



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

CATEGORICAL EXEMPTION – CLASS 32

Washington Marina Apartment Project

Case Number: ENV-2024-5390-CE

Related Case Numbers: CPC-2024-5389-DB-CU3-HCA

Project Location: 13475 – 13485 West Beach Avenue (City of Los Angeles), 13474 - 13481 West Washington Boulevard (Culver City)

Community Plan Area: Palms – Mar Vista – Del Rey Community Plan

Council District: 11 – Traci Park

Project Description: The Project involves the demolition of a one-story commercial building for the construction, use, and maintenance of a 79-unit mixed-use lot development, including 21 units reserved for affordable housing and 2,723 square feet of retail space. The Project will encompass a floor area of 90,640 square feet and will have a maximum building height of 76 feet and 6 inches. In total the Project will propose 57 vehicular parking spaces and 96 bicycle parking spaces. The Project will be construction within the jurisdiction of the City of Los Angeles and Culver City. The portions of the Project Site located in the City of Los Angeles will provide 64 dwelling units of which 16 units will be reserved for Very Low Income Households, and 833 square feet of retail space. The portions of the Project site located in Culver City will provide 15 dwelling units of which 5 units will be reserved for Very Low Income, Moderate Income, and Work Force Households, and 1,898 square feet of retail space. In order to permit development of the Project, the City of Los Angeles and Culver City would require approval of the following discretionary actions: For the City of Los Angeles: (1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use Permit to allow a 188.75 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25; (2) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 64 dwelling units, of which sixteen (16) units will be set aside for Very Low Income Households in lieu of the base density of 22 units; and pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), the following one (1) On-Menu Incentive, three (3) Off-Menu Incentives, and one (1) Waiver of Development Standards: a) On-Menu Incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25; b) Off-Menu Incentive to permit a 40 percent reduction in the required easterly side yard to allow a 6-foot side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2; c) Off-Menu Incentive to permit relief from the mixed-use calculation pursuant to Glencoe/Maxella Specific Plan Section 6.D.5 to allow a floor area ratio of 4.01 to 1; d) Off-Menu Incentive to permit a 95 percent reduction

in the required westerly side yard to allow a 6-inch side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.b and LAMC Section 12.17.2, and; e) Waiver of Development Standard to permit a 21-foot and 6 inch increase in height to allow a maximum building height of 76 feet and 6 inches in lieu of the height limit of 55 feet and step back requirements pursuant to Glencoe/Maxella Specific Plan Section 6.E and LAMC Section 12.17.2. For Culver City: Site Plan Review and Density and Other Bonus Incentive (P2024-0313-SPR/DOBI) to allow the construction of a dual-jurisdiction mixed use building, with 15-units and an 1,898 square foot commercial space located at 13474-76 Washington Boulevard in Culver City.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

Culver City
Planning and Development

PREPARED BY:

Brian Silveira & Associates

APPLICANT:

Brian Poliquin, PK Architecture
Washington Marina Apartments LLC

April 2025

JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2024-5390-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The Washington Marina Apartment Project (the “Project”) involves the demolition of a one-story commercial building for the construction, use, and maintenance of a 79-unit mixed-use lot development, including 21 units reserved for affordable housing and 2,723 square feet of retail space. The Project will encompass a floor area of 90,640 square feet and will have a maximum building height of 76 feet and 6 inches. In total the Project will propose 57 vehicular parking spaces and 96 bicycle parking spaces. The Project will be construction within the jurisdiction of the City of Los Angeles and Culver City. The portions of the Project Site located in the City of Los Angeles will provide 64 dwelling units of which 16 units will be reserved for Very Low Income Households, and 833 square feet of retail space. The portions of the Project site located in Culver City will provide 15 dwelling units of which 5 units will be reserved for Very Low Income, Moderate Income, and Work Force Households, and 1,898 square feet of retail space. As a housing development project and a project which is characterized as in-fill development, the Project qualifies for the Class 32 Categorical Exemption.

The Project requires the following:

For the City of Los Angeles

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use Permit to allow a 188.75 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 64 dwelling units, of which sixteen (16) units will be set aside for Very Low Income Households in lieu of the base density of 22 units; and pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), the following one (1) On-Menu Incentive, three (3) Off-Menu Incentives, and one (1) Waiver of Development Standards:
 - a. On-Menu Incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25;
 - b. Off-Menu Incentive to permit a 40 percent reduction in the required easterly side yard to allow a 6-foot side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2;

- c. Off-Menu Incentive to permit relief from the mixed-use calculation pursuant to Glencoe/Maxella Specific Plan Section 6.D.5 to allow a floor area ratio of 3.78 to 1;
- d. Off-Menu Incentive to permit a 95 percent reduction in the required westerly side yard to allow a 6-inch side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2, and;
- e. Waiver of Development Standard to permit a 21-foot and 6 inch increase in height to allow a maximum building height of 76 feet and 6 inches in lieu of the height limit of 55 feet and step back requirements pursuant to Glencoe/Maxella Specific Plan Section 6.E and LAMC Section 12.17.2.

For Culver City

1. For Culver City: (1) Permit a 20-foot and 6-inch increase in height to allow a maximum height of 76 feet-6 inches in lieu of the 56-foot maximum height otherwise allowed.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare, or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 5) The site can be adequately served by all required utilities and public services.

The portion of the Project site located within the City of Los Angeles is within the Palms-Mar Vista-Del Rey Community Plan Area and within the Glencoe/Maxella Specific Plan Area which designates the site for General Commercial and Commercial Manufacturing land uses with the corresponding zones of CM, CM(GM)-2D-CA, C1.5, C2, C4, RAS3, and RAS4. The subject property is located in the CM(GM)-2D-CA Zone. The Project is consistent with the applicable

general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The portion of the Project site within Culver City is a 3,944 square foot site comprised of two parcels in the CG (Commercial General) Zone. The Project will be consistent with the Culver City General Plan.

The Project site is within the City of Los Angeles and Culver City, on a site that is approximately 21,249 square feet, or 0.49 acres, in size. Lots adjacent to the subject properties are developed with commercial and office buildings. The Project site is currently developed with a one-story commercial building and is surrounded by urban development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. No street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171.

The Project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the Project will not have significant impacts on noise and water. The Project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- The Project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, City of Culver City Municipal Code noise regulations, pollutant discharge, dewatering, stormwater conditions, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.
 - A Noise Impact Analysis, was prepared by Brian Silveira & Associates, for the proposed project indicating that construction and operation activities associated with the development of the proposed Project will result in less than significant impacts.
 - An Air Quality Impact Analysis, was prepared by Brian Silveira & Associates, for the proposed Project indicating construction and operation emissions associated with the proposed Project will not result in significant air quality impacts.
 - A Soils Report dated April 12, 2024, was prepared by Irvine Geotechnical, Inc., for the proposed Project to evaluate the nature, distribution, engineering properties, and geologic structure of the earth materials underlying the site. The report concluded that the proposed structures is feasible provided the advice and recommendations contained in the report are included in the plans and are implemented during construction. The Grading Division of the Department of Building and Safety submitted a letter dated June 27 ,2024 stating that they have reviewed the Soils Report and have stated that the report is acceptable provided that the enclosed list of conditions be complied with during site development.
 - On December 19, 2024, the Department of Transportation and the Department of City Planning completed the Transportation Study Assessment Form concluding that a VMT Analysis, a Vehicle Safety and Access Evaluation, and a Pedestrian, Bicycle, and Transit Access Assessment are not required. Therefore the proposed Project would not result in significant transportation impacts.
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- The proposed Project would not result in significant impacts to water quality.
- The proposed Project will not result in the removal of any protected trees.

The Project site will be adequately served by all public utilities and services given that the construction of a 79-unit mixed-use development be on a site which has been previously developed and is consistent with the City of Los Angeles and the City of Culver City General Plans. Therefore, the Project meets all the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The Project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. Three related projects located within 500 feet were identified and based on the analyses provided in the *Appendices*, the Project would not result in significant cumulative impacts. The Project would not reasonably result in a significant effect on the environment due to unusual circumstances. The Project is not located near a State Scenic Highway. Furthermore, according to Envirostor and GeoTracker, the State of California's database of Hazardous Waste Sites and Water Resources Control Board, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The Project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.
