

# **SHADE/SHADOW REPORT**

*For the Proposed*  
**8777 Washington Project**

**Culver City, CA**

*Prepared for:*

**VITRUVIAN CULVER CITY LLC (THE APPLICANT)  
5822 WEST WASHINGTON BOULEVARD  
CULVER CITY, CALIFORNIA 90232**

*Prepared by:*

**ESA PCR  
233 Wilshire Blvd, Ste 150  
Santa Monica, CA 90401  
TEL 310.451.4488  
FAX 310.451.5279**

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# SHADE AND SHADOW IMPACT ANALYSIS

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## A. INTRODUCTION

Vitruvian Culver City LLC (the Applicant) proposes to redevelop a 0.98-acre property located at 8777 Washington Boulevard north of the intersection at Washington Boulevard and National Boulevard in Culver City. The project is proposing a mix of office, commercial and pedestrian serving retail uses within a 4-story building (up to 56 feet).

This report analyzes the project's potential to result in shade/shadow impacts on adjacent shade sensitive uses based on the criteria set forth in the *City of Los Angeles' CEQA Thresholds Guide (2006)*. As analyzed herein, the project would not result in significant shadow impacts.

## B. METHODOLOGY

The consequences of shadows on land uses can be positive, including cooling effects during warm weather; or negative, such as loss of warmth during cooler weather and loss of natural light for landscaping and human activity. Sensitive uses include "routinely usable outdoor spaces" associated with residential, recreational or institutional uses (e.g., schools, convalescent homes), commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas, nurseries, and existing solar collectors. These uses are considered sensitive because sunlight is important to function, physical comfort, or commerce. In order to determine the extent of shading impacts, a shading diagram of the worst case scenario (longest shadows) has been prepared that shows the adjacent off-site shade-sensitive uses on an aerial photograph.

The shading diagram illustrates the shadows cast by the project on nearby surrounding uses in 2-hour increments from 10:00 A.M. to 4:00 P.M. during the winter solstice, the worst case scenario, as well as the summer solstice, spring equinox, and fall equinox. The duration of shading that would occur is compared to threshold standards below to determine if a significant shadow impact would occur as a result of project implementation.

## C. SIGNIFICANCE CRITERIA

Appendix G of the CEQA Guidelines does not provide screening questions that address impacts with regard to shading. However, according to the *L.A. CEQA Thresholds Guide*, a project would have a potentially significant impact if:

- **Threshold** - Shade-sensitive uses would be shaded more than three hours between the hours of 9:00 A.M. and 3:00 P.M. Pacific Standard Time (PST), between early November and mid-March or more than four hours between the hours of 9:00 A.M. and 5:00 P.M. Pacific Daylight Time (PDT) between early mid-March and early November.<sup>1</sup>

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<sup>1</sup> The durations originally cited in the *L.A. CEQA Threshold Guide*, were originally geared to change in early April and Late October, consistent with the change to daylight savings time that was in effect at that time. The durations used here have been modified to match the current starting and ending dates for daylight savings time.

## D. PROJECT LOCATION AND SURROUNDING SHADOW SENSITIVE USES

The project site is bounded by the intersection at Washington Boulevard and National Boulevard followed by vacant land and the Metro Expo Platform/Line to the south; the Access Culver City Mixed-Use Development and commercial uses to the east; a surface parking lot for the Metro Expo Line and Metro Station to the west (future site of the Ivy Station Mixed-Use Project); and commercial uses to the north. **Figure 1, Aerial Photograph with Surrounding Land Uses**, illustrates the surrounding uses.

Potential shading impacts could result when shadow-sensitive uses are located to the north, northwest, or northeast of new structures. Shade sensitive uses in the project vicinity are limited to the routinely usable outdoor spaces within the future Ivy Station mixed-use project (to the west) and the Access Culver City project (to the south and southeast).

## E. PROJECT CHARACTERISTICS

The proposed project would include a mix of office, commercial and pedestrian serving retail uses. The project site is currently developed with a main single-story commercial (retail/warehouse) building occupied by the “Surfas Restaurant Supply” for restaurant supply sales and a detached storage garage building, with an associated asphalt-paved surface parking lot. Also, the east portion of the main building includes a café addition. All of the existing on-site uses would be demolished and removed to support development of the project. The site’s current uses do not cast shadows onto shade sensitive uses.

The project would include a rectangular shaped 4-story building (up to 56 feet). Parking for all of the proposed uses would be provided on-site within the ground-level and subterranean parking structure.

## F. IMPACT ANALYSIS

Potential shading impacts could result when shadow-sensitive uses are located to the north, northwest, or northeast of new structures as the sun position and location is in the south. **Figure 2, Project Shadows**, illustrates the project’s shadows during the winter solstice, summer solstice, spring equinox, and fall equinox.

The longest shadows cast at 10:00 A.M. to the northwest and 4:00 P.M. to the northeast in Los Angeles occur during winter solstice (December 21<sup>st</sup>) at a bearing of 45 degrees and extend for a distance of roughly 3 times the height of the source. At this time of year, the proposed buildings would cast shadows approximately around 170 feet in length to the northwest/east, respectively. Thus, the project building’s shadow would not reach the residences to the west or south as they don’t cross National and Washington Boulevards.

The multi-family residential uses as part of the Ivy Station project to the west would be located over 100 feet from the project site and thus well beyond any potential shadows that could be cast by the project. Summer Solstice, Spring Equinox and Fall Equinox morning shadows would be cast directly to the west, but their reach would only be 75 feet in maximum length, so they would not reach the future Ivy Station site and its

residential uses.<sup>2</sup>

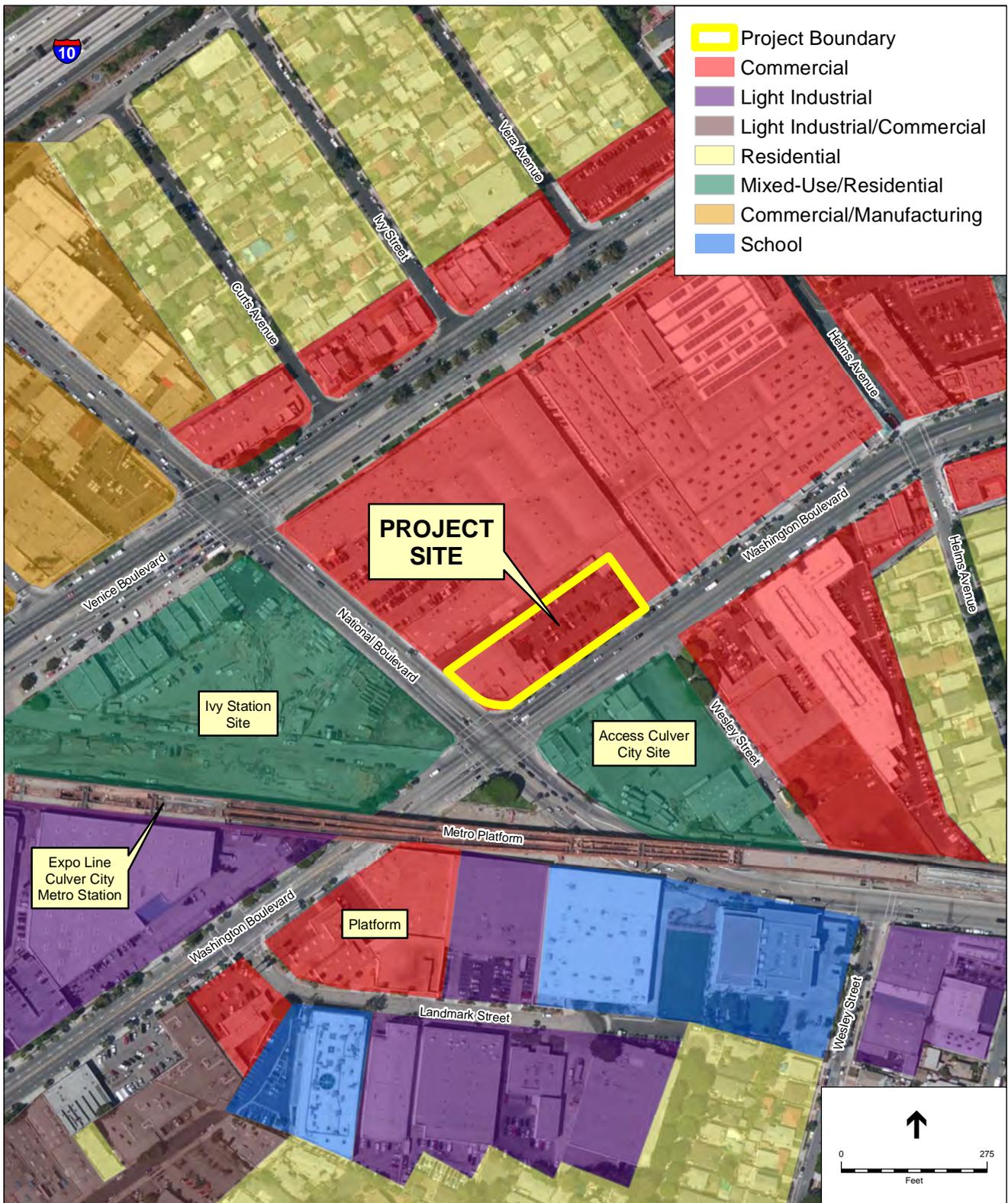
The only other shadow sensitive uses near the site that could be subject to project shadows are the residential uses and associated routinely usable outdoor spaces within the Access Culver City project to the east and southeast of the project site. The Access Culver City project is a mixed-use development that includes multi-family uses to the east and southeast of the project site (over 100 feet away) across the intersection of National Boulevard and Washington Boulevard. However, only Summer Solstice, Spring and Fall Equinox's afternoon shadows prior to 5:00 P.M. PDT would be cast toward the east of the proposed project site. Those shadows would have a maximum length of 75 feet and therefore not cross Washington Boulevard and impact the Access Culver City Access residential uses.

## G. CONCLUSION

No shadow-sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 AM and 3:00 PM between late October and early April, or for more than four hours between the hours of 9:00 AM and 5:00 PM between early April and late October. As a result, the addition of the Project would not significantly increase the shading of adjacent shadow-sensitive uses based on the significance thresholds stated above, and a less than significant impact would occur.

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<sup>2</sup> *Maximum morning shadow lengths to the west of the project site at Los Angeles's geo-location occur during the summer solstice (June 21st) at a bearing of 85 degrees at this time of the year. The project would cast shadows approximately 75 feet in length to the west. Thus, the proposed building's shadow would not reach the off-site residences to the west.*



SOURCE: Google Map, 2015 (Aerial).

8777 Washington

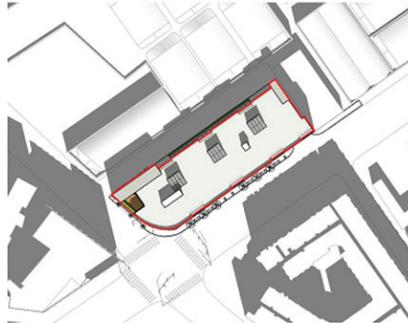
**Figure 1**

Aerial Photograph with Surrounding Land Uses

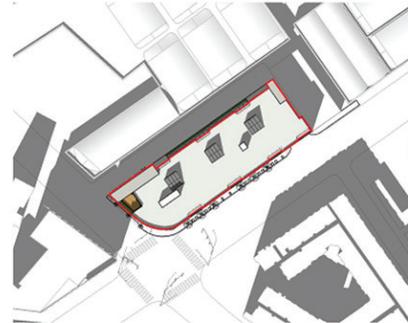
WINTER SOLSTICE



10:00am



12:00pm

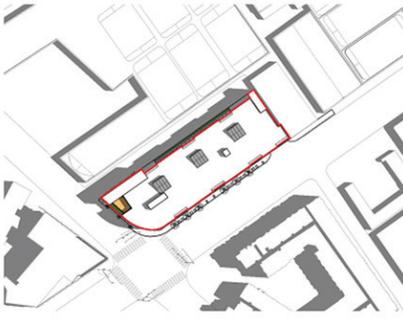


2:00pm

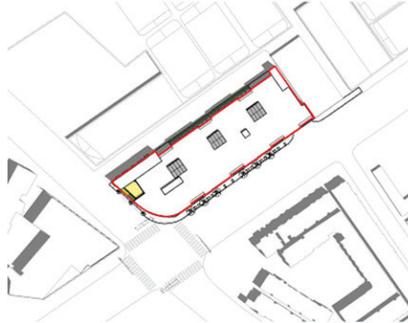


4:00pm

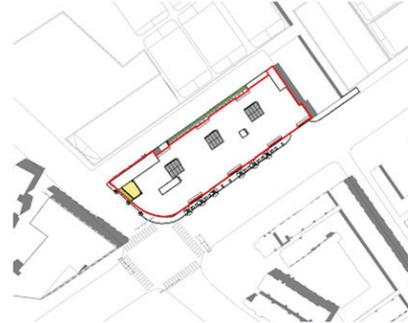
SUMMER SOLSTICE



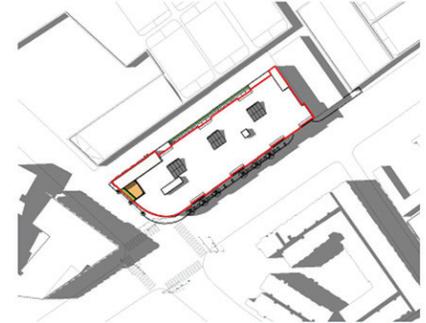
10:00am



12:00pm

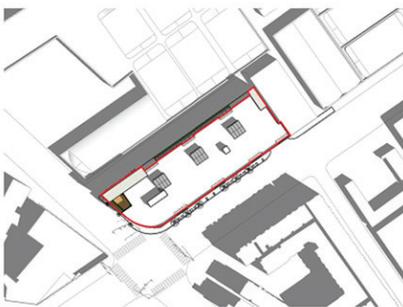


2:00pm



4:00pm

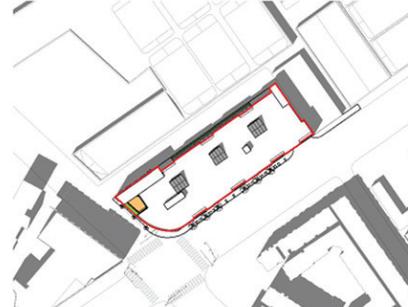
SPRING / FALL EQUINOX



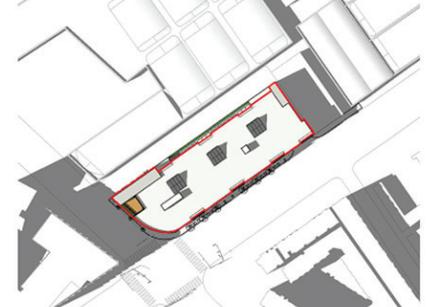
10:00am



12:00pm



2:00pm



4:00pm

SOURCE: Gensler, 2017

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**Figure 2**  
Project Shadows