shall mean a lot located on the south side of Washington Boulevard between Del Rey Avenue and Redwood Avenue that is both within the City of Culver City and the City of Los Angeles.

RESOLUTION NO. 2010-P004

EXHIBIT A

Figure 2-1
Commercial Setback Adjacent to Residential Zone

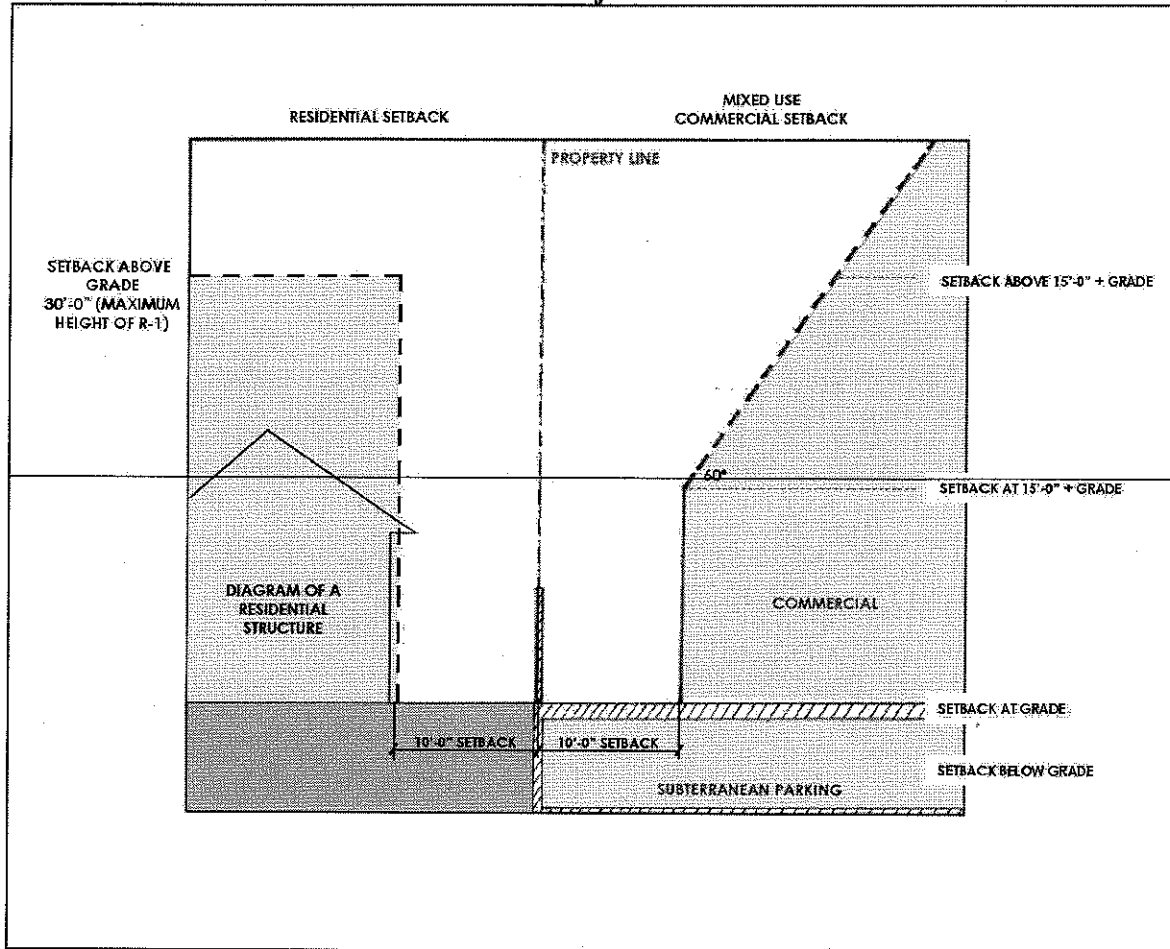
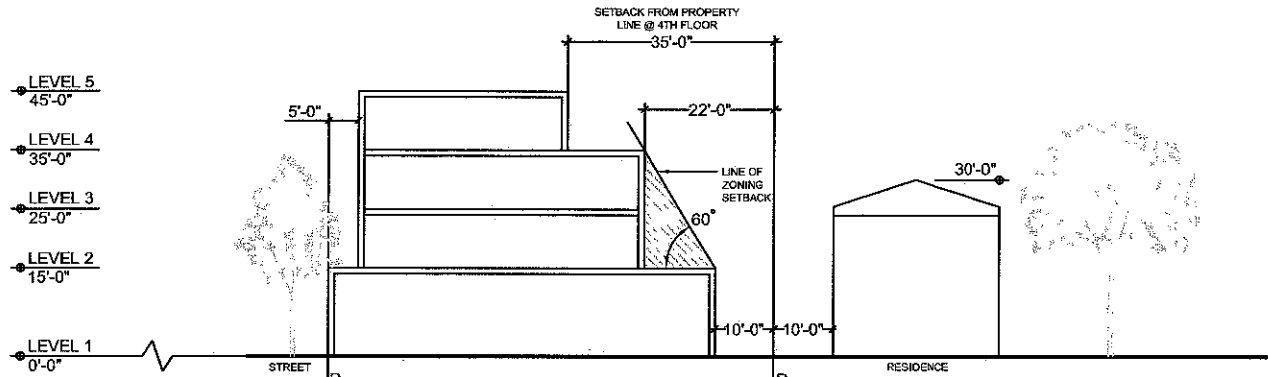
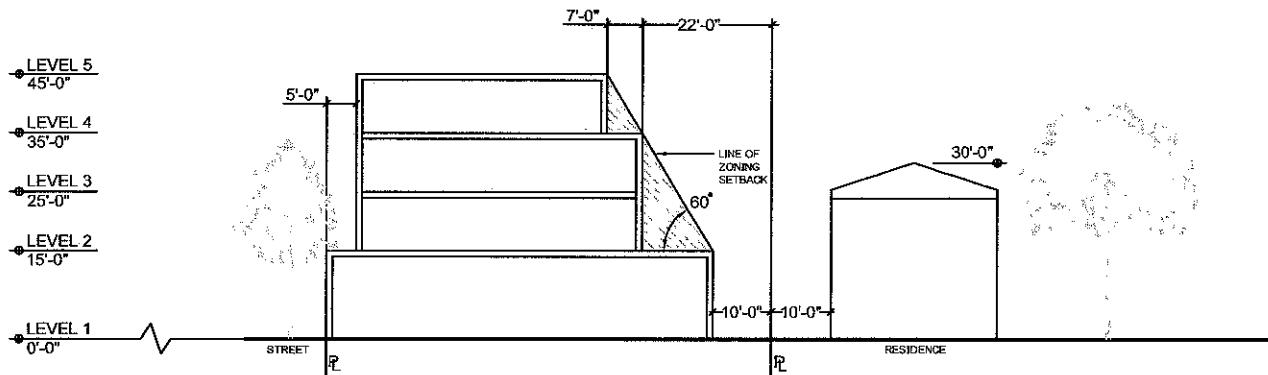


EXHIBIT A
Resolution No. 2010-P004

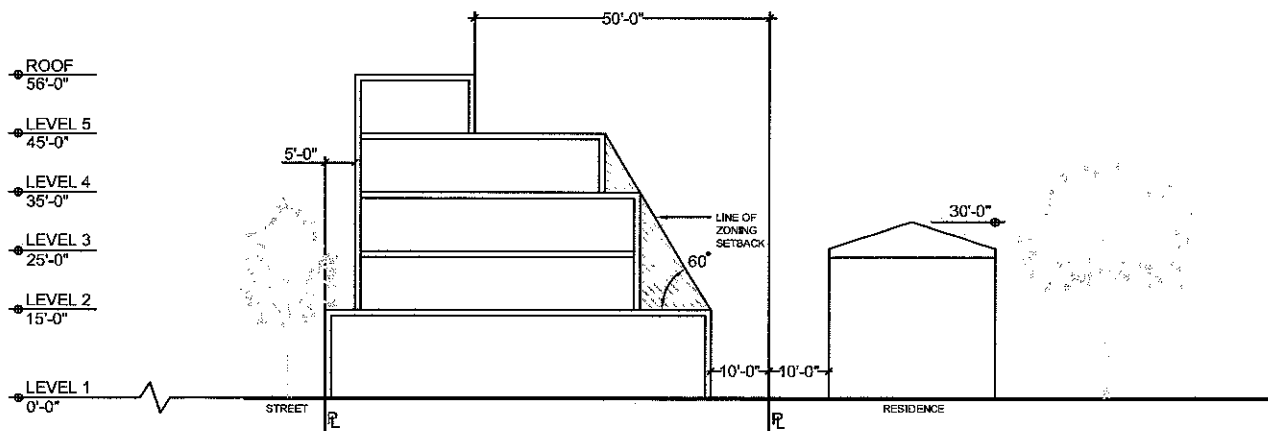
Figure 2-1. Building Height and Setbacks Illustration



35 ft. Height Limit Adjacent to R1 and R2 Zones



45 ft Height Limit Adjacent to Multi-Family Zone
Lot Depth less than 150 ft.



56 ft. Height Limit Adjacent to Multi-Family Zone
Lot Depth 150 ft. or Greater

RESOLUTION NO. 2010-P004

EXHIBIT A

17.220.035 - Commercial Downtown (CD) District Requirements

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3. Both sides of Washington Boulevard between Watseka Avenue and Hughes Avenue; and
4. The Culver Boulevard and Washington Boulevard frontages of the Town Plaza and Town Park areas, except where other uses are allowed by the Culver City Redevelopment Agency in an Owner-Participation Agreement or a Disposition and Development Agreement.

Exemptions from ground floor use or design restrictions may be granted for designated historic structures when it can be demonstrated, by substantial evidence, that such restrictions would seriously compromise the economic viability or architectural integrity of the building.

B. Height Requirements.

1. The greater of 2 stories or 30 feet on either side of Main Street, except for the southerly 80 feet (north of Culver Boulevard.).
2. The greater of 3 stories or 44 45 feet along the southerly 80 feet of Main Street (north of Culver Boulevard), on the north side of Culver Boulevard from Canfield to Duquesne Avenues, and on the north or south sides of Washington Boulevard between Watseka and Hughes Avenues; or
3. 56 feet for all other areas, except for buildings within the Town Park and Town Plaza areas, which are governed by the Design for Development for the Downtown area.

C. Parking Requirements. In the event the downtown parking demand exceeds the pooled parking supply, as reasonably determined by the Director, all new buildings or proposed intensification of uses in the CD Zone shall be required to provide parking on-site or as otherwise permitted in this Section and Title.

1. Retail stores, and similar uses: 1 parking space for each 400 square feet of gross floor area.
2. Restaurant uses:
 - a. General Table Service (1,500 square feet or less); 1 parking space for each 350 square feet of gross floor area with a minimum of 3 spaces.
 - b. General Table Service (greater than 1,500 square feet); 1 parking space for each 100 square feet of gross floor area.
 - c. Takeout (Counter Service) with customer tables; 1 parking space for each 75 square feet of gross floor area with a minimum of 8 spaces.
 - d. Takeout (Counter Service) no tables; 1 parking space per 250 square feet of gross floor area with a minimum of 3 spaces.
3. Outdoor dining areas: No parking required for the first 250 square feet of outdoor dining area. Any outdoor dining area exceeding 250 square feet shall be included as restaurant floor area in determining the parking requirement.
4. Financial institutions, corporate offices, medical offices and similar uses: 1 parking spaces for each 294 square feet of gross floor area, which requirement may be reduced by the City to 1 parking spaces for each 370 square feet of gross floor area subject to implementation of a Transportation Demand Management program approved by the City.
5. Theaters: The parking requirement shall be determined by the Director for each facility based on a parking demand/supply study.
6. Additional parking provisions: When applying the provisions of Section 17.320.025 (Alternative Parking Provisions), the legal walking distance of off-site parking spaces may be extended to allow the utilization of off-street parking areas within the boundaries of the CD Zone or any City off-street parking lot within 750 feet of the CD Zone boundary.
7. Evening and weekend use: Where the operator of a business provides parking at the levels established in Subsection 17.220.035.C. 1, 2, 3 or 4, the City may require the operator to allow general public use of the parking spaces during evening and weekend hours, where feasible.

D. Multiplex Theater Amusement Devices. Amusement devices are permitted in conjunction with a multiplex movie theater complex of at least 10 screens subject to all the following criteria:

1. No more than 10 amusement devices shall be permitted in a complex.
2. Amusement devices shall be located within the theater complex and used only by theater customers who have purchased tickets.
3. An amusement area shall not occupy more than 500 square feet of floor area.

4. An amusement area shall be screened so as not to be generally visible from the exterior of the theater complex.
5. An amusement area shall be accessible only by means of the main customer entrance for the theater complex.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: May 12, 2010		Item Number: PH-2
AGENDA ITEM: Tentative Tract Map, TTM P-2010028, for a One Lot Subdivision of Six Condominium Live/work Units at 13340 Washington Boulevard.		
Contact Person/Dept.: Sherry Jordan, Senior Planner	Phone Number: (310) 253-5746	
Public Hearing: ☒	Action Item: ☐	Attachments: ☒
Public Notification: Public notices mailed on April 21, 2010, to all property owners and occupants within a 500 foot radius along with other interested parties. Emailed to the Master Notification List on April 20, 2010. Site posted April 22, 2010.		
Planning Approval: Thomas Gorham 05/04/10	Department Approval: Sol Blumenfeld 05/04/10	

RECOMMENDATION:

That the Planning Commission:

Approve and recommend to the City Council conditional approval of Tentative Tract Map No. 63634, TTM P-2010028, subject to the Conditions of Approval as outlined in Resolution No. 2010-P003 (Attachment No. 1).

Procedures:

1. Chair calls on staff for a brief staff report and Planning 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; and
4. Commission discusses the matter and arrives at its decision.

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND:

Request

The applicant requests approval of a Tentative Tract Map for a one lot subdivision of six live/work airspace units to create six condominium live/work units at 13340 Washington Boulevard in the Commercial General and Commercial Zero Setback Overlay (CG-CZ) Zones, and Commercial General Corridor General Plan Land Use designation.

Project Data and Existing Conditions

On January 25, 2006, the Planning Commission approved Site Plan Review, SPR P-2005086, and Tentative Tract Map, TTM P-2005087, for the construction of six condominium live/work units at 13340 Washington Boulevard. On February 27, 2006, the City Council and Redevelopment Agency jointly approved the Tentative Tract Map and the Redevelopment Agency determined that the project was consistent with the Redevelopment Plan. The applicant at that time was Standard Pacific of Los Angeles.

The project consisted of the consolidation of several lots into two separate tract maps following the city boundary line between Culver City and the City of Los Angeles. Only the first 50.38 feet of the site along the south side of Washington Boulevard is in Culver City. The portion of the project in Culver City consists of six two-bedroom live/work units in two buildings. The tract map in Los Angeles contains an additional 33 units of residential condominium units. See Attachment No. 3 for a rendering, site plans, and elevations of the project and Attachment No. 4 for the proposed Tentative Tract Map No. 63634.

By the end of 2006, Standard Pacific of Los Angeles had sold the project to Millennium Homes which eventually lost the project back to the bank. The current applicant, Angeleno Builders obtained the project from the bank. All necessary entitlements for the project from the City of Los Angeles and Culver City had been obtained. Unfortunately somehow during this time of ownership transition, the tract map for the property in Los Angeles was finalized and recorded but the map for the Culver City portion was not recorded. Subject to Culver City Municipal Code Section 15.10.285.A, the originally approved vested tentative tract map expired February 27, 2008, requiring a new application and approval. As the map expired before July 15, 2008, it was not eligible for the automatic extension given by SB 1185 that amended the Subdivision Map Act.

Angeleno Builders has obtained grading and building permits from both cities and has begun construction. Each 1,499 sq. ft. live/work unit will be comprised of three stories consisting of workspace, bathroom, and deck on the ground level with two levels of living space above. The arch style of the buildings is modern with all the

City of Culver City, California
Planning Commission Agenda Item Report

parking for the overall development located in a common subterranean garage with the only ingress and egress occurring from Beach Avenue in Los Angeles.

DISCUSSION:

While the Tentative Tract Map expired, the Site Plan Review did not as extensions were requested and granted for the Site Plan Review and construction begun on the project in 2009.

The recordation of a subdivision map is necessary in order to create condominium units. Without approval of the new tract map the six live/work units would not be able to be sold as individual units. The recommended conditions of approval are standard conditions for all subdivision maps.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the City of Los Angeles, as the Lead Agency, filed a Mitigated Negative Declaration (MND) (Attachment No. 3) for the original overall project. The City of Culver City as a Responsible Agency in connection with the overall project was required to rely on the Lead Agency's MND. All potential impacts were related to the development entitlements and not the subdivision maps. All potentially significant impacts were mitigated by conditions of approval to a level of nonsignificance through conditions of approval to the development entitlements (i.e., Site Plan Review P-2005086). Pursuant to Section 15162 of CEQA, as the circumstances under which the MND was prepared have not significantly changed and there is no new information of substantial importance, which was not previously known that could impact the project, no further environmental determination is required.

ALTERNATIVE OPTIONS:

The following alternative options may be considered by the Planning commission:

1. Approve the proposed Tentative Tract Map with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Approve the proposed Tentative Tract Map with additional and/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 proposed Tentative Tract Map if the application does not meet the required findings.

City of Culver City, California
Planning Commission Agenda Item Report

ATTACHMENTS

1. Draft Resolution No. 2010 P-003
2. City of Los Angeles Mitigated Negative Declaration
3. Approved project plans received March 4, 2010
4. Proposed Tentative Tract Map No. 63634 received April 27, 2010

RESOLUTION NO. 2010-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND RECOMMENDING APPROVAL OF 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 begun, the project was sold and the tract map was inadvertently not recorded and thus expired; and

1 WHEREAS, on March 4, 2010, an application was filed for Tentative Tract Map No.
2 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 conducted a duly noticed
5 public hearing on the Tentative Tract Map application, fully considering the applications,
6 plans, staff reports, environmental information and all testimony presented; and
7

8 WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the
9 City of Los Angeles, as the Lead Agency for the larger overall project, adopted a Mitigated
10 Negative Declaration for the overall project of 39 units in 2005. Culver City, as a
11 Responsible Agency, was required to rely on the Lead Agency's Mitigated Negative
12 Declaration and adopted the Mitigated Negative Declaration. Pursuant to Section 15162 of
13 CEQA, Culver City considered the Mitigated Negative Declaration and finds (a) that any
14 potentially significant effects the project may have on the environment have been analyzed
15 adequately in the Mitigated Negative Declaration, (b) the project based upon the Mitigated
16 Negative Declaration, public comments, and the record before the Planning Commission, will
17 not 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 no new information of substantial importance which was not previously known has not
20 occurred, therefore, no further environmental determination is required; and
21
22
23

24 WHEREAS, following conclusion of the public discussion and thorough deliberation of
25 the subject matter, the Planning Commission determined by a vote of _ to _ that Tentative
26 Tract Map, TTM P-2010028 (Tentative Tract Map No. 63634) should be conditionally
27 approved, and recommended for approval to the City Council, as set forth herein below:
28
29

1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

6
7 *1. The proposed map is consistent with the General Plan.*

8 The proposed map is consistent with the General Plan Land Use and Housing
9 Elements in that the proposed six condominium live/work units will provide new
10 commercial and housing opportunities that will support desirable existing and future
11 neighborhood and community serving uses on an underdeveloped lot. The
12 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.

13
14 *2. The design of the proposed subdivision is consistent with the General Plan.*

15 The design of the proposed subdivision is consistent with the General Plan Land Use
16 Element in that the proposed live/work development is consistent with the objectives
17 of the Commercial General Corridor land use designation that encourages small-to
18 medium scale commercial uses and limited medium-density housing opportunities.
19 Additionally, the project implements Objective 24 of the Western Sub-Area by
20 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.

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

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

25
26 *4. The site is physically suitable for the proposed density of development.*

27 The larger overall project's design for six live/work units and 33 residential units
28 encompasses two tract map sites. The design of the project allows for the lot created
29 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.

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

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

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

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

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

14 This subdivision will not conflict with any existing easements.

15 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
16 Commission of the City of Culver City, California, hereby approves, and recommends to the
17 City Council approval of Tentative Tract Map, TTM P-2010028 (Tentative Tract Map No.
18 63634), subject to the following conditions:

- 19 1. The final map shall be prepared by a surveyor of civil engineer licensed, and
20 authorized to do such work, by the State of California.
- 21 2. The final map shall conform to the conditionally approved tentative map approved by
22 the Planning Commission on May 12, 2010.
- 23 3. Approval of the tentative map shall be for a period of three years after Planning
24 Commission approval.
- 25 4. The project boundary shall be tied to at least one (1) City global positioning satellite
26 (GPS) monument.
- 27 5. Durable monuments shall be set at all perimeter boundary corners. At least two
28 monuments shall be set on the prolongation of the property's easterly and westerly
29 boundary with the centerline of Washington Boulevard. All required boundary

monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.

6. All public improvements, as required by approved Site Plan Review, SPR P-2005086, shall be completed and approved prior to the final approval of the final map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.
7. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for Review.
8. A copy of the final map in digital and mylar format shall be filed with the Engineering Division prior to final acceptance by the City.
9. Prior to issuance of a certificate of occupancy, the final tract map shall be recorded with the County Recorder of Los Angeles County.

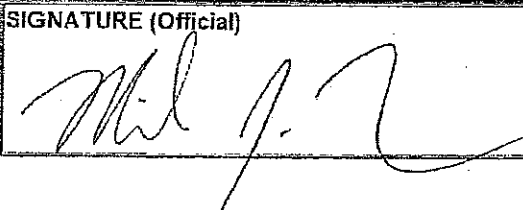
APPROVED and ADOPTED this 12th day of May, 2010.

JOHN KUECHLE, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

Attachment No. 2

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 8 1 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 MAYA ZAITZEVSKY		TITLE CITY PLANNER	TELEPHONE NUMBER (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

MITIGATED NEGATIVE DECLARATION
ENV-2005-4295-MND

I b2. Aesthetics (Landscaping)

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

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

I c1. Aesthetics (Light)

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

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

III d1. Air Pollution (Stationary)

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

- The applicant shall install 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**

MITIGATED NEGATIVE DECLARATION
ENV-2005-4295-MND

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

VI c1. Liquefaction

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

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

(CONTINUED ON NEXT PAGE)

MITIGATED NEGATIVE DECLARATION
ENV-2005-4295-MND

VII b5. Explosion/Release (Asbestos Containing Materials)

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

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

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

Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by 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.

(CONTINUED ON NEXT PAGE)

MITIGATED NEGATIVE DECLARATION
ENV-2005-4295-MND

XI a13. Severe Noise Levels (Residential Only)

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

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

XIII a. Public Services (Fire)

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

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

XIII c1. Public Services (Schools)

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

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

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

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

- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct 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 a. 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.

XVII d. End

MITIGATED NEGATIVE DECLARATION
ENV-2005-4295-MND

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

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

(CONTINUED ON NEXT PAGE)

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	

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

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:



I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.



I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Maya E. Zaitz

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.

- 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.

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

DATE SUBMITTED:

06/29/2005

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

PROPOSAL NAME (if Applicable):

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

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

II. AGRICULTURAL RESOURCES

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

III. AIR QUALITY

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

IV. BIOLOGICAL RESOURCES

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

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

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : WnRUPTURE 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 : WnSTRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : WnSEISMIC-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 : WnLANDSLIDES?				✓
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?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

VII. HAZARDS AND HAZARDOUS MATERIALS

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

VIII. HYDROLOGY AND WATER QUALITY

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

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

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

XII. POPULATION AND HOUSING

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

XIII. PUBLIC SERVICES

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

XIV. RECREATION

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

XV. TRANSPORTATION/CIRCULATION

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

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

XVI. UTILITIES

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

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

ADDITIONAL INFORMATION:

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

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

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

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

I. AESTHETICS

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

II. AGRICULTURAL RESOURCES

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

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT OF THIS 41-UNIT RESIDENTIAL PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.	
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Impact?	Explanation	Mitigation Measures
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		

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 PRILO 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
f. NO IMPACT	THE PROPERTY IS STABLE AND IS NOT ANTICIPATED TO BECOME UNSTABLE DUE TO CONSTRUCTION OF THE PROJECT.	

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

VII. HAZARDS AND HAZARDOUS MATERIALS

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

VIII. HYDROLOGY AND WATER QUALITY

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

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

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS ANTICIPATED TO RESULT IN A LESS THAN SIGNIFICANT INCREASE IN THE AMBIENT NOISE LEVELS.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PARKING RAMPS WILL NEED TO BE CONSTRUCTED FROM CONCRETE TO REDUCE THE NOISE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XI a2, XI a13
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED IN THE VICINITY OF A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	

XII. POPULATION AND HOUSING

a.	NO IMPACT	THE PROPOSED 41-UNIT DEVELOPMENT SHOULD NOT INTRODUCE SUBSTANTIAL POPULATION GROWTH.	
b.	NO IMPACT	THE SITE IS DEVELOPED WITH A RESTAURANT. NO HOUSING WILL BE DISPLACED AS A RESULT OF THIS PROJECT.	
c.	NO IMPACT	THERE ARE NO TENANTS LIVING AT THE SITE. NO IMPACT WILL RESULT.	

XIII. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH INADEQUATE FIRE RESPONSE TIMES. THE PROJECT WILL BE REVIEWED BY THE LA FIRE DEPARTMENT WHO MAY REQUIRE MITIGATION TO REDUCE THE FIRE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XIII a
b.	NO IMPACT	THE RESIDENTIAL PROJECT SHOULD NOT RESULT IN AN INCREASE OF POLICE RESPONSE TIMES. NO IMPACT WOULD RESULT.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL INCREASE THE DEMAND ON AREA SCHOOLS, HOWEVER THE IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF SCHOOL FEES TO LAUSD.	XIII c1 SCHOOL FEES MAY BE REQUIRED FOR THE PORTION OF THE PROJECT LOCATED IN THE CITY OF CULVER CITY.
d.	NO IMPACT	THE PROJECT WILL RESULT IN AN INCREASE IN THE USE OF PARKS, HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF QUIMBY FEES. SEE MITIGATION MEASURE NO. XIV A	

Impact?	Explanation	Mitigation Measures
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 QUMBY 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		

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. 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.

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

CALIFORNIA DEPARTMENT OF FISH AND GAME CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

TRACT/PARCEL MAP NO.

VTT-63244/VTT-63634

MND NO.

ENV-2005-4295-MND

ZA NO.

APCW-2005-4303-SPE

PROJECT DESCRIPTION:

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

PROJECT ADDRESS:

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

APPLICANT NAME:

WASHINGTON LIVE/WORK, 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:

07/27/2005

SIGNATURE:

PRINT NAME:

MAYA ZAITZEVSKY



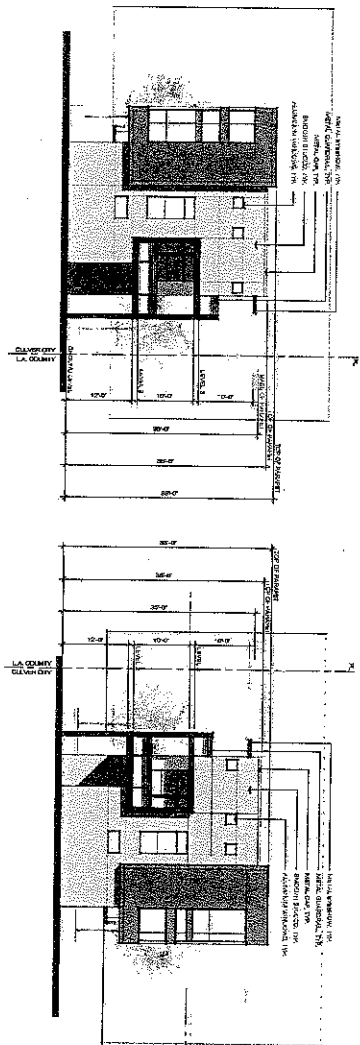
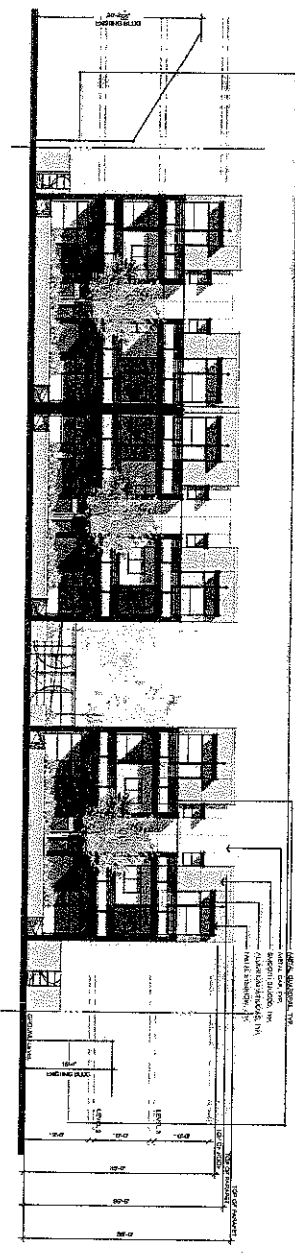
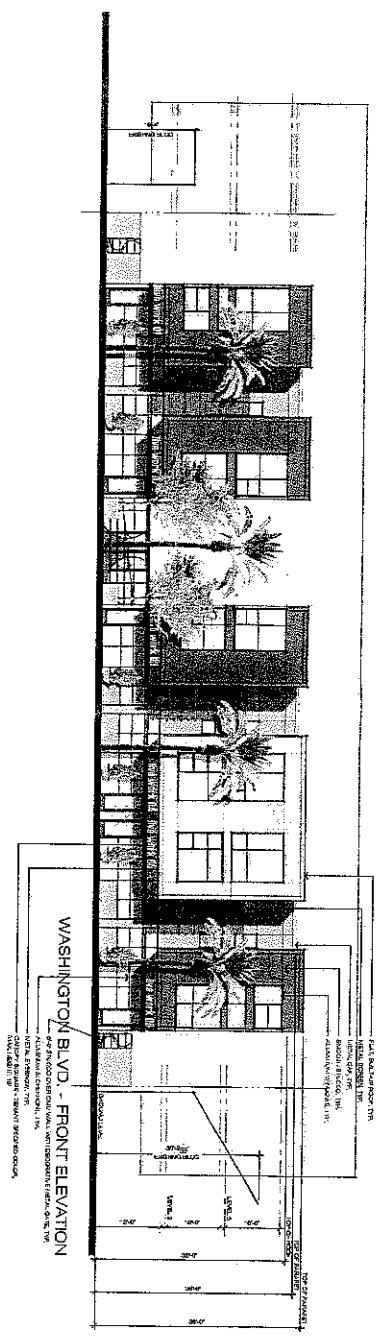
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 TEL: (408) 435-0800

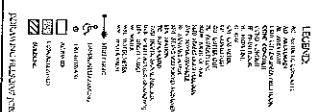
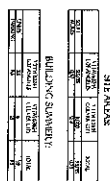
WMA
 William Malcom Architects, LLP
 2221 W. 19TH STREET
 LOS ANGELES, CA 90057
 TEL: (310) 571-2425
 FAX: (310) 571-2425

DATE: 07/18/08

SCALE: 1/4" = 1'-0"

0 8 24 32

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
TO CREATE 6 CONDOMINIUM UNITS
IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



**Oliver City
Planning Division**

[illegible]

1 RESOLUTION NO. 2009-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL
4 DENIAL OF ZONING CODE AMENDMENT, ZCA P-2009069 AMENDING TITLE
5 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION
6 17.230.015, TABLE 2-8, TO ALLOW FOR THE EXPANSION OF EXISTING
7 PRIVATE SCHOOLS LOCATED IN THE INDUSTRIAL GENERAL (IG) ZONE,
8 SUBJECT TO APPROVAL OF A MODIFICATION TO AN EXISTING
9 CONDITIONAL USE PERMIT (CUP)

10 (Zoning Code Amendment P-2009069)

11 WHEREAS, on May 18, 2009, The Willows Community filed an application for a
12 Zoning Code Text Amendment to amend Section 17.230.015, Table 2-8 of the Culver City
13 Municipal Code, to allow for the expansion of existing private schools located in the Industrial
14 General (IG) Zone, subject to approval of a modification to an existing Conditional Use Permit
15 (CUP); and

16 WHEREAS, in connection with the proposed Zoning Code Text Amendment, the
17 Commission received for its review and approval and Initial Study prepared pursuant to the
18 California Environmental Quality Act (CEQA) which asserted that the proposed Zone Code
19 Amendment would have less than significant impacts on the environment, and that a
20 Negative Declaration was appropriate; and

21 WHEREAS, on December 9, 2009, the Planning Commission conducted a duly
22 noticed public hearing on Zoning Code Amendment, ZCA P-2009069 fully considering all
23 reports, studies, testimony, and environmental information presented; and

24 WHEREAS, following conclusion of the public discussion and thorough deliberation of
25 the subject matter, the Planning Commission determined by votes of 3 to 1 that (i) the Initial
26 Study and Negative Declaration should not be approved and that (ii) Zoning Code
27
28
29

Amendment, ZCA P-2009069 should not be recommended for approval to the City Council as set forth herein below.

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

SECTION 1. Pursuant to the foregoing and as outlined in CCMC Title 17, Section 17.620.030, the following findings for a Zoning Code (Text) Amendment cannot be made:

- 1. The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and will not create any inconsistencies with this title, in the case of a Zoning Code amendment.**

The proposed Zoning Code Amendment would not be consistent with the goals, policies, and strategies of all elements of the General Plan, as it would allow the expansion of nonconforming and incompatible uses in an area designated for Industrial uses. The Land Use Element of the General Plan identifies that the Industrial Land Use designation "...is designed and intended to support and encourage industrial businesses as a valuable component of the City's economic base...".

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

The proposed amendment, which would allow the expansion of nonconforming and incompatible uses in an area designated for Industrial uses, would be detrimental to the public interest, health, safety, convenience or welfare of the City. Among other concerns, an expansion of a private school use could result in increased traffic around the school sites, increased usage of the City's public park facilities, and a decrease in tax revenue generated by industrial zoned land.

- 3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

Although the Initial Study asserted that the Zoning Code Amendment would have less than significant impacts on the environment and that a Negative Declaration

1 Finding was appropriate, it was determined that the Negative Declaration should
2 not be adopted because there is insufficient information and inadequate analysis to
3 determine if the Zoning Text Amendment would have any potential impacts on the
4 environment.

5 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
6 Commission of the City of Culver City, California, hereby recommends that the City
7 Council (i) not approve the Initial Study or the Negative Declaration and (ii) deny Zoning
8 Code Amendment, ZCA P-2009069.

9
10 APPROVED and ADOPTED this 12th day of May, 2010.
11
12
13

14 _____
15 JOHN KUECHLE, CHAIRPERSON
16 PLANNING COMMISSION
17 CITY OF CULVER CITY, CALIFORNIA

18 Attested by:

19 _____
20 Yvonne Hunt
21 Administrative Secretary
22
23
24
25
26
27
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