



Notice of Availability of a Draft Environmental Impact Report for Santa Monica Land Use and Circulation Element

OFFICIAL NOTICE is hereby given on the completion and availability of a Draft Environmental Impact Report (DEIR) for the proposed Land Use and Circulation Element.

PROJECT DESCRIPTION: The proposed Land Use and Circulation Element (LUCE) is a plan for the enhancement of Santa Monica that conserves the existing pattern of uses and establishes policies for the long-term conservation of established residential neighborhoods. The LUCE focuses a modest amount of change at strategic locations connected to transit, particularly at future Exposition light rail stations, and at nodes along primary commercial and transit corridors to manage trips and congestion in the City. It sets the goal of no net new evening peak period trips, and achieves it through integrated transportation management including trip reduction, transit enhancements, pedestrian and bicycle improvements, shared parking and appropriate impact fees. It transforms commercial potential on the boulevards into mixed-use housing and local-serving retail that are the heart of vibrant and walkable complete neighborhoods. The proposed LUCE encourages a thriving economy that supports community services, and achieves a sustainable and integrated system of land use and transportation that reduces greenhouse gas emissions, enabling the City to achieve the goals of the Sustainable City Plan and consistency with the requirements of recent state legislation.

Overall, the proposed LUCE would reduce the maximum development potential within the City compared to the level of allowable development under the current development standards contained in the existing 1984 Plan. It establishes a lower by-right base height, above which projects are subject to discretionary review and provide community benefits such as additional affordable and workforce housing, increased TDM measures, social and cultural facilities, historic preservation, and infrastructure including connecting streets and ground level open space. Compared to today, the modest land use changes allowed under the proposed LUCE could result in a net increase of residential units (emphasizing affordable and workforce housing), retail space, office uses, creative arts spaces, medical space (medical office and hospital), hotel space, and approximately 18.5 acres of additional parks/open space by the proposed LUCE horizon year of 2030. The proposed LUCE is part of the state-required General Plan, that guides the future physical form and character of the city.

ANTICIPATED SIGNIFICANT IMPACTS: The Draft EIR determined that implementation of the project may result in some of the following significant or potentially significant impacts:

- Significant Unavoidable Project Impacts – Air Quality (Construction-related), Noise (Construction-related), Transportation/Circulation, Construction Effects. The proposed LUCE is rigorous in conserving and protecting neighborhoods and historic structures, however, since there remains a potential over a 20 year period for loss of a structure, a finding of significance was made for Cultural Resources.
- Significant Unavoidable Cumulative Impacts – Air Quality (Construction-related), Noise (Construction-related), Transportation/Circulation, Utilities and Service Systems (Solid Waste)

PUBLIC REVIEW PERIOD: A 45-day public review period will be provided for all interested persons to submit written comments (letters or email) on the adequacy of the Draft EIR. **The comment period will start on Thursday, January 21, 2010 and end at 5:30 p.m. on Monday, March 8, 2010.** Written comments should be sent to: Francie Stefan, Community & Strategic Planning Manager, Community & Strategic Planning Division, 1685 Main Street, Room 212, Santa Monica, CA 90401. FAX: 310-458-3380. E-Mail: francie.stefan@smgov.net

PUBLIC MEETING: Additional notice will be given when public meetings before the Planning Commission and City Council are scheduled to receive comments on the Draft EIR and the proposed

Land Use and Circulation Element. If you wish to challenge the Draft Environmental Impact Report in court, you may be limited to raising those issues that you or someone else raised during this 45 day comment period, or at any public hearing or meetings where this document was considered.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR and background materials will be available on the City website at www.shapethefuture2025.net and at the following locations:

- Planning Public Counter, Room 111, 1685 Main Street, Santa Monica
- Office of the City Clerk, Room 102, 1685 Main Street, Santa Monica
- Santa Monica Main Library, 601 Santa Monica Boulevard, Santa Monica
- Montana Branch Library, 1704 Montana Avenue, Santa Monica
- Fairview Branch Library, 2101 Ocean Park Boulevard, Santa Monica
- Ocean Park Branch Library, 2601 Main Street, Santa Monica