

Date: July 15, 2003
To: Board of Trustees of the Santa Monica Community College District
From: Piedad Robertson, Superintendent/President
Subject: Resolutions Certifying Final Environmental Impact Report for Madison Theater Project and Making CEQA Findings Necessary to Approve Development of Madison Theater Project, Adopting Statement of Overriding Considerations, Adopting a Mitigation Monitoring Plan, and Approving Madison Theater Project

Introduction

This report recommends that the Board of Trustees adopt two resolutions: (1) a resolution certifying the Final Environmental Impact Report (FEIR) for the Santa Monica College Madison Theater Project; and (2) a resolution making California Environmental Quality Act (CEQA) findings necessary to approve the development of the Madison Theater Project, adopting a Statement of Overriding Considerations, adopting a Mitigation Monitoring Plan, and approving the Madison Theater Project.

The Santa Monica College Madison Theater Project consists of a state-of-the-art, 500-seat theater facility (535 seats when the orchestra pit is not in use) for instruction and performance uses, the conversion of the existing unused school auditorium into a classroom rehearsal hall, and reconfiguring the 289-space surface parking lot to provide 301 fixed spaces.

The theater facility is designed to meet modern standards of staging and presentation for theater, dance, voice, instrumental, chorale, symphony orchestra, lectures, and film. The theater will provide for regularly scheduled classes and lectures, teaching and presenting college arts-related programs, special educational events and presentations that create a special arts education opportunity for students and the community, presenting professional arts programming, and presenting community programming.

It will be used by the College community itself as well as other Santa Monica and Malibu community-based organizations, including the Santa Monica-Malibu Unified School District. It is expected that the theater will also be an attractive venue for professional groups in dance, music, and stage.

The theater will be located on Santa Monica College's Madison Campus, at 1310 11th Street, in the City of Santa Monica, California. The campus consists of a 4.4-acre (approximately 192,000 square foot) parcel of land bounded by Santa Monica Boulevard on the south, 11th Street on the east, 10th Street on the west, and Arizona Avenue on the north.

The existing campus contains approximately 39,540 square feet of floor area. The project will add 32,302 square feet of new construction, increasing the campus floor area to about 71,842 square feet, with an approximate floor area ratio (FAR) of 0.37:1, with almost two-thirds of the site maintained as parking and open space. The theater design

features stepped building heights of 14 feet, 31 feet, 56 feet, and 70 feet above grade level. The 70-foot portion is the fly tower, directly above the stage.

Unlike similarly-sized educational institutions, Santa Monica College has no properly equipped performance venue for music or dance or for visiting artists in music, dance, theater, and lecture. This facility would remedy that deficiency.

The Madison Theater Project would provide for teaching and practice in the performing arts in support of Santa Monica College's transfer program, and would assist the College in meeting new University of California (UC) and California State University (CSU) admission requirements in Visual and Performing Arts. The Madison Theater Project would additionally provide for public cultural programming in a time of scarce funding for arts education and would provide a needed community resource for community programs.

The FEIR has been prepared by the Santa Monica Community College District (SMCCD) acting as the lead agency. The FEIR analysis is broad in scope and rigorous in methodology. New traffic counts and an updated listing of all other past, present, and reasonably foreseeable future building projects in Santa Monica ("cumulative projects") are used for the study. Additionally, the study uses City of Santa Monica definitions, criteria, and standards of significance.

An extensive neighborhood outreach process has taken place, both prior to the start of the CEQA process and throughout the CEQA process beginning with a mailing to every City of Santa Monica resident on May 9, 2002, providing a Notice of Preparation (NOP) of an Environmental Impact Report (EIR). As a consequence, many neighborhood suggestions are now included in the Project design and in the Mitigation Monitoring Plan.

Discussion

1. Background

Santa Monica College (SMC) entered into a 66-year lease of the Madison Campus from the Santa Monica-Malibu Unified School District (SMMUSD) on September 24, 1990, changing the use of the property from elementary school classrooms to community college classrooms. The College upgraded and renovated the site starting in 1996, following the move of Olympic High School to its current site. Improvements have included a new linear park on Arizona Avenue, landscaping on all four sides of the campus, and security lighting. The existing auditorium was not included in the \$4 million upgrade and remains closed.

In 1998, the College began thinking about the replacement of the unused auditorium as a key element to improving the College's Performing Arts and Visual Arts programs. Santa Monica College's existing performance venue for music and dance and for visiting artists in music, dance, theater, and lecture is severely deficient in acoustics and lighting, and lacks dressing rooms, wings, orchestra pit, and overhead fly.

The College's only auditorium is on the main campus. The 240-seat auditorium includes only a rear projection booth and a stage area. The stage area is flat (providing poor visibility) and is concrete (unsuitable for dance). There are no side wings, back of stage

areas, or fly towers. There are no bathrooms or dressing rooms. The auditorium has only satisfactory acoustics for individual voice and instrument and is severely deficient for choral and orchestral performances. The Madison Theater addresses these deficiencies by incorporating state-of-the-art staging, projection, acoustics and support facilities.

Additionally, the seating capacity of the College's main campus auditorium is severely deficient. Santa Monica College is comparable in size to El Camino College (Marsee Fine Arts Theater, capacity 2,000), Pasadena City College (Sexson Auditorium, capacity 1,950), Long Beach City College (City College Auditorium, capacity 1,000), and East Los Angeles College (East Los Angeles Theater, capacity 1,950) and yet lacks a comparably-sized auditorium. The 500-seat Madison Theater is more than double the size of the College auditorium while not as large as the theaters on these comparable campuses.

The seating capacity of Santa Monica College's auditorium is also substantially less than that of local community colleges much smaller in size than the College, including Glendale College (Main Stage Auditorium, capacity 399) and West Los Angeles College (Fine Arts Auditorium, capacity 450). The 500-seat Madison Theater will be only slightly larger than the auditoriums at these smaller community colleges.

2. Overview of the Project and Its Importance to the College

A properly-equipped theater would allow for significant program improvements, including master classes in performance; the integration of performance, practice, and teaching; community arts outreach; professional development in the arts; and community arts programming.

An operational feasibility study was conducted in 1998 by Thomas Mitze, the Director of the Thousand Oaks Civic Arts Center and an acknowledged expert on theater operations. The study concluded that the use of a state-of-the-art mid-sized theater of 500 seats as a classroom on weekdays and Monday, Tuesday, and Wednesday evenings, and the use of the theater as a performance venue on Thursday and Friday evenings and the weekends was financially viable.

Based on this report, in 1998, the College hired former SMC faculty member Dale Franzen as Director of Special Projects to begin work on developing the arts programming and the fundraising for the Madison Theater Project.

Significant New Arts Education Partnerships

Current College programming now includes a partnership with LA Opera and an on-going Opera Camp for children ages 9-15 in coordination with the SMMUSD and with the provision of multiple scholarships; the Henry Mancini jazz clinic, with the participation of Malibu High School; visiting artists from the Kirov with over 1,000 SMMUSD and local private school children in attendance; a partnership with the SMMUSD Fine Arts Coordinator to bring school children to an ongoing series of free concerts at the Madison Campus and other sites; the premiere of a new composition performed by the Los Angeles Master Chorale as part of the World Festival of Sacred Music for more than 700 school children; a Youth Arts Festival; and new performing arts

partnerships with the Santa Monica Pier Restoration Corporation and the City of Santa Monica's Miles Playhouse.

The Madison Campus now is home to the Pete and Susan Barrett Art Gallery, an exhibition space for professional and student art. The campus will also become home to many of the SMC Music Department programs, and the Music Department is actively involved with the reconfiguration of the existing building to support this use.

The Madison Theater Project has gained the support of such committed and prominent individuals as U.S. Congressman Henry Waxman; actor and campaign chair (and an SMC alum!) Dustin Hoffman; Lula Washington; Edward James Olmos; Placido Domingo; and Marilyn Horne, among many others.

The New UC Admissions Requirement in Performing and Visual Arts

In 1999, at a time of optimism about state funding for the arts, the UC Board of Regents adopted a new admissions requirement for entering freshmen to include the arts as a preparatory subject. Beginning this Fall 2003, students must complete two high school semesters or one community college semester of coursework in dance, music, theater, or the visual arts to be eligible for UC admission.

“This requirement sends a message to K-12 students and to the broader educational community that the arts are crucial to the development of a well-rounded student and citizen,” noted UC President Richard Atkinson in a letter dated November 12, 2002.

The implementation of this new Visual and Performing Arts admission requirement completes an alignment process that has been underway for more than a decade. The result is that high school students entering as freshman at any of the University of California and California State University campuses now have a common set of entry requirements.

The process parallels the one completed several years ago between California's community colleges and UC and CSU. Students transferring as juniors into most UC and CSU programs can now complete a common set of courses to meet admission requirements. Students using the IGETC (an acronym for Intersegmental General Education Transfer Curriculum) course pattern must complete at least a one-semester class in dance, music, theater, or art and may complete a second course in order to meet their arts and humanities requirement.

Community Colleges Are Critical To Arts Pipeline

The public optimism of 1999 has given way to a reality of declining investment in the arts and in arts education. The Governor's proposed 2003-04 budget calls for eliminating the \$6 million Arts Work grant program and a 50 percent cut in funding to the California Arts Council assistance to local programs – the most consistent sources of arts education funding for school districts.

As K-12 schools grapple with the difficult choices to be made due to reductions in state funding, the UC and CSU visual and performing arts entrance requirements, adopted during a time of budget surpluses, will be challenging to implement.

In general, community colleges have not experienced the type of reductions to arts curricula that have been the rule at K-12 school districts, making them ideally suited to assist school districts with the new requirement.

Existing community college dual enrollment programs, which offer college-level classes at high school sites, and a wealth of community college arts programs and transferable courses can form the basis for cost-effective partnerships and service relationships to meet this new requirement.

And in a multicultural society such as California, the arts serve an even greater purpose, notes State Senator Jack Scott, chair of the California State Legislature Joint Committee on the Arts. “The arts facilitate understanding of, and appreciation for, diverse cultures and heritages, promoting tolerance and building bridges of acceptance... Our challenge will be to find the most appropriate ways to foster and increase arts opportunities throughout the state.”

The Madison Theater Project, along with other campus facility improvements, including a multi-phase renovation of the main campus Arts Complex along with a new ceramics facility at the College’s Airport Campus and a renovation of the Theater Arts building on the main campus, are critically-needed improvements that will strengthen the College’s dance, music, theater, and arts transfer programs and assist in meeting the new UC admissions requirement.

3. Overview of CEQA and the Public Review Process

The California Environmental Quality Act (CEQA) (Public Resources Code (P.R.C.) Division 13, § 21000 et seq.) was enacted in 1970 with the main objective of providing public disclosure to inform decision makers and the public of the significant environmental effects of proposed activities and to require agencies to avoid or reduce the environmental effects by implementing feasible alternatives or mitigation measures.

CEQA applies to all discretionary activities proposed to be carried out or approved by California public agencies, including state, regional, county, and local agencies. The proposed Madison Theater Project requires discretionary approval from the Santa Monica College Board of Trustees and, therefore, is subject to the environmental review requirements established under CEQA. For purposes of complying with CEQA, Santa Monica College (SMC) is identified as the Lead Agency for the proposed project.

The Final Environmental Impact Report (FEIR) was prepared in accordance with CEQA, the State CEQA Guidelines (California Code of Regulations (C.C.R.), Title 14, Division 6, Chapter 3, § 15000-15387, as amended), and the Santa Monica College Guidelines for Implementation of CEQA (January 2002).

Santa Monica College has not yet adopted thresholds of significance for assessing whether potential environmental impacts are significant for purposes of CEQA. Consequently, this EIR uses the City of Santa Monica’s thresholds of significance where the City either by resolution or practice uses an identifiable threshold of significance.

Scope and Content

Upon initial review, SMC made the determination that an EIR was required. On May 9, 2002, SMC issued a Notice of Preparation (NOP) to responsible agencies and interested individuals. Based on a preliminary assessment of the NOP, SMC determined that the following environmental issue areas should be discussed within the scope of the EIR: Aesthetics (Views, Shade/Shadow), Air Quality, Historic Resources, Hydrology/Water Quality, Land Use, Noise, Public Services (Police and Fire Services, Recreation and Parks), Public Utilities (Water Conservation, Wastewater, Solid Waste), and Transportation/Circulation/Parking.

Draft Environmental Impact Report

On March 7, 2003, the College made available for public review the Draft Environmental Impact Report (DEIR), which provided an analysis for each of the environmental issue areas identified above. This analysis includes a description of the environmental setting, defines the methodologies and significance thresholds, identifies significant environmental impacts that may occur, provides recommended mitigation measures, and provides a cumulative impact analysis of the project when combined with other known projects recently proposed within the surrounding area.

Additionally, the DEIR includes an analysis of project alternatives, including (1) No Project Alternative, (2) Reduced Density Alternative, and (3) Evaluation of Alternative Sites.

The DEIR was circulated for 45 days, with written comments due by April 25, 2003. The District received 16 written comments. Additionally, a publicly noticed meeting of the Madison Advisory Group was held during the review period, and oral comments from that meeting were incorporated as comments to the DEIR.

Final Environmental Impact Report

The Final Environmental Impact Report (FEIR) has been prepared and released on July 15, 2003. The FEIR includes the DEIR and additions and corrections; comments and recommendations received on the DEIR; a list of persons, organizations, and public agencies commenting on the DEIR; and the responses of the Lead Agency to significant environmental points raised in the review and consultation process.

A public hearing for the purpose of certifying the Final EIR has been set for the August 4, 2003, Board of Trustees regularly scheduled meeting. Notice of the public hearing was published in the newspaper and mailed to persons commenting on the DEIR, the surrounding neighborhood and other interested persons. In addition, the FEIR was mailed to each public agency that submitted comments on the DEIR. The FEIR and this Staff Report were also made available on the College's website.

4. Community Outreach

The College began offering a program of arts education as a component of the Madison Theater Project in 1999 and has subsequently provided up to eight concerts a year free of charge to area schoolchildren and residents.

The public has also been involved in the design process of the Madison Theater Project since May 2001 and in the environmental review process beginning in March 2002.

Arts Education Performance Series and Programs

The Madison Theater Project has provided free public performances that have served more than 10,000 area schoolchildren and residents. These performances have featured professional artists and interactive demonstrations, reflecting a diversity of artists and a broad range of disciplines. The Madison Theater Project will help to reduce costs and to increase the availability of these performances.

The listing of performances includes: 2003 – Russian Spoken Word, Rossetti Quartet, Cinco de Mayo Celebration: David Haro; 2002 – Judith Taylor, Richard Garcia and SMC’s Wilfred Doucet–Salon Series; Cuban Celebration with Ricardo Lemvo and Makina Loca; Henry Mancini Institute Jazz Clinic; Cinco de Mayo Celebration with Lila Downs; The Eternal Feminine–Los Angeles Master Chorale; Kirov-Mariinsky Theatre Opera; Youth Arts Festival. 2001 – Axiom of Choice, Los Angeles Opera Quartet, Carolyn See and Lisa See–Salon Series, Perla Batalla–Early Cinco de Mayo Celebration, John Raitt and Karen Benjamin–Broadway Extravaganza, Prince Diabaté, The Los Angeles Philharmonic Brass Trio, Mark Mendoca and Friends, LA Opera Camp. 2000 – Karen Benjamin and Alan Chapman–Sunset Cabaret; Cinco de Mayo Celebration; Los Angeles Chamber Orchestra; Nmon Ford-Livine; Lula Washington, Mark Mendonca and Co., Donna Sternberg, and Synapse Dance Theater–Dance Mini-Festival 1; Lula Washington, Mark Mendonca and Co., Donna Sternberg, and Synapse Dance Theater–Dance Mini-Festival 2; Kátia Moraes & Sambaguru; The Los Angeles Master Chorale Chamber Singers. 1999 – The L.A. Baroque Orchestra, Susan Teng & Mystic Journey Third Optic Jazz, Barbara Bain–Art Galaxy.

Madison Theater Project Community Outreach

The College has provided exceptional public notification and community-based outreach throughout the design process and environmental review process.

Public notification has included information provided to all Santa Monica residents about the project in the College publication, *The Education Standard*. The College has sent all residents an informational mailing about the Notice of Preparation of an EIR and a second mailing to all residents regarding the availability of the Draft EIR. The College also maintains a website that provides the public with information about the Project and relevant documents. The Madison Theater Project has received significant coverage in the local press and in the *Los Angeles Times*.

The College has conducted significant neighborhood outreach, including in-person, door-to-door outreach to the immediate neighbors of the project, to listen to and gain information about any concerns both prior to and throughout the CEQA process. Public meetings were held throughout the process to encourage neighborhood and community review and input.

An ongoing Madison Advisory Group was established in the Fall of 2001 and has regularly met from October 2001 through the Spring of 2003. The group was composed of residential and business neighbors, arts educators, representatives of the City of Santa

Monica and the Santa Monica-Malibu Unified School District, neighborhood organizations, College faculty, and a College trustee. The Madison Advisory Group has reviewed and has made suggestions about the Madison Theater Project throughout the design process. Their involvement has been substantial, including field trips to other theaters at neighboring institutions and a review of facilities on the College's main campus.

To further encourage community review and comment, a mailing was sent to every City of Santa Monica resident on May 9, 2002, providing a Notice of Preparation (NOP) of an Environmental Impact Report (EIR). In addition, two citywide public meetings were held in connection with this CEQA process. The first was a widely noticed public scoping meeting and the second a well-publicized study session and public meeting conducted by the Madison Advisory Group to review and comment on the DEIR. As a consequence, many neighborhood suggestions are now included in the project design and in the Mitigation Monitoring Plan.

The College has devoted significant staff resources to this outreach effort, including the hiring of two consultants, Dennis Zane and Eileen Hecht. Both consultants are well-known in the community and familiar with community expectations and concerns.

As a result of community involvement, the Madison Theater Project incorporates a variety of community features and neighborhood suggestions, including varied heights and very deep setbacks from surrounding streets to reduce the building's visual mass and to add interest; a design with the taller elements in the center of the structure to reduce their appearance and shadows; perimeter plantings including a planted wall along the 11th Street entry area; shade trees to reduce solar heat glare; a tree-shaded garden area on the 10th Street side; a raised garden area with water feature on the 11th Street side; lighting directed downward away from residents; extensive use of glass in the lobby area for visual permeability, reduced visual mass, and natural heat exchange; semi-permeable pavement surfaces to improve surface water quality and reduce surface water runoff; mechanical equipment located below ground where feasible to significantly reduce noise and other mechanical equipment screened; the 10th Street entry limited to emergency vehicles only; and waste removal trucks and vehicles carrying scenery or props will enter from Santa Monica Boulevard only.

Community involvement has also led to the College's recommendation of a parking operations plan so that there is at all times a sufficient supply of on-campus parking for all persons utilizing the campus. This plan is a component of the recommended Mitigation Monitoring Plan, written to be consistent with Public Resources Code Section 21081.6, which is a provision of CEQA that ensures compliance following project implementation. (The Mitigation Monitoring Plan can be found in its entirety in the FEIR; it is also contained in Exhibit A to the resolution found in Attachment B.)

The Madison Theater Project would provide neighborhood amenities, including a venue for community events and cultural performances that one can easily walk to and attend; a visual enhancement for the neighborhood including an attractive building, landscaping, and gardens; and meeting room opportunities for the community.

5. Summary of FEIR

The Final Environmental Impact Report analysis is broad in scope and rigorous in methodology. New traffic counts and an updated listing of all other past, present, and reasonably foreseeable future building projects in the City of Santa Monica (“cumulative projects”) are used for the study. Additionally, the study uses City of Santa Monica definitions, criteria, and standards of significance.

No Impacts or Impacts Less Than Significant After Mitigation

The Madison Theater Project will have less than significant impacts on aesthetics (except for aesthetics during construction), air quality, historical resources, hydrology and water quality, fire, parks and recreation, schools, solid waste, water conservation, waste water, noise from road traffic, noise from on-site equipment, noise from patrons, and noise from performance events with the theater.

The Madison Theater Project will have impacts less than significant after mitigation in four areas. The FEIR provides the detailed set of mitigations for each of the following areas: aesthetics during construction, noise from construction, noise from loading dock operations, and parking. These mitigations are included in Attachment B to this staff report. The mitigation for parking includes a parking operations plan that limits on-site activities due to classroom and theater usage to the on-site campus parking supply. As a consequence, in order to meet this requirement, the plan shall require that theater admissions shall be subject to a “cap,” or maximum limit. The plan contains further requirements for notifications and monitoring as provided for in Attachment B, Section 2(d).

Except for the items below, the Madison Theater Project also has either no neighborhood environmental impacts or has neighborhood environmental impacts less than significant after mitigation.

Land Use

Environmental impacts on Land Use are less than significant with the exception of the height restrictions of the underlying R3 zoning district. The project’s height would constitute a significant and unavoidable impact. (It should be noted that although portions of the proposed project exceed the allowable height limit for the underlying R-3 zoning district, the study determined that the project height produces no significant off-site Shade, Shadow, or View impacts.)

Noise

The study identified less than significant Noise impacts, with the exception of activities in the parking lot during the late evening departure period (10 pm). No feasible mitigation measures are available for this impact. The project impact is quantified as an increase of 3 dBA in the best case and 5 dBA in the worst case (dBA stands for “A-weighted” decibels, or sound level pressures that are weighted to reflect the sound frequencies that correspond to the maximum human sensitivity). The City of Santa Monica’s threshold of significance is an increase of 3 dBA. Increases in noise below 3 dBA are normally imperceptible.

Traffic

The FEIR analyzes traffic impacts at 42 intersections and 13 roadway segments. The analysis includes the current year 2002, Year 2005 without project and with project, and Year 2009 without project and with project. The impacts were studied for six time periods: morning and afternoon weekday peak commuter hours, weekday theater arrival and departure, and weekend theater arrival and departure.

The City's criteria are very sensitive. An increase of as little as one car to an intersection will trigger the finding of a significant impact in certain situations. Using this criteria, the FEIR identified five intersections that may experience significant impacts without mitigation. These are the unsignalized intersections of Santa Monica Boulevard at 9th, 10th, 12th, and Euclid Streets, and Wilshire Boulevard at 10th Street. All potential impacts occur for limited durations, generally one-half hour prior to and after a performance.

The FEIR identified potential mitigation measures for these five intersections, consisting of restriping to improve traffic flow. However, these mitigations are within the control of the City of Santa Monica, and the City has informed the College that such mitigation measures are not acceptable to the City.

Again, using the city's very strict criteria, the FEIR also identified significant adverse traffic impacts at five street segments: Arizona Avenue west of 10th Street, Arizona Avenue east of 10th Street, Arizona Avenue east of 11th Street, Eleventh Street south of Arizona Avenue, and 11th Street south of Santa Monica Boulevard. The FEIR determined that there are no feasible mitigation measures available to mitigate the potential impacts on the five street segments.

The FEIR determined that without mitigation, the project would result in significant adverse neighborhood effects in the three areas just identified: land use, parking lot noise, and traffic.

Mitigation Measures Not Required But Incorporated Into Project

The FEIR includes mitigation measures that are not necessary to overcome significant environmental impacts, but are nonetheless incorporated into the project and must be implemented by the College. These include mitigation measures regarding construction phase air quality, hydrology, police, water conservation, and waste water.

Alternative Projects Studied

The CEQA process requires the study of alternative projects that should feasibly be able to attain most of the basic objectives of the project. The process also requires the study of a "No Project" alternative.

The "No Project" alternative was studied but would not meet any of the project's objectives.

The "Reduced Density Alternative" consisting of 375 seats was selected as the environmentally superior alternative. However, the Reduced Project Alternative would

not meet SMC's objectives to provide a performing arts theater with a seating capacity of 500 persons (even at 500 seats, the Madison Theater Project has a smaller capacity than either of the public junior high auditoriums). The objective to provide a seating capacity of 500 persons would serve an existing demand the College has to provide a venue for performing arts and other academic events such as lectures and special guest speakers. Currently the College lacks the ability to house 500 persons under one roof, which results in a series of separate performances, or lectures that would otherwise be accommodated under one roof at one time.

Additionally, the fixed costs in operating a 500-seat theater are the same as that for a 375-seat theater. Thus, building a 500-seat venue is essential to increasing College program efficiency. Comparatively, this alternative fails to achieve the project's principal objective to meet community demand and fails to provide any substantial environmental benefits in exchange.

The "Alternative Site" alternative was also evaluated. None of the College sites were feasible, with the exception of the main campus. The main campus location is not a preferred alternative because of increased environmental impacts and inconsistency with Santa Monica College Facility Master Plan guidelines.

6. Budgetary Impacts

No budget action is required at this time in connection with the adoption of the resolutions. Privately secured funds have been used to prepare working drawings for approval by the State Architect and to prepare bid documents for construction. The award of bid for construction will require a subsequent Board of Trustees action, and will include the sources and uses of funds for construction, as has been the Board practice.

The increased costs of operation will be offset by rentals, ticket sales, gifts, endowment income, and use of the facility for academic purposes to generate student apportionment.

Recommendations

The Final Environmental Impact Review for the Madison Theater Project has been prepared under CEQA guidelines and the Santa Monica College Implementation of CEQA guidelines. The SMC Board of Trustees must approve the FEIR prior to approval for the Madison Theater Project. The resolution certifying the FEIR represents the determination by the Board of Trustees that the FEIR has been prepared in accordance with law.

In order to approve the project, the Board needs to make a number of findings. These are set forth in the second resolution. In addition, because the FEIR identifies significant unavoidable adverse environmental impacts, the Board must adopt a Statement of Overriding Considerations. This statement is a determination by the Board that the educational, social, cultural, economic, or other benefits of the project outweigh the unavoidable adverse environmental impacts.

Santa Monica College staff has determined that the Madison Theater Project warrants a Statement of Overriding Considerations for the following reasons:

- The Madison Theater Project remedies a significant deficiency in its facilities to support its performing arts and related educational and community-serving programs.
- The Madison Theater Project will assist the College in meeting the needs of its students with respect to new state standards for arts education in California.
- The Madison Theater Project will assist the College in meeting the transfer requirements of its students and will assist the College in providing coursework to meet the new UC admissions requirement in Performing and Visual Arts.
- The Madison Theater Project will help students improve academic achievement, as demonstrated in College Board reports and other studies.
- The Madison Theater Project will provide an important new venue to enhance educational and community partnerships in the arts, and to enrich the arts and cultural opportunities available in the Santa Monica community.
- The Madison Theater Project will add a significant missing piece to the community's array of performing and fine arts facilities, thus enhancing Santa Monica's reputation as a community which values the arts.

In contrast to these extensive educational, cultural, social, and economic benefits, the project's three adverse environmental effects which cannot be mitigated are comparatively minor in nature.

- The inconsistency with the maximum allowable height relates solely to a small portion of the theater, the fly tower, that is substantially set-back from neighboring properties. The fly tower is essential to the proper functioning of the theater. There are no adverse shade, shadow, or view impacts.
- The finding that the project will have unmitigable adverse noise impacts in the parking lot during late evening departure is based upon maximum attendance and "worst case" assumptions about noise generation.
- The finding of significant adverse traffic impacts at five intersections and five street segments stems from the use of the City's highly sensitive threshold. The additional traffic caused by this project will constitute a very small percentage of both the overall traffic and the incremental additional traffic.

For the above reasons, it is respectfully recommended that the Board of Trustees:

1. Adopt the resolution contained in Attachment A entitled "A Resolution of the Board of Trustees of the Santa Monica Community College District Certifying the Final Environmental Impact Report on the Santa Monica College Madison Theater Project."

2. Adopt the resolution contained in Attachment B entitled "A Resolution of the Board Of Trustees of the Santa Monica Community College District Making CEQA Findings Necessary To Approve Development of the Santa Monica College Madison Theater Project, Adopting Statement of Overriding Considerations, Adopting a Mitigation Monitoring Plan, and Approving Madison Theater Project."