



# AGENDA

SANTA MONICA COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES  
REGULAR MEETING

TUESDAY, JUNE 2, 2020

Via Zoom Webinar

The complete agenda may be accessed on the  
Santa Monica College website:

<http://www.smc.edu/admin/trustees/meetings/>

- 5 p.m.      Public Meeting Convenes
- Board Adjourns to Closed Session
- 6:30 p.m.   Public Meeting Reconvenes

Written requests for disability-related modifications or accommodations, including for auxiliary aids or services that are needed in order to participate in the Board meeting are to be directed to the Office of the Superintendent/President as soon in advance of the meeting as possible.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	June 2, 2020

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 27

SUBJECT: RESOLUTION OF THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT ADOPTING THE SANTA MONICA COLLEGE ART COMPLEX REPLACEMENT PROJECT MITIGATION MONITORING AND REPORTING PROGRAM, ADOPTING THE INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION, APPROVING AN AMENDMENT TO THE SMC CAREER AND EDUCATIONAL FACILITIES MASTER PLAN (2010) UPDATE, AND APPROVING THE SANTA MONICA COLLEGE ART COMPLEX REPLACEMENT PROJECT

SUBMITTED BY: Superintendent/President

REQUESTED ACTION: It is recommended that the Board of Trustees approve a resolution adopting the Santa Monica College Art Complex Replacement Project Mitigation Monitoring and Reporting Program; adopting the Initial Study and proposed Mitigated Negative Declaration; approving the June 2020 Amendment to the Santa Monica College Career and Educational Facilities 2010 Master Plan; and approving the Santa Monica College Art Complex Replacement Project resolution.

WHEREAS, on January 17, 2017, the Board of Trustees approved the acquisition of the property at 2019 and 2023 14th Street (APN 4284-034-014 and APN 4284-034-004) in the City of Santa Monica with a total lot area of 43,400 square feet (approximately 1 acre) immediately south of SMC’s Parking Lot 6, 1410 Pico Boulevard (APN 4284-034-900); and

WHEREAS, the Santa Monica College Art Complex Replacement Project (“Project”) replaces the existing Art Complex on SMC’s Main Campus and the existing Ceramics art facility on SMC’s satellite Airport Arts Campus with a new 20,720 ASF (31,877 GSF) two-story facility on an approximately 1.65-acre site that consists of Parking Lot 6 and the two recently acquired parcels; and

WHEREAS, a community meeting concerning the proposed Project was hosted by representatives of Santa Monica College on May 10, 2018, with a community notification mailed to residential and commercial neighbors of the project, to Sunset Park and Pico Neighborhood organizations, and to the City of Santa Monica; and additional electronic notifications provided to the Pico Neighborhood Association and Friends of Sunset Park concerning the May 10th community meeting; and

WHEREAS, a Notice of Intent to Adopt the Initial Study and proposed Mitigated Negative Declaration for the Santa Monica College Art Complex Replacement Project (“Project”) was published in the Santa Monica Daily Press on April 30, 2020 in compliance with the California Environmental Quality Act (“CEQA”) and the Santa Monica College CEQA Guidelines, and was published as a courtesy notice in the Malibu Times on May 7, 2020; and

WHEREAS, the Notice of Intent and the Initial Study and proposed Mitigated Negative Declaration (SCH No. 2020040434) were filed with the State Clearinghouse on April 30, 2020; and

WHEREAS, the Initial Study and proposed Mitigated Negative Declaration were posted on the internet at [www2.smc.edu/planning](http://www2.smc.edu/planning); and

WHEREAS, the Initial Study and proposed Mitigated Negative Declaration were made available for public comment for 30 days, beginning on April 30 and ending on May 29, 2020; and

WHEREAS, the Notice of Intent and Availability of the Initial Study and proposed Mitigated Negative Declaration were recorded for posting by the Los Angeles County Clerk on May 6, 2020; and

WHEREAS, a community meeting concerning the Initial Study and proposed Mitigated Negative Declaration was hosted by representatives of Santa Monica College on May 20, 2020, with a community notification mailed to residential and commercial neighbors of the project, to Sunset Park and Pico Neighborhood organizations, and to the City of Santa Monica; and additional electronic notifications provided to the Pico Neighborhood Association and Friends of Sunset Park concerning the May 20th community meeting; and

WHEREAS, the Final Initial Study and Mitigated Negative Declaration (Final IS/MND) incorporates revisions in response to public and agency comments on the Draft MND, and to address community input provided in response to the proposed Project; and

WHEREAS, on June 2, 2020, the Project was considered by the Board of Trustees for adoption, and the proposed Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program must be adopted prior to the contemplated approval of the Project; and

WHEREAS, members of the public were permitted to provide comments to the Board of Trustees prior to any action being taken on the Initial Study and proposed Mitigated Negative Declaration, proposed Facilities Master Plan Amendment, and proposed Project; and

WHEREAS, the Board of Trustees, acting in its capacity as the Lead Agency pursuant to State CEQA Guidelines Section 15051(a), has reviewed the Initial Study and proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and considered public and agency comments submitted in response to the Initial Study and Mitigated Negative Declaration;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Board of Trustees finds that the Initial Study identified certain potentially significant impacts with respect to Cultural Resources (Archaeological), Geology and Soils (Paleontology), Hazardous Materials (Soil Management Plan), Noise (Construction), Transportation (Construction Management Plan), Tribal Cultural Resources, Utilities and Service Systems (Water, Sewer), and Mandatory Findings of Significance, and that these impacts would be reduced to less than significant levels with the incorporation of mitigation measures imposed on the Project.

SECTION 2. Consistent with Public Resources Code Section 21081.6(a)(1), the Board of Trustees adopts the Santa Monica College Arts Complex Replacement Project Mitigation Monitoring and Reporting Program, which is included as Attachment A, to mitigate or avoid significant effects of the Project on the environment and ensure compliance during Project implementation.

SECTION 3. The Board of Trustees has reviewed and considered the Initial Study and proposed Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, together with all comments received during the public review process, prior to acting on the amendment to the SMC Career and Educational Facilities 2010 Master Plan, and on the Project.

SECTION 4. The Board of Trustees finds, based on the whole record before it, including the Initial Study and proposed Mitigated Negative Declaration, and all written and oral comments received pertaining thereto, that with incorporation of the proposed mitigation measures there is no substantial evidence that the Project will have a significant effect on the environment, and that the Initial Study and proposed Mitigated Negative Declaration reflect the Santa Monica Community College District's independent judgment and analysis. Therefore, the Board of Trustees hereby adopts the Mitigated Negative Declaration.

SECTION 5. An Amendment to the SMC Career and Educational Facilities Master Plan (2010 Update) to incorporate two parcels (APN 4284-034-014 and APN 4284-034-004) with a total lot area of approximately 43,400 square feet (approximately 1 acre) for the proposed construction and operation of the Santa Monica College Art Complex Replacement Project consisting of approximately 31,877 gross square feet (GSF) of floor area, which is included as Attachment B, is approved.

SECTION 6. The Santa Monica College Art Complex Replacement Project is approved. Based on the record of the proceedings, the Board of Trustees finds that the Project advances the mission of Santa Monica College by "[providing] a safe, inclusive, and dynamic learning environment that encourages personal and intellectual exploration—one that challenges and supports students in achieving their educational goals." Further, the Project advances the College's goals, including the following: "Continuously develop curricular programs, learning strategies, and services to meet the evolving needs of students and the community; ...Provide access to comprehensive student learning resources; [and] ... Apply sustainable practices to maintain and enhance the College's facilities and infrastructure."

SECTION 7. Consistent with Public Resources Code Section 21081.6(a)(2), the documents which constitute the record of proceedings for approving the amendment to the SMC Career and Educational Facilities 2010 Master Plan and this Project are located in the Business & Administration Offices at 1900 Pico Boulevard, Santa Monica, California. The custodian of these records is Mr. Christopher Bonvenuto, Vice President, Business & Administration for Santa Monica College.

Attachment A – Mitigation Monitoring and Reporting Program

Attachment B – June 2020 Amendment to the Santa Monica College Career and Educational Facilities  
2010 Master Plan

## **Description**

SMC is proposing to construct and operate a new Arts Complex replacing the existing 70-year old art studios and classrooms on the main campus and the ceramic kilns at the Airport Arts campus. The main campus facility has neared the end of its useful life and the existing building systems, infrastructure, and space distribution no longer meet the needs of the program and limit instructional delivery. Additionally, integrating the Ceramics division with the other Art laboratory courses would improve collaboration, sharing of resources, and community access.

The new Arts Complex would support studio and workshop classes in Drawing, Design, Digital 2-D and 3-D Design and Printing, Watercolor, Acrylic Painting, Oil Painting, Sculpture, Glass Sculpture, Ceramics, and Printmaking. The complex would also include a large classroom supporting Art History, and additional informal teaching spaces and offices. The complex will be located on a 1.65-acre site, bounded by Pico Boulevard to the north, 14th Street to the west, and Bay Street to the south.

The replacement project would be 20,720 ASF (Assignable Square Feet), including 1,825 ASF of classroom space, 17,203 ASF of laboratory space, and 1,692 ASF of office space. The building is two stories, with a maximum height of 30 feet. The total size for the building, including corridors, restrooms, and storage, is 31,877 GSF (Gross Square Feet).

Parking at the facility is staff only, with approximately 20 parking spaces on site. Cars will both enter and exit from Pico Boulevard. A service and emergency gate will be available on 14th Street. Student and community parking will be in the parking structures half-a-block east, on the main SMC campus.

Drawings, illustrations, and photographs of a 3-D model of the proposed Project are available at [www2.smc.edu/planning](http://www2.smc.edu/planning).

### **Public and Agency Comments**

One State Agency, Caltrans, submitted a comment letter on the Proposed Project. Caltrans' comment letter, dated May 25, 2020, acknowledges receipt of the Draft IS/MND and notes that Caltrans does not anticipate any significant adverse impacts to the State Highway System. Caltrans's comment letter noted that the transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit and recommends that large size truck trips be limited to off-peak commute periods. The request to have large size trucks be limited to off-peak commute periods is incorporated as part of mitigation measure TR-1 (Construction Impact Mitigation Plan).

### **Public Outreach**

On May 20, 2020, SMC organized and hosted a public outreach presentation and community meeting via a video-conference group meeting with members of the SMC project team and interested persons who reside in the neighborhood surrounding the Project Site. A summary of comments and issues raised pertaining to the Proposed Project's environmental impact upon the surrounding community, along with District responses, is as follows:

**Architectural Treatment of the South Facing Building Façade.** Concerns were raised regarding the selection of architectural materials, building height, and thematic up-lighting of the proposed Art Complex's south facing façade. Several comments requested public input on the design elements and suggested whether an art installation and/or living wall could be considered during the architectural planning process. Additional information pertaining to the architectural materials and design has been incorporated into Section 3.3 Project Description and Section 4.1, Aesthetics. Mitigation Measure AES-2 has been added in the Final IS/MND as follows:

Mitigation Measure AES-2: The District shall form a task force that includes Bay Street neighbors to determine architectural and site design solutions that address neighborhood concerns and consider suggestions to incorporate design elements such as a living wall, a stepped roof line, and transitional landscaping along the southerly fence line along Bay Street.

**Nighttime lighting and illumination.** Concerns were raised regarding the potential for light pollution and timing of lighting and illumination on the south façade of the proposed Art Complex structure and within the parking lot. For responses to these issues, additional clarifying information has been incorporated into Section 3.3 Project Description and Section 4.1, Aesthetics. Outdoor lighting within the exterior spaces including courtyards, pedestrian walkways, and parking lots will include low-level, directional lighting fixtures that shall be designed and installed to minimize light spillover onto adjacent properties. Specifically, the Proposed Project would comply with Section 1205.7 of the California Building Code, Campus Lighting for Parking Facilities and Primary Walkways at California State Universities, Colleges and Community Colleges. Section 1205.7 provides that lighting levels for open and covered parking facilities and primary campus walkways should be lit in accordance with their activity levels.

Notwithstanding the less than significant lighting impacts, the District has voluntarily agreed to engage a professional lighting consultant to prepare a lighting plan and engage with the neighbors to the south (along 14th Street and Bay Street) to develop a lighting plan that would address community concerns with respect to low-level lighting fixtures, reflectivity of light off of architectural façades, pole heights, and landscape elements. This is incorporated in the Final IS/MND as Mitigation Measure AES-1.

**Hours of Operation.** Concerns were raised regarding the hours of operation and level of activity that would occur during the evening hours. Responses to clarify the hours of operation are provided in Section 3.3 Project Description. The Proposed Project would be accessible to students and faculty during SMC's regular operating hours of 6:00 a.m. to 11:00 p.m. Monday through Saturday on a year-round basis in accordance with program scheduling for the Fall, Winter, Spring and Summer quarters. After hours activities would be limited to janitorial maintenance activities, and site patrols by security and the Santa Monica College Police Department. Limited special events would be held on the Project Site on an intermittent and occasional basis.

**Operational Noise.** Concerns were raised regarding operational noise levels, including outdoor events, the use of public address systems, frequency of evening or after hour events, and noise from stationary mechanical heating and air conditioning and ventilation (HVAC) systems. For responses to these issues, additional clarifying information has been provided in Section 4.13, Noise. Based on the size of the courtyard and outdoor spaces provided within the Arts Complex site, it is conservatively anticipated that this area could accommodate up to 100 people in the outdoor plaza for casual outdoor gatherings based on occupiable space. For purposes of estimating noise from people congregating in these areas, reference noise levels of 65 dBA and 62 dBA for a male and a female speaking in a raised voice, respectively, were used to analyze noise from the use of these courtyard areas. The central courtyard area is designed to be north facing, towards Pico Boulevard, such that the building walls would attenuate and block sound from being directed into the residential neighborhood to the south. The building structure would block the line of sight between the outdoor gathering space and the residences and would provide a minimum sound attenuation of 20 dBA. Based on the ambient noise levels recorded in the surrounding area (See Table 4.11 Existing Ambient Daytime Noise Levels), the Proposed Project would not increase ambient noise levels by more than 5 dBA from the open space with full capacities. As such, noise from the outdoor common open space would be less than significant.

**Operational Air Quality Emissions.** Concerns were raised regarding operational air quality emissions and potential for odors associated with paints, fumes, solvents, and ceramic kilns. Additional information pertaining to operational air quality emissions has been provided in Section 4.3, Air Quality. Operational activities would involve the storage and use of certain art products and materials (such as paints and solvents) in small quantities. The storage and use of art supplies, such as paint, adhesives, and ceramic kilns would be similar to what is currently used on the Main Campus and at the Airport Arts Complex. Based on an SCAQMD records search, neither the Main Campus nor the Airport Arts Campus store or use materials in large enough quantity to be regulated by the SCAQMD. Materials with volatile organic compounds (VOCs) are generally regulated at the source (i.e., manufacturer), and point of sale in accordance with SCAQMD Rule 1113 (Architectural Coatings). The storage and use of art supplies and limited use of kilns is covered under Rule 219 – Equipment Not Requiring a Written Permit Pursuant to Regulation II. In addition, SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. SCAQMD Rule 402 provides that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. With compliance with SCAQMD Rules 402, described above, potential objectionable odor impacts would be less than significant.

**Staging of Construction Equipment.** Concerns were raised regarding contractor parking and the staging of equipment and supplies during the construction process. Additional clarifying information regarding this issue has been provided in Section 3.3 Project Description, subsection G, Anticipated Construction Schedule. During construction, all contractors will be required to park on-site or in parking structure 4 located on the Main Campus. Construction equipment and staging areas will be provided on-site and in a designated off-site lot at the surface parking lot at the southwest corner of Pico Boulevard and 16th Street. No contractors or equipment will be allowed to park or be staged on the surrounding roadways including 14th Street, Bay Street or 16th Street.

**Litter and Smoking.** Concerns were raised regarding the potential for an increase in litter and off-campus smoking nuisances occurring within the residential neighborhood surrounding the proposed Art Complex Replacement Building. In a general response, SMC administrators acknowledged this potential impact and ensured that the SMC policy for the Main Campus would apply to the proposed Art Complex Replacement Building site. Additionally, SMC agreed to proactively work with residents and provide a method for communicating such issues if and when they occur so that SMCPD can respond accordingly. (See additional information provided in Section 15, Public Services (Police Services). SMCPD would increase patrols on the Project Site in accordance with the levels of programming and increased activity at the Arts Complex Replacement Building. Consistent with current SMC Policies and standard practice, SMCPD will also patrol the areas immediately surrounding the Arts Complex site to monitor and enforce nuisance activities, such as students parking within the preferential parking areas, and loitering in the neighborhood. Therefore, the Proposed Project impacts on police services would be less than significant.

In addition to the above issues, a response letter was received from the South Central Coastal Information Center (SCCIC) on May 5, 2020 after the Draft MND was published. The records search request confirmed that no historic or archaeological resources have been recorded within the Project Site and that no known archaeological resources occur within a ¼ mile radius of the Project Site. This information reaffirms the conclusions in the Draft MND and has been incorporated into Section 5, Cultural Resources, and Appendix I, Cultural Resources.

Attachment A – Mitigation Monitoring and Reporting Program

Attachment B – June 2020 Amendment to the Santa Monica College Career and Educational Facilities 2010 Master Plan

MOTION MADE BY:

SECONDED BY:

STUDENT ADVISORY:

AYES:

NOES: