

Memorandum

To: CHAIR AND COMMISSIONERS

Date: June 4, 2010

From: BIMLA G. RHINEHART
Executive Director

File: Book Item 2.2c (26)
Action

Ref: Mitigated Negative Declaration for the Santa Monica Place Remodel Project (Resolution E-10-66)

ISSUE: Should the Commission, as a Responsible Agency, accept the Mitigated Negative Declaration (MND) for the Santa Monica Place Remodel Project (project) and approve the project for future consideration of funding?

RECOMMENDATION: Staff recommends that the Commission accept the MND and approve the project for future consideration of funding.

BACKGROUND: The City of Santa Monica (City) is the CEQA lead agency for the project. The project is a tenant improvement that involves the remodel of an existing enclosed mall shopping area and the retention of two anchor department stores and two parking structures.

Certain improvements related to the overall project are programmed in the STIP for anticipated allocation of TE funds. These improvements include the construction of a downtown bike transit station located in two storefronts in the Santa Monica Place Parking Structures 7 and 8. This bike transit station will provide secure parking for approximately 250 bicycles and related amenities such as showers, lockers, bicycle retail and service space.

On September 11, 2007 the City adopted the MND for the project. The City found no substantial evidence that the project would have a significant effect on the environment after mitigation. The City adopted a Mitigation Monitoring Program to mitigate or avoid significant environmental effects of the project and to ensure compliance with required conditions of approval during project implementation.

Significant impacts requiring mitigation included construction period impacts; geology and soils; hazards and hazardous materials, and neighborhood effects. Mitigation measures include but are not limited to, adherence to dust control and other air quality measures during construction; compliance with applicable provisions of the Uniform Building Code and the California Building Code; testing for asbestos containing materials prior to issuance of a demolition or renovation permit, and implementation of short term construction measures to reduce noise during construction. Other conditions established by the City Council in approving the project included but were not limited to, replacement of sidewalks; installation of new and additional lighting and new trees; and replacement of interior stairs and elevators.

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On July 8, 2008, the City prepared an addendum to the MND to consider minor revisions to the proposed project plans in part due to an anticipated reduction in the number of vehicular parking spaces from the previously approved project scope, with no identifiable increase in development intensity. The City found that the proposed changes would not generate new significant environmental impacts or substantially increase impacts previously identified.

On June 1, 2010 the City provided confirmation that the bike transit station project programmed in the STIP is consistent with the addendum to the MND. The bike transit station project is programmed for funding with STIP (\$1,669,000) and Local (\$904,000) funds. Construction is estimated to begin in fiscal year 2010/11.

Attachments

- Resolution E-10-66
- Project Location

CALIFORNIA TRANSPORTATION COMMISSION

Resolution for Future Consideration of Funding 07 – Los Angeles County Resolution E-10-66

- 1.1 **WHEREAS**, the City of Santa Monica (City) has completed a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the following project:
 - Santa Monica Place Remodel Project
- 1.2 **WHEREAS**, the City has certified that the Mitigated Negative Declaration has been completed pursuant to CEQA and the State CEQA Guidelines for its implementation; and
- 1.3 **WHEREAS**, the project will remodel an existing enclosed mall shopping area and construct improvements such as two bike parking facilities jointly operated as a bike transit station; and
- 1.4 **WHEREAS**, the California Transportation Commission, as a Responsible Agency, has considered the information contained in the Mitigated Negative Declaration; and
- 1.5 **WHEREAS**, the City found that all significant or potentially significant impacts can be reduced by mitigation measures to a less than significant level; and
- 1.6 **WHEREAS**, the City adopted a Mitigation Monitoring program for the project; and
- 1.7 **WHEREAS**, the City approved the Mitigated Negative Declaration.
- 1.8 **WHEREAS**, the City subsequently approved an addendum to the Mitigated Negative Declaration pursuant to Section 15164 of the State CEQA Guidelines; and
- 2.1 **NOW, THEREFORE, BE IT RESOLVED** that the California Transportation Commission does hereby accept the Mitigated Negative Declaration and approve the above referenced project to allow for future consideration of funding.

