

SHADE/SHADOW REPORT

For the Proposed
Ivy Station Project
Washington and National Blvd.

Culver City and City of Los Angeles, CA

Prepared for:

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November 2015

SHADE AND SHADOW IMPACT ANALYSIS

A. INTRODUCTION

Lowe Enterprises Real Estate Group (the Applicant) proposes to redevelop a 5.52-acre triangular-shaped property located south of the intersection at Venice Boulevard and National Boulevard, with portions of the site located in Culver City and the City of Los Angeles. The project would include a stand-alone 5-story (~72 feet tall) Office Building with mostly retail and restaurant uses on Level 1 (Ground Level) and office uses on Levels 1 to 5. In addition, two interconnected 5 to 6-story buildings atop a single-level podium are proposed that would include a 200-unit Residential Building (up to ~69 feet tall) and a 148-room boutique Hotel Building (up to ~77 feet tall), both of which would have retail and restaurant uses on the Ground Level.

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 have been prepared that show the adjacent off-site shade-sensitive uses that would receive shadows and the nature of shading that would occur. The shading diagrams illustrate the shadows cast by the project on nearby surrounding uses in 2-hour increments from 8:00 A.M. to 4:00 P.M. during the Winter Solstice, Spring/Fall Equinox (which are identical and therefore are evaluated as one set of shade conditions for both seasons) and Summer Solstice scenarios for purposes of CEQA compliance per the *City of L.A. CEQA Thresholds Guide (2006)*. The duration of shading that would occur is compared to threshold standards 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.¹

¹ 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 includes 4.15 acres within Culver City and 1.37 acres within the City of Los Angeles, for a total of approximately 5.52 acres. The project site is bounded by Venice Boulevard and commercial/manufacturing uses to the west and northwest; National Boulevard and commercial uses to the northeast, mixed use commercial and residential uses to the east, Washington Boulevard and light industrial and mixed-use commercial and residential uses to the southeast, and the Metro right-of-way² and Metro Station to the south. **Figure 1, Aerial Photograph with Surrounding Land Uses**, illustrates the surrounding uses.

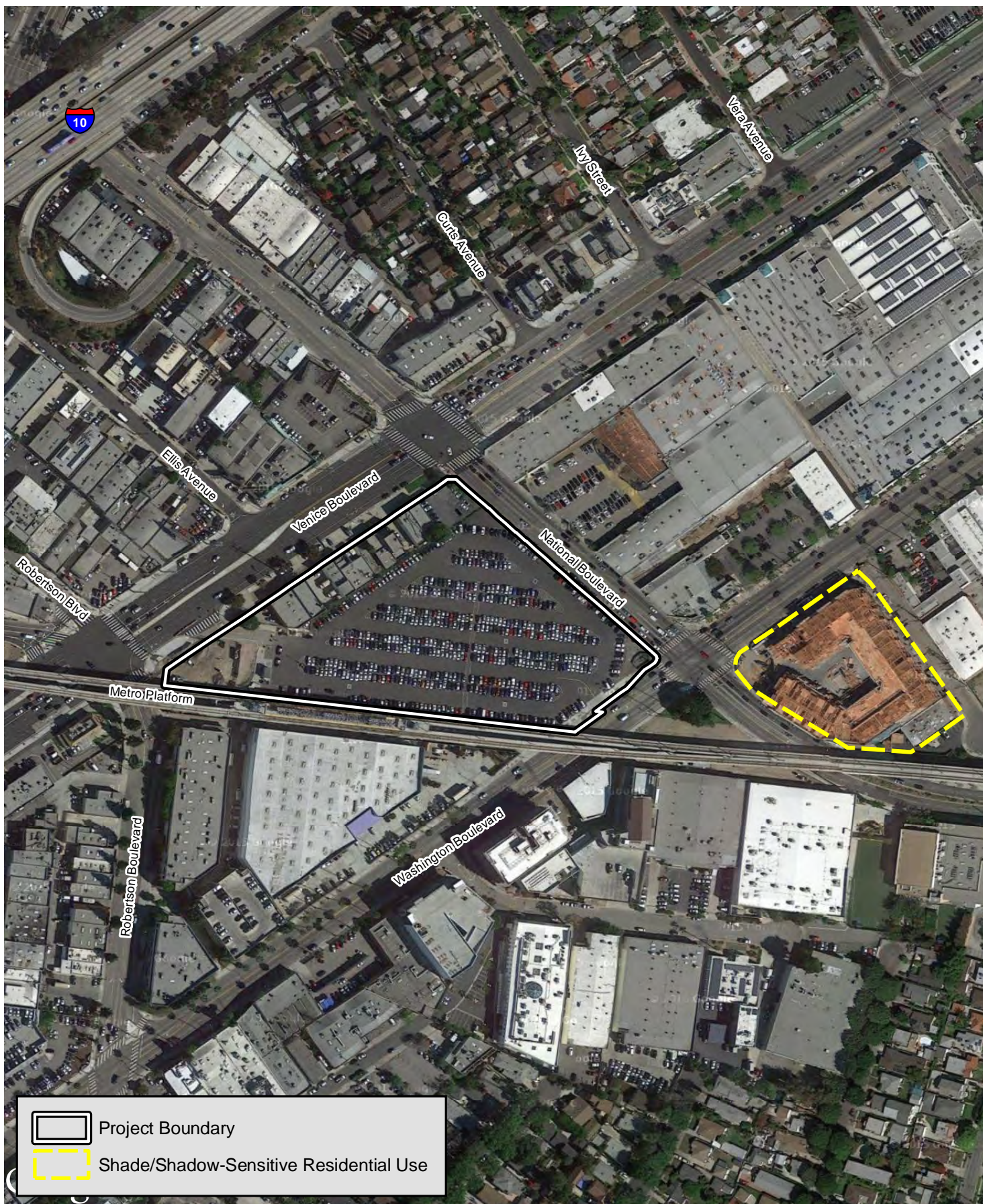
Potential shading impacts could result when shadow-sensitive uses are located to the north, northwest, or northeast of new structures. Thus, the residential uses as part of the mixed-use Platform project to the southeast would not be subject to shadows cast by the project. There are also single- and multi-family residential uses northeast of the project site across Venice Boulevard along Curts Avenue. However, these residential uses are located over 300 feet away from the project site and are located well beyond any potential shadows that could be cast by the project. The only shadow sensitive uses near the site that could be subject to project shadows are the future residential uses and associated routinely usable outdoor spaces within the Legado project to the east of the project site. The Legado project is a mixed-use development that will place multi-family uses to the east of the project site (over 200 feet away) across the intersection of National Boulevard and Washington Boulevard. The Legado project site is shown as a “shade/shadow-sensitive residential use” in Figure 1.

E. PROJECT CHARACTERISTICS

The proposed transit oriented development (TOD) project would include a mix of office, retail, restaurant, residential and hotel uses. Existing uses on the project site include light industrial and commercial uses along Venice Boulevard and surface parking for the Metro Station throughout the remainder of the project site, all of which would be demolished and removed to support development of the project. The site's current uses do not cast shadows beyond the adjacent site roadways.

The project would include a stand-alone 5-story (~72 feet tall) office building (the Office Building) with retail and restaurant uses on the ground floor. In addition, two interconnected 5 and 6-story buildings would be developed atop a single podium (up to ~69 feet tall). The buildings would include, a 200-unit residential building (the Residential Building) and a 148-room boutique hotel (the Hotel Building). A mix of retail and restaurant uses would also be provided on the ground level within these buildings. Parking for all of the proposed uses would be provided on-site within the ground-level podium and subterranean parking structure, which would also provide parking for users of the adjacent Metro Station. All three proposed buildings would be connected through a series of landscaped courtyards and open spaces at both the pedestrian and podium levels.

² Metro right-of-way is reserved for the purposes of maintenance or expansion of existing services with the right-of-way.



F. IMPACT ANALYSIS

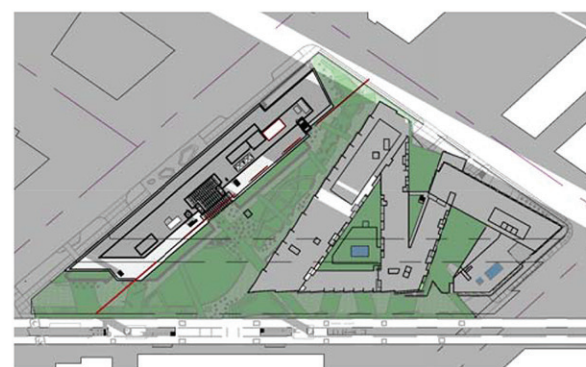
Shade sensitive uses in the project vicinity to the north, northwest, or northeast are limited to the routinely usable outdoor spaces within the Legado project to the northeast of the site.

The project would introduce new structures to the project site that would cast new off-site shadows. **Figure 2, *Project Shadows***, illustrates the project's shadows during the Winter Solstice, Spring/Fall Equinoxes and Summer Solstice scenarios. As shown in Figure 2, during the Winter Solstice and Spring/Fall Equinoxes, at 8:00 A.M., the project's shadows would be entirely to the northwest. Between 10:00 A.M. and 2:00 P.M., project shadows would be cast northerly towards Venice and National Boulevards. At 4:00 P.M., shadows would be cast northeasterly which parallel the western side of National Boulevard. Thus, at no time before 4:00 P.M. would shadows cast by the project extend onto the Legado project site to the east. Accordingly, no shadow sensitive uses on the Legado site would be shaded for more than three hours before 5:00 P.M.

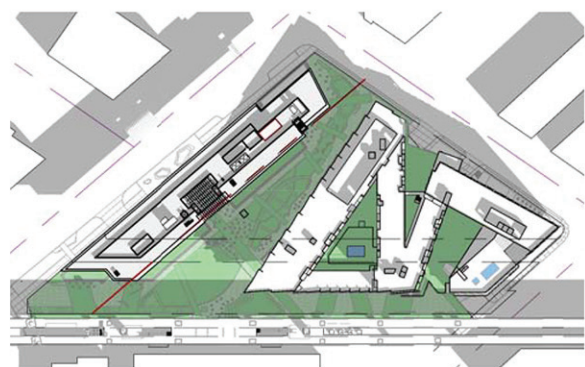
During the Summer Solstice, between 8:00 A.M. and 12:00 P.M., project shadows would be cast northwesterly towards Venice Boulevard. At 2:00 P.M., shadows would be cast northerly just beyond the project site along National Boulevard. At 2:00 P.M., still no shadows would be cast onto the Legado project site. At 4:00 P.M., shadows would be cast onto the intersection of National and Washington Boulevards, with shadows extending towards the southeast corner of the Legado project site. While it does not appear that shadows would reach the Legado site, however, even if they do, the shadows would not have the potential to shade any routinely usable outdoor spaces within the Legado site for more than approximately 1 hour before 5:00 P.M. As such, shadows would be well below the four hour shading significance threshold between the hours of 9:00 A.M. and 5:00 P.M. PDT during the Summer Solstice.

G. CONCLUSION

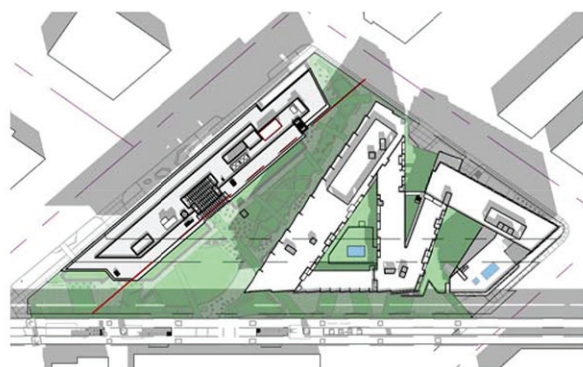
The addition of the proposed buildings on the project site would not significantly increase the shading of adjacent shadow-sensitive uses based on the applicable shade/shadow thresholds and a less than significant impact would occur.



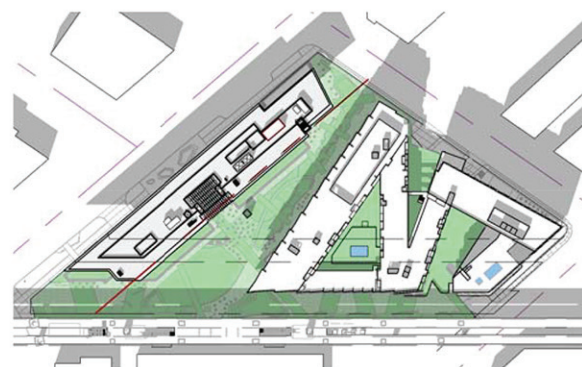
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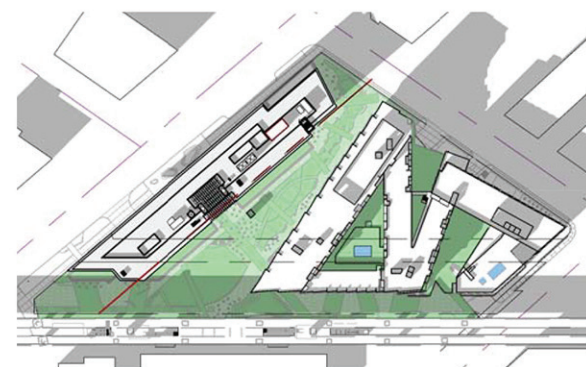
10 AM



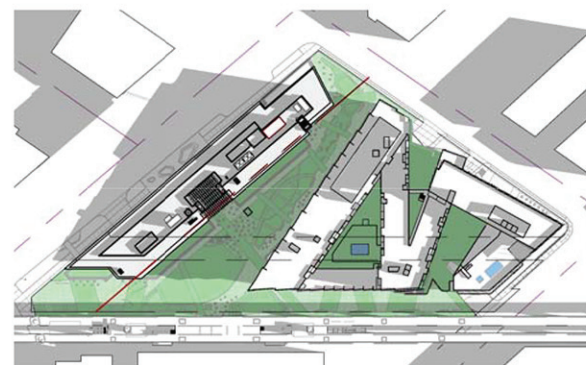
12 PM



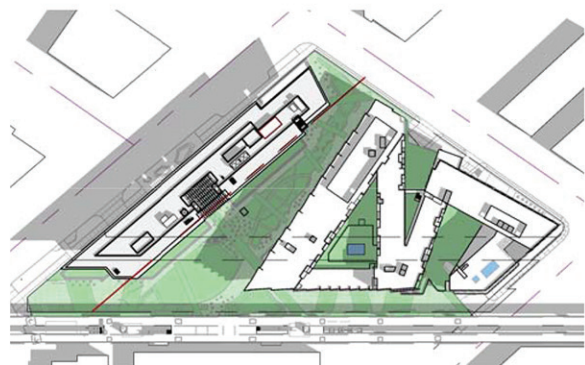
2 PM



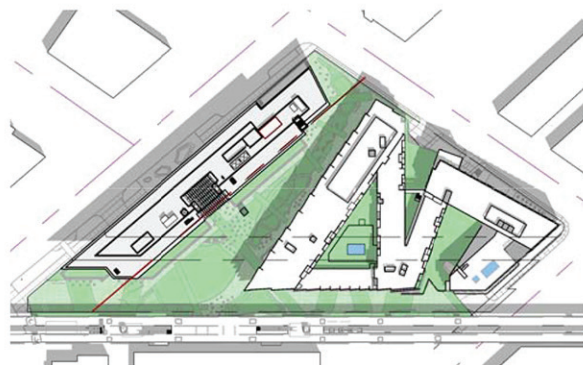
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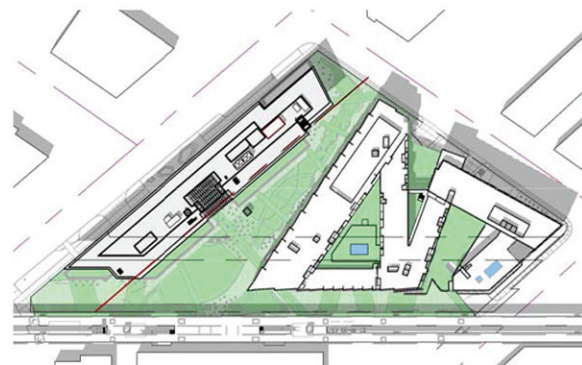
SPRING / FALL 8 AM



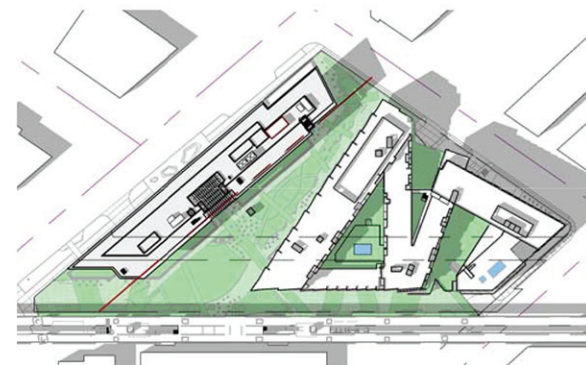
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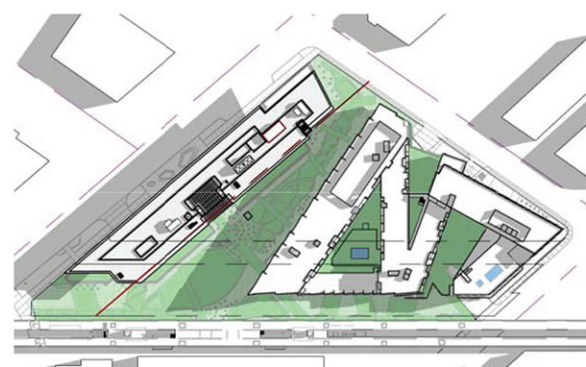
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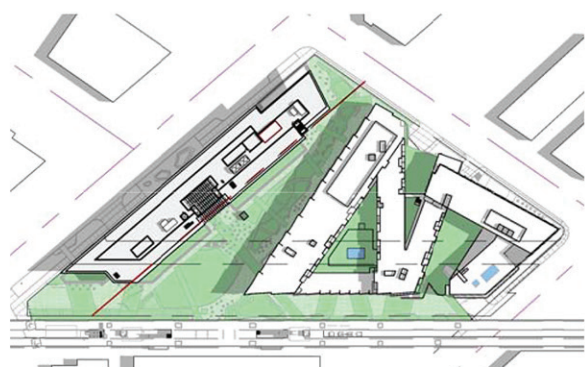
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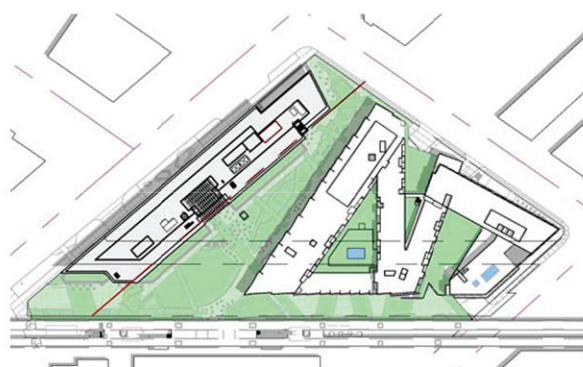
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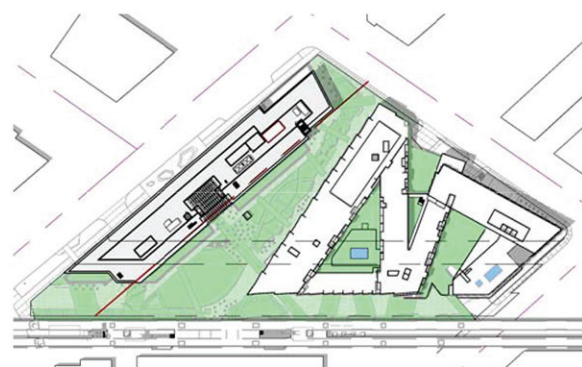
SUMMER 8 AM



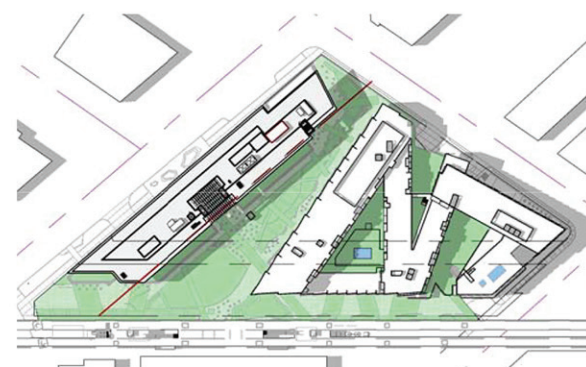
10 AM



12 PM



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