COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

May 6, 2008

ADOPTED
Community Development Commission

4-D MAY 06 2008

SACHI A. HAMAI
EXECUTIVE OFFICER

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

APPROVAL OF FUNDS FOR ACQUISITION AND OPERATIONS COSTS FOR UPWARD BOUND HOUSE, INC., IN CULVER CITY (2, 3)
(3 Vote)

SUBJECT

This letter requests that your Board approve the transfer of up to $1,500,000 in County General Funds, allocated to the Second and Third Supervisorial Districts, to Upward Bound House, Inc. for acquisition and operations costs for an 18 unit Emergency Family Shelter. Approval of the transfer will permit the County of Los Angeles to increase the availability of emergency housing and services for homeless families.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting in the role of Responsible Agency for funding of acquisition and operations costs for Upward Bound House, certify that the Commission has independently considered the attached Initial Study/Negative Declaration (IS/ND), prepared by the City of Culver City, as lead agency, and reached its own conclusions regarding the environmental effects of the project and find that the project will not have a significant effect on the environment.

2. Authorize the Executive Director of the Community Development Commission (Commission) to execute all required documents necessary to transfer a total amount of up to $1,500,000 in County General Funds to the Commission for Upward Bound House to fund acquisition and operations costs for the property housing the

Emergency Family Shelter located at 12841 West Washington Blvd., Culver City.

3. Authorize the Commission, upon transfer of funds from the Chief Executive Office, to incorporate up to $1,500,000 in County General Funds, into the Commission's approved Fiscal Year 2007-2008 budget.

4. Authorize the Executive Director of the Commission to transfer to the Los Angeles Homeless Services Authority (LAHSA) up to $900,000 in County General Funds allocated to the Second and Third Supervisorial Districts, following receipt of said funds from the Chief Executive Office, which will then be granted to Upward Bound House for services and operation costs for the Emergency Family Shelter, to be administered pursuant to an Interagency Agreement between the Commission and LAHSA.

5. Authorize the Executive Director to draft and execute a Grant Agreement for acquisition with Upward Bound House in a total amount of up to $600,000 in County General Funds allocated to the Second and Third Supervisorial Districts to be effective following receipt of County General Funds from the Chief Executive Office, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS:

The purpose of the recommended actions is to authorize the Commission to enter into a Grant Agreement with Upward Bound House for the use of County General Funds (CGF) allocated to the Second and Third Supervisorial Districts, up to $600,000, to fund acquisition and to transfer to LAHSA up to $900,000 which will then be granted to Upward Bound House for operation costs for the Emergency Family Shelter project located at 12841 West Washington Blvd. in Culver City (the Property), to provide emergency housing and services to homeless families.

FISCAL IMPACT/FINANCING:

The actions described herein will be funded with a portion of the $20,000,000 in CGF approved by the Board of Supervisors on June 20, 2005, to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating $3,600,000 in CGF to each Supervisorial District, with a ten percent administrative fee in the total amount of $2,000,000 reserved for the Commission.

The proposed grant of funds from the Commission to Upward Bound House includes a total of $750,000 in Second District CGF and $750,000 in Third District CGF, for a total of $1,500,000 for acquisition and operations costs associated with the Property. The Property was formerly used as a motel and will be converted into an 18 unit emergency family shelter providing housing and services for families with minor children.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On June 20, 2005, in order to address the large numbers of homeless individuals and families and the corresponding critical shortage of beds in Los Angeles County, the Board of Supervisors approved an allocation of $20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors directed the Commission to administer the funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency experience and the need for homeless services in the community, among other considerations.

The proposed grant of funds to Upward Bound House totals $1,500,000 in CGF allocated to the Second and Third Supervisorial Districts. The Commission will draft and execute a Grant Agreement with Upward Bound House to fund property acquisition costs. LAHSA will administer and execute a contract with Upward Bound House, which will provide operations support. The Emergency Family Shelter will provide homeless families with 18 units of emergency housing, safely sheltering up to 60 children and adults at any given point in time and providing them with comprehensive services designed to stabilize the family and prevent a relapse into homelessness. The goal of the project is to reduce the number of homeless families living on the streets of Los Angeles.

A complete description of Upward Bound House Emergency Family Shelter is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION:

As a responsible agency, and in accordance with the requirements of State California Environmental Quality Act (CEQA) Guidelines, the Commission reviewed the IS/ND

prepared by the City of Culver City and determined that the project will not have significant impact on the environment. The Commission's consideration of the IS/ND, and filing of the Notice of Determination, satisfies the State CEQA Guidelines as stated in Article 7, Section 15096.

IMPACT ON CURRENT PROJECTS:

Approval of these actions will allow for an increase in emergency housing and services available for homeless families in the County.

Respectfully submitted,

Bobbette A. Glover

for CARLOS JACKSON
Executive Director

Attachments: 2

ATTACHMENT A
UPWARD BOUND HOUSE
EMERGENCY FAMILY SHELTER

Upward Bound House is a community-based 501(c)(3) non-profit social service agency located in Santa Monica California. Upward Bound was founded in 1991 to help mitigate the affordable housing crisis on the Westside of Los Angeles County and specifically, its impact on two vulnerable populations: homeless families with minor children and very low-income seniors.

Upward Bound House has entered escrow to purchase the existing Sun Bay Motel, located at 12841 W. Washington Boulevard in Culver City, and change the use from a motel to an Emergency Family Shelter for minor children and their families. Residents of the new facility will be families in crisis, all of whom will undergo a careful screening process at another location before being selected and placed at the facility. Each family will have its own secure space where the children will be safe while the parents work daily with case managers to identify permanent housing solutions.

A central component of the program will be to provide participants with intensive case management focused on getting families moved into the regional continuum of care structure and placed in more suitable housing (permanent or transitional housing) within 90 days. Upward Bound House staff has developed working relationships with a wide range of homeless service and housing providers in Los Angeles County. Case managers will work with partners in the regional continuum of care to access a variety of options available to facilitate the goal of placing families participating in the program in more suitable housing as quickly as possible.

The Emergency Family Shelter project for homeless families is located at 12841 West Washington Blvd., Culver City and consists of 18 units for children and their families, representing 60 new beds. Two units are provided for on-site staff. No more than one family shall occupy any unit.

To provide long-term viability of the project, Upward Bound House desires to purchase the property. The City of Santa Monica, Los Angeles, Beverly Hills, the State of California and private foundations have all contributed to meet the overall project budget.

Acquisition	$600,000
Operations	$900,000
Total request	**$1,500,000**

Culver CITY
PLANNING DIVISION
9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507
(310) 253-5710
FAX (310) 253-5721

INITIAL STUDY

ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

Project Title:	Conditional Use Permit, CUP P-2007112		
Lead Agency Name & Address:	City of Culver City, Planning Division 9770 Culver Blvd., Culver City, CA 90232		
Contact Person & Phone No.:	Paul Samaras, Associate Planner (310) 253-5706		
Project Location/Address:	12841 Washington Boulevard, Culver City, CA 90230		
Nearest Cross Street:	Beethoven Street	**APN:**	4236-021-001
Project Sponsor's Name & Address:	Upward Bound House – David Snow 1104 Washington Avenue Santa Monica, CA 90403 (310) 458-7779		
General Plan Designation:	General Corridor	**Zoning:**	Commercial General (CG)
Redevelopment Project Area:	Component Area No. 4		
Overlay Zone/Special District:	None		

Project Description and Requested Action:
This project consists of the conversion of an existing motel into an emergency family shelter with 18 rooms/units and two staff units at the intersection of Washington Boulevard and Beethoven Street. It involves interior remodeling of existing rooms, removal of an access driveway, addition of landscaping, minor repairs and re-painting, and re-striping of the parking lot. The site area is 10,780 square feet and the buildings' floor area (two-story) is 7,763 square feet, which will remain unchanged.

The requested action is a Conditional Use Permit to use the existing site and buildings for the purpose of an emergency shelter for families with children.

Existing Conditions of the Project Site:
The project site is located at the northeast intersection of Washington Boulevard and Beethoven Street and it is approximately 10,780 square feet in size. It consists of an existing motel with a detached manager's unit, which combined total approximately 7,763 square feet in area. The rest of the site is flat and paved with asphalt and has small landscape planters along the street facing property lines. The existing landscaping area onsite is 470 square feet.

Surrounding Land Uses and Setting: *(Briefly describe the project's surrounding)*
North: Multiple family residential units.
South: Car repair and dry-cleaning store.
West: Car rental and medical supplies store.
East: Dry-cleaning, hair salon, flower store.

Other public agencies whose approval is required: *(e.g., permits, financing approval, or participation agreement)*
Culver City Redevelopment Agency will review for consistency with the Redevelopment Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:

- ☐ Aesthetics
- ☐ Agriculture Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology /Soils
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology / Water Quality
- ☐ Land Use / Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population / Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities / Service Systems
- ☐ Mandatory Findings of Significance

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FISH AND GAME FEE (AB 3158)

☒ I find that the proposed project **WILL NOT** have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend. I find that the proposed project **IS EXEMPT** from the Fish and Game fee. A 'Certificate of Fee Exemption' will be prepared for this project.

☐ I find that the proposed project **IS NOT EXEMPT** from the Fish and Game fee.

A Samaras — Signature

10/2/07 — Date

Paul Samaras — *Case Manager*

Associate Planner — *Title*

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) **Conflict with or obstruct** implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XII. POPULATION AND HOUSING -- Would the project:				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS --Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

XVIII. EARLIER ANALYSES:

Not applicable.

XIX. DISCUSSION:

Discussion of Initial Study Checklist responses:

I. AESTHETICS

a) and b) No Impact

a) The project is located in an urbanized area, with commercial and residential buildings in the immediate vicinity. The topography surrounding the site is relatively flat with no substantial ocean or mountain views that can be considered scenic that will be affected by the project.

b) The site does not have any trees or rock outcroppings. The existing motel building is not considered historic and the site is not located near a state scenic highway. The nearest highway is the 90 freeway (Marina freeway), which is approximately ¾ miles away.

c) and d) Less Than Significant Impact

c) The site is currently occupied by a two-story motel and a detached manager's building. The buildings have plaster exterior and a mansard tile roof. The two buildings total 7,763 square feet in area and cover 3,519 square feet of the property. The rest of the property is paved with asphalt for parking purposes and has approximately 470 square feet of landscaping around the site perimeter. Approximately 99 square feet of landscaping will be added to the site. Other improvements to the property include the removal of an existing freestanding sign and a parapet wall, repainting, and installation of new wrought iron fencing around the perimeter. No additions or substantial physical changes to the buildings are part of the project. In conclusion, the project will not degrade the visual character of the site and will be an improvement for the immediate area.

d) The project does not involve any significant physical improvements or changes to the existing buildings. An existing freestanding sign, which is currently a minor source of glare, will be removed. The development may have new sources of light on the site; however, the project will be required to be built to code and all lighting will be required to not shine or glare onto adjacent public and private properties. The lighting will be conditioned to not be obtrusive nor create a nuisance to adjacent properties.

MITIGATION MEASURE(S): None required.

II. AGRICULTURE RESOURCES:

a) through c) No Impact

The project site is not located on land identified, utilized, or zoned for agricultural purposes, and there is no known Williamson Act contract in effect on the project site.

MITIGATION MEASURE(S): None required.

III. AIR QUALITY:

a) through e) Less Than Significant Impact

Future new development in any portion of Culver City will contribute both at the project level and cumulatively, to pollutant emissions over existing non-attainment conditions due to both construction and operation of individual projects. Still, this project, as proposed, is consistent with Culver City's General Plan and Zoning Code and therefore, the project's operational impacts are considered to be factored into SCAQMD's regional air quality models. Furthermore, the project involves the reuse of an existing building for a similar purpose, which is not anticipated to increase emissions of criteria pollutants.

No objectionable odors are expected from the proposed emergency shelter use. And, the project applicant will be required to comply with SCAQMD Rule 403, which provides specific control actions to be implemented during any construction activities to control fugitive dust.

MITIGATION MEASURE(S): None required.

IV. BIOLOGICAL RESOURCES:

a) through f) No Impact

The project site is located in an urbanized area surrounded by existing disturbed land and development. Information on existing conditions of the project site, submitted by the applicant with the project application materials indicates no biological resources, as identified by the California Department of Fish and Game or US Fish and Wildlife Service, or federally protected wetlands, as defined by the Clean Water Act, exist on site. There are no identifiable, migratory wildlife corridors on the project site and the project site is not subject to a City policy/ordinance protecting biological resources and is not subject to a habitat conservation plan.

MITIGATION MEASURE(S): None required.

V. CULTURAL RESOURCES:

a) through d) No Impact

The project site is located in an urbanized area surrounded by existing disturbed land and development. Information on existing conditions of the project site per City records and information submitted by the applicant with project application materials indicates no identified cultural resources on site, and no significant adverse impacts relative to cultural resources are associated with the project.

MITIGATION MEASURE(S): None required.

VI. GEOLOGY AND SOILS:

a) through d) Less Than Significant Impact

Information on existing conditions indicates the site is not located near land subject to landslides, it is not located on expansive soil, and will be adequately served by the City's existing sewer system. The project will be constructed to meet all Uniform Building Code requirements and will comply with City and State seismic standards.

The project site is not located within earthquake faults, nor is it within an area subject to liquefaction. It involves remodeling of an existing building to meet all Uniform Building Code requirements.

e) No Impact

The project does not propose the use of septic tanks or alternative wastewater disposal systems. It is an existing building and facility located in a fully urbanized area served by existing wastewater infrastructure. The project's wastewater demand would be accommodated via connections to the existing wastewater infrastructure. Therefore, the project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

MITIGATION MEASURE(S): None required.

VII. HAZARDS AND HAZARDOUS MATERIALS

a), b), c) and d) Less Than Significant Impact	The project is an emergency shelter for families, which does not include use and disposal of significant hazardous materials other than volumes normally found in commercial areas. In addition, the applicant will be required to obtain the necessary approvals from the Culver City Fire Department, in compliance with applicable Fire Code regulations and will also be required to participate in the Culver City Hazardous Materials Program. The project site is located within one-quarter mile of an existing school (LAUSD). As discussed above, limited quantities of potentially hazardous materials to be used during construction and operation of the project would not pose a hazard to the public or environment. Because the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school, no significant impacts would occur. Environmental information submitted by the applicant with the project plans and application materials indicates that the site is not on a list of hazardous materials sites compiled per Government Code Section 65962.5.
e) and f) No Impact	The project site is not located within an airport land use plan area, nor is the site located within 2 miles of an airport. The closest airport is Los Angeles International Airport (LAX) located approximately 2.5 miles south from the site. There are no private airstrips in the vicinity of the site, and therefore no potential hazard to the safety of people residing or working in the area.
g) Less Than Significant Impact	The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. Access to all local roads would be maintained during construction and project operation.
h) No Impact	The project site is located in an urbanized area in the west part of Culver City. In addition, the Culver City Natural Hazards Map identifies the project site as outside of the fire hazard zone which is located in the eastern portion of the City. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wild fires. MITIGATION MEASURE(S): None required.

VIII. HYDROLOGY AND WATER QUALITY

a) through c), e) and f), h) and j) No Impact	The project involves the conversion of an existing motel building for its use as a family emergency shelter. It does not involve substantial physical changes to the building other than interior remodeling, and minor repainting and repairs, and the installation of 99 square feet of landscaping. The water usage and drainage on and off the site such as the flow of creaks or rivers will not change as a result. During any construction, the City will require the project to be designed to effectively prohibit the entry of pollutants from the construction site into the public street and storm drain system. The construction contractor will be required to comply with the *California Storm Water Best Management Practice Handbook.* The project will not place new housing or structures within a 100-year flood hazard area. The site is not within seiches, tsunamis, or mudflow inundation zone. The project site is lot located within the vicinity of any large surface bodies of water and is located approximately 2.5 miles from the Pacific ocean. As such, the project site would not be prone to inundation by a seiche or tsunami. It is also not located down slope from an area of mudslide potential, and thus there is no risk of mudflows.
d) Less Than Significant Impact.	The closure of a driveway on the site and the installation of a 99 square foot landscape planter in its place will have a minor effect on the drainage pattern of the site. A second driveway and direct access to the alley will allow the site to drain adequately. In addition, during any construction, the City will require the project to be designed to effectively prohibit the entry of pollutants from the construction site into the public street and storm drain system. The construction contractor will be required to comply with the *California Storm Water Best Management Practice Handbook.*
g) and i) Less Than Significant Impact	The site is located in Flood Zone C of the Federal Flood Insurance Rate map, which has limited flooding. The site is also located within the Stone Canyon Dam Inundation zone. Although the potential for dam failure is low, dam owners are required under Section 8589.5 of the California Government Code to prepare emergency response plans, for warning, evacuation, and post-flood actions. Due to the distance of the project site from the Stone Canyon Dam and the extent of intervening development, as well as early warning systems in place, impacts associated with exposing people or structures to significant risk as a result of dam failure are less than significant. MITIGATION MEASURE(S): None required.

IX. LAND USE AND PLANNING

a) No Impact	The project will not physically divide an established community. It is located within an urbanized area, consisting of a mix of uses including commercial and residential. Currently the site is developed for use as a motel. The uses immediately around the site consist of multiple family residential uses to the north, and commercial uses to the east, west and south.
b) Less Than Significant Impact	The proposed use is consistent with the 'General Corridor' General Plan Land Use designation, its policies and objectives. The CG zone permits the proposed emergency shelter use with the approval of a conditional use permit. Furthermore, upon the City's review and approval of the application, the project will be consistent with the City's Zoning Code, including the development standards of the CG zone. Therefore, the proposed project will be consistent with the local land use plan and the zoning ordinance currently in effect.
c) No Impact	The project site is not subject to a habitat conservation plan or natural community conservation plan. It is developed as a motel site and does not provide habitat for any biological species, nor does it support any natural communities. MITIGATION MEASURE(S): None required.

X. MINERAL RESOURCES:	
a) and b) No Impact	Government Code Section 65302(d) states that a conservation element of the general plan shall include "minerals and other natural resources." The City of Culver City's Conservation Element of the General Plan states that the City does not have features included in Government Code Section 65302(d) listing of items for conservation, other than a natural wilderness area. Therefore, the project area is not designated mineral extraction site or a regionally or locally-important significant mineral resource area. MITIGATION MEASURE(S): None required.

XI. NOISE:	
a) through d) Less than Significant Impact	The proposed project is not expected to generate significant noise levels during operations. Noise caused by the project will be consistent with that of surrounding urban uses. Ambient noise potentially affecting users of the project will be dampened by Building Code requirements for construction of commercial buildings. During grading, construction or remodeling, the project will be subject to both the noise element and to restricted hours of construction as noted in the Culver City Municipal Code. The project will be conditioned to require the applicant's contractor to use construction equipment with state-of-the-art noise shielding and muffling devices to alleviate potential noise impacts. Both applicant and City contact information will be posted on the project site to direct individuals wishing to report noise and other construction activity complaints.
e) and f) No Impact	The project site is not within an airport land use plan and is not within the vicinity of a private airstrip.

XII. POPULATION AND HOUSING:	
a) Less than Significant Impact	The project involves the conversion of a motel building into an emergency family shelter, which is a similar temporary housing use. The number of rooms/units will not change, but the number of occupants may increase by a limited amount. A maximum of 72 people can potentially live at the site, which is not a significant increase compared to the daily occupancy of a motel. The project will not increase employment, in that the new workers will replace existing motel workers and they are likely to already reside in the area or within a reasonable commuting distance. To the extent that some employees relocate to live closer to their place of employment, this demand is not expected to be substantial and could be served by existing available housing and rental opportunities as well as other housing that is planned or under construction in the area.
b) and c) No Impact	The site is currently a two story motel building and no existing housing will be removed as a result of construction. No significant impacts to population or housing are associated with the project. MITIGATION MEASURE(S): None required.

XIII. PUBLIC SERVICES:	
a) Less than Significant Impact	The project will comply with all applicable California Building and Fire Codes. There are existing public service facilities necessary to accommodate the project such as traffic control devices, sewers, storm drains, parkways, sidewalks, street lights, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process. No extension of roads or infrastructure other than the necessary laterals to connect to City mains will be required of this project. Both Fire and Police protection can adequately service the project as proposed. The impact on schools will be less than significant, because no significant population increase will result from this project. MITIGATION MEASURE(S): None required.

XIV. RECREATION:

a) and b) Less Than Significant Impact	The proposed emergency shelter for families will not result in significant adverse impacts relative to recreation, because it is not expected to generate a substantial population increase. The use of existing neighborhood and regional parks is not expected to substantially increase as a result of the proposed project. Any use of local parks by employees would likely be for passive recreation on weekdays rather than during peak weekend use. The project would not require the construction or expansion of recreational facilities. MITIGATION MEASURE(S): None required.

XV. TRANSPORTATION/TRAFFIC:

a) Less Than Significant Impact	The project involves the conversion of a motel into an emergency family shelter which is not anticipated to increase the traffic on the existing street system. The nature of the proposed use and information provided by the applicant with the application indicate that only a limited number of people living at the proposed shelter will own personal vehicles. In addition, the City will require the applicant to limit the number of vehicles potential residents can keep at the site.
b) through e), and g) No Impact	The traffic generated by the proposed use will not exceed that of the existing motel, because the number of potential residents that will own personal vehicles will be limited. The project will be located wholly within private property along a developed area with no requirements for roadway changes or elimination of current emergency access routes. Current roadway design features in the project site area are compatible with this project and surrounding uses. The project does not conflict with alternative transportation policies and does not require elimination of bus stops/turnouts. The project will comply with the City's parking requirements, which include the provision of bicycle parking spaces as well. The project does not conflict with alternative transportation policies and does not require elimination of bus stops/turnouts. The anticipated residents will make regular use of alternate transportation such as buses and will be given bus tokens by the applicant.
f) Less than significant impact	Sufficient parking for the project will be provided on site which includes 11 surface parking spaces, of which one is handicapped parking and one a loading space. At least two bicycle parking spaces will be provided, which exceeds the City requirement. The amount of parking is consistent with the nature of the proposed use, which typically does not generate a lot of traffic. In addition, the operators of this emergency family will restrict the number of personal vehicles residents can keep at the facility.

XVI. UTILITIES AND SERVICE SYSTEMS:

a) through g) Less Than Significant	The proposed project will connect to existing utilities available to adequately serve the project site. No significant adverse impacts to utilities are expected from project implementation. Since the project site is completely paved, development of the proposed project would not increase the amount of impervious surface area or surface water runoff quantities. Since the project would not result n an increase in runoff, the project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. MITIGATION MEASURE(S): None required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:	
a) through c) Less Than Significant Impact	The project will not have significant impacts to any plant or animal wildlife species because it is located in a built-out urban area. The project involves conversion of an existing building which will result in an intensification of the project site, and there may be some project level and cumulative impacts where none existed before. However the project meets all requirements of the zoning code and adequate parking is provided according to the parking requirements and it will not result in significant impacts. The project, which is located in a developed, urbanized area, is an emergency family shelter that meets General Plan Land Use policies and guidelines and is consistent with the Zoning Code. It will not cause substantial adverse effects on human beings. No mitigation measures with regard to impacts on human beings are required. MITIGATION MEASURE(S): None required.

References Utilized: N/A

Attachments: N/A