

**City of Culver City, California
Agenda Item Report**

Meeting Date: <u>08/09/10</u>		Item Number: <u>J-4</u>	
CITY COUNCIL/REDEVELOPMENT AGENCY BOARD JOINT AGENDA ITEM: Adoption of City Council and Redevelopment Agency Board Resolutions Transmitting the Official City and Agency Combined Response to the 2010 Final Supplemental Environmental Impact Report for the Proposed 2009 West Los Angeles College Facilities Master Plan.			
Contact Person/Dept.: Susan Yun / Community Development Charles D. Herbertson / Public Works		Phone Number: (310) 253-5755 (310) 253-5630	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (Email) Meetings and Agendas – City Council (08/05/10); (E-Mail) Meetings and Agendas – Redevelopment Agency (08/05/10).			
Department Approval: Charles D. Herbertson (08/06/10)		City Attorney Approval: Carol Schwab (by H. Baker) (08/06/10) Agency General Counsel Approval: Murray Kane (by H. Baker) (08/06/10)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (08/06/10)		City Manager Approval: Martin Cole (08/06/10)	
<u>RECOMMENDATION:</u> Staff recommends that the City Council and Redevelopment Agency Board adopt respective Resolutions, transmitting the official City and Agency combined response to the 2010 Final Supplemental Environmental Impact Report for the Proposed 2009 West Los Angeles College Facilities Master Plan. <u>BACKGROUND:</u> In March 2010, the District circulated the 2010 Draft Supplemental Environmental Impact Report (SEIR) for the proposed 2009 College Facilities Master Plan (2009 Master Plan). Detailed comments and concerns regarding the 2010 Draft SEIR were adopted by the City Council and the Agency Board on April 5, 2010 by Resolution No. 2010-R021 and Resolution No. 2010-A001, respectively. Some of the major concerns Culver City identified regarding the proposed modifications to the previously approved 2005 Master Plan and 2005 FEIR included: • Proposed change to allow start of construction one hour earlier (7am compared to 8am) and end two hours later (8pm as compared to 6pm). • Extends campus construction period by three years from 2010 to 2013.			

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- Reduction in on-campus student population projections along with corresponding reductions to proposed parking supply.
- Various changes to proposed buildings resulting in a net building area increase over the 2005 Master Plan.
- Elimination of an Ombudsman position and replacement with a construction “hot-line” to handle community issues relating to college construction.
- Addition of the 9-acre 10100 Jefferson Boulevard site to the 2009 Campus Facilities Master Plan.

On or about July 1, 2010, the District prepared the 2010 Final SEIR. The 2010 Final SEIR is comprised of the “Response to Comments” to the 2010 Draft SEIR and the 2010 Draft SEIR itself. An errata sheet dated July 12, 2010 is also part of the 2010 Final SEIR. The District Board of Trustees is scheduled to review and certify the 2010 Final SEIR and approve the proposed 2009 Master Plan on Wednesday, August 11, 2010.

The purpose of tonight’s meeting is to consider staff’s recommended comments to the 2010 Final SEIR, receive public comment, and accept or modify these comments for transmittal to the District as Lead Agency by Wednesday, August 11, 2010.

DISCUSSION:

The following is a summary of the major issues and concerns with the 2010 Final SEIR. Staff’s detailed comments are shown in “Exhibit A” of the proposed Resolutions (Attachment 1). This list of issues was developed after staff met with and received considerable input from representatives of the Raintree Condominium and Townhome Associations and representatives of the Culver Crest Homeowners Association. The list of issues was sent to District representatives earlier this week but the City has not received a response as of the writing of this report. Staff will apprise the City Council and Agency Board of any last minute developments that may occur before this item is considered on the evening of August 9, 2010.

MOU

1. There is language contained within the 2010 Draft SEIR and the Response to Comments section of the 2010 Final SEIR that suggests that the 2010 Final SEIR will replace the 2005 Memorandum of Understanding (MOU) between the District and the Homeowner Associations (HOAs) representing the communities surrounding the College. It is the City’s position that this language attempts to abrogate the provisions of the MOU and that this separate agreement cannot be unilaterally superseded or terminated.

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Ombudsman and Communications with the Community

2. As a general mitigation measure of the 2005 Final EIR and as part of the 2005 Settlement Agreement, as well as the January 12, 2005 Memorandum of Understanding between the District, College and various neighborhood associations (the "2005 MOU"), the College agreed to create an Ombudsman position to respond to questions and concerns from the surrounding community and City staff and facilitate prompt resolution of problems resulting from the construction and operation of the College facilities. This position was created; however, the College is now proposing to replace this position with a "Mitigation Hotline" and a Community Liaison that will be available during College operating hours. After meeting with the HOAs, the City suggests an alternative approach that we believe should be acceptable to all parties.
3. The aforementioned MOU provided for periodic communication between the District and the HOAs. The College President or his representatives had established a practice of meeting with HOA representatives on a regular basis. This communication has been vital in assuring that the concerns of the HOAs and surrounding communities they represent are both heard and understood by the District. The City proposes that the 2010 Final SEIR reflect continuance of these discussions on a quarterly basis with the City as an active partner in the discussions.

Project Schedule

4. The 2010 Final SEIR anticipates completion of College construction in 2013. Additional environmental review should be conducted if the construction extends beyond the end of 2013.

Traffic Impacts

5. The City continues to have concerns about the public using the new secondary access road as part of a short-cut through the campus from Jefferson Boulevard to Overland Avenue south of Jefferson Boulevard. The 2010 Final SEIR does not analyze this potential significant impact. The new route will be more attractive to many motorists than traveling through the still-congested Jefferson Boulevard/Overland Avenue intersection.

Physical barriers and traffic controls such as traffic signals and signs restricting certain turning movements need to be incorporated into the campus internal street circulation pattern if cut-through traffic develops. While acknowledging that any such traffic control measures will require that the City and the District work with the County of Los Angeles to obtain approval, the City believes that either the City or the District should be able to decide that a cut-through problem exists

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and call for initiation of the process, instead of the current language of the Final SEIR that requires that both the City and the District agree to initiate the process.

Parking

6. Student parking on residential streets in the neighborhoods surrounding the College continues to be a major issue due, at least in part, to the elimination of free parking spaces on public streets surrounding the campus. To help alleviate this problem, the College should formally adopt as a policy its current practice of providing free parking on campus during the first two weeks of each semester and make an affirmative commitment that it will, after consulting with the City, re-establish free on-street parking on sections of perimeter streets surrounding the campus.

In the 2005 Settlement Agreement between the City and the District, the parties agreed to adopt Neighborhood Parking Impact Guidelines that are modeled after the City's current guidelines for the formation of preferential parking districts. If it is determined that adverse parking impacts exists, the District should propose effective mitigation measures to the City and should implement said measures that are approved by the City. The City has requested the District to conduct a neighborhood parking impact analysis during the beginning of the upcoming fall semester.

Noise

7. Portions of the 16 foot high temporary noise barrier along the construction access road were removed. Although construction traffic will be shifted to the permanent roadway, the six foot high sound wall constructed adjacent to the permanent roadway, which was designed to mitigate noise from normal vehicular traffic, will be inadequate to protect nearby residential areas from the noise from construction equipment and trucks used for construction. To offset the impact from the reduction in construction traffic noise impacts resulting from the removal of part of the temporary noise barrier, the City proposes that a section of the 16 foot high haul road sound blanket wall be relocated from the area nearest to Jefferson Boulevard, to a location along the permanent roadway where the temporary noise barrier was earlier removed.
8. The District must meet its obligation from the 2005 Final EIR to construct a sound wall along a portion of Stocker Street to protect the neighborhood south of the College from College related noise.

10100 Jefferson Site

9. Any proposed development of the 10100 Jefferson property has the potential to have profound impacts on the nearby residential community of Raintree Condominiums and Townhouses (Raintree). In recognition of this, the City

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believes that any Request for Proposals (RFP) or Request for Qualifications (RFQ) released by the District for development of the 10100 Jefferson Property be shared with the City and residents of Raintree and Culver Crest prior to release.

Use of College Facilities

10. The Final 2010 SEIR proposes to revise a mitigation measure in the 2005 Final EIR (Measure RF-1), which requires that recreation facilities on the campus shall remain open and available for public use whenever the campus is open and such use does not interfere with College use of the facility. The revision would make this mitigation subject to applicable District and College policies and procedures. Since representatives of the College have advised representatives of neighboring homeowner groups and a City representative that District rules prohibit all non-students from entering the campus and using its facilities, this change would effectively negate Mitigation Measure RF-1 and prohibit Culver City residents from using College facilities. In addition, it would be in violation of the 2005 MOU. The City proposes that the District and the City enter into an agreement that will allow for resident use of College facilities.

Other Comments

11. Enforcement - An amended Settlement Agreement with the City should be prepared to include adoption by reference of all mitigation measures in the 2010 Final SEIR and all agreed to additional changes to the 2010 Final SEIR.
12. Amended Final 2010 SEIR - Any of the additional mitigation measures required by the City that are not included in the Final 2010 SEIR should be adopted by the District through the process of preparing an Amendment to the 2010 Final SEIR.

FISCAL ANALYSIS:

The 2010 Final SEIR is not specific enough to estimate the potential fiscal impacts to the City and the Agency from the proposed project. However, unmitigated and significant impacts from expansion of the College could result in significant costs to the City and its residents in the future. The types of fiscal impacts that the City can expect if the revised Master Plan is implemented include, but are not limited to: increased traffic problems from traffic cutting through the College and the need for increased parking enforcement and traffic engineering to address student parking in residential zones.

ATTACHMENTS:

1. Proposed Resolutions (City Council and Culver City Redevelopment Agency), including Exhibit "A" containing detailed comments on the 2010 Final SEIR

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MOTION:

That the City Council:

Adopt a Resolution, transmitting the official City and Agency combined response to the 2010 Final Supplemental Environmental Impact Report for the Proposed 2009 West Los Angeles College Facilities Master Plan.

That the Redevelopment Agency Board:

Adopt a Resolution transmitting the official City and Agency combined response to the 2010 Final Supplemental Environmental Impact Report for the Proposed 2009 West Los Angeles College Facilities Master Plan.