

City Council Meeting: June 14, 2011

Agenda Item: 8-B

To: Mayor and City Council

From: Eileen Fogarty, Planning and Community Development Director

Subject: Amendment to the Civic Center Specific Plan (11GPA-001) in regard to the Main Street Traffic Circle and Early Childhood Center (ECEC), and authorization of fee transfers related to the RAND Development Agreement

Recommended Action

Staff recommends that the City Council:

1. Consider an addendum to the CCSP Environmental Impact Report that analyzes the proposed amendments in compliance with the California Environmental Quality Act (CEQA).
2. Approve the application and adopt two resolutions amending the Civic Center Specific Plan (CCSP) to (i) conditionally eliminate the Main Street Circle as a public improvement for Main Street, and (ii) modify provisions for the Early Childhood Center to eliminate the proposed surface parking lot at the south west corner of 4th Street and Civic Center Drive, and allow a maximum floor area of 16,000 square feet for the facility.
3. Authorize the City Manager to execute a Transfer Agreement And Joint Escrow Instructions with RAND for the fee transfer to the City of three parcels located on RAND property that are essential to develop the “Living Street” and to provide subterranean garage and pedestrian access for the Civic Center Village Development, per the Rand Development Agreement, and to accept the fee transfers.

Executive Summary

This report recommends modifications to the [Civic Center Specific Plan](#), adopted June 28, 2005 that relate to: 1) the requirement to construct a traffic circle (referred to in the CCSP as the Main Street Circle) where the street changes direction at the intersection of the future Civic Center Drive and Main Street; and 2) the maximum floor area



and adjacent surface parking lot for the Early Childhood Center.

Main Street Traffic Circle: As a condition of approval of the RAND Development Agreement, adopted on [October 24, 2000](#), section 2.7.1(b) required that RAND make an irrevocable offer of dedication to the City the surface portion of the property, (approximately 5,000 square feet) necessary to construct a traffic circle on Main Street in front of the RAND property. Subsequent City Council discussions, including specific direction given on [July 13, 2010](#) and a general Civic Center study session held on [March 24, 2009](#), concluded the Circle no longer aligned with the broader priorities for the Civic Center, and should not be constructed. RAND has agreed to fee transfers for three parcels necessary to develop the “Living Street” and other open space elements within the Village project, which more specifically address circulation needs.

Early Childhood Center : A planned component within the CCSP’s Auditorium Special Use District is the Early Childhood Center (now called the Early Childhood Education Center, or ECEC). In 2008, Santa Monica College (SMC) hired a design firm to prepare a detailed description and scope for the ECEC project, including space needed for observation and teaching activities, and determined that 12,500 square feet is insufficient for its program. In addition, changing standards result in the need for more outdoor play space to accommodate 100 pre-school children. While the outdoor space is not limited by the CCSP, the increased interior space requires that the CCSP be amended in order for the project to comply with the specific plan. The City of Santa Monica Community & Cultural Services Department filed a specific plan amendment application on May 24, 2011 requesting to amend the specific plan to allow a maximum of 16,000 square feet of floor area for the ECEC, and to provide parking in the Civic Center Parking Structure, on the site of the adjacent surface parking lot. The revised parking request is consistent with shared parking policy recommendation in the recent Civic Center/Downtown Parking Assessment, which the Council reviewed on [March 8, 2011](#). Parking for staff and visitors is available in the directly adjacent Civic Center parking structure and has been included as part of the shared parking analysis. Without the adjacent surface lot, the ECEC may be located closer to 4th Street. A drop-off/short-term parking zone on the north side of the ECEC would be provided to meet the pre-school’s operational needs as anticipated in the CCSP.

The proposed changes are consistent with the intentions of the CCSP and with the goals and policies of the Land Use & Circulation Element (LUCE).

Background

The Civic Center Specific Plan, adopted in 1993 and amended in 2000 and 2005, includes a number of specific project and area improvements. Over time, some of these have been implemented, such as the Public Safety Facility, the Civic Center Parking Structure, the new RAND headquarters and the Village, which will soon begin construction. Some of the projects have evolved with time and this report describes two

amendments to the CCSP necessary to update specific elements and proceed with implementation: the RAND/Main Street traffic circle and associated fee transfers for the Living Street, and the Early Childhood Education Center (ECEC).

Main Street Traffic Circle

As part of the original project approval, a traffic circle referred to as the “Main Street Circle,” was included in the CCSP area design to create a new focus and landscaped feature element that would mark the change in direction of Main Street. The plan indicates the Circle could be designed to incorporate a water feature as a focal point centered on a pedestrian path that would include trees and public seating. The intent of the Circle was to create a stronger sense of arrival, to “calm” vehicular movement and to reinforce the north-south axial relationship between the Town Square and the Civic Auditorium.

On [July 13, 2010](#), the City Council, pursuant to the Santa Monica Municipal Code Section 9.04.20.18.080(b), announced its specific intention to consider amending the text of the City’s Civic Center Specific Plan to eliminate the Main Street Circle and directed the Planning Commission to initiate this amendment. A previous study session was held by the City Council on [March 24, 2009](#), to consider an integrated approach to planning and the implementation of Civic Center and Expo Light Rail improvements in which the Council discussed removal of the circle among other longer range considerations. On May 11, 2009, a public workshop was held on the integrated planning opportunities and there was general support for removing the Main Street Circle from the Civic Center Specific Plan.

Early Childhood Center (hereafter, “ECEC”)

The ECEC is a planned component of the Auditorium Special Use District introduced in the 2005 CCSP amendment. The goal of the facility is to provide a use that complements the open space and cultural character of the district and to provide a needed service to nearby residents and employees. The CCSP includes policies and site diagrams that define the location of the ECEC and restrict its size to 12,500 square

feet maximum (Policy AD-11). The adopted plan also includes a parking lot, located on the corner of 4th Street and Civic Center Drive, intended to serve as parking for the ECEC.

The ECEC is a joint project of the City of Santa Monica and Santa Monica College (SMC), which will operate the facility as a teaching center for early childhood education on City-owned property. At this time, both SMC and the City are interested in proceeding with design and construction. The City of Santa Monica Community & Cultural Services Department filed an application on May 24, 2011 requesting to amend the specific plan to allow a maximum of 16,000 square feet of floor area for the ECEC and to provide parking in the Civic Center Parking Structure, eliminating the proposed adjacent surface parking lot.

Discussion

Main Street Traffic Circle

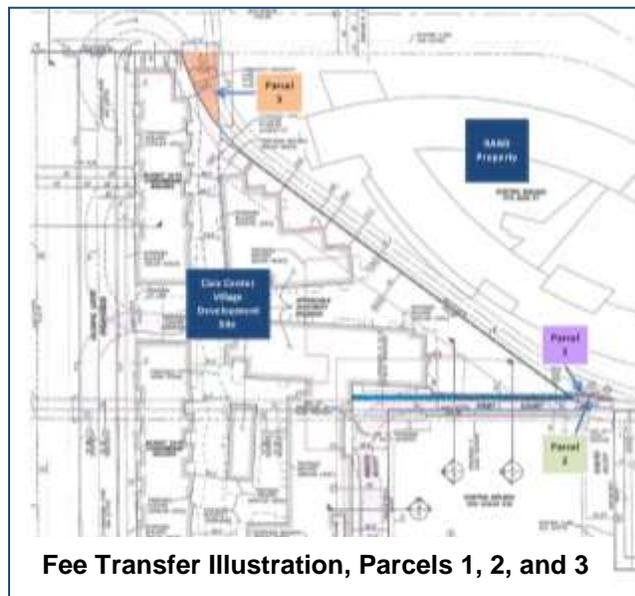
As part of its [October 24, 2000](#) Development Agreement, RAND was required to make an irrevocable offer to dedicate that portion of the Main Street Circle on its property subject to the condition that, among other things, the offer would terminate if the City chose not to move forward with the circle's construction. Following the events of September 11, 2001 and subsequent security studies, RAND and its clients, including the federal government, have become more concerned about how best to secure the RAND facilities. The proposed Main Street Circle now creates public safety challenges not anticipated in the CCSP, which envisioned the circle as providing an aesthetic benefit to the Civic Center as an extension of the activities within the Civic/Cultural Park. However, in consideration of these security issues, the traffic circle is not a crucial or a functional component of the 16.4 acre open space system. At the March 2009 study session, Council concluded that the Main Street Circle was no longer aligned with the broader priorities for the Civic Center due to its location in relation to the potential cultural facility and the proposed Civic Center circulation improvements, which provide access to the individual CCSP components.

At the July 13, 2010 hearing, the Council directed the Planning Commission to initiate an amendment to the CCSP that would alleviate RAND of its responsibility for the irrevocable offer of land dedication for that portion of its property necessary to construct the Circle. Thereafter, on March 9, 2011, the Agency transferred ownership of the Village site to the City. RAND has agreed to grant the City fee transfers for three parcels adjacent to the Civic Center Village site following the CCSP amendment to eliminate the Main Street Circle pursuant to a negotiated Transfer Agreement. As discussed in more detail in the following section, these parcels are essential for the development of the “Living Street”—a vital open space element of the Civic Center Village, which provides pedestrian access to the subterranean garage for that project. The proposed CCSP amendment to eliminate the Main Street Traffic Circle is conditional upon RAND’s execution of a Transfer Agreement between the City and RAND.

The Development Agreement for the Civic Center Village (Village) was adopted on [May 27, 2008](#). The Village will provide the Civic Center area with approximately 320 residences, including 160 affordable residences, consisting primarily of family housing and also including 10 live/work units suitable for artists, and approximately 160 market-rate condominium units, with 20,000 square feet of commercial retail space (50% of which is neighborhood-serving), public open space and the continuation of Olympic Drive from Main Street to Ocean Avenue.

RAND Fee Transfers

Subject to Council approval, the City and RAND will enter into a Transfer Agreement that sets forth the terms upon which RAND will grant deed to the City fee interest in the three parcels of land located on their property. These



parcels are depicted in the attached Exhibit D titled “RAND Fee Transfers” and needed for the following Village elements:

- Parcel 1: Needed for the construction of a retaining wall for safe ingress and egress to the Village’s proposed subterranean parking garage accessible via First Court. This parcel is located on the north side of First Court on the RAND property adjacent to the Village site, totaling 141 square feet.
- Parcel 2: Needed for reconfiguration of First Court alley to provide for safe ingress and egress to the Village’s proposed subterranean parking garage accessible via First Court. This parcel is located on the RAND property abutting the north side of First Court adjacent to the Village site, totaling 135 square feet.
- Parcel 3: Needed for emergency vehicle and public access from Main Street to the Village site and the “Living Street” pedestrian walk. The Living Street design, which includes a central plaza with a strong connection to Olympic Drive and Palisades Garden Walk and a pedestrian-only walk street through the site from Main Street to Ocean Avenue, integrates the public and private areas with pedestrian access and landscaping to provide a wide range of interactive opportunities on the site. This parcel is located on the south side of Main Street along the northwest corner of the RAND property abutting the Village site, totaling 1,614 square feet.

On [September 12, 2006](#) the City Council voted to give the Village developer, The Related Companies of California, flexibility on reconfiguring public open space. Further discussions between Related and staff concluded the pedestrian pathway planned for the area adjacent the west side of the RAND building conflicted with the building’s subterranean parking driveway located on Vicente Terrace. At the [June 19, 2007](#) City Council meeting, the Council agreed that in exchange for an easement off the Main Street side of the RAND property that would allow access to the Living Street, RAND would be relieved from the obligation to build a pedestrian pathway as required by its Development Agreement, Section 2.7.1(d).

A Minor Modification has been prepared pursuant to section 2.5.2 of RAND’s 2000 Development Agreement, which authorizes minor changes to the RAND Project without amending the 2000 Development Agreement upon the making of requisite findings and approval of the Planning and Community Development Director. The Minor Modification will be approved and signed by the Planning and Community Development Director following the adoption of the resolution to eliminate the Main Street Circle as part of the

CCSP. This modification document removes Section 2.7.1(b), relieving RAND from having to make an offer of dedication to the City of the surface portion of the property that would have been necessary to construct the traffic circle. It also deletes and replaces Section 2.7.1(d) with text that relieves RAND from having to develop the pedestrian pathway and instead allows RAND to fulfill its responsibility through the transfer of the three parcels necessary for the Village development to the City. RAND has further agreed to construct a pedestrian emergency access path from RAND's property to the Main Street right of way to satisfy Fire Department requirements. As such, this requirement has also been included in the Minor Modification to RAND's Development Agreement. Per Government Code 27281, deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes requires the consent of the grantee or authorized officer or agent to accept and consent to such deeds or grants before they can be accepted for recordation. The recommended actions include authorizing the City Manager to execute the appropriate certificate of acceptance of the grant deed for these three parcels.

Early Childhood Education Center

In 2008, SMC hired childcare facility specialists to develop program and initial design studies for a grant application to the State Chancellor's Office (which was later withdrawn). Their work, based on current State standards and the facility's role as a teaching center, demonstrated that the ECEC will require approximately 15,500 -16,000 square feet in gross floor area. Minimum State standards require 35 square feet per child for indoor play area, and childcare facility designers recommend 75-85 square feet per child (net) for superior quality facilities. SMC's center would exceed the typical size of a high quality childcare center for 100 children because the college plans to include space for teaching, conferencing, observation and other functions as part of the concept for providing a state of the art childcare teaching facility. Much of the square footage associated with teaching would be contained in an upper level, which typically would not be found in a childcare center, where areas for children must generally be located on the ground floor unless specifically adapted for access. In order to ensure that SMC is able to build their facility with the quality and program they intend, a specific plan

amendment to modify Policy AD-11, which limits the floor area to 12,500 square feet, is required.

Since approval of the CCSP in 2005, State standards for outdoor play space have grown to 100 square feet per child, which would result in a minimum requirement of 10,000 square feet for a center serving 100 children. While the outdoor space is not limited by the CCSP, it is recommended for consistency to reflect the new outdoor standard in the specific plan as the minimum to be provided.

On [March 8, 2011](#), the City Council supported a shared parking strategy to efficiently provide the needed parking capacity for the Civic Center area both during the upcoming planned construction projects and thereafter. The CCSP currently anticipates a surface parking lot for the ECEC to be located at the corner of 4th Street and Civic Center Drive. However, based on the shared parking strategy, this lot will not be required as there will be sufficient parking available in the Civic Center Parking Structure. Therefore, the preferred location for the ECEC building is by the 4th Street/Civic Center Drive intersection. The modified location will provide an anchor at the corner of 4th Street and Civic Center Drive and provide more flexibility for any future improvements on the balance of the site.

The project now proposed by SMC will provide a state of the art, high quality early childcare education facility in a location that is compatible with the future open space and cultural activities that the Civic Center will contain.

Planning Commission Action

The Planning Commission conducted a public hearing on the proposal to eliminate the Main Street Traffic Circle on December 1, 2010. Based on input from staff and the public, the Planning Commission unanimously recommended that the City Council:

- Amend the Civic Center Specific Plan to eliminate the Main Street Circle
- Consider the Addendum to the 2005 Civic Center Specific Plan Final EIR

On June 8, 2011, the Planning Commission held a public hearing on the amendments requested to facilitate SMC's revised ECEC project and eliminate the proposed surface parking lot shown in the CCSP. The Planning Commission's recommendation will be provided to the Council at the public hearing.

Consistency with Specific Plan Intent

The proposed CCSP amendments are consistent with the intent of the plan's Auditorium Special Use District, in which the ECEC and Main Street Traffic Circle are located in the plan. The revised circulation on Main Street and modifications to the ECEC and its parking will not adversely affect the overall character of the district, which will retain its intended uses and configuration. Additionally, the ECEC modifications reduce the amount of parking in surface lots and result in a stronger, more prominent corner that begins to define the 4th Street frontage from an urban design perspective. The requirement for a 15' setback to create a wider sidewalk with landscaping on 4th Street would be retained. Furthermore, the parcels that RAND will transfer for use on the Village project will promote the goals of providing mixed-use housing and services in the CCSP Village district.

The attached draft CCSP amendment revises the Auditorium Special Use District policies and other language throughout the document that references the traffic circle, ECEC and parking lot to ensure internal consistency. Illustrations on a number of pages throughout the document are also proposed to be amended to reflect the revised siting (Attachment B).

General Plan Consistency

The proposed amendments are consistent with the Land Use & Circulation Element (LUCE). LUCE Policy D15.3 specifically calls for updating the CCSP, including the following: "*Eliminate the current CCSP-proposed roundabout in Main Street.*" In addition, action on the provision of the ECEC is contained in LUCE Policy D15.4:

D15.4 *Implement a child care facility in collaboration with Santa Monica College to serve the Civic Center area.*

Furthermore, the LUCE identifies early childhood education as a highly desirable community benefit, and development of the ECEC at this time implements the following LUCE policy objectives:

CE9.1 *Support the development of high quality child care and early education facilities and small and large family child care in homes to meet the needs of those who work or live in Santa Monica. Maintain streamlined processing and permit regulations, encourage harmonious integration with the neighborhood, and fee reductions as incentives.*

CE9.5 *Promote and utilize community partnerships with the SMMUSD, Santa Monica College, nonprofits, and the private sector to meet child care and early education needs.*

CEQA Compliance

An Addendum to the original documentation for the Civic Center Specific Plan (CCSP) has been prepared and is included as Attachment A. This Addendum includes a description of the revised plan as it is currently proposed and a comparison of the revised plan to the project described in the environmental documentation previously certified/adopted by the City of Santa Monica on June 28, 2005. In regard to the elimination of the traffic circle, particular consideration was given to possible circulation impacts. Utilizing forecast traffic volumes presented in the Transportation and Circulation Study for the CCSP, a Level of Service (LOS) calculation for Main Street and Civic Center Drive was performed and analyzed by the City's Principal Transportation Engineer who concluded since forecast traffic volumes from Civic Center Drive are very low, and the intersection is forecast to operate at LOS C during both AM and PM peak hours, traffic impacts would remain less than significant. As the ECEC program does not change, there is no intensification of use, and the access remains the same. The proposed ECEC modifications are minor and do not generate or increase environmental impacts from those identified in the 2005 Civic Center Specific Plan Final EIR. As such, it can be seen with certainty that the proposed amendment will not result in any new unanticipated significant environmental impacts or a substantial increase in the severity of previously identified environment effects. Therefore, an addendum to the CCSP EIR has been drafted in compliance with CEQA Guideline section 15164.

Financial Impacts and Budget Actions

The City’s Public Works Department estimates that the cost of building the traffic circle would be approximately \$375,000, which the City would not be obligated to spend as a result of the proposed Civic Center Specific Plan amendment. In addition, The Public Works Maintenance Division estimates that the annual operational cost to maintain a traffic circle is approximately \$195,000 per year, so the proposed action would also result in potential annual operational savings. There are no other financial impacts associated with the recommendations in this report.

Prepared by: Elizabeth Bar-El, AICP, Senior Planner & Travis Page, Associate Planner, Strategic & Transportation Planning Division

Approved:

Forwarded to Council:

Eileen Fogarty, Director
Planning and Community Development

Rod Gould
City Manager

Attachments

- A. Proposed CCSP FEIR Addendum
- B. Draft Resolution to Amend the CCSP to Eliminate the Main Street Traffic Circle
- C. Draft Resolution to Amend the CCSP to Modify Provisions for the Early Childhood Center
- D. Proposed Revised Civic Center Specific Plan Illustrative Plan
- E. RAND Fee Transfers Exhibit

Attachment A

Proposed CCSP FEIR Addendum

ADDENDUM TO THE CIVIC CENTER SPECIFIC PLAN EIR

CITY OF SANTA MONICA
PLANNING AND COMMUNITY DEVELOPMENT
1685 MAIN STREET
SANTA MONICA, CA 90401

INTRODUCTION

This document is an Addendum to the Environmental Impact Report (EIR) [SCH #2003011074] prepared for the City of Santa Monica Civic Center Specific Plan (the project). This Addendum has been prepared in accordance with the relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the State CEQA Guidelines as implemented by the City of Santa Monica. According to Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR is the appropriate environmental document in instances when project changes and additions are necessary, but no project changes, changes in circumstances under which the project is undertaken, or new information involve new or substantially more severe significant environmental effects beyond those identified in the EIR.

As discussed below, the changes being contemplated involves revisions to the previously proposed Civic Center Specific Plan project, with no increase in development intensity. Specifically, the originally proposed Main Street Circle is being considered for removal from the Civic Center Specific Plan project and the proposed Early Childhood Education Center (ECEC) is proposed to be increased to a size of 16,000 square feet with no change in the number of student seats. As supported by the analysis below, the proposed revisions would not result in new or substantially more severe significant environmental effects. As such, the addendum is the appropriate environmental document under CEQA. All mitigation measures identified in the previously certified EIR shall apply to the revised plan. In addition, the adopted Mitigation Monitoring Plan from the previous CEQA documents shall remain effective for the revised plan.

This Addendum includes a description of the revised plan as it is currently proposed and a comparison of the impacts of the revised plan to those identified in the EIR previously certified/adopted by the City of Santa Monica on June 28, 2005.

ORIGINAL PROJECT DESCRIPTION

PROJECT LOCATION

The Civic Center Specific Plan (CCSP) area consists of approximately 67 acres in downtown Santa Monica. As shown on Attachment C, the Specific Plan Area is bounded by Fourth Street to the east, Ocean Avenue to the west, Pico Boulevard to the south and Colorado Avenue to the north. Main Street bisects the Plan Area in a north to south direction.

CIVIC CENTER SPECIFIC PLAN COMPREHENSIVE UPDATE, DOWNTOWN REDEVELOPMENT PLAN AMENDMENT AND ASSOCIATED DEVELOPMENT EIR PROJECT DESCRIPTION

The project studied in the original CCSP EIR, certified June 28, 2005, consisted essentially of an amendment to the CCSP, which was first adopted in 1993 and amended in 2000. The amendment to the CCSP revised the planning policies and land use and development regulations for the CCSP area. It included revisions to the land use mix in the traditional Civic Center area, and also studied the incorporation of the Santa Monica Place shopping center property into the overall planning area. The project also included a proposed amendment to the Land Use and Circulation Element of the General Plan providing that the Santa Monica Place Special Use District would be governed by the policies and standards contained in the CCSP rather than in the Bayside District Specific Plan. Subsequently, an addendum to the original CCSP EIR was adopted in April 2008. The addendum was prepared for modifications to the development standards for the Village Special Use District. The CCSP project as evaluated in

the 2005 EIR prepared for plan amendments which would allow for the development of the following:

- 16.4 acres of public open space
- 775 units of mixed-use multi-family housing with 20,000 square feet of retail along Ocean Avenue and Olympic Drive
- 150,000 square feet of public and community facilities including a new 100,000 square feet of city services building, expansion of the Civic Auditorium building, and an early childhood center
- 560,000 square feet of reconfigured or reconstructed commercial retail, 85,000 square feet of new office space, and 450 multifamily dwelling units on the Santa Monica Place site
- Street system improvements including the extension of Olympic Drive to Ocean Avenue, the extension of 2nd Street to Olympic Drive, the closure of Main Street between Colorado Avenue and Olympic Drive, the extension of Civic Center Drive to Main Street, and a traffic circle at the intersection of Main Street with the extended Civic Center Drive
- New parking facilities to serve the proposed uses including subterranean parking beneath the mixed-use residential units, beneath the redeveloped Santa Monica Place, beneath the city services building, and beneath the auditorium expansion. Additionally, small surface parking lots would be provided to serve the early childhood center and park uses and the existing Civic Auditorium surface parking lot would be eliminated

Special Use Districts. The proposed CCSP divided the Civic Center area into the following six Special Use Districts (SUDs), each with specific policies and property development standards aimed at achieving the overall vision for the area:

- *Village Special Use District*
- *Palisades Garden Walk Special Use District*
- *Santa Monica Place Special Use District*
- *Civic Core Special Use District*
- *Civic Auditorium Special Use District*
- *Colorado Avenue Special Use District*

Subsequent to certification of the CCSP EIR, the Council eliminated Santa Monica Place and the associated 450 housing units from the CCSP area, leaving 365 units for development within the Village Special Use District.

The following is the project information from the original CCSP EIR for the Main Street Circle and the Early Childhood Education Center (ECEC), which are the focus of the proposed changes that are the subject of this addendum. The Main Street Circle is planned to be developed where the Civic Core, Civic Auditorium and Village Special Use Districts converge onto Main Street. The ECEC is planned to be developed in the Civic Auditorium Special Use District.

Main Street Circle

The Main Street Circle would be a roundabout where Main Street changes direction and where the street intersects with Civic Center Drive. The intent of the Circle is to create a stronger sense of arrival, to “calm” vehicular movement, and to reinforce the north-south axial relationship between the Town Square and the Civic Auditorium. Traffic approaching the Circle from each intersecting street would be required to yield or stop to allow for safe pedestrian crossings. North and south of the Circle, the existing 58-foot wide curb-to-curb dimension would be reduced to 50 feet in width, to maintain axial views along the centerline of the street between the Town Square and Civic Auditorium, and to provide a broader sidewalk and parkway along the street edge.

Early Childhood Education Center

An Early Childhood Education Center (ECEC) of up to 12,500 square feet would also be developed at the intersection of Fourth Street and Civic Center Drive, across from the County Courthouse, with access taken from Civic Center Drive. The ECEC would accommodate up to 100 preschool children, with an adjoining 7,500 square foot play area along the northern edge of the new park to address child care needs of nearby employees and residents. The dedicated children’s play area would be provided along the southern and western edges of the building facing the park, providing quality open space for the center’s children while minimizing noise impacts on the County Courthouse.

The ECEC would reach a maximum height of 25 feet. The parking lot of the ECEC would be set back from Fourth Street and Civic Center Drive frontages by a dimension sufficient to create a sidewalk and planting area of at least 15 feet along these streets. The perimeter of the parking lot would be screened by a low hedge not to exceed 42 inches in height along Fourth Street and Civic Center Drive. A landscaped setback of 30 feet would be required along Civic Center Drive frontage to separate the ECEC from the County Courthouse.

CEQA PROCESS / ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR) was prepared for the original project in accordance with Section 15087 of the California Environmental Quality Act (CEQA) Guidelines. Two Notices of Preparation (NOP) were filed with the California Office of Planning and Research and distributed to involved public agencies and interested parties for 30-day public review periods that concluded on February 18, 2003 and May 10, 2004. Public scoping meetings were held on January 21, 2003 and April 15, 2004. Copies of the Draft EIR were made available for a 45-day public review period, which closed on July 22, 2004. A total of 13 comment letters on the draft EIR were received. These comment letters, as well as the response to comments, were included in the Final EIR.

The EIR addressed the potential environmental effects of the proposed project. The scope of the EIR included environmental issues determined to be potentially significant based on the Initial Study and responses to the NOP. The environmental analysis, particularly in the traffic and circulation section, categorized build-out of the project into four major geographical components in order to associate specific mitigation measures, such as signal improvements, with specific development projects.

The environmental study determined that the proposed project would have minimal or no impacts for the following five environmental categories: Biological Resources, Mineral Resources, Economic and Social Impacts, Recreation and Agriculture Resources. Because potential effects



in these impact areas were found not to be significant, further analysis of these impacts was not required or provided in the EIR.

The NOP identified potentially significant effects in the following impact areas associated with the construction or operation of the proposed project, which were addressed in detail in the EIR:

- Aesthetics
- Air Quality
- Construction Effects
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Shadow Effects
- Transportation and Circulation
- Utilities
- Neighborhood Effects

The EIR analyzed the issues referenced above and identified potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in the CEQA Guidelines. The EIR also recommended feasible mitigation measures, where possible. Significant and mitigable impacts were found in the areas of Aesthetics, Construction Effects, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation and Circulation, Utilities and Neighborhood Effects.

Significant and unavoidable impacts that could not be mitigated were identified in the EIR and addressed in the adopted CEQA findings and statement of overriding considerations as follows:

- Cultural Resources –significant and unavoidable impacts to cultural resources if a large Moreton Bay Fig is removed or unsuccessfully relocated;
- Traffic/Circulation –significant and unavoidable traffic impacts to nine intersections including PCH / California Incline, Ocean Avenue / Colorado

Avenue , Fourth Street / Broadway, Fourth Street / Colorado Avenue, Fourth Street / I-10 Off-ramp, Fourth Street / I-10 On-ramp, Lincoln Boulevard / I-10 Off-ramp, Lincoln Boulevard/ Pico Boulevard, and Fifth Street / Colorado Avenue; immitigable significant traffic impacts at one CMP arterial monitoring intersection, Lincoln Boulevard / Pico Boulevard; immitigable significant neighborhood traffic impacts on Fourth Street between Pico Boulevard and Ocean Park Boulevard and between Ocean Park Boulevard and the southern City limits;

- Air Quality –significant and unavoidable air quality impacts related to ROG, NOx and CO emissions from vehicle trips, natural gas use, and landscape maintenance equipment;
- Construction Effects –significant and unavoidable impacts to air quality from NOx emissions during demolition and construction and ROC emissions during application of architectural coatings; and
- Neighborhood Effects –significant and unavoidable impacts identified above related to Air Quality, Construction Effects and Transportation and Circulation.

The Final EIR for the Civic Center Specific Plan project (CCSP project) was completed in October of 2004. The Specific Plan, EIR and related actions were reviewed by the Civic Center Working Group on May 3, 2005 and by the Planning Commission on May 18, 2005. On June 28, 2005, the City Council certified the EIR, adopted CEQA findings and a statement of overriding considerations, and adopted the Specific Plan amendments.

CEQA and the CEQA Guidelines establish the type of environmental documentation which is required when changes to a project occur after an EIR is certified.

Section 15164(a) states that:

“The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred”.

Section 15162 of the CEQA Guidelines requires a Subsequent EIR where an EIR has already been prepared under the following circumstances:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration,
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR,
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The purpose of this Addendum is to address whether currently proposed modifications (hereafter referred to as the revised plan) to the original City of Santa Monica Civic Center Specific Plan could result in any new cumulatively significant environmental impacts which were not identified in the EIR or whether previously identified significant impacts would be substantially more severe. As indicated in the analysis provided herein, the revised plan would not constitute a substantial change in the project that will involve "new significant environmental effects or a substantial increase in the severity of previously identified significant effects". The environmental impacts associated with the revised plan would be within the envelope of impacts analyzed in the EIR and/or do not constitute a new or greater significant impact.

On the basis of substantial evidence in the light of the whole record, the City has determined that an Addendum is the appropriate form of CEQA documentation to address the revised plan to the City of Santa Monica Civic Center Specific Plan.

PROPOSED MODIFICATIONS/REVISED PLAN

Removal of Main Street Circle – As part of the original project approval, a traffic circle referred to as the "Main Street Circle," was included in the CCSP area design to create a new focus and landscaped feature element that would mark the change in direction of Main Street. The plan indicated the Circle could be designed to incorporate a water feature as a focal point centered on a pedestrian path that would include trees and public seating.

The November 23, 2000 Development Agreement between the City of Santa Monica and the RAND Corporation, required RAND to provide an irrevocable offer of dedication for the portion of land on its property that would be necessary for the development of the Circle. Section 2.7.1 (b) of that Development Agreement reads as follows:

The City may improve a portion of Main Street adjacent to the property with a traffic circle. Notwithstanding anything to the contrary contained herein or under the existing regulations, RAND's sole obligation in connection with improvements to Main Street, including such traffic circle, shall be to offer irrevocably for dedication to the City the surface portion of the property ("Main Street Circle Dedication") shown on Exhibit "G" (see Attachment A of this report) attached hereto, while expressly reserving all subterranean rights; provided, however, that RAND's subterranean use of the Main Street Circle Dedication shall not materially impact or interfere with the City's use of the surface as a traffic circle. RAND shall make such irrevocable offer to dedicate prior to or

concurrently with the City's issuance of a certificate of occupancy for the Project. If the City makes the decision not to construct the Main Street Circle or reduces the size of the circle such that all or a portion of the Main Street Circle Dedication is no longer needed to construct the Circle, such offer shall be terminated or revised to conform to the portion needed.

This addendum is for a project pursuant to which the City would not construct the Main Street Circle and which would relieve the RAND Corporation of its responsibility to irrevocably offer the dedication of property as outlined in Section 2.7.1(b) of the Development Agreement. Although the Main Street Circle would have provided the aesthetic benefit of visually reinforcing an axial relationship through the Civic Center, and was envisioned as an extension of the activities within the Civic/Cultural Park, it is not thought to be either a crucial or a usable component to the 16.4 acre open space system.

Please see Attachment C detailing the change (including the removal of the Main Street Circle) to the previous layout of the Civic Center Specific Plan area.

Revised ECEC – As previously discussed, the ECEC was originally envisioned to accommodate 100 students within 12,500 square feet of space. However, in 2008 Santa Monica College hired childcare facility specialists to develop program and initial design studies for a grant application to the State Chancellor's Office (which was later withdrawn). Their work, based on current State standards, called for a building of 16,000 square feet rather than the 12,500 square feet originally proposed. Therefore, the ECEC is proposed to be increased by 3,500 square feet for a total of 16,000 square feet of space. However, student enrollment would remain at 100 students as was originally analyzed and approved.

The building location of the ECEC would also be slightly modified from the originally analyzed configuration. As currently proposed, the ECEC parking lot would not be developed and the ECEC would be located along Civic Center Drive across from the Civic Center Parking Structure. The front entrance of the building would be oriented on Civic Center Drive. The building would be set back at least 15 feet from both Fourth Street and Civic Center Drive allowing sufficient space to create a sidewalk and planting area along these streets.

The screening hedge that was originally proposed around the perimeter of the parking lot was intended to shield adverse views of the parking lot from along Fourth Street and the Civic Center. In addition, the landscaped setback of 30 feet along Civic Center Drive was intended to buffer the ECEC from the Courthouse. With the change in modification to the ECEC location and elimination of the ECEC parking lot, the originally proposed screening hedge along Fourth Street and Civic Center Drive as well as the landscaped setback of 30 feet along Civic Center Drive would no longer be necessary to visually shield the ECEC.

As previously stated, the ECEC parking lot that was originally proposed would no longer be developed. A vehicular drop-off/short term parking area that would provide between 5 and 15 parking spaces would be located along the northern side of the ECEC accessed from Civic Center Drive. No access or egress will be permitted from Fourth Street. Parking for employees and visitors to the ECEC shall be provided in the Civic Center Parking Structure and other shared parking facilities within the Civic Center.

The ECEC would not exceed 25 feet in height as originally analyzed. Fenced and secured outdoor play space would be oriented towards the future Civic Auditorium open space areas and would be increased to a minimum of 10,000 square feet rather than the originally proposed 7,500 square feet.



ENVIRONMENTAL IMPACT ANALYSIS OF THE REVISED PLAN

The following discussion analyzes the environmental impacts of the proposed modifications/Revised Plan:

AESTHETICS

The EIR analyzed potential aesthetic impacts related to the CCSP project and determined that such impacts would be less than significant with mitigation.

The proposed removal of the Main Street Circle would transfer a significant portion of the open space from the circle to the more pedestrian accessible corners of the intersecting streets allowing for a minor increase in usable open space, and would retain the landscaped area in front of the RAND building, adjacent to Main Street. Furthermore, the axial relationship through the Civic Center can be maintained with appropriate landscape design. Therefore, the visual character of this area would not be substantially changed from that analyzed in the EIR.

The ECEC is currently proposed to be located along Civic Center Drive across from the Civic Center Parking Structure. The front entrance of the building would be oriented on Civic Center Drive. The ECEC would be set back at least 15 feet from both Fourth Street and Civic Center Drive frontages by a dimension sufficient to create a sidewalk and planting area of at least 15 feet along these streets. In addition, the building mass of the ECEC would increase slightly from 12,500 square feet (as analyzed in the EIR) to 16,000 square feet. These modifications in building placement and increase in building massing are minor and would not materially affect the visual character or quality of the area nor affect views. Furthermore, as previously noted, the screening hedge that was originally proposed around the perimeter of the parking lot was intended to shield adverse views of the parking lot from along Fourth Street and the Civic Center. In addition, the landscaped setback of 30 feet along Civic Center Drive was intended to buffer the ECEC from the Courthouse. With the change in modification in the ECEC building placement and elimination of the ECEC parking lot, the originally proposed screening hedge along Fourth Street and Civic Center Drive as well as the landscaped setback of 30 feet along Civic Center Drive would no longer be required to visually shield the ECEC. The visual and functional character of the overall CCSP will not be adversely altered with the proposed modifications.

Overall, the proposed modifications under the Revised Plan would not result in visual character or view impacts that would be notably different from that analyzed in the EIR. In addition, the Revised Plan would not add new sources of light/glare that were not previously contemplated in the original project. All mitigation measures recommended for the previously proposed CCSP project would apply. Aesthetic impacts associated with the Revised Plan would remain less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

AIR QUALITY

The EIR analyzed potential air quality (operational) impacts related to the CCSP project and determined that significant and unavoidable air quality impacts related to ROG, NOx and CO emissions would occur.

Removal of the previously proposed Main Street Circle from the CCSP project would not result in an increase in operational emissions sources (e.g., increase in vehicular trips, new stationary generators). In addition, the moderate increase in the ECEC building area would not result in an

increase in student enrollment. Therefore, vehicular trips would remain the same as that analyzed in the EIR.

The proposed modifications for the Revised Plan would not result in air pollutant or CO impacts that would be different from that analyzed in the EIR. All mitigation measures recommended for the previously proposed CCSP would apply. Air quality impacts associated with the Revised Plan would remain significant and unavoidable and would be within the envelope of impacts analyzed in the EIR.

CONSTRUCTION EFFECTS

The EIR analyzed potential construction impacts related to the CCSP project and determined that construction traffic, noise, solid waste, and water quality would be less than significant or less than significant with mitigation. However, construction air quality impacts would be significant and unavoidable for NO_x and ROC emissions.

The removal of the Main Street circle would have a negligible effect on the nature of construction activities. The increase in the square footage of the ECEC would result in a minor increase in construction activities. While construction duration for the ECEC may be slightly longer than previously analyzed, the peak daily construction activities (which are used for measuring significance of air quality, noise, and traffic impacts) would be similar as was analyzed in the EIR. Therefore, construction effects would not be greater.

The proposed modifications under the Revised Plan would not result in construction effects that would be substantially different from that analyzed in the EIR. All mitigation measures recommended for the previously proposed CCSP would apply. Construction impacts associated with the Revised Plan would remain significant and unavoidable for air quality and would be within the envelope of impacts analyzed in the EIR.

CULTURAL RESOURCES

The EIR analyzed potential cultural resources impacts related to the CCSP project. Specifically, impacts to historic resources were determined to be significant and unavoidable and/or less than significant with mitigation depending on the historic resource considered (e.g., Sears building, McClure Tunnel, Civic Auditorium, City Hall, Moreton Bay Fig). In addition, impacts related to buried cultural resources would be less than significant with mitigation.

Under the Revised Plan, the Main Street Circle would no longer be constructed and the ECEC building would be slightly increased in size and relocated from what was originally proposed. These modifications would not have a physical impact on any of the historic resources in the CCSP area and would not result in compatibility issues related to the character of the historic resources. Therefore, the proposed modifications would not result in new historic impacts. Furthermore, the proposed modifications would not result in changes with regard to the area and depth of grading such that buried cultural resources could be impacted further.

The proposed modifications under the Revised Plan would not result in cultural resource impacts that would be substantially different from that analyzed in the EIR. All mitigation measures recommended for the previously approved CCSP would apply. Cultural resource impacts associated with the Revised Plan would remain less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

GEOLOGY AND SOILS

The EIR analyzed potential geology/soils impacts related to the CCSP project and determined that impacts would be less than significant with mitigation.

Geology/soil impacts are site specific in nature and are based on the underlying soil conditions and geology setting rather than the development proposed. Thus, the removal of the Main Street Circle and the minor modifications for the ECEC (including a slight increase in building area and relocation of building) would not change the geology/soils conditions of the CCSP area.

The proposed modifications under the Revised Plan would not result in geology/soils impacts that would be substantially different from that analyzed in the EIR. All mitigation measures recommended for the previously approved CCSP proposal would apply. Geology/soils impacts associated with the Revised Plan would remain less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

HAZARDS AND HAZARDOUS MATERIALS

The EIR analyzed potential hazards/hazardous materials impacts related to the project and determined that impacts would be less than significant with mitigation.

The revised plan involves removal of the Main Street Circle from the CCSP project and minor modifications to the ECEC, including an increase in the building area to from 12,500 to 16,000 square feet and relocation of the building. These modifications would not introduce new hazards/hazardous materials in the CCSP area and would not result in the exposure of additional people to hazards/hazardous materials. The overall type of land uses and development areas are ultimately unchanged and similar to previously approved CCSP.

The proposed modifications under the Revised Plan would not result in hazards/hazardous materials impacts that would be substantially different from that analyzed in the EIR. All mitigation measures recommended for the previously approved CCSP would apply. Hazards/hazardous materials impacts associated with the Revised Plan would remain less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

HYDROLOGY AND WATER QUALITY

The EIR analyzed potential hydrology and water quality impacts related to the project and determined that impacts would be less than significant with mitigation.

The removal of the Main Street circle from the CCSP project would have a negligible effect on hydrology and water quality since the amount of impervious surface for this area would not notably change. The increase in the square footage of the ECEC would result in a minor increase in building footprint. However, this increase in building footprint would be offset by the removal of the ECEC parking lot from the CCSP project. Therefore, surface water runoff in the ECEC area would be similar to what was analyzed in the EIR.

The proposed modifications under the Revised Plan would not result in hydrology and water quality impacts that would be substantially different from that analyzed in the EIR. The City of Santa Monica's Urban Runoff Pollution Control Ordinance and all mitigation measures recommended for the previously approved CCSP would apply. Hydrology and water quality

associated with the Revised Plan would remain less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

LAND USE AND PLANNING

The EIR analyzed potential land use impacts related to the project and determined that impacts would be less than significant and/or less than significant after mitigation.

The Revised Plan involves the elimination of the Main Street Circle from the Civic Center Specific Plan. The EIR concluded that the amended CCSP would be generally consistent with the intent of the General Plan and with the Civic Center (CC) and Downtown Commercial (C3) zoning districts; the current proposal to not develop the Main Street Circle would not alter this conclusion as the Circle represents a minor portion of planned Civic Center open space.

In addition, the modifications to the ECEC would not represent a significant change in the land use program for the CCSP. While building area would increase slightly for the ECEC, the total student enrollment for the ECEC would remain the same as that originally analyzed (i.e. 100 students). Therefore, no new land use impacts would occur.

The proposed modifications under the Revised Plan would not result in land use impacts that would be substantially different from that analyzed in the EIR. All mitigation measures recommended for the previously approved CCSP would apply. Land use impacts associated with the Revised Plan would remain less than significant and/or less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

NOISE

The EIR analyzed potential noise (operational) impacts related to the project and determined that impacts would be less than significant after mitigation.

Removing the Main Street Circle from the CCSP would not result in an increase in operational noise sources (e.g., increase in vehicular trips, new stationary generators) from the previously approved CCSP. In addition, the expansion of the ECEC from 12,500 to 16,000 square feet would not change the student enrollment from what was analyzed in the EIR (100 students). Therefore, vehicular trips would remain the same as that analyzed in the EIR, and noise levels would be the same.

The proposed modifications under the Revised Plan would not result in noise impacts that would be different from that analyzed in the EIR. All mitigation measures recommended for the previously approved CCSP would apply. Noise impacts associated with the Revised Plan would remain less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

POPULATION AND HOUSING

The EIR analyzed potential population and housing impacts related to the project and determined that impacts would be less than significant.

The proposed removal of the Main Street Circle from the CCSP project and the increase in building area for the ECEC would not result in additional housing or residential population. Furthermore, while the building area for the proposed ECEC would increase, the student

enrollment would remain at 100 students as was previously approved. Therefore, population impacts would not change.

The proposed modifications under the Revised Plan would not result in population/housing impacts that would be different from that analyzed in the EIR. Population and housing impacts associated with the Revised Plan would remain less than significant and would be within the envelope of impacts analyzed in the EIR.

PUBLIC SERVICES

The EIR analyzed potential public services impacts related to the project and determined that impacts would be less than significant.

The proposed removal of the Main Street Circle from the CCSP project and the minor increase in building area for the ECEC would not result in additional residential or daytime population above what was analyzed in the EIR. The proposed removal of the Main Street Circle represents a modification in the project design and not a change in the amount of development that could increase public services demand. While the building area for the proposed ECEC would increase, the student enrollment would remain at 100 students as was previously approved. Therefore, demand for public services and impacts would not change.

The proposed modifications under the Revised Plan would not result in public services impacts that would be different from that analyzed in the EIR. Public services impacts associated with the Revised Plan would remain less than significant and would be within the envelope of impacts analyzed in the EIR.

SHADOWS

The EIR analyzed potential shadow impacts related to the project and determined that impacts would be less than significant.

The proposed removal of the Main Street Circle from the CCSP project and the minor modifications for the ECEC would not result in additional shadow effects above what was analyzed in the EIR. The proposed removal of the Main Street Circle represents a modification in the circulation of the project. While the building area for the proposed ECEC would increase, the height of the ECEC would be 25 feet as was previously approved. In addition, the slight change in location for the ECEC building would not result in shadowing effects on additional sensitive receptors. Therefore, shadow impacts would not change.

The proposed modifications under the Revised Plan would not result in shadow impacts that would be different from that analyzed in the EIR. Shadow impacts associated with the Revised Plan would remain less than significant and would be within the envelope of impacts analyzed in the EIR.

TRANSPORTATION AND CIRCULATION

The removal of the Main Street Circle from the CCSP project does represent new construction or the expansion of an existing use which would generate increased traffic or additional trips over what was analyzed in the EIR. Although the traffic circle was originally described in the EIR as a traffic calming device, there are other elements that have been included since the approval of the CCSP to calm traffic on Main Street, such as the landscaped medians and staggered crosswalks north of Olympic Drive and at Vicente Terrace, as well as Class II bike lanes that have

been introduced on both the east and west side of the street. If developed as planned, a stop sign will be placed where Civic Center Drive intersects Main Street—the area where the Circle was planned to be constructed. The forecast traffic volumes presented in the Transportation and Circulation Study for the CCSP show AM and PM weekday volumes along Main Street that are relatively imbalanced, which is considered less-than optimal for traffic circle operations. Forecast traffic volumes from Civic Center Drive are very low (between approximately 25 and 30 vehicles during the AM and PM peak hours, respectively), and the intersection is forecast to operate at LOS C during both AM and PM peak hours with a maximum delay of the 16.8 seconds per vehicles for vehicles turning from Civic Center Drive during the AM peak hour. Therefore, removal of the Main Street Circle would not alter the traffic conclusions in the EIR.

The minor modifications to the ECEC also would not result in the generation of increased traffic or additional trips over what was analyzed in the EIR. While the building area of the ECEC would be increased from 12,500 square feet to 16,000 square feet, the number of students that the facility would accommodate would remain the same at 100 students. Therefore, the number of vehicular trips for the ECEC (which are calculated based on the number of students rather than square footage) would remain the same as analyzed in the EIR. In addition, vehicular access to the ECEC's short term parking/loading area would be provided from Civic Center Drive. No access would be provided from Fourth Street. This access scheme is consistent with the original access scheme which provided for vehicular parking lot access from Civic Center Drive.

The ECEC parking lot that was originally proposed would not be developed under the Revised Plan. Parking for employees and visitors to the ECEC would be provided in the Civic Center Parking Structure and other shared parking facilities within the Civic Center. These parking facilities have adequate capacity to accommodate the parking demand of the ECEC. Therefore, the proposed modifications to the ECEC would not result in additional parking shortage impacts.

The proposed modifications under the Revised Plan would not result in traffic and parking impacts that would be different from that analyzed in the EIR. Traffic and parking impacts associated with the Revised Plan would remain less than significant and would be within the envelope of impacts analyzed in the EIR.

UTILITIES AND SERVICE SYSTEMS

The EIR analyzed potential utilities and infrastructure impacts related to the project and determined that impacts would be less than significant and/or less than significant with mitigation.

The proposed removal of the Main Street Circle from the CCSP project and the minor increase in building area for the ECEC would not result in additional residential or daytime population above what was analyzed in the EIR. The proposed removal of the Main Street Circle represents a modification in the project design and not a change in the amount of development that could increase utilities demand. While the building area for the proposed ECEC would increase, the student enrollment would remain at 100 students as was previously approved. Therefore, demand for utilities and impacts would not change.

The proposed modifications under the Revised Plan would not result in utilities impacts that would be different from that analyzed in the EIR. Utilities impacts associated with the Revised Plan would remain less than significant/less than significant with mitigation and would be within the envelope of impacts analyzed in the EIR.

MANDATORY FINDINGS OF SIGNIFICANCE

The revised project would not substantially change the analysis presented in the EIR or mandatory findings of significance that were adopted for the previously approved CCSP.

CONCLUSION

As demonstrated in this Addendum, the proposed modifications are minor adjustments to the previously approved Civic Center Specific Plan which would not generate new significant environmental impacts or increase the severity of impacts identified in the 2005 Civic Center Specific Plan EIR.

Attachment B

Draft Resolution to Amend the CCSP to
Eliminate the Main Street Traffic Circle

~~significance between the City Services Building, Town Square and Civic Auditorium. It also contributes to the area's larger activity space when portions of Main Street are closed for special events. The Circle may be designed to incorporate a water feature as a focal point and provide an attractive amenity for pedestrians. A wide promenade around the water feature establishes a stronger sense of arrival, with canopied trees and public seating.~~

3. Circulation

- P. 32

~~C-1. Improve Main Street as a civic spine that links the principal open spaces of the district, while providing convenient north-south circulation. The Plan calls for the Main Street corridor to be redesigned as a focal point at the heart of the Civic Center, extending and connecting the principal open spaces of the district, calming traffic and reducing the automobile character of the street, and providing a convenient north-south route for residents traversing on all modes between the Main Street commercial district and downtown Santa Monica. To promote a more balanced street with calmer traffic and with provision for pedestrians and bicyclists, the street is configured as a two-lane roadway with Class II bicycle lanes and curbside parking along its length. A roundabout or traffic circle is created in front of the Civic Auditorium where the street changes direction, to slow traffic down, and to reinforce the civic identity of the district.~~

- P. 39/40

~~*The Circle:* A roundabout where Main Street changes direction and where the street intersects with Civic Center Drive shall be introduced to create a stronger sense of arrival, to "calm" vehicular movement, and to reinforce the north-south axial relationship between the Town Square and the Civic Auditorium. The outside diameter of the roundabout shall be 180 feet, and the interior diameter 130 feet, with the roadway 25 feet in width. As described in the Open Space chapter of this Plan, the Circle could be designed to serve as an activity space when portions of Main Street are closed for special events. The geometrics of the roadway and intersections shall provide for fire apparatus, transit buses, and refuse trucks to navigate safely around the circle. *North and South of Circle:* North and south of the Circle The existing 58-foot curb-to-curb dimension is reduced to 50 feet in width, to maintain axial views along the centerline of the street between the Town Square and the Civic Auditorium, and to provide a broader sidewalk and parkway along the street edge.~~

- P. 42

Civic Center Drive is improved as a local two-way street between Fourth Street and the Main Street Circle Olympic Drive to serve the Civic Center garage, the Courthouse and the Early Childhood Center.

4. Implementation

- P. 83

Table 2: Civic Center Specific Plan Improvement Program *Streets, Promenades and Pathways*

- The extension of Olympic Drive and the Olympic Drive Promenade from Main Street to Ocean Avenue
- ~~The improvement of Main Street including Main Street Circle between Olympic Drive and Pico Boulevard.~~

There will also be modifications to the graphics on pages: 6, 10, 12, 15, 20, 32, 34, 37, 39, 47, 50 and 52 to depict the new planned Main Street alignment without the Main Street Circle.

CONSISTENCY WITH THE GENERAL PLAN [relevant sections only]

The proposed amendments are consistent with the Land Use & Circulation Element (LUCE). LUCE Policy D15.3 specifically calls for updating the CCSP, including the following:

- *Eliminate the current CCSP-proposed roundabout in Main Street.*

Attachment C

Draft Resolution to Amend the CCSP to
Modify Provisions for the Early Childhood
Center

RESOLUTION NO. _____ (CCS)
(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA
ADOPTING AMENDMENTS TO THE CIVIC CENTER SPECIFIC PLAN MODIFYING
CERTAIN ASPECTS OF THE EARLY CHILDHOOD CENTER

WHEREAS, on November 23, 1993, the City Council of the City of Santa Monica ("Council") approved Resolution No. 8685, adopting the Civic Center Specific Plan ("1993 CCSP"), which set forth a new vision for the Civic Center area, and anticipated a variety of public improvements based on an organizing urban design concept; and,

WHEREAS, on October 26, 1999, the City of Santa Monica Redevelopment Agency approved the purchase of approximately 11.3 acres of the 15 acre RAND parcel, providing new opportunities for development of the Civic Center; and,

WHEREAS, in 2003, the City began preparation of the Environmental Impact Report for an updated CCSP under the California Environmental Quality Act; and

WHEREAS, on June 28, 2005, the City Council certified a Final Environmental Impact Report ("CCSP EIR") for amendments to the CCSP to provide for, among other things, the development of an Early Childcare Center in the Auditorium Special Use District and adopted said CCSP amendments ("2005 CCSP"); and

WHEREAS, on March 24, 2009, the City Council authorized the City Manager to negotiate and execute an agreement with SMC for the development of the Early

Childhood Education Center; and,

WHEREAS, on May 23, 2011, the City of Santa Monica Community and Cultural Services Department filed an application to request an amendment to the CCSP with respect to the Early Childhood Education Center; and,

WHEREAS, the proposed CCSP amendments modifying the Early Childhood Education Center are consistent with LUCE Policy D15.4, which states "*Implement a child care facility in collaboration with Santa Monica College to serve the Civic Center area,*" by retaining and promoting a more harmonious integration of the Center with the neighborhood through reduction in the amount of parking in surface lots, and a stronger, more prominent corner from an urban design perspective to define its 4th Street frontage; and

WHEREAS, on June 8, 2011, the Planning Commission held a public hearing, reviewed a revised addendum to the CCSP EIR prepared in compliance with the California Environmental Quality Act and recommended approval of the proposed CCSP Amendment to increase the maximum floor area of the Early Childhood Education Center to 16,000 square feet and replace the adjacent surface parking lot with short-term drop-off/pick-up spaces and joint parking use in the Civic Center Parking Structure; and,

WHEREAS, the City Council has considered the Planning Commission's recommendation and reviewed the proposed CCSP Amendment and CCSP EIR Addendum at a duly noticed public hearing on June 14, 2011, and has determined that the proposed CCSP amendment to make modifications to the Early Childhood

Education Center is consistent with the General Plan,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA
DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the Santa Monica Municipal Code Section 9.04.20.18.160, the City Council hereby adopts the amendment to the Civic Center Specific Plan, as contained in Exhibit 1.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney

Exhibit 1

THE CIVIC CENTER SPECIFIC PLAN WILL BE AMENDED BY REPLACING THE EXISTING LANGUAGE WITH THE FOLLOWING:

(The strikethrough sections depict the language that is being removed from the Civic Center Specific Plan (CCSP) and the underline sections depict new language being added.)

CCSP Modifications – Early Childhood Education Center

Page 20

OS-4. Create a new Civic Auditorium Park. Diagonally opposite the Palisades Garden Walk, at the extreme southeasterly end of the Civic Center area, the Civic Auditorium Park occupies 5.6 acres of land integrating an expanded Civic Auditorium and a new early childhood center. The park includes flexible open space areas that accommodate special events and programmed activities associated with the Civic Auditorium as well as a playfield suitable for organized and informal field sports. The playfield is generally located in a north/south configuration along the Fourth Street frontage, of a size and dimension suitable for competitive youth soccer, with a setback along the Pico Boulevard frontage in order to create a generous entry from the south. ~~A small, well-landscaped surface parking lot of up to 50 spaces is located near the corner of Civic Center Drive and Fourth Street that can serve the playfield as well as the adjacent early childhood center.~~ Because this area is not immediately adjoined by residential uses and is located next to Santa Monica High School, it includes night lighting to extend use, safety and activity within the area. Safety fencing for the field has been carefully designed with high-quality materials to integrate the field with the adjacent park and community uses.

Page 34

C-7. Design parking facilities to reinforce the pedestrian and visual character of the Civic Center. Parking facilities should be designed to complement the pedestrian environment and the desired visual character of the various open spaces. To this end, the majority of new parking is provided below-grade or in parking structures that are architecturally integrated and encapsulated within a building envelope. Small pockets of landscaped surface parking may serve ~~the~~ some Civic Center uses ~~Auditorium Park, the Early Childhood Center,~~ and Palisades Garden Walk. These lots will be designed to extend the sense and character of the adjacent open space, and include at least one tree for each four cars. Driveways and service areas related to public and private parking facilities are located in a manner that does not compromise the pedestrian environment, transit service, or adjacent land uses and open space areas.

Page 45

Fourth Street

No change in operation is proposed along Fourth Street. South of Olympic Drive, the street continues to function as a four-lane arterial with a center turning lane. The existing clusters of palms are maintained and filled in along both sides of the street to create a strong edge to the Civic Auditorium Park. A landscaped street along the edge of the playfield within Civic Auditorium Park ~~and along the edge of the parking lot at up~~ to the corner of Civic Center Drive is also proposed.

Page 51

Revise Line 2 of the table to read:

Early Childhood Center: Existing: 0; Allowable New: ~~12,500~~ 16,000; Total Program Yield: ~~12,500~~ 16,000

Pages 54-55

Early Childhood Center

Provision of an early childhood education center within the Civic Center has been a longstanding goal of the City. The facility accommodates up to 100 pre-school children including infants and toddlers, and includes classroom and observation facilities for parenting workshops and early childhood research and development. The Specific Plan provides for this facility within the Civic Auditorium Park, a location that is conveniently situated in close proximity to employees at City Hall, the RAND headquarters building, and the County Courts, as well as to nearby residents within the Village. Specific standards related to the design of this facility are as follows:

~~AD-11. The Early Childhood Center shall not exceed 12,500~~ 16,000 square feet in area.

~~AD-12. The facility shall be located along Civic Center Drive across from the County Courthouse~~ the Civic Center Parking Structure. Its primary orientation shall be to the park and to There shall be a vehicular drop-off/short term parking area with between 5 and 15 parking spaces along the eastern northern and/or western side of the center accessed from Civic Center Drive. No access or egress will be permitted from Fourth Street. Parking for employees and visitors to the center shall be provided in the Civic Center Parking Structure and other shared parking facilities within the Civic Center.

~~AD-13. The building shall be designed to provide a visual screen and noise buffer between the Civic Auditorium Park and the southern façade of the County Courthouse.~~

~~AD-14. A landscaped setback of 30 feet shall be provided along the Civic Center Drive frontage to separate the facility from the County Courthouse and its truck sallyport.~~

~~AD-135. A children's play area of at least 7,500~~ 10,000 square feet (or ~~75~~ 100 square feet per child) shall be provided ~~along the southern and western edges of the building facing~~ in a manner that faces the park, providing quality open space for the center's children while minimizing noise impacts on the County Courthouse.

AD-146. The building shall not exceed 25 feet in height.

AD-157. The building shall be considered as an integral part of the open space design; its three-dimensional form and treatment shall complement the open space and integrate public art in its architectural expression to enliven and enrich the environment.

AD-16. The facility shall be set back from the Fourth Street frontage by a dimension sufficient to create a sidewalk and planting area of at least 15 feet.

AD-17. Bicycle parking facilities for employees and visitors shall be provided.

Parking Lot and Drop Off

~~While the Specific Plan calls for much of the existing surface parking within the Civic Center to be replaced with below-grade or encapsulated structures, some surface parking will be important to promote the community orientation and “user friendliness” of the Civic Auditorium Park, and to provide safe and convenient short-term parking and drop-off for the Early Childhood Center. The following standards are established for the design of this parking and drop-off facility:~~

~~AD-18. The overall area of the parking facility shall not exceed 0.75 acres or 50 spaces.~~

~~AD-19. The location of the facility shall be at the intersection of Fourth Street and Civic Center Drive. Access shall be from Civic Center Drive at the southern terminus of Avenida Mazatlan. No access or egress will be permitted from Fourth Street.~~

~~AD-20. The parking lot shall be set back from Fourth Street and Civic Center Drive frontages by a dimension sufficient to create a sidewalk and planting area of at least 15 feet along these streets.~~

~~AD-21. The perimeter of the parking lot shall be screened by a low hedge, not to exceed 42 inches in height along Fourth Street and Civic Center Drive.~~

~~AD-22. Within the parking lot, at least one tree shall be provided for each four parking spaces to provide a generous canopy of shade.~~

Page 83

Community Facilities

- The restoration of the historic City Hall and its central courtyard.
- The development of a City Services Building of up to 40,000 square feet to meet the needs of the public.
- The replacement of the existing East Wing of the Civic Auditorium with up to 20,000 net new square feet of community, cultural and educational uses.
- The development of an Early Childhood Center of up to ~~42,500~~ 16,000 square feet with an adjoining play area within the Civic Auditorium Park.

CONSISTENCY WITH THE GENERAL PLAN [relevant sections only]

The proposed amendments are consistent with the Land Use & Circulation Element (LUCE). LUCE Policy D15.4 provides:

D15.4 *Implement a child care facility in collaboration with Santa Monica College to serve the Civic Center area.*

Furthermore, the LUCE identifies early childhood education as a highly desirable community benefit, and development of the ECEC at this time implements the following LUCE policy objectives:

CE9.1 *Support the development of high quality child care and early education facilities and small and large family child care in homes to meet the needs of those who work or live in Santa Monica. Maintain streamlined processing and permit regulations, encourage harmonious integration with the neighborhood, and fee reductions as incentives.*

CE9.5 *Promote and utilize community partnerships with the SMMUSD, Santa Monica College, nonprofits, and the private sector to meet child care and early education needs.*

Attachment D

Proposed Revised CCSP Illustrative Plan

Illustrative Plan

PUBLIC OPEN SPACE PROGRAM

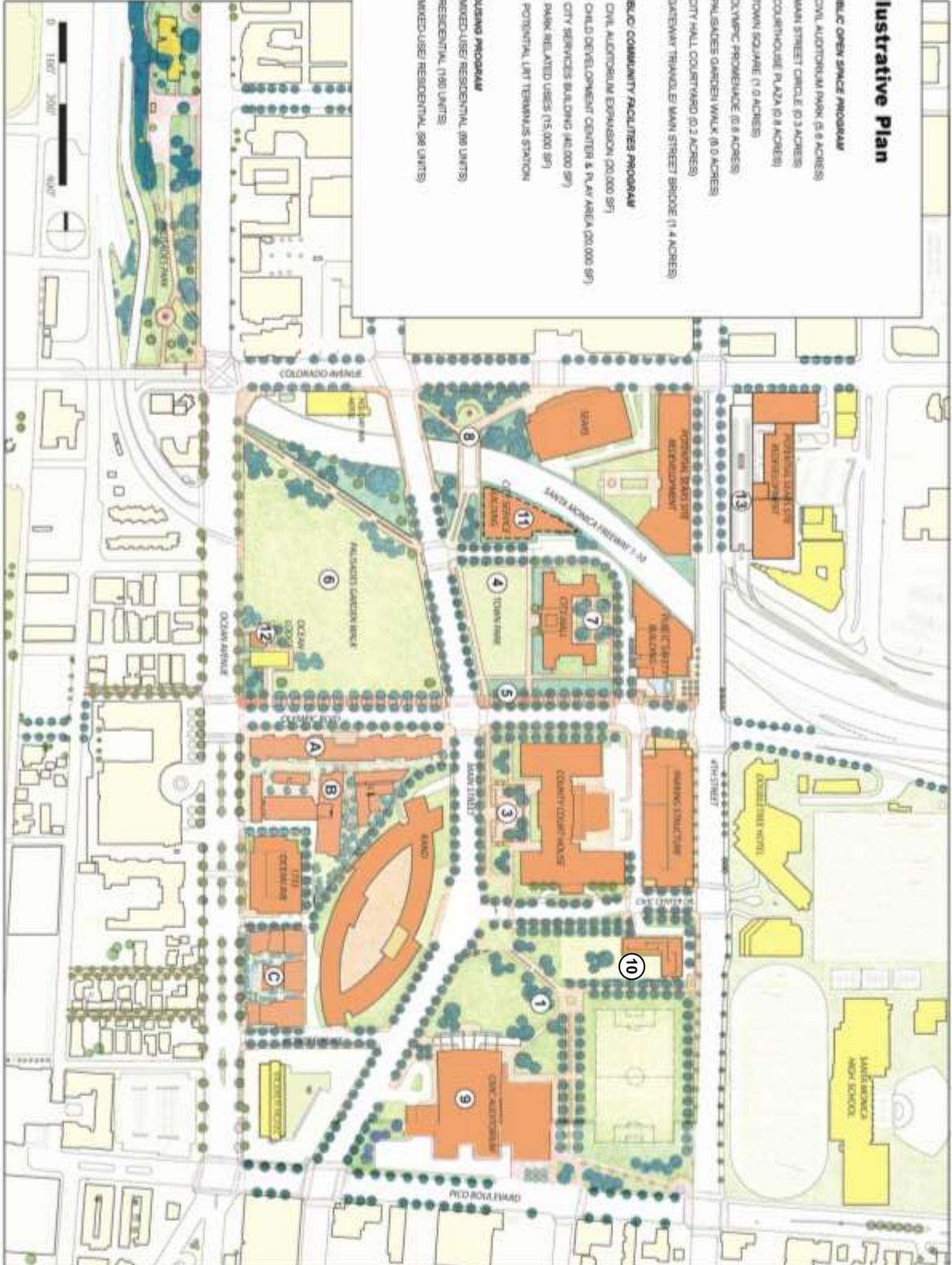
1. CIVIL AUDITORIUM PARK (5.8 ACRES)
2. MAIN STREET CIRCLE (0.3 ACRES)
3. COURTHOUSE PLAZA (0.4 ACRES)
4. TOWN SQUARE (1.5 ACRES)
5. OLYMPIC PROMENADE (0.8 ACRES)
6. PALSADES GARDEN WALK (0.0 ACRES)
7. CITY HALL COURTYARD (0.2 ACRES)
8. GATEWAY TRIANGLE BY MAIN STREET BRIDGE (1.4 ACRES)

PUBLIC/COMMUNITY FACILITIES PROGRAM

9. CIVIL AUDITORIUM EXPANSION (20,000 SF)
10. CHILD DEVELOPMENT CENTER & PLAY AREA (20,000 SF)
11. CITY SERVICES BUILDING (40,000 SF)
12. PARK RELATED USES (15,000 SF)
13. POTENTIAL LIGHT TOWER STATION

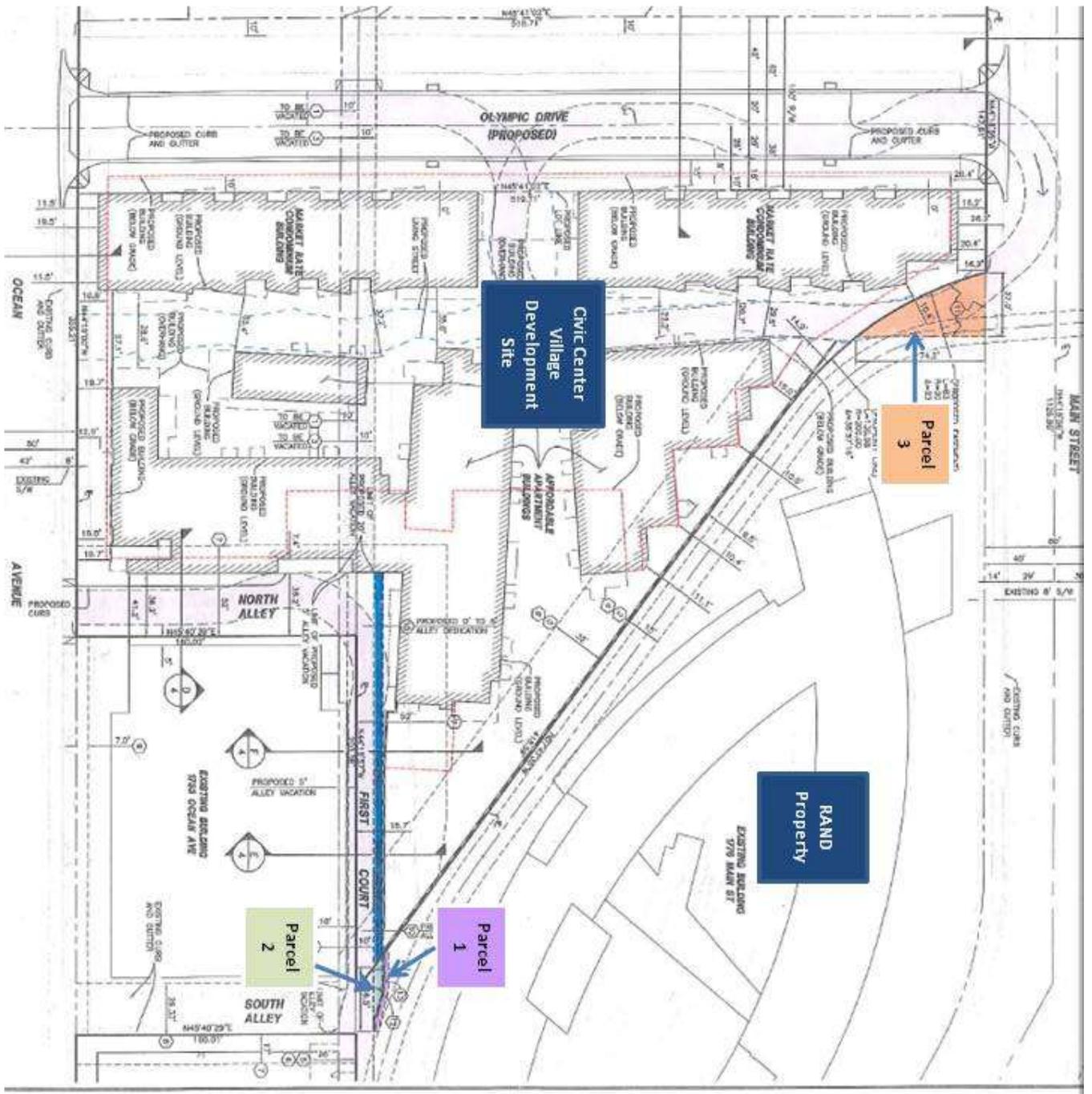
HOUSING PROGRAM

- A. MIXED-USE/RESIDENTIAL (90 UNITS)
- B. RESIDENTIAL (180 UNITS)
- C. MIXED-USE/RESIDENTIAL (90 UNITS)



Attachment E

RAND Fee Transfers Exhibit



RAND Fee Transfers

Proposed Use of Parcel:

- Retaining Wall Parcel 1
- Alley Reconfiguration Parcel 2
- Emergency Vehicle/Pedestrian Access Parcel 3