

# **SHADE/SHADOW REPORT**

*For the Proposed*  
**Synapse at Platform**

**Culver City, CA**

*Prepared for:*

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# SHADE AND SHADOW IMPACT ANALYSIS

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## A. INTRODUCTION

Platform Hayden Tract III, LLC (the Applicant) proposes to redevelop a 0.60-acre property located at 8888 Washington Boulevard on the south side of Washington Boulevard between Higuera Street and Landmark Street in Culver City. The project is proposing a mix of retail, restaurant, and office 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, shading diagrams of the worst case scenarios (longest shadows) have been prepared that shows the adjacent off-site shade-sensitive uses on an aerial photograph.

The shading diagrams illustrate the shadows cast by the project on nearby surrounding uses to the north, northwest, and northeast during the fall equinox on September 21 from 9:00 A.M. to 6:00 P.M.; the spring equinox on March 21 from 9:00 A.M. and 6:00 P.M.; the summer solstice on June 21 from 9:00 A.M. and 6:00 P.M., and the winter solstice on December 21 from 9:00 A.M. and 3:00 P.M. 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 surrounded by office, commercial, and light industrial uses to the north and east; light industrial and residential uses to the south; and light industrial uses to the west. Surrounding land uses include:

- North - Across Washington Boulevard is an approximate 3-story light industrial building (Howard Industries) with associated surface parking lot, and an office and light industrial complex with associated parking structure. Further north is the Los Angeles Metropolitan Transportation Authority (Metro) Exposition Light Rail Transit Line (“Expo” or “Culver City Expo Line”) and an associated surface parking lot for the Metro Station (future site of the Culver City approved Ivy Station Mixed-Use Project). The Ivy Station Project would include a mix of commercial, residential, hotel and office uses in multiple buildings up to a maximum of 6-stories.
- East - A 1-story “L” shaped commercial brick building is located immediately east of the site along Washington Boulevard, and also borders the southern boundary of the project site. This building is followed by the Platform commercial project along Washington Boulevard, which includes retail and restaurants on ground floor, offices on the upper floors and associated parking garages. Located at 3939 Landmark Street, and south/east of the Platform project, is Park Century School which serves 2<sup>nd</sup> through 8<sup>th</sup> grades. Other light industrial facilities, along with the Turning Point School which serves preschool to 8<sup>th</sup> grade students are located further east along Landmark Street. Neither of the school facilities have “routinely usable outdoor spaces” which could be impacted by project shadows.
- South - One and 2-story light industrial/commercial uses are generally located to the south of the site, including the 1-story “L” shaped commercial brick building which also borders the project site to the east. There is also a 2-story, single-room occupancy (SRO) apartment building located at 8925 Lindblade Street which borders the southwest corner of the project site. Further to the south are single-family residential uses beyond Lindblade Street.
- West - Single-story light industrial/commercial building are located to the west of the project site along Washington Boulevard. West of Higuera Street/Roberston Boulevard are low-rise commercial uses.

**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 single-room occupancy (SRO) apartments located immediately to the south and the single family housing located to the southeast of the project site.

## E. PROJECT CHARACTERISTICS

The proposed project would include a mix of retail, restaurant, and office uses. The project site is currently improved with a single-story auto repair shop building occupied by “ICC Collision Center” with an associated asphalt-paved surface parking lot and storage area. 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 the proposed uses would be provided on site on the Ground Level and within a 3-level subterranean automated parking structure.

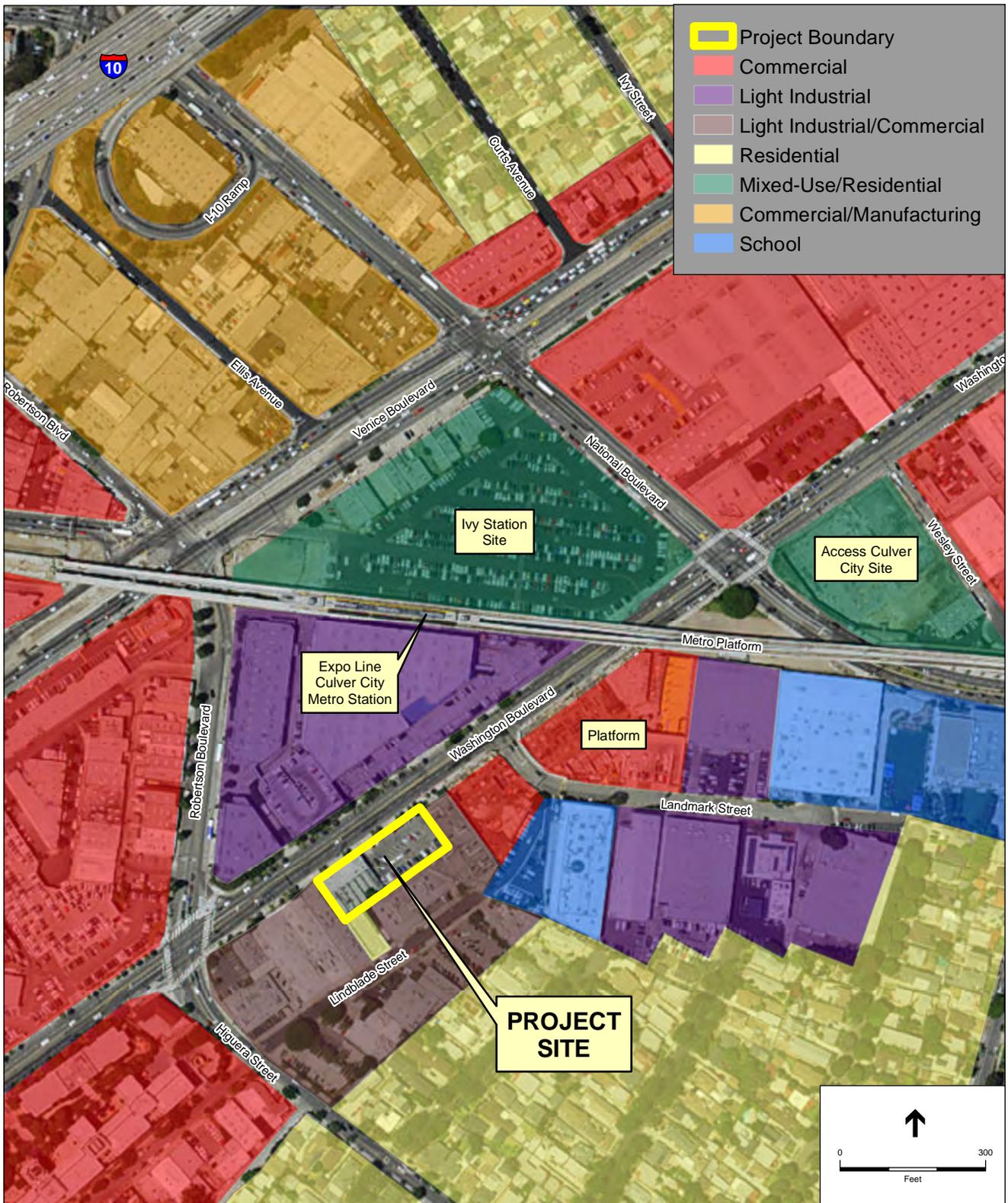
## F. IMPACT ANALYSIS

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**, *Fall Equinox Shadows – September 21*, **Figure 3**, *Spring Equinox Shadows – March 21*, **Figure 4**, *Summer Solstice Shadows – June 21*, and **Figure 5**, *Winter Solstice Shadows – December 21*, illustrates the project's shadows during the worse-case shadow scenarios.

Shade sensitive uses in the project vicinity are limited to the SRO apartments located immediately to the south and the single family housing located to the southeast of the project site. There are no shade sensitive uses located to the north, northwest, and northeast. Because the nearby shade sensitive uses are located to the south and southeast of the project site, the project building's shadow would not reach the nearby shade sensitive uses during the shadow scenarios evaluated during the course of the year, with one exception. Shadows cast during the summer solstice could shade a small portion of the outdoor space at the apartments to the south for less than 1 hour before 6:00 PM, which would be well below the 4-hour significance threshold.

## 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 shade any nearby shadow-sensitive uses based on the significance thresholds stated above, and a less than significant impact would occur.

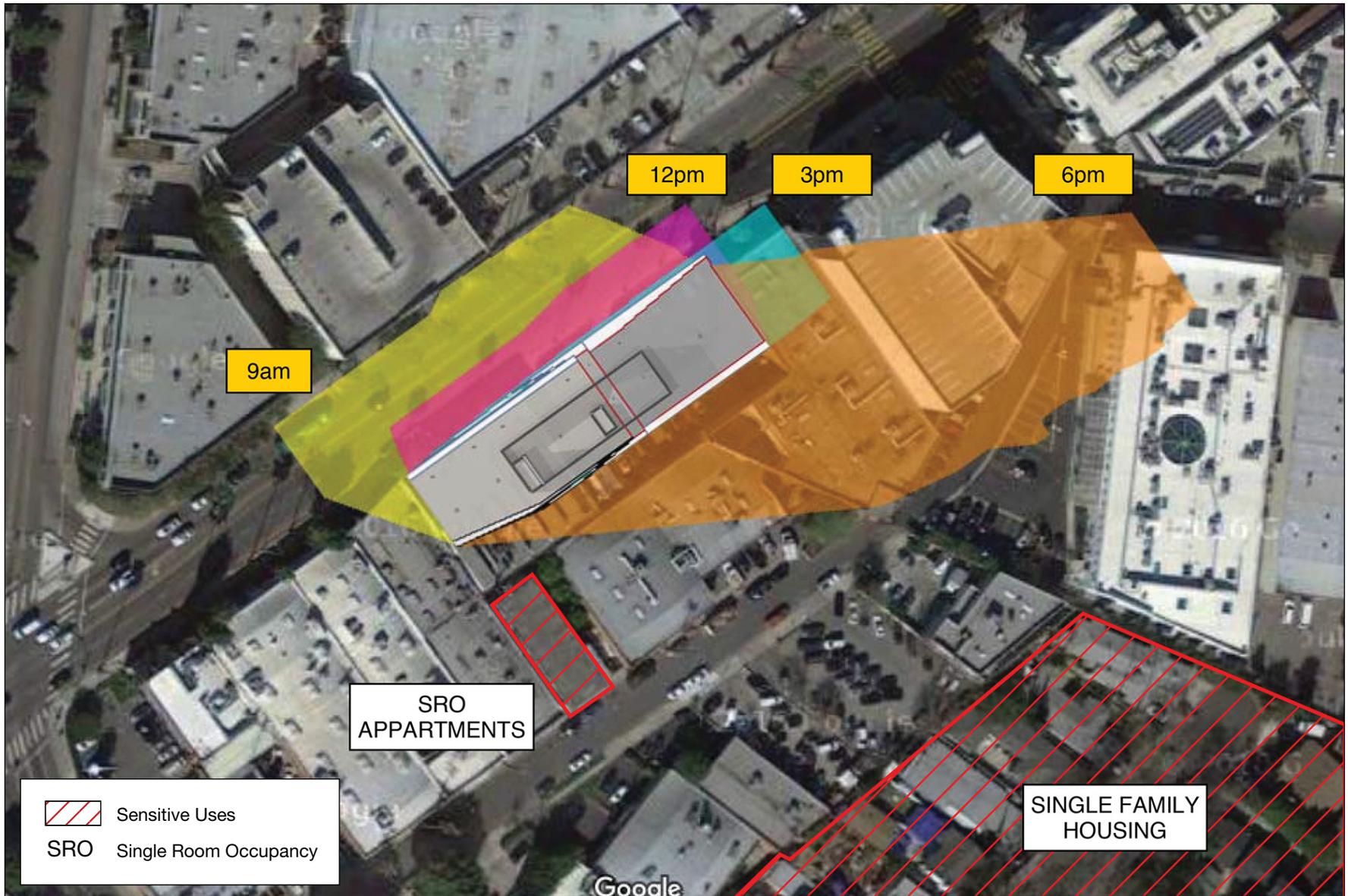


SOURCE: Google Map, 2016 (Aerial).

Synapse at Platform

**Figure 1**

Aerial Photograph with Surrounding Land Uses



SOURCE: Abramson Teiger Architects, 2016

Synapse at Platform

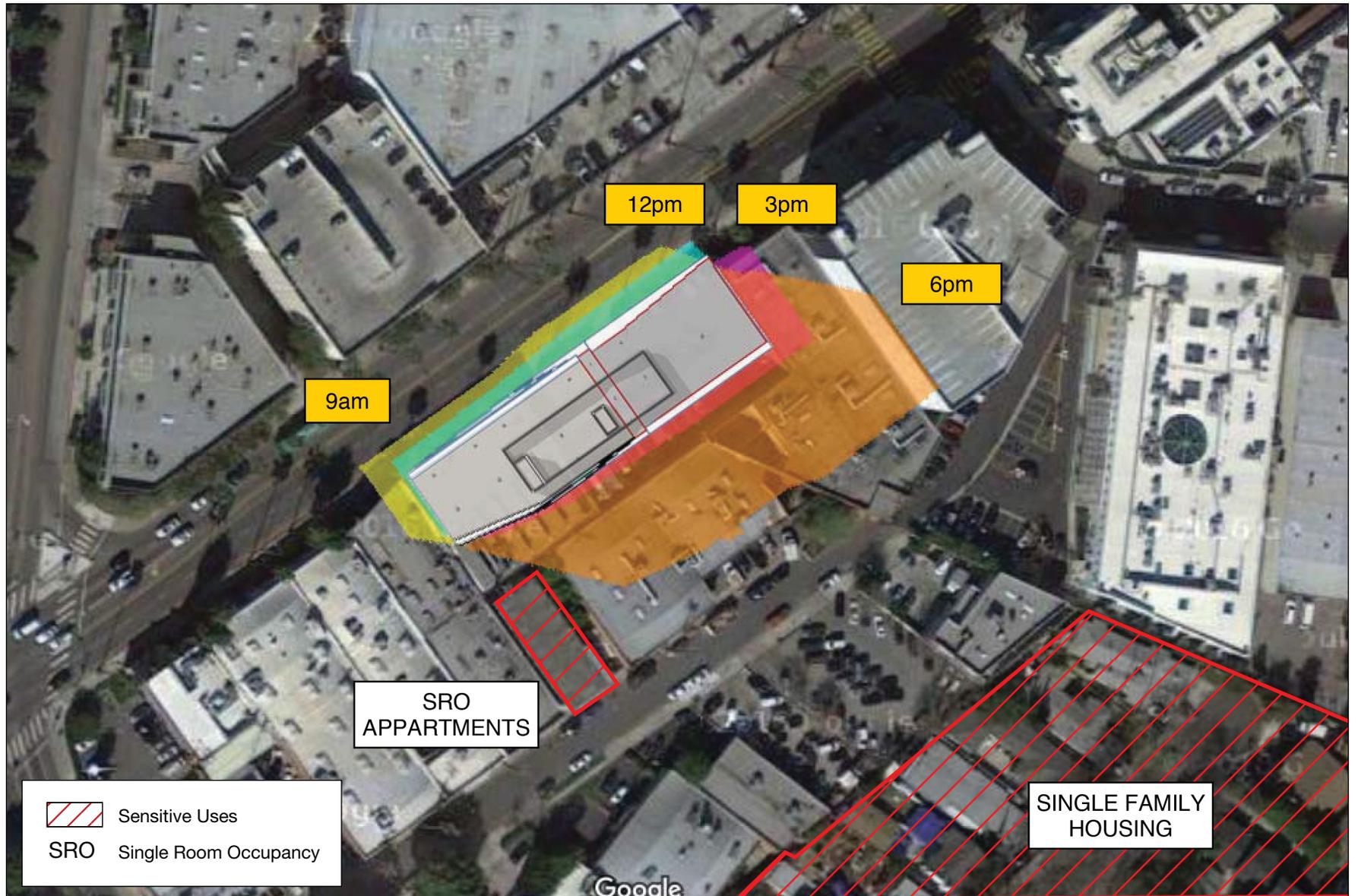
**Figure 2**  
Fall Equinox Shadows – September 21



SOURCE: Abramson Teiger Architects, 2016

Synapse at Platform

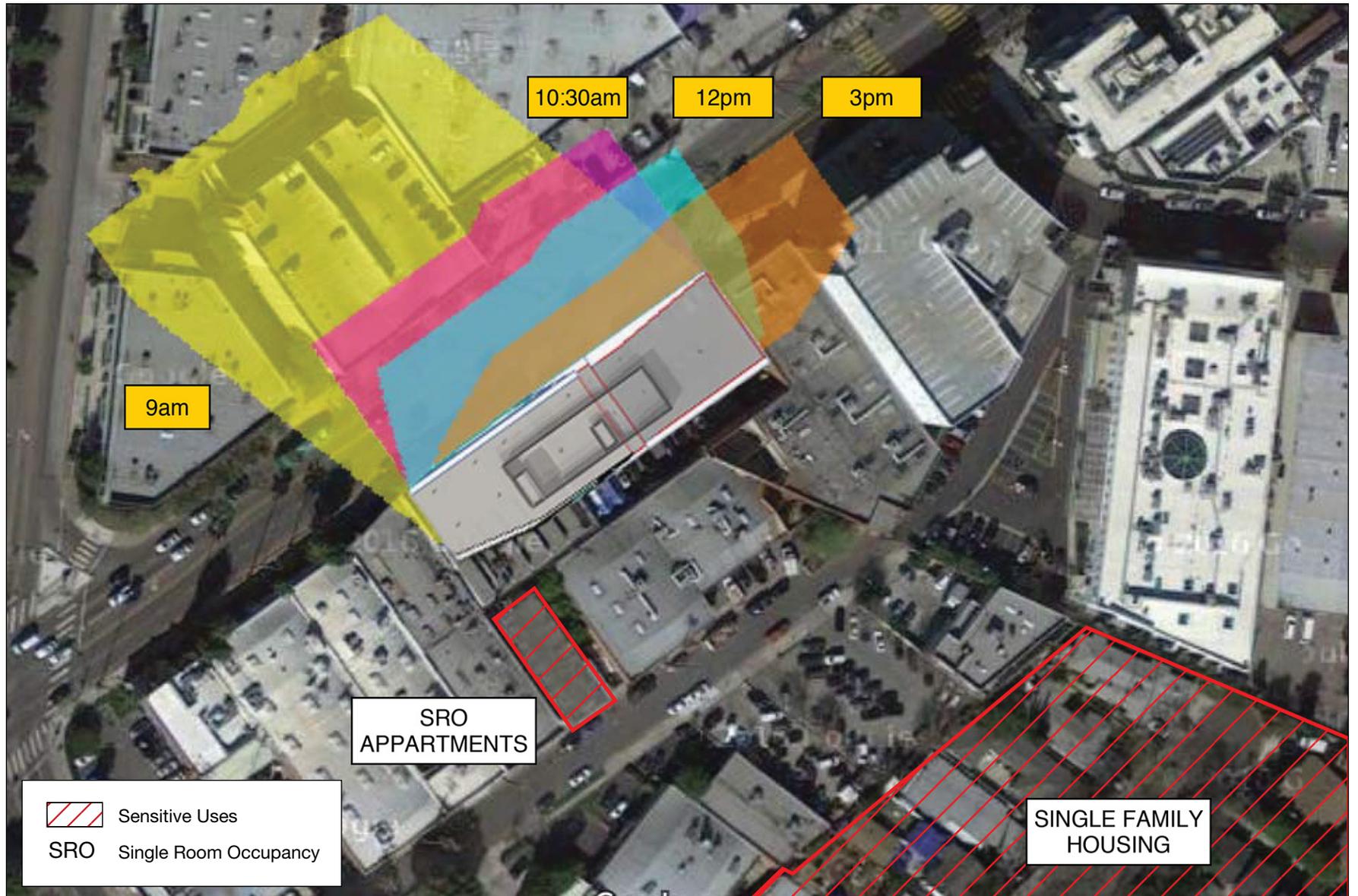
**Figure 3**  
Spring Equinox Shadows – March 21



SOURCE: Abramson Teiger Architects, 2016

Synapse at Platform

**Figure 4**  
Summer Solstice Shadows – June 21



SOURCE: Abramson Teiger Architects, 2016

Synapse at Platform

**Figure 5**

Winter Solstice Shadows – December 21