

THE JEFF HOTEL PROJECT, CULVER CITY, CA

Shade/Shadow Report

Prepared for
Sandstone Properties, Inc. (The Applicant)
14724 Ventura Boulevard, Penthouse
Sherman Oaks, California 91403

November 2020



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THE JEFF HOTEL PROJECT

Shade and Shadow Impact Analysis

A. Introduction

Sandstone Properties, Inc. (the Applicant) proposes to redevelop a 0.78-acre property located at 11469 Jefferson Boulevard, north of Slauson Avenue and west of Jefferson Boulevard in Culver City. The proposed Project would include a five-story (up to 56 feet), 175-room boutique hotel with ground floor restaurant/commercial uses.

This report analyzes the Project's potential to result in shade/shadow impacts on adjacent shade sensitive uses.¹ 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 show 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 winter solstice on December 21 from 9:00 A.M. to 3:00 P.M.; the spring equinox on March 21 from 9:00 A.M. to 5:00 P.M.; the summer solstice on June 21 from 9:00 A.M. to 5:00 P.M.; and the fall equinox from 9:00 A.M. to 5:00 P.M. The duration of shading that would occur based on modeling and as depicted in the shading diagrams is compared to threshold standards below to determine if a significant shadow impact would occur as a result of Project implementation. In assessing the significance of shading impacts, existing shading of sensitive areas during the analysis periods is considered with the emphasis being on net new shading caused by the Project.

¹ The City of Culver City relies on the criteria set forth in the *City of Los Angeles' CEQA Thresholds Guide (2006)* to determine shadow/shadow impacts on shade sensitive uses.

C. Significance Criteria

Appendix G of the CEQA Guidelines does not provide screening questions that address impacts with regard to shading. However, the City of Culver City considers that 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.²

D. Project Location and Surrounding Shadow Sensitive Uses

The Project Site is surrounded by commercial, residential, and light industrial uses. Surrounding land uses include:

- **North** - An approximately 30-foot wide service alley and primarily one-story single-family residential uses are located to the north and northwest of the Project Site, separated by an approximately 9-foot tall concrete wall.
- **East** - A low-rise commercial strip mall and associated parking is located east of the Project Site along Jefferson Boulevard. Additional commercial uses are located along Sepulveda Boulevard.
- **South** - Single-story light industrial/commercial building are located to the south of the Project Site south of Slauson Avenue.
- **West** - One-story single-family residential uses are located west of the Project Site.

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 include the backyards, pools, and solar collectors associated with the single-family residential uses to the north and northwest of the Project Site.

E. Project Characteristics

The proposed Project is a hotel with ground floor restaurant/commercial uses, and would include a central open-to-the-sky atrium (oculus), podium level courtyard (Level 2), and additional rooftop amenities. The Project Site is currently developed as strip mall with a variety of commercial uses including restaurants, day spa, nail salon, hair salon, dentist office, and other retail and office uses. The existing buildings on the Project Site cast minimal shadows onto shadows onto shade sensitive residential uses (backyards) to the northwest during the morning

² 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.

hours of the winter solstice and spring equinox. However, some shadows are currently cast onto the backyards from the existing 9-foot tall concrete wall between the service alley and residential uses.

The Project would include a free-form contemporary five story building (up to 56 feet). Parking for the proposed uses would be provided within a two level 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, Winter Solstice Shadows – December 21, Figure 3, Spring Equinox Shadows – March 21, Figure 4, Summer Solstice Shadows – June 21, and Figure 5, Fall Equinox Solstice Shadows – September 21,** illustrates the Project's shadows during the worse-case shadow scenarios. As depicted therein, shadow-sensitive uses include backyards, solar collectors, and pools, associated with residential uses located to the northwest and north.

As shown on Figure 2, during the winter solstice four backyards and a portion of two other backyards associated with residential uses to the northwest would be shaded in the morning. By noon most of the shadows recede into the service alley, with the exception of small areas along the rear property lines of two backyards, where the duration of the shadows would exceed the three-hour threshold. However, these areas are already shaded by a 9-foot concrete wall, an existing structure, and perimeter trees and vegetation. Therefore, any net new shading of backyard areas for over three hours would be limited and negligible and as such shading impacts during the winter solstice would be less than significant.

As shown on Figure 3, during the spring equinox four backyards and a portion of one other backyard associated with residential uses to the northwest and west would be shaded at 9:00 A.M. However, by 11:00 A.M. only a portion of four backyards would be shaded and by 1:00 P.M. the shadows would not extend past the service alley. Therefore, shadows cast during the spring equinox would not exceed the four-hour threshold and shading impacts would be less than significant.

As shown on Figure 4, during the summer solstice a portion of three backyards associated with residential uses to the northwest and west would be shaded at 9:00 A.M. However, by 11:00 A.M. the shadows would not extend past the service alley. Therefore, shadows cast during the summer solstice would not exceed the four-hour threshold and shading impacts would be less than significant.

As shown on Figure 5, during the fall equinox three backyards and a portion of two other backyards associated with residential uses to the northwest and west would be shaded at 9:00 A.M. However, by 11:00 A.M. the shadows would not extend past the service alley. Therefore, shadows cast during the fall equinox would not exceed the four-hour threshold and shading impacts would be less than significant.

G. Conclusion

No shadow-sensitive uses would be subject to significant new shading by Project-related structures for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. between late October and early April, or for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. 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 impacts would be less than significant impact.



- 9 am PST
- 12 noon PST
- 3 pm PST

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SOURCE: NAKADA+

The Jeff Hotel

Figure 2

Winter Solstice Shadows – December 21



- 9 am PDT
- 11 am PDT
- 1 pm PDT
- 3 pm PDT
- 5 pm PDT

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SOURCE: NAKADA+

The Jeff Hotel

Figure 3
Spring Equinox Shadows – March 21



- 9 am PDT
- 11 am PDT
- 1 pm PDT
- 3 pm PDT
- 5 pm PDT

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SOURCE: NAKADA+

The Jeff Hotel

Figure 4
Summer Solstice Shadows – June 21



- 9 am PDT
- 11 am PDT
- 1 pm PDT
- 3 pm PDT
- 5 pm PDT

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SOURCE: NAKADA+

The Jeff Hotel

Figure 5
Fall Equinox Shadows – September 21