City of Santa Monica®

City Council Report

City Council Meeting: January 24, 2017
Agenda Item: 6.B

To: Mayor and City Council

From: David Martin, Director, Planning and Community Development, City Planning

Subject: Appeal (16ENT-0200) of the Planning Commission's Approval of Development Review Permit 16ENT-0140 for the City Services Building located at 1685 Main Street (City Hall)

Recommended Action

Staff recommends that the City Council consider the Civic Center Specific Plan EIR Sixth Addendum with the Final EIR and approve Development Review Permit 16ENT-140 for the City Services Building.

Executive Summary

On November 16, 2016, the Planning Commission approved Development Review Permit (DRP) 16ENT-0140 for a three-story, 50,200 square-foot, 45-foot high rear extension to Santa Monica City Hall. The approved plans included revisions proposed by the applicant in response to Commissioner, public and staff concerns. These revisions include reconfigured solar panel locations; a reduced free-standing solar port in the north parking lot; and relocated bike lockers, parking and loading spaces, and trash receptacle area. The Commission's decision, findings, and conditions of approval are set forth in a Statement of Official Action (Attachment B).

The Planning Commission's decision was appealed on November 29, 2016 by David Garden. The appellant states that the application should be delayed for reasons related to design, public health, and Municipal Code requirements (Attachment C). This report summarizes the Planning Commission's action, the points of each appeal provided by the appellant, and staff's analysis. This report concludes with a recommendation from staff to uphold the Planning Commission's approval of the Development Review Permit based upon the findings and subject to the conditions adopted by the Planning Commission on November 16, 2016, except for the removal of Condition #6.

The Planning Commission also adopted a resolution recommending that the Council amend the Civic Center Specific Plan (CCSP) in order to change the project location within the City Hall site and increase its height, along with an addendum to the CCSP Environmental Impact Report. The specific plan amendment request is being forwarded to Council as a separate hearing item on this agenda.

Background

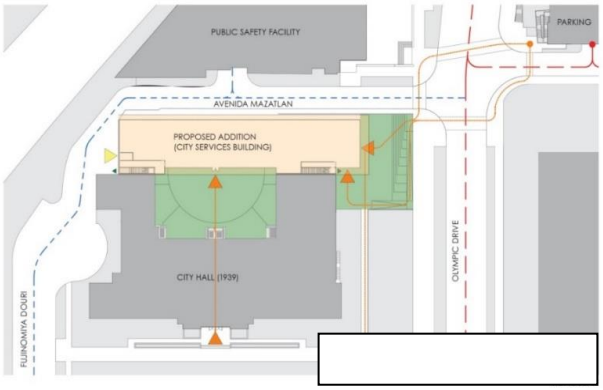
Existing Conditions and Setting

City Hall is on a parcel that also includes the Public Safety Facility (PSF) and the Civic Center Parking Garage. The PSF building, to the east of City Hall, was completed in 2003 and was the first City facility to be awarded the US Green Building Council's LEED Silver certification. PSF has balconies facing City Hall and a corner entrance plaza on Olympic Drive. In between PSF and City Hall is a three-sided courtyard of approximately 8,000 square feet that opens toward a service road (Avenida Mazatlan). The courtyard includes landscaping (installed as "temporary" in 2005), picnic benches, bike parking and a semi-circular walkway that pays homage to the original road behind City Hall. Also on the site to the north of City Hall is a 30-space surface parking lot, mechanical equipment, and refuse/recycling bins. The I-10 freeway borders the property on the north.

Special considerations for the project's building design are the property's status as a City Landmark (and Landmark parcel) and the Council's direction to design the project to achieve certification through the Living Building Challenge, which requires registration and going through the certification process of the International Living Futures Institute (ILFI). The building aims to be compatible yet distinct from the Landmark while reflecting current technology and environmental sensibilities to create a building that is self-sufficient in its energy and water use.

The City Services Building requires consistency with the Secretary of Interior's Standards for the Treatment of Historic Properties (SOI Standards), and a Certificate of Appropriateness to be approved the City's Landmarks Commission. In addition, an amendment to the Civic Center Specific Plan (CCSP) is required in order to approve the proposed project, because the CCSP specifies a different location for this anticipated additional government office space.





Aerial View and Map of Site Location

Zoning District:	CC
Land Use Element Designation:	Institutional/Public Lands
Parcel Area:	7.36 acres
Existing On-Site Improvements (Year Built):	City Hall (1939), Public Safety Building (2003), Ken Genser Square (2014)
Adjacent Land Uses:	Tongva Park; County Courthouse
Historic Resource Inventory	Designated City Landmark (1979)

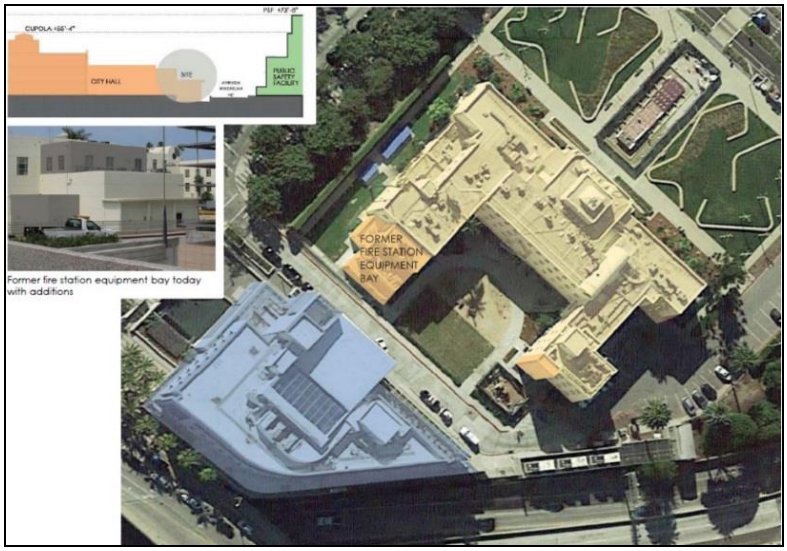
Project Description

The project, known as the City Services Building (CSB), is located on a City Landmark-designated parcel. The proposed extension on the east side of City Hall would form an enclosed courtyard with City Hall, with its rear elevation facing Avenida Mazatlan and the Public Safety Building. The proposed City Services Building (CSB) is a 50,200 square-foot, three-story (45 feet) plus basement addition to the rear of the 1939 Moderne Style City Hall Building, along Avenida Mazatlan, covering some of the eastern portion of the City Hall courtyard to create a 6,700 square-foot, four-sided interior courtyard. Although it will appear to be part of the building, the CSB is being designed as a structurally separate building. Small, accessory structures, including a solar port, RRR enclosures and bike lockers, are also proposed on the site.



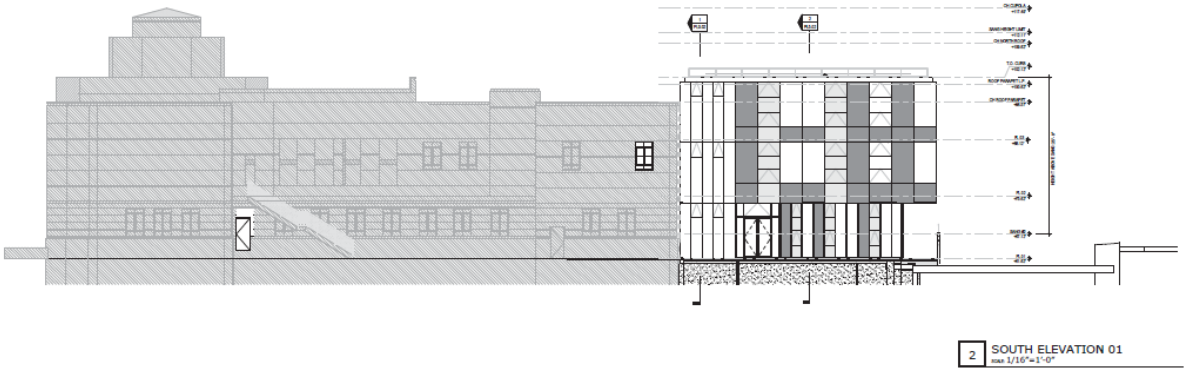


The proposed project includes the removal of some original building components: 1) an exterior stairwell on the building's north wing; and 2) the rear 37 feet of the south wing, which originally housed the City's Fire Department and specifically the firetruck bays. The eastern building walls that will be adjacent to the CSB wing will remain but a total of seven windows (one on the south wing and six on the north wing) would be removed and filled in to create a 3-hour fire wall together with the walls of the new structure. The windows to be removed are not original; they are compatible "in-kind" replacements installed in the original openings that were revealed when the police building was removed.



Another minor alteration to City Hall's exterior is the conversion of one window at the eastern end of the south façade of City Hall to an egress door for fire exit requirements. The existing historic sash and frame will be removed, the sill will be cut down to floor level, and a new door assembly will be installed. The replacement of one existing window with a new door will be a minor alteration on a secondary façade and will have minimal visual and material impact on the building's historic integrity.

The proposed new building, which would be clearly differentiated from the historic building, would be higher than the adjacent second floor parapet but lower than the front of City Hall and its cupola.



Analysis of Potential Historic Resource Impacts

Historic Resources Group (HRG) prepared a Historic Resources Technical Report (Appendix A of Attachment E) assessing the proposed project for consistency with each of the Secretary of the Interior's Standards for Rehabilitation (the Standards). In analyzing the proposed demolition and modifications to City Hall, HRG examined whether these alterations would result in new impacts to a historic resource that the CCSP EIR did not consider and would substantially reduce the integrity or significance of the resource. To make this determination, the proposed alterations were reviewed in the context of several relevant Preservation Briefs and for consistency with the Standards. Each proposed alteration is described and analyzed to determine whether it might impact the stability or integrity of the historic structure or parcel. The report also looked at whether the alterations taken together might cause the resource to lose its eligibility as a State or National historic landmark.

HRG's conclusion that the proposed demolition "will not substantially reduce the integrity or significance of important resources on the site or in the vicinity" is based on the determination that the original building components proposed for removal are located in the rear of the building, are not the most important character-defining features and that their removal will leave the majority of character-defining spaces and features of City Hall substantially intact. For these reasons, after removal of these two components, City Hall will retain sufficient integrity to convey its historic significance and remain eligible for listing on the California State Register and the National Register of Historic Places.

The HRG study also concluded that the overall setting of City Hall would not be substantially altered by the project and that "the overall historic integrity of City Hall will be retained… The majority of the character defining features of the City Hall property will remain intact and will continue to convey their historic significance." The proposed new construction was also reviewed to determine if it would result in cultural resource impacts that would be substantially greater than those analyzed in the CCSP EIR. Analysis of the new building includes the relationship of the addition to the primary, Landmark building, and its effect on the historic courtyard of City Hall, which was returned in 2005 to a state more closely resembling the period of significance. The courtyard will transform from a 3-sided landscaped area of 8,000 square feet to a 4-sided (enclosed) area of 6,500 square feet. The current landscaping, designed to evoke the original circular driveway behind City Hall, is not original or character-defining. In consideration of the full historic resource analysis, the CCSP EIR addendum concludes that the project would not result in new impacts that would be substantially greater than those analyzed in the CCSP EIR.

Planning Commission Action and Appeal

On November 2, 2016, the Planning Commission held a public hearing and considered the Development Review Permit (DRP) application for the proposed City Services Building and a recommendation to amend the CCSP. At the Planning Commission hearing, concerns were expressed regarding the project's impact on the historic setting of City Hall. The Commission was particularly concerned with views of City Hall's primary façade that would be impacted by the proposed solar port structure in the north parking lot, which would supply some of the solar energy necessary to achieve a net zero energy building. The hearing was continued to November 16, 2016, to allow time for the applicant to evaluate potential project revisions including reducing the size of the solar carport and pulling it back from Main Street to retain the view of City Hall from the Main Street Bridge, and minimizing the amount of equipment in the north parking lot. The applicant was also asked to provide clarification to the Commission on certain components of the project including views from Olympic Drive and other alternatives for

the equipment and solar panels that were considered. After additional testimony and presentation by representatives of the Public Works Department (the applicant) and members of the public, the Planning Commission approved the DRP by a vote of 4-2, with one abstention. The Planning Commission also adopted a resolution recommending that the Council amend the Civic Center Specific Plan (CCSP) in order to change the project location within the City Hall site and increase its height, along with an addendum to the CCSP Environmental Impact Report. The specific plan amendment request is being forwarded to Council as a separate hearing item on this agenda.

On November 29, 2016, the Planning Commission's approval of Development Review Permit 16ENT-0140 was appealed in a timely manner by David Garden. The appeal statement (Attachment C) contains seven points on which the appellant has challenged the Commission's decision.

A full description and analysis of the project are included in the November 2, 2016 Planning Commission report (Attachment D).

Discussion

Appeal Analysis

The Council's consideration of this appeal is *de novo*, which means that Council "must approve or conditionally approve the DR Permit application in whole or part if all of the following required findings of fact can be made in an affirmative manner" (SMMC Section 9.40.050):

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards and are both compatible and relate harmoniously to surrounding sites and neighborhoods;

B. The rights-of-way can accommodate autos, bicycles, pedestrians, and multi-modal transportation methods, including adequate parking and access;

C. The health and safety services (police, fire etc.) and public infrastructure (e.g., utilities) are sufficient to accommodate the new development;

D. The project is generally consistent with the Municipal Code, General Plan, and any applicable Specific Plan;

E. Based on environmental review, the proposed project has no potentially significant environmental impacts or any potentially significant environmental impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project or a Statement of Overriding Considerations has been adopted;

F. The project promotes the general welfare of the community;

G. The project has no unacceptable adverse effects on public health or safety; and

H. The project provides Community Benefits consistent with Chapter 9.23.

In his appeal statement (Attachment C), the appellant challenged the following findings and conditions contained in the Planning Commission's Statement of Official Action: Findings A, C, D, G, and Conditions of Approval Nos. 6, 15 and 17. However, staff does not agree with the appellant's appeal statement and the following discussion summarizes and provides staff's analysis of each of the appeal points.

Finding A Appeal Summary

In approving the DRP, the Commission found that:

> The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards and are both compatible and relate harmoniously to surrounding sites and neighborhoods in that the project is located in the Civic Core section of the Civic Center Specific Plan area, complies with the CCSP development standards, and is a public building that is part of the CCSP's program to provide government offices necessary to serve the City's community.
>
> *(Note: the Finding is based on an assumption of Council approval of the recommended CCSP amendment.)*

The appellant states that he is "*concerned that the proposed "massing" overhangs the historic City Hall building on the south side as it projects all the way to the sidewalk and disturbs the historically significant streetscape view of City Hall from Main Street*." He requests that other building massing options be considered, including options that

would be taller but on a smaller footprint.

Finding A Response

The project design does extend south of City Hall's southern wall, as seen in the site plan above. However, it is set back and does not project all the way to the sidewalk, as stated by the appellant. From the sidewalk, a stairway and ADA-compliant ramps lead down to the building entrance and a small landscaped plaza. At the Planning Commission hearing, there was discussion of how this projection impacts the view of the Public Safety Facility (PSF). While the pathway on the south side of City Hall would no longer have an open view of PSF, the view from the Olympic Drive sidewalk would remain open and the PSF and its plaza would be visible from the street.

Although the proposed building is visible from Main Street at Olympic Drive, it would not be visible from the front of City Hall, or from most views along Main Street. The appellant's suggestion of a taller building might, in fact, have more visibility from Main Street than the project approved by the Planning Commission. In addition, the appellant refers to "*the historically significant streetscape view of City Hall from Main Street."* Staff disagrees on the historic significance of the referenced view shed, as neither the Olympic Avenue streetscape nor the PSF, which were both constructed in the current century, were present during City Hall's period of historic significance (1938-1951).

Finding C Appeal Summary

In approving the DRP, the Commission found that:

> The health and safety services (police, fire etc.) and public infrastructure (e.g., utilities) are sufficient to accommodate the new development in that the proposed building is located in an urbanized area already adequately served by existing City infrastructure.

The appellant states that he is "*concerned that the proposed City Services Building project plan includes the building's own water well and that the location is quite close to the Pacific Ocean, over time, this well may produce water infused with salt. This would necessitate the inclusion of a desalination plant inside the building."* The appellant requests a cost-benefit analysis be done on this proposal.

Finding C Response

The CSB will be connected to the citywide water system, which will initially serve the building until the County approves use of the well and will remain as back-up if needed. The City's Water Division is responsible for obtaining all required State and County approvals. A test well was dug in November and results indicated that water can be supplied to the building from this source. The water table accessed by this well is located well above the current level of saltwater intrusion, and data from Sea Level Rise studies recently shared with the City do not indicate that the Civic Center is vulnerable to rising water tables. However, even in the unlikely event of salt water intrusion into the groundwater source of the well, the building will be connected to the City's municipal potable water supply as a redundant system. Consequently, the City's municipal infrastructure would be sufficient to provide potable water to the building in the event that the well became inoperative for any reason.

Finding D Appeal Summary

In approving the DRP, the Commission found that:

> The project is generally consistent with the Municipal Code, General Plan, and Civic Center Specific Plan in that it is for the construction of a necessary government facility in the Civic Center identified in the CCSP and complies with applicable Zoning Code and CCSP requirements.

The appellant states his concern that the proposed project conflicts with SMMC Section 5.20.060, which prohibits private sewer systems. He also disputes this finding by objecting to the locational choice for the building, claiming that "*too much is being attempted for this small footprint location*." He requests a full discussion of other possible locations.

Finding D Response

SMMC 5.20.60 (Septic tanks, seepage pits and cesspool connections (private sewage disposal systems) was enacted to remove *private*, uncontrolled sewer systems in order to ensure groundwater safety. This project proposes a self-contained composting system in a public (City) building, processed by machinery that would be located in the

building's basement. The unusual system is a component of the effort to achieve a zero-waste building for the Living Building Challenge.

The appellant's claim that the finding of Code consistency cannot be made due to conflicts with this Code section is a misinterpretation of the referenced Municipal Code section. SMMC 5.20.060 does not apply to a publicly-owned waste system. Furthermore, the building will be connected to the City's municipal sewer system as a back-up for waste disposal if needed.

Finding D addresses objective compliance with Municipal Code and General Plan requirements. The appellant's statement that the site area is too small for the project does not specifically address objective factors that support this claim. Code limitations on height and density, as well as design parameters such as setbacks and stepbacks are the most commonly used objective measures for determining whether a building "fits" in its proposed location. In this instance, the project is subject to CCSP standards, which support flexible building design for the public buildings that make up the Civic Center. CCSP standards reflect that the Civic Center is not a typical "neighborhood" in which new development directly impacts adjacent private properties. Should Council approve the proposed CCSP amendment to permit a City services building of up to 55,000 SF in the location behind City Hall, the project as approved would be consistent with the CCSP, which is the only objective standard of "fit" for this DRP application.

The appellant has also challenged the choice of building location as inconsistent with the Municipal Code or the general plan. The selection of the site was made by the City Council in 2012, after public consideration of alternative sites, including the site adjacent to the north side of City Hall and other non-adjacent locations in the Civic Center. The Council chose the current site after considering all of the advantages and drawbacks of these alternatives. This process was outlined in Council staff report for the January 27, 2015 meeting. As a result, a DRP application was submitted for 1685 Main Street, and this is the only alternative that may be evaluated under this application.

Finding G Appeal Summary

In approving the DRP, the Commission found that:

> The project has no unacceptable adverse effects on public health or safety in that the Living Building Challenge goals that the building is designed to achieve aim to promote a higher level of well-being and community health through materials, natural light and air and other structural systems.

The appellant challenges this finding, stating that: "*Because of the possible health risks to City staff, maintenance contractors and the general public due to the potential for the spread of dangerous pathogens related to the project's Composting Toilets and the plans to spread the compost material around City Hall planting areas, we request that before any final approval is granted to this project that the City Council first direct staff to consult a professional industrial hygienist and for the consultant to prepare a report on the proposed City Services Building sewage system and compost distribution to be presented at a public meeting. In our cursory investigation and research we have found that a Composting Toilet system of this extensive capacity is unproven and does not currently exist anywhere in the United States. We have found various professional reports stating that the composting process does not reach temperature levels sufficient to kill off human pathogens and that because of this the proposed project stands to put City staff at risk."*

Finding G Response

The appellant submitted a written comment to the Planning Commission with similar concerns during the public comment period, and Commissioners requested further explanation at the November 16th hearing. The City's Green Building Advisor addressed the Commission to explain the team's research which led to the particular aerobic composter system, which is operated in other North American buildings including the Bullitt Center in Seattle. He stated that public health and protection of employee well-being are priorities for this and any other City project. Additional information provided by the Green Building Advisor is included as Attachment F. Furthermore, the installation of the system requires a permit to be issued by the Los Angeles County Health Department.

The appellant's claim that the compost produced from this system will be spread around City Hall landscaped areas is also incorrect; compost product is planned to be sent to a compost producer for mixture with other sources prior to its distribution and use.

The DRP allows but does not require the composting waste system, and the project would still be in compliance with the DRP if the system were to be removed from the final plans and a traditional sewer connection provided.

In addition to the Findings challenges, the appellant objected to three conditions of the project's approval in his appeal.

Condition #6 Appeal Summary

> Condition 6: The proposed building has been designed to qualify for certification under the Living Building Challenge of the International Living Future Institute. Although achievement of this certification is not a condition of approval for this permit, the applicant will make every effort to endeavor to be "full LBC Certified" or at least LBC "petal certified."

The appellant's concern with this condition is that "*in attempting to qualify for this level of "sustainable" certification the City Services Building project has become "financially" unsustainable. We would like to see a complete cost-benefit analysis regarding the issue of "green sustainability" versus ultimate "financial sustainability" including a discussion of the long-term maintenance of the building's unproven subsystems and what taxpayers should be expected to pay for City staff office space. This analysis should include costs of recently constructed "typical" city office space in other southern California municipalities. As a point of reference, let us compare the presently proposed City Services Building project to the recently opened LEED Gold - African American History & Culture Museum on the National Mall in Washington DC. This new Smithsonian building is built at a very high quality and cost $270 million for 350,000 square feet. This works out to about $771 per square foot. The Santa Monica City Services Building, at its current $86 million budget and 50,000 square feet will cost more than twice as much at $1720 per square foot.*"

Condition #6 Response

The City Council's decision to authorize design of the building to qualify for certification under the Living Building Challenge of the International Living Future Institute was made at a public meeting after full consideration of costs and benefits (see January 27, 2015 Council staff report). More importantly, as long as the findings under SMMC 9.40.050 can be made for the currently contemplated design of the building, it is not necessary to condition approval of the DR Permit upon future certification or best efforts for certification. Therefore, staff is recommending that the DRP be approved without Condition 6 (see Attachment A) to avoid confusion.

Condition #15 Appeal Summary

> Condition 15: This approval is for those plans dated August 31, 2016, as modified by the site plans presented at the Planning Commission hearing on November 16, 2016, in regard to placement of equipment, bike and vehicular parking, and solar arrays. A copy of these plans shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

The appellant states that he is concerned that "*there is a rush to start the permit application process before January 1st, 2017, as apparently, earthquake codes will be changing. For the large expense of the new City Services Building per square foot, there is a concern for the reasons why these new structural steel design codes were not considered. It would seem that any new municipal building should set an example for others to follow, not to skirt. We would like to see an analysis of the reasons to "rush" this building and not take all new earthquake code requirements into consideration.*

Condition #15 Response

Condition 15 is a standard condition that references the plans that the Planning Commission reviewed and approved. This plan set does not include the structural detail required by the Building and Safety Division for their plan check process. Those plans are submitted as a separate plan check application, evaluated on the basis of applicable codes. Furthermore, the DRP analysis and findings are not related to the applicant's project timing. This point of appeal is, therefore, not relevant to the referenced condition

of approval. The recommended Condition (14) in the draft Council Statement of Official Action references a revised set of plans as approved by the Planning Commission.

Condition #17 Appeal Summary

> Condition 17: Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

Similar to Finding D above, the appellant states that "*The proposed City Services Building project appears to conflict with City Code 5.20.060 - No private sewage disposal systems shall be permitted within the City. All such systems must be removed and the lots thereto attached connected to the public sewer system. The connection to the public sewer system in accordance with Chapter 7.04 and this Chapter of this Code, must be completed by July 1, 1987. The removal of the private sewage disposal system must be completed by October 1, 1987.*"

Condition #17 Response

Condition 17 is a standard advisory to applicants that the project will be required to comply with all relevant Code sections. As stated in the above response to the appellant's challenge of Finding D, the Code section referenced by the appellant applies only to private systems and in any case the CSB will have a back-up connection to the sewer system.

Based upon the foregoing, staff recommends approval of the DRP as set forth in the draft Statement of Official Action (Attachment A).

Environmental Review

An Environmental Impact Report (EIR) was prepared for the Civic Center Specific Plan (CCSP) project in accordance with Section 15087 of the State CEQA Guidelines. The CCSP EIR, certified on June 28, 2005, analyzed the development of a mix of future land uses as well as circulation improvements in the Civic Center Specific Plan area. The

CCSP EIR included the analysis of a potential City Services Building up to 100,000 sf and 56 feet in height on Fujinomiya Douri, north of City Hall. Subsequent to certification of the EIR, five addenda were prepared and published to address changes in the Civic Center Specific Plan.

Per Section 15164 of the California Environmental Quality Act (CEQA) guidelines, an Addendum to a certified EIR is required if minor technical changes or minor modifications to the proposed project occur. Preparation of an addendum is appropriate unless subsequent changes proposed in the project or changed circumstances will result in new significant impacts or a substantial increase in the severity of previously identified significant impacts will occur.

To determine whether the proposed alterations to the CSB would have new or more severe significant environmental impacts that were not previously analyzed in the CCSP EIR and the five addenda, a Sixth Addendum to the CCSP EIR (Attachment E) was prepared for the proposed project. All potential areas of impact were studied, with particular discussion on some including Historic Preservation (discussed above), Traffic and Circulation, and Construction Effects. As analyzed in the Addendum, the CSB project as proposed would not generate new significant environmental impacts or a substantial increase in the severity of previously significant impacts identified in the 2005 Civic Center Specific Plan EIR. Therefore, pursuant to CEQA, preparation of a subsequent or supplemental EIR is not required.

Public Outreach

Public notices for the November 2, 2016 Planning Commission hearing (and its continuance to November 16, 2016) and for this Council hearing were provided as required by the Zoning Code. Notices were mailed to surrounding properties and an advertisement was placed in the Santa Monica Daily Press. Two notices, one on each street frontage of City Hall, were posted as required prior to each public hearing.

Alternatives

As an alternative to the staff recommendation, the Council may choose to grant the

appeal based on revised findings and deny the DRP (16ENT-140) and the proposed CCSP Amendment (separate agenda item).

Financial Impacts and Budget Actions

There is no immediate financial impact or budget action necessary as a result of the recommended action.

Prepared By: Elizabeth Bar-El AICP, Senior Planner

Approved	**Forwarded to Council**
David Martin, Director, Planning and Community Development 1/13/2017	Rick Cole, City Manager 1/17/2017

Attachments:

A. Draft Statement of Official Action

B. Planning Commission Statement of Official Action

C. Appeal Statement - 16ENT-140

D. Planning Commission Staff Report 11-2-16

E. CCSP EIR Addendum #6 with appendices

F. OSE Memo - CSB Waste Compost System

G. Appeal letter - David Garden

H. PC Approved Project Plans 11-16-16

I. Written Comments

J. Powerpoint Presentation

K. Powerpoint Presentation

L. Powerpoint from the public

Council Hearing
January 24, 2017
1685 Main Street: City Hall

City Hall City Services Building
Appeal of Approval of Development Review Permit
16ENT-0200

Proposed Civic Center Specific Plan Amendment
16ENT-0140

January 24, 2017

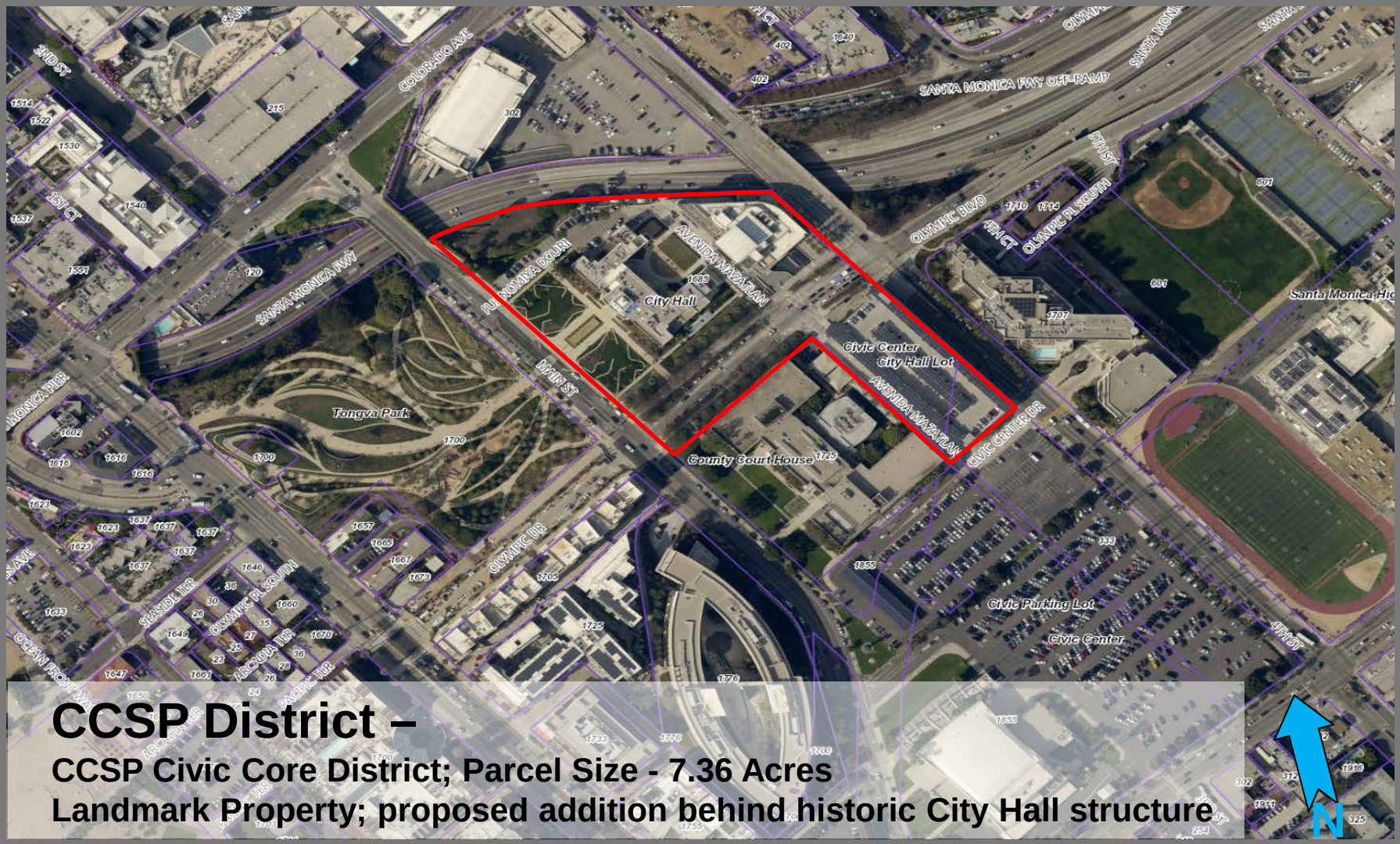
Council Hearing
January 24, 2017
1685 Main Street: City Hall

16ENT-0200

APPEAL OF PLANNING COMMISSION APPROVAL OF DEVELOPMENT REVIEW PERMIT 16ENT-0140

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Property Location



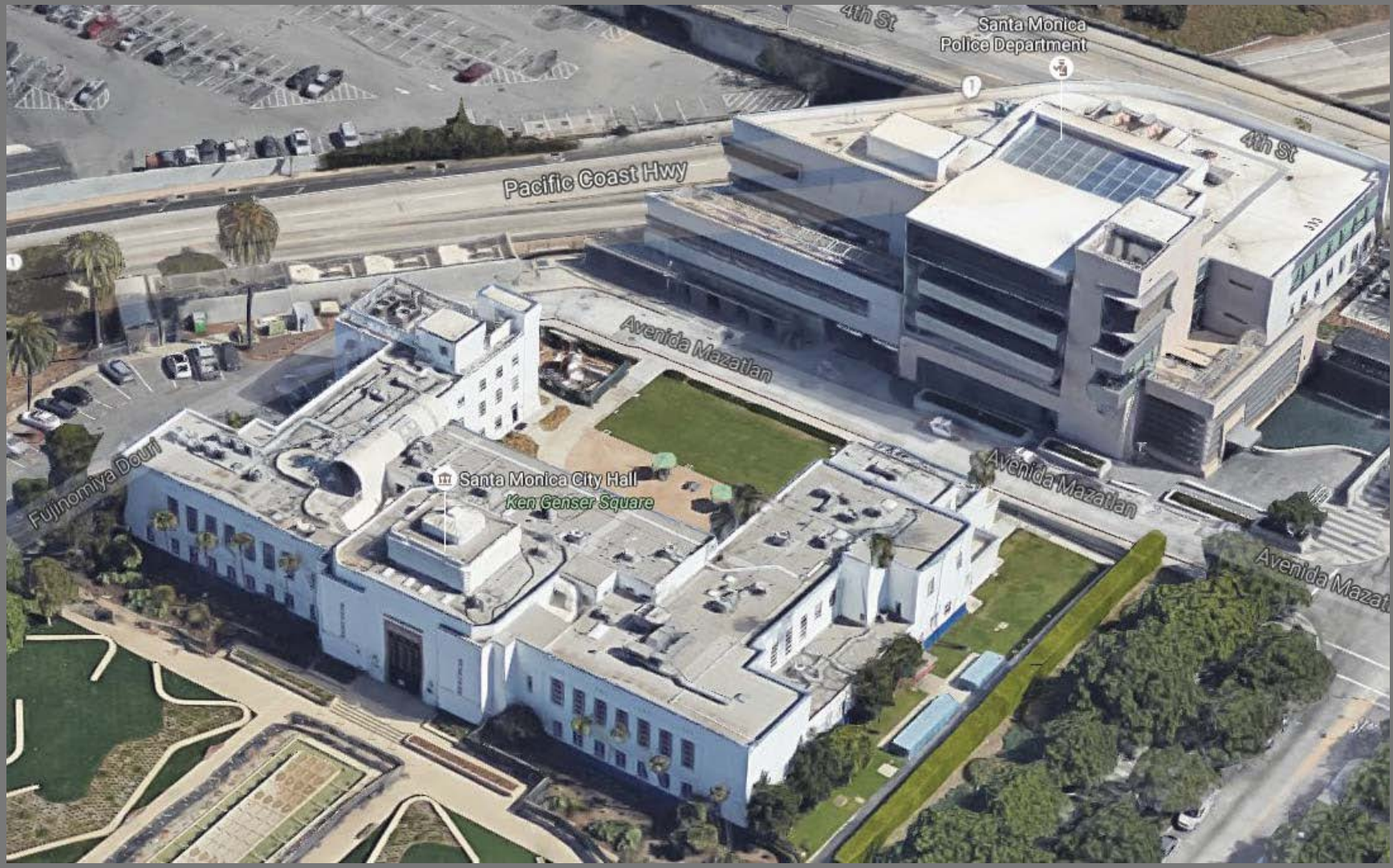
CCSP District –

CCSP Civic Core District; Parcel Size - 7.36 Acres

Landmark Property; proposed addition behind historic City Hall structure

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Project Context



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Project Description

- **Rear addition (developed as structurally separate building) providing office space and a public counter area.**
- **Total Floor area & Height: 50,200 square feet / 45 feet (3 stories + basement)**
- **Parking provided through shared, public parking at Civic Center (structure + surface lot)**



Council Hearing
January 24, 2017
1685 Main Street: City Hall

The Living Building Challenge

- International Living Future Institute (ILFI)
- A high bar for commitment to sustainability
- Would be first Municipal Building to be certified.



International Living Future Institute – 7 Petals of the Living Building Challenge

Council Hearing
January 24, 2017
1685 Main Street: City Hall

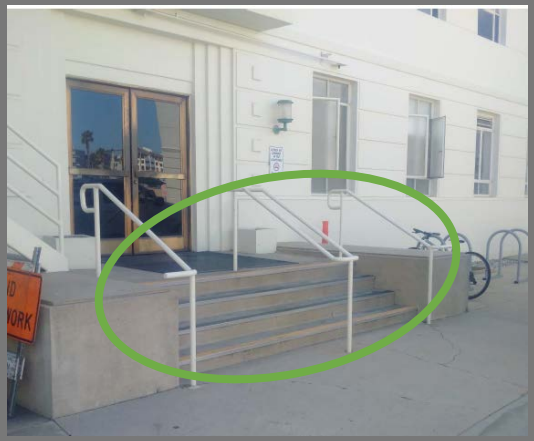
Proposed Demolition

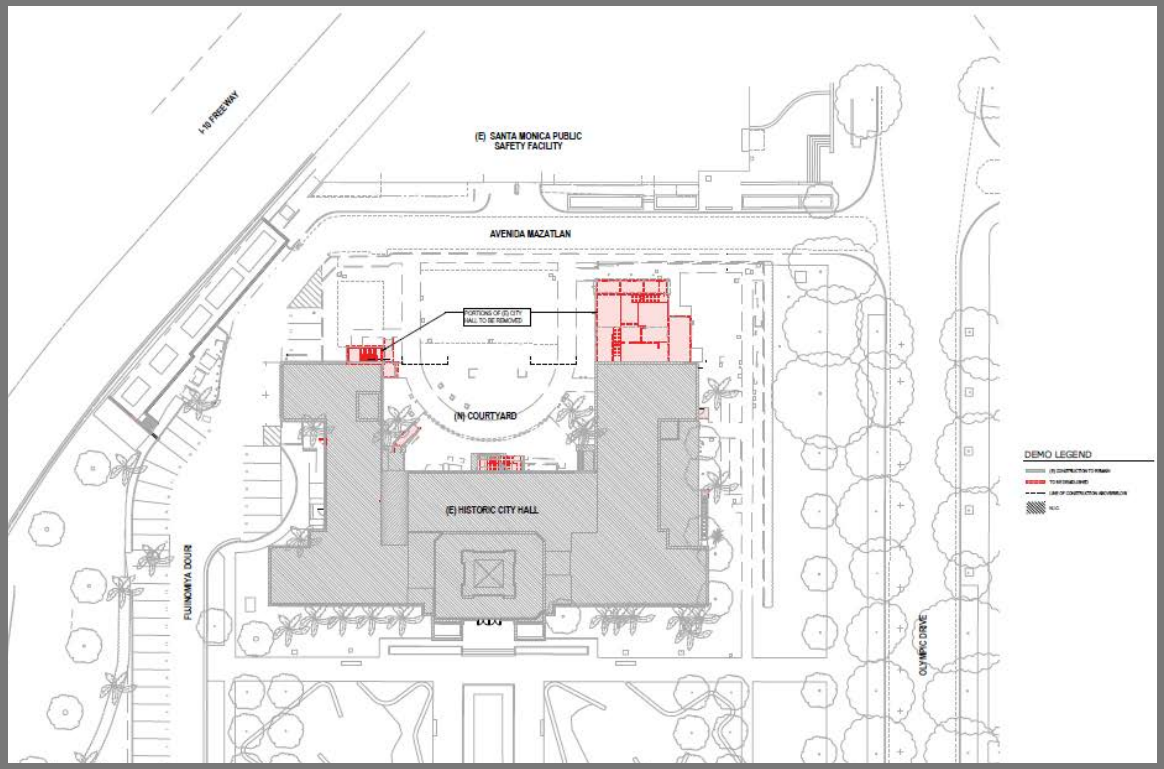


Existing Stairwell on North Wing - To Be Removed



Existing South Wing - Approximately 37 feet to Be Removed

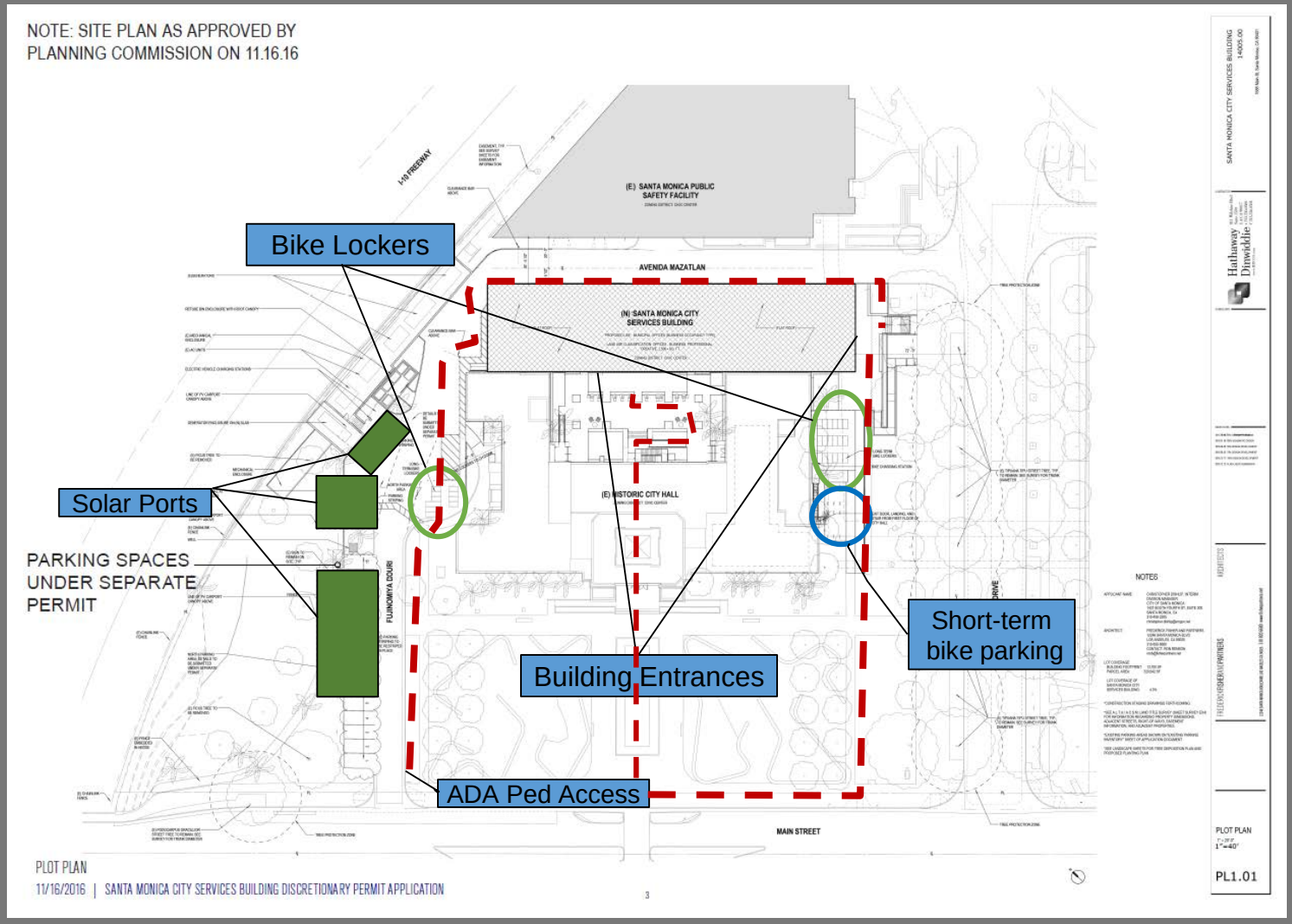






Council Hearing
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1685 Main Street: City Hall

Site Plan



Council Hearing
January 24, 2017
1685 Main Street: City Hall

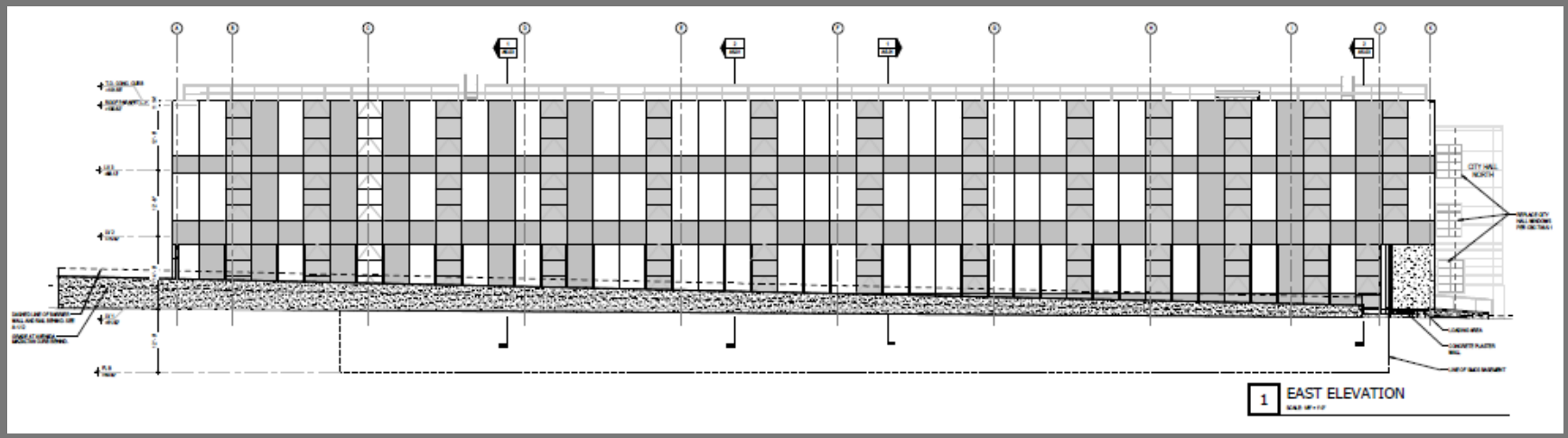
Project Design



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South & East Elevations



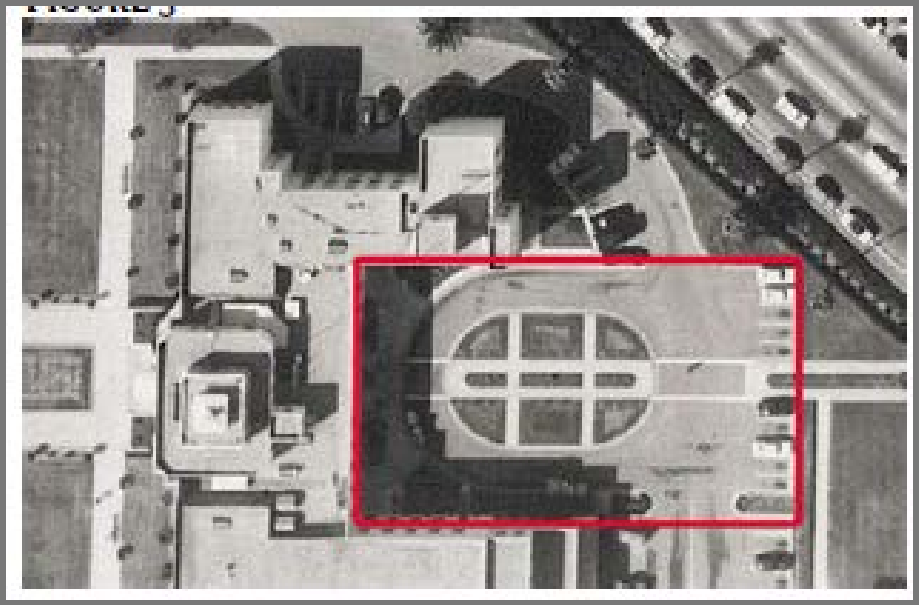


Council Hearing
January 24, 2017
1685 Main Street: City Hall

Courtyard

- **Courtyard: 3-sided → 4-sided enclosed**
- **Size: 8,000 sf → 6,700 sf**







City Hall Courtyard in 2004

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Courtyard

- **Courtyard: 3-sided → 4-sided enclosed**
- **Size: 8,000 sf → 6,700 sf**



FREDERICKFISHERANDPARTNERS

COURTYARD VIEW

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Courtyard

- **Courtyard: 3-sided → 4-sided enclosed**
- **Size: 8,000 sf → 6,700 sf**



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Current View from Olympic / Main corner



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Proposed View from Olympic / Main corner



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Current View, Front of City Hall



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Proposed Solar Canopy Front of City Hall



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Current View from Main Street Bridge



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Proposed Solar Canopy, From Main St. Bridge



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Parking Analysis for Finding of Compatibility

- CCSP District does not have required parking. Parking is provided as shared facility for multiple uses including City Hall.
- Parking analysis to address issue of project's compatibility with surrounding Civic Center area, given additional staff & visitors.

Civic Center Parking Facility (structure + lot)	**Current**	**After CSB Construction (projected)**
Total # of parking spaces	1770	1650 (120 fewer spaces in surface lot)
Minimum available Spaces *in structure only* during Typical Peak Day Time Utilization Surface Lot availability	192 NO DATA	
Projected New Demand when CSB opens in 2020		
ECEC		25
New City employees/pool cars		57
TOTAL maximum potential increase:		**82**
Parking space availability needed to meet CSB needs when it opens		202
Total supply (subtracting lost spaces + new demand from 192 spaces currently available in structure)		-10
Surface lot availability needed		**10**
CONCLUSION: High likelihood that there are at least 10 spaces available in the 880-space surface lot at peak daytime use. Furthermore, the numbers utilized are maximum, with anticipated reduced parking demand based on employee utilization of improved TDM program.		

Developer Requirement: Transportation Demand Management

- SMMC 9.53 – TDM Ordinance
  - City is specifically NOT exempt from ordinance requirements.
  - AVR Requirements by District: City Hall's AVR Target is 2.2
- Condition of Approval:
  - TDM Preliminary Plan due prior to issuance of Building Permits. Final Plan prior to Certificate of Occupancy.
  - Shall be based on 9.53.130 (Content of Developer TDM Plan)

Project-specific conditions

- **Requires CCSP Amendment**
- **Courtyard minimum 6,700 sf**
- **Short and Long-term bike parking (25 new LT; 31 total ST. bike racks)**
- **Site plan for north parking lot for reuse after construction to be determined at a later date; plans may be approved by PCD Director.**
- **Transportation Demand Management (TDM) plan per SMMC Chapter 9.53, to achieve a 2.2 AVR. Preliminary Plan to be submitted prior to issuing building permit; approval required prior to Certificate of Occupancy.**
- **Full ADA compliance around the building**
- **CCSP EIR (6th Addendum) Mitigation Measures required, including project-specific Cultural Resource mitigations**
- **Special consideration for Landmarks Commission to make findings of compatibility during Certificate of Appropriateness process**

Points of Appeal

Appeal filed by David Garden on November 29, 2016

- Points of Appeal Based on Planning Commission Statement of Official Action
  - Findings A, C, D, G, C
  - Conditions of Approval Nos. 6, 15 and 17

Points of Appeal

Objections to DRP Findings A & C

- Massing overhangs City Hall projecting to sidewalk on south side and disturbs historic streetscape.
  - *Response: Building does not project to sidewalk; streetscape view is not historic.*
- CSB's water well is vulnerable to high salinity and not connected to City system
  - *Response: Water table well above intrusion level; will be monitored; will be connected.*

Points of Appeal

Objections to DRP Finding D

- Project conflicts with Building Code (SMMC 5.20.060)
  - *Response: Section refers to private systems; this is not private system. Building will be connected to sewer system as back-up*
- Project is too big for its location
  - *Response: Project massing is designed to bridge between buildings. It is consistent with Code & CCSP, as amended.*

Points of Appeal

Objections to DRP Finding G

- Proposed composting toilet system presents health risk to City staff and public
  - *Response: The system compared in the appeal is not the same; City's proposed system being used safely in other buildings; LA County Health Permit is required.*
- Compost would be spread around City Hall
  - *Response: Compost product would be sent to operator to mix with other components.*

Points of Appeal

Objections to DRP Condition 6

- LBC Certification challenge makes project too expensive.
  - *Response: Council ("applicant") authority to undertake a project is not within the regulatory process. Cost is not a DRP finding. Council has considered this project through multiple agendized public discussions;*
    - *Upon reconsideration, staff recommends removing this condition, as it is phrased as aspirational, not obligatory, and thus may be confusing.*

Points of Appeal

Objections to DRP Conditions 15 & 17

- Concern that project is rushing forward to Building permits;
  - *Response: #15 is a standard condition requiring compliance with approved plans.*
- Concern about lack of connection to sewer system.
  - *Response: #17 is standard condition to comply with Code. As referenced earlier, there will be a back-up connection to City sewer system.*

- **Consider the 6th addendum together with the Civic Center Specific Plan (CCSP) EIR**
- **Deny the Appeal; Approve Development Review Permit 16ENT-140.**
- **Adopt the Statement of Official Action.**

Council Hearing
January 24, 2017
1685 Main Street: City Hall

CIVIC CENTER SPECIFIC PLAN AMENDMENT

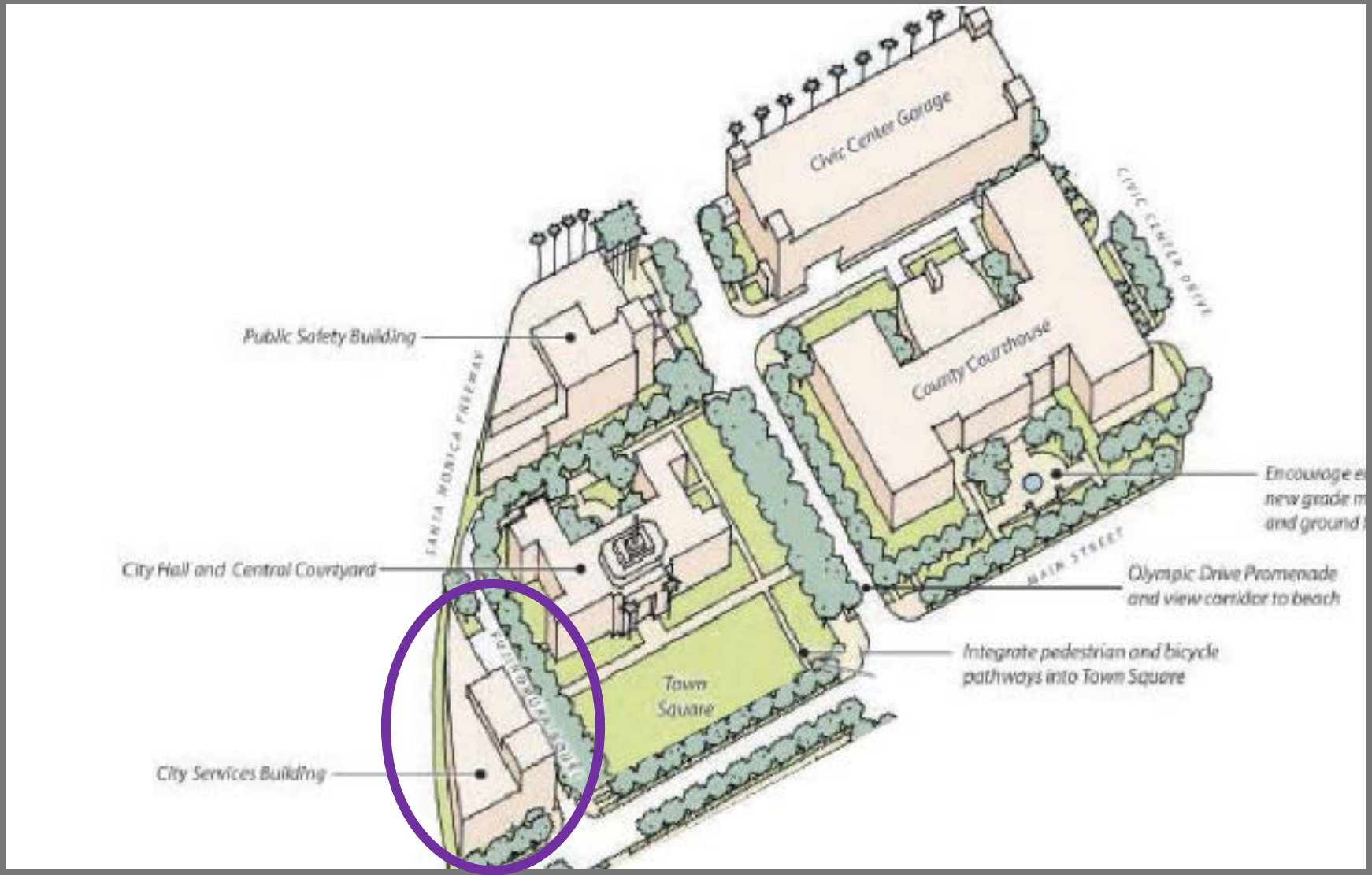
Council Hearing
January 24, 2017
1685 Main Street: City Hall

CCSP Amendment



Council Hearing
January 24, 2017
1685 Main Street: City Hall

CCSP Amendment



Council Hearing
January 24, 2017
1685 Main Street: City Hall

CCSP Amendment

- Height: remains 45’ maximum
  - Tower element up to 85’ removed
- Building Size: Up to 55,000 sf
- Courtyard: Minimum 6,500 sf, instead of 8,000
- Parking: Shared in Civic parking facility
- Bicycle Parking: Requirements per Zoning Ordinance
- Descriptions / figures amended to reflect preferred location of building as sited in this project

Environmental Analysis

- Analysis of the CCSP EIR
  - To determine whether this project results in new significant impacts or substantial increase in severity of previously identified significant impacts.
- Full CEQA Checklist reviewed
  - Emphasis on any Cultural Resource impacts
    - Analyzed both demolition and new construction compatibility
  - No additional impacts identified
- EIR Addendum (#6) prepared
  - Additional or supplemental EIR is not required

Recommendation

Staff Recommends that the Council:

- **Consider the 6th addendum together with the Civic Center Specific Plan (CCSP) EIR**
- **Adopt Resolution to Amend the CCSP**

- **Consider the 6th addendum together with the Civic Center Specific Plan (CCSP) EIR**
- **Approve Development Review Permit 16ENT-140.**
- **Adopt the Statement of Official Action.**
- **Adopt Resolution to Amend the CCSP**

City of Santa Monica
City Planning Division

PLANNING COMMISSION STATEMENT OF OFFICIAL ACTION

City of
Santa Monica℠

PROJECT INFORMATION

CASE NUMBER:	16ENT-140
LOCATION:	1685 Main Street
APPLICANT:	City of Santa Monica, (Miriam Mulder, City Architect, Public Works Department)
PROPERTY OWNER:	City of Santa Monica
CASE PLANNER:	Elizabeth Bar-El, AICP, Senior Planner
REQUEST:	Development Review Permit (16ENT-140) to allow a three-story, 45-foot high, 50,200 square foot Addition to Santa Monica City Hall (City Services Building)
CEQA STATUS:	CCSP EIR 6th Addendum prepared and considered.

PLANNING COMMISSION ACTION

November 16, 2016 Determination Date

X Approved based on the following findings and subject to the conditions below.

_____ Denied.

_____ Other:

EFFECTIVE DATES OF ACTIONS IF NOT APPEALED:	November 30, 2016
EXPIRATION DATE OF ANY PERMITS GRANTED:	May 30, 2019
LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATES*:	6 months November 30, 2019

* Any request for an extension of the expiration date must be received in the City Planning Division prior to expiration of this permit.

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

FINDINGS:

DEVELOPMENT REVIEW PERMIT FINDINGS

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards and are both compatible and relate harmoniously to surrounding sites and neighborhoods in that the project is located in the Civic Core section of the Civic Center Specific Plan area, complies with the CCSP development standards, and is a public building that is part of the CCSP's program to provide government offices necessary to serve the City's community. The massing strategy for the proposed addition to the rear of City Hall is to create a quiet bridge between the simple volumes of City Hall and the complex volumes of the Public Safety Facility (PSF). The three-story volume does not obscure the Public Safety Facility and does not overwhelm the existing City Hall historic structure. The building design is subordinate to the historic City Hall, a designated City Landmark. The new building would enclose the historic courtyard of City Hall, which was returned in 2005 to a state more closely resembling the period of significance. The courtyard will transform from a 3-sided landscaped area of 8,000 square feet to a 4-sided (enclosed) area of 6,500 square feet. However, the current landscaping, designed to evoke the original circular driveway behind City Hall, is not original or character-defining.

   The CSB is set back from the Olympic Drive sidewalk in a manner that is consistent with the setback of the existing building. A new entry plaza on Olympic Drive will serve as secondary entrance to the City Services Building and will allow visitors to easily find their way to the public services counter. Furthermore, the proposed structure is required to maintain adequate and safe pedestrian flow on the sidewalks around the building and vehicular access for deliveries and access to the PSF parking garage and north side parking and delivery areas.

B. The rights-of-way can accommodate autos, bicycles, pedestrians, and multi-modal transportation methods, including adequate parking and access in that the proposed building will continue to be accessed primarily from the existing Main Street entrance to City Hall and will add a secondary entrance plaza on Olympic Drive. The existing walkway along Avenida Matzatlan/Fujinomiya Douri will be maintained to provide for consistent pedestrian access around the building. The surrounding rights-of-way will be maintained with shared parking of the Civic Center parking facilities. The estimated cumulative increased demand for parking in the 1,650 Civic Center parking facility is about 82 vehicles plus visitors. Based on currently available usage data for

the Civic Center structure, the anticipated parking demand and utilization was compared with the availability of parking under current conditions. The analysis concluded that there is sufficient parking if there are at least 202 parking spaces available on average during peak daytime use hours. Based on the analysis, on weekdays between 7:00am and 6:00pm, the structure is never more than 80% occupied, and on average, there is a minimum availability of 192 parking spaces in the structure. Although data is not available for the surface lot, it is reasonable to assume that the remaining 10 spaces are generally available in the surface parking lot. This would support a conclusion that the shared parking supply in the Civic Center parking facility will meet the needs of the proposed CSB project. Further, with 25 new long-term bike lockers and 31 short-term bike racks, the project would not introduce additional parking areas that would require access.

C. The health and safety services (police, fire etc.) and public infrastructure (e.g., utilities) are sufficient to accommodate the new development in that the proposed building is located in an urbanized area already adequately served by existing City infrastructure. The CSB is adjacent to the Public Safety Building and provides office space for employees now located in rental locations within a half mile of City Hall, having a negligible impact on health and safety services. Furthermore, the building is designed to be mostly self-sufficient in its energy and water use and production in order to become certified under the Living Building Challenge, which significantly reduces its burden on the public infrastructure. Therefore, no new public safety services or public infrastructure will be required for this project.

D. The project is generally consistent with the Municipal Code, General Plan, and Civic Center Specific Plan in that it is for the construction of a necessary government facility in the Civic Center identified in the CCSP and complies with applicable Zoning Code and CCSP requirements. The CCSP envisioned a cohesive governmental concentration enhanced by open space and entertainment uses to bring the community together. The proposed project is consistent with the goals of the CCSP. The vision for the Civic Center is discussed in the General Plan Land Use & Circulation Element, or LUCE (page 2.6-19), with emphasis on creating connectivity between the Civic Center, Downtown and Oceanfront Districts. The LUCE does not specifically reference any goals or strategies related to providing additional office space for City Hall, but does call for updating the CCSP to reflect the emergence of the district as an open space link with the surrounding area. The proposed amendment to move the CSB to the rear of City Hall supports the LUCE open space concept and provides needed office space for City staff in a complex that maintains the primacy of the historic City Hall building, also consistent with General Plan Historic Preservation Element Objective 4.5 to "Protect historic views and landscapes."

E. Based on environmental review, the proposed project has no new potentially significant environmental impacts or any potentially significant environmental impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project. An Environmental Impact Report (EIR) was prepared for

the Civic Center Specific Plan (CCSP) project in accordance with Section 15087 of the State CEQA Guidelines. The CCSP EIR, certified on June 28, 2005, analyzed the development of a mix of future land uses as well as circulation improvements in the Civic Center Specific Plan area. The CCSP EIR included the analysis of a potential City Services Building up to 100,000 sf and 56 feet in height on Fujinomiya Douri, north of City Hall. Subsequent to certification of the EIR, five addenda were prepared and published to address changes in the Civic Center Specific Plan.

To determine whether the proposed alterations to the CSB would have new or more severe significant environmental impacts that were not previously analyzed in the CCSP EIR and the five addenda, a Sixth Addendum to the CCSP EIR (Attachment E) was prepared for the proposed project. All potential areas of impact were studied, with particular emphasis on Historic Preservation, Traffic and Circulation, and Construction Effects. As analyzed in the Addendum, the proposed modifications to the CSB would not generate new significant environmental impacts or a substantial increase in the severity of previously significant impacts identified in the 2005 Civic Center Specific Plan EIR.

F. The project promotes the general welfare of the community in that it provides additional office space for City Hall to serve the public more efficiently by centralizing key City service functions at a "one-stop" public counter. The project proposes to revitalize the courtyard into an outdoor area that will provide for a better public experience for visitors and City staff. The landscape concepts include reconstruction of the historic drive turnaround, extension of the central landing for ADA accessibility, additional seating, and edible landscaping. The building addition will celebrate the Landmark City Hall building through a simple, geometric design consisting of glass facades that do not overwhelm the historic structure while extending the useful life of the City Hall complex.

G. The project has no unacceptable adverse effects on public health or safety in that the Living Building Challenge goals that the building is designed to achieve aim to promote a higher level of well-being and community health through materials, natural light and air and other structural systems.

H. The project is not subject to the Community Benefits requirements in Chapter 9.23 because the Civic Center District does not have Tier levels and therefore the project would not be subject to those requirements.

SPECIFIC PLAN AMENDMENT FINDINGS

A. The proposed amendments to the Civic Center Specific Plan are consistent with the General Plan in that the proposed amendments support the relocation of the City Services Building from its originally intended site on Main Street north of City Hall to the proposed site at the rear of the existing City Hall structure and increase the maximum building size. Specifically, Policy D15.3 of the LUCE calls for updating the

CCSP to reflect the district's emergence as an open space link with surrounding districts. Maintaining the area to the north of City Hall's front area (Ken Genser Square) as an open space with visual connection over the Main Street Bridge to Downtown is consistent with this policy. The proposed amendment to move the CSB to the rear of City Hall supports the LUCE open space concept and provides needed office space for City staff in a complex that maintains the primacy of the historic City Hall building, which is also consistent with General Plan Historic Preservation Element Objective 4.5 to "Protect historic views and landscapes."

CONDITIONS OF APPROVAL:

PLANNING AND COMMUNITY DEVELOPMENT

Project Specific Conditions

1. The courtyard area shall be a minimum of 6,700 square feet in size.

2. A minimum of 25 long-term bike parking spaces, in addition to the 28 existing bike locker spaces shall be provided for a total of 53 spaces, in lockers or an on-site bicycle room. A total of 31 short-term parking spaces to serve City Hall shall also be provided. Design and location requirements for bicycle parking shall be in in compliance with SMMC Section 9.28.140, and subject to review and approval by the City's Mobility Division.

3. The area currently utilized as an assigned parking lot north of City Hall may be used as a staging area during construction of the project. Prior to project completion (Certificate of Occupancy), a plan for restoring the area shall be submitted for approval by the Director of Planning & Community Development. The restored area shall include bicycle parking as required by Condition #2, above, and may include vehicle parking, loading spaces and other uses as deemed by the Director to be sufficient to meet the needs of City Hall users and visitors.

4. Prior to issuance of building permits, a preliminary TDM Plan shall be submitted to the City's Mobility Division meeting the requirements of SMMC Chapter 9.53. Prior to issuance of a Certificate of Occupancy, a completed TDM plan shall be approved by the City's Mobility Division. The TDM Plan shall be consistent with the requirements of SMMC Chapter 9.53 and shall include elements that will likely result in the achievement of the required 2.2 AVR target for employees of the CSB.

5. The pedestrian pathway surrounding the CSB shall provide adequate clearance in compliance with the ADA standards to provide a safe pedestrian path of travel around the building along Fujinomiya Douri/Avenida Mazatlan.

6. The proposed building has been designed to qualify for certification under the Living Building Challenge of the International Living Future Institute. Although achievement of this certification is not a condition of approval for this permit, the

applicant will make every effort to endeavor to be "full LBC Certified" or at least LBC "petal certified."

7. The project shall incorporate and comply with all mitigation measures identified as applicable in the CCSP EIR Sixth Addendum, as attached to the November 2, 2016 Planning Commission staff report.

8. This approval shall only be valid if the Civic Center Specific Plan Amendment that renders the project consistent with the CCSP is approved by City Council. Should the City Council not approve CCSP Amendment 16ENT-0140, this approval shall be null and void and a new Development Review permit will be required.

9. The proposed project is located on a Landmark property (Santa Monica City Hall) and as such all construction requires review and approval by the City's Landmarks Commission of a Certificate of Appropriateness. In its review, the Landmarks Commission shall particularly pay attention to issues of compatibility of the new structure with the existing City Hall building in terms of scale, massing and materials.

10. The following mitigation measures would reduce potential impacts to the City Hall property to a less-than significant level.

    a. A Historic American Buildings Survey (HABS) Level II recordation document of the affected portions of City Hall shall be prepared prior to commencement of any demolition or construction work. The documentation shall include select drawings of existing conditions, photographs with large-format negatives of exterior and interior views, and a written history and description. The narrative shall be completed by a qualified Architectural Historian who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Archival copies of the documentation shall be submitted to the City of Santa Monica Planning Department, the Santa Monica Public Library, and the Santa Monica Historical Society.

    b. An interpretive program, potentially including drawings, photographs and/or written descriptions shall be developed to explain the historic configuration of the City Hall courtyard and its alterations. This display shall be placed in the courtyard or public lobby at a location that is reasonably accessible to the general public.

    c. The Project shall conform to the Secretary of the Interior's Standards for Rehabilitation, with Guidelines for Rehabilitating Historic Buildings, with specifications for the treatment of historic materials and features. The specifications shall include (but are not limited to) sections for quality control, substitution procedures, protection of historic features, selective demolition, and cutting and patching.

d. The Project team shall include a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture. The Historic Architect will regularly observe the Work to ensure that the proposed new construction is executed in accordance with the Secretary of the Interior's Standards for Rehabilitation and submit status reports to the City of Santa Monica's Landmarks Commission Liaison according to a schedule agreed upon prior to the commencement of the Work.

e. Prior to issuance of a grading permit for the proposed Project, a structural engineer with experience in historic preservation projects shall provide a shoring design solution, based on preconstruction surveys of existing conditions, to protect City Hall from construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil. The engineer shall also evaluate the potential impacts of vibrations from the proposed construction, and temporary seismic movement during construction, and provide recommendations for protection of City Hall. These recommendations shall be implemented during construction. The structural engineer will determine the measurable vibration criteria that will ensure protection of City Hall, as well as frequency of and monitoring methods to be used for checking the building during demolition and construction to protect the existing structure. If visible damage becomes evident, work shall cease until feasible steps have been undertaken to reduce vibration levels and measures are taken to stabilize the building. This Monitoring and Shoring plan will be reviewed and permitted by the City of Santa Monica Building Official. The Building Official and the Construction Project Manager from Architecture Services will monitor the situation on a daily and weekly basis as identified in the permitted document from the Building Official.

Administrative

11. The Planning Commission's approval, conditions of approval, or denial of this application may be appealed to the City Council if the appeal is filed with the Zoning Administrator within fourteen consecutive days following the date of the Planning Commission's determination in the manner provided in Part 9.04.20.24, Sections 9.04.20.24.010 through 9.04.20.24.040. An appeal of the approval, conditions of approval, or denial of a subdivision map must be filed with the City Clerk within ten consecutive days following the date of Planning Commission determination in the manner provided in Part 9.20.14, Section 9.20.14.070. Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire if the rights granted are not exercised within 24 months from the permit's effective date. Exercise of rights shall mean issuance of a building permit to commence construction.

12. Within ten days of City Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official

Action prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the City Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.

13. The project is within the Coastal Zone of the City of Santa Monica and requires approval of a Coastal Development Permit by the California Coastal Commission prior to issuance of demolition and building permits.

14. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

Conformance with Approved Plans

15. This approval is for those plans dated August 31, 2016, as modified by the site plans presented at the Planning Commission hearing on November 16, 2016, in regard to placement of equipment, bike and vehicular parking, and solar arrays. A copy of these plans shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

16. Minor amendments to the plans shall be subject to the requirements of SMMC Section 9.37.120 (Revocation/Modification of Permits).

17. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

Cultural Resources

18. If any archaeological, paleontological, or human remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project owner's expense. A determination shall then be made by the Director of Planning to determine the significance of the survey findings and appropriate actions and requirements, if any, to address such findings.

Final Design

19. Plans for final design, landscaping, screening, trash enclosures, and signage shall be included in the Certificate of Appropriateness application subject to review and approval by the Landmarks Commission.

20. Landscaping plans shall comply with Subchapter 9.04.10.04 (Landscaping Standards) of the Zoning Ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.

21. Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC Sections 9.04.10.02.130, 140, and 150. Refuse areas shall be of a size adequate to meet on-site need, including recycling. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties.

22. No gas or electric meters shall be located within the front or street side yard setback areas.

23. Prior to consideration of the project by the Landmarks Commission, the applicant shall review disabled access requirements with the Building and Safety Division and make any necessary changes in the project design to achieve compliance with such requirements and with the Certificate of Appropriateness criteria.

Construction Plan Requirements

24. During demolition, excavation, and construction, this project shall comply with SCAQMD Rule 403 to minimize fugitive dust and associated particulate emission, including but not limited to the following:

    - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least three times daily with complete coverage, preferably at the start of the day, in the late morning, and after work is done for the day.
    - All grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph measured as instantaneous wind gusts) so as to prevent excessive amounts of dust.
    - All material transported on and off-site shall be securely covered to prevent excessive amounts of dust.
    - Soils stockpiles shall be covered.
    - Onsite vehicle speeds shall be limited to 15 mph.
    - Wheel washers shall be installed where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.

- An appointed construction relations officer shall act as a community liaison concerning onsite construction activity including resolution of issues related to PM_{10} generation.
- Streets shall be swept at the end of the day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
- All active portions the construction site shall be sufficiently watered three times a day to prevent excessive amounts of dust.

25. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed indoors which may be heard outdoors.

Construction Period

26. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the construction area, assuring safe and ADA-compliant public and employee access to City Hall at all times. The construction area shall be kept clear of all trash, weeds, etc.

27. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. Immediately after commencing dirt removal from the site, the general contractor shall provide the City of Santa Monica with written certification that all trucks leaving the site are covered in accordance with this condition of approval.

28. The City's construction project manager shall prepare a notice, subject to the review by the Director of Planning and Community Development, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person at City Hall as well as the construction company who will respond to complaints related to the proposed construction. The notice shall be posted on the front of City Hall at a minimum size of 11" x 17" and emailed at least five (5) days prior to the start of construction to all City employees.

29. A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.

Standard Conditions

30. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot, unless otherwise permitted by applicable regulations. Roof locations may be used when the mechanical equipment is installed within a sound-rated parapet enclosure.

31. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC Section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise Officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.

32. Construction period signage shall be subject to the approval of the Landmarks Commission.

33. The Project Construction Manager shall insure any graffiti on the site is promptly removed through compliance with the City's graffiti removal program.

MOBILITY

34. Where a driveway, garage, parking space or loading zone intersects with the public right-of-way at the alley or sidewalk, hazardous visual obstruction triangles shall be provided in accordance with SMMC Section 9.04.10.02.090. Please reference the following standards:
http://www.smgov.net/uploadedFiles/Departments/Transportation/Transportation_Management/HVO.pdf

35. Bicycle parking provided in the Project shall meet the requirements of SMMC Section 9.28.140, except that bicycle parking facilities shall be allowed to be located further from entry doors than required if required to ensure compatibility with the historic building and maintain necessary ingress and egress to the site.

PUBLIC LANDSCAPE

36. Street trees shall be maintained, relocated or provided as required in a manner consistent with the City's Urban Forest Master Plan, per the specifications of the Public Landscape Division of the Community & Cultural Services Department and the City's Tree Code (SMMC Chapter 7.40). No street trees shall be removed without the approval of the Public Landscape Division Urban Forester.

37. Prior to the issuance of any permit all street trees that are adjacent to or will be impacted by the demolition or construction access shall have tree protection zones established in accordance with the Urban Forest Master Plan. All tree protection zones shall remain in place until demolition and/or construction has been completed.

OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT

38. The project shall comply with requirements in section 8.106 of the Santa Monica Municipal code, which adopts by reference the California Green Building

Standards Code and which adds local amendments to that Code. In addition, the project shall meet the landscape water conservation and construction and demolition waste diversion requirements specified in Section 8.108 of the Santa Monica Municipal Code.

PUBLIC WORKS DEPARTMENT (PW)

General Conditions

39. To mitigate storm water and surface runoff from the project site, an Urban Runoff Mitigation Plan may be required by the Department of Public Works pursuant to Municipal Code Chapter 7.10. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact Public Works to determine applicable requirements, which include the following:

    - Non-stormwater runoff, sediment and construction waste from the construction site and parking areas is prohibited from leaving the site;
    - Any sediments or materials which are tracked off-site must be removed the same day they are tracked off-site;
    - Excavated soil must be located on the site and soil piles should be covered and otherwise protected so that sediments do not go into the street or adjoining properties;
    - Washing of construction or other vehicles shall be allowed adjacent to a construction site. No runoff from washing vehicles on a construction site shall be allowed to leave the site;
    - Drainage controls may be required depending on the extent of grading and topography of the site; and
    - New development is required to reduce projected runoff pollution by at least twenty percent through incorporation of design elements or principles, such as increasing permeable surfaces, diverting or catching runoff via swales, berms, and the like; orientation of drain gutters towards permeable areas; modification of grades; use of retention structures and other methods.

40. Any construction related work or use of the public right-of-way will be required to obtain the approval of the City of Santa Monica, including but not limited to: Use of Public Property Permits, Sewer Permits, Excavation Permits, Alley Closure Permits, Street Closure Permits, and Temporary Traffic Control Plans.

41. Plans and specifications for all offsite improvements shall be prepared by a Registered Civil Engineer licensed in the State of California for approval by the City Engineer prior to issuance of a building permit.

42. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the project area, with accessible customer and

employee entrance to City Hall maintained at all times that the building is open to the public. The lot shall be kept clear of all trash, weeds, etc.

43. Until completion of construction, a sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the owner, developer and contractor for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

Streets

44. Unless otherwise approved by the Department of Public Works, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.

45. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project as determined by the Department of Public Works shall be reconstructed to the satisfaction of the Department of Public Works. Approval for this work shall be obtained from the Department of Public Works prior to issuance of the building permits.

46. Street and/or alley lighting shall be provided on public rights of way adjacent to the project if and as needed per the specifications and with the approval of the Department of Public Works.

Off-site

47. All off-site improvements required by the City Engineer shall be installed. Plans and specifications for off-site improvements shall be prepared by a registered civil engineer and approved by the City Engineer.

Environmental Mitigation

48. To mitigate solid waste impacts, prior to issuance of a Certificate of Occupancy, the proposed additional City Services area will be incorporated into City Hall's recycling plan by the Department of Public Works. The recycling plan shall include:

    1) List of materials such as white paper, computer paper, metal cans, and glass to be recycled;
    2) Location of recycling bins;
    3) Designated recycling coordinator;
    4) Nature and extent of internal and external pick-up service;
    5) Pick-up schedule; and
    6) Plan to inform tenants/ occupants of service.

49. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added, including dual flush toilets, 1.0 gallon

urinals and low flow shower heads. Waterless (foam flush) toilets as proposed may be substituted to meet this requirement.

Utilities

50. No Excavation Permit shall be issued without a Telecommunications Investigation by the City of Santa Monica Information Systems Department. The telecommunications investigation shall provide a list of recommendations to be incorporated into the project design including, but not limited to measures associated with joint trench opportunities, location of tie-back and other underground installations, telecommunications conduit size and specifications, fiber optic cable specifications, telecommunications vault size and placement and specifications, interior riser conduit and fiber optic cable, and adjacent public right of way enhancements. Developer shall install two Telecommunications Vaults in either the street, alley and/or sidewalk locations dedicated solely for City of Santa Monica use. Developer shall provide two unique, telecommunication conduit routes and fiber optic cables from building Telecommunications Room to Telecommunications Vaults in street, alley and/or sidewalk. Developer will be responsible for paying for the connection of each Telecommunications Vault to the existing City of Santa Monica fiber optic network, or the extension of conduit and fiber optic cable for a maximum of 1km terminating in a new Telecommunications Vault for future interconnection with City network. The final telecommunications design plans for the project site shall be submitted to and approved by the City of Santa Monica Information Systems Department prior to approval of project.

    a. Project shall comply with City of Santa Monica Telecommunications Guidelines

    b. Project shall comply with City of Santa Monica Right-of-Way Management Ordinance No. 2129 (CCS), Section 3 (part), adopted 7/13/04

Resource Recovery and Recycling

51. Development plans must show the refuse and recycling (RR) area dimensions to demonstrate adequate and easily accessible area. If the RR area is completely enclosed, then lighting, ventilation and floor drain connected to sewer will be required. Developments that place the RR area in subterranean garages must also provide a bin staging area on their property for the bins to be placed for collection.

52. Prior to issuance of a building permit, submit a Waste Management Plan, a map of the enclosure and staging area with dimensions and a recycling plan to the RRR Division for its approval. The State of California AB 341 requires any multi-family building housing 5 units or more to have a recycling program in place for its tenants. All commercial businesses generating 4 cubic yards of trash per week must also have a recycling program in place for its employees and

clients/customers. Show compliance with these requirements on the building plans. Visit the Resource Recovery and Recycling (RRR) website or contact the RRR Division for requirements of the Waste Management Plan and to obtain the minimum dimensions of the refuse recycling enclosure. The recycling plan shall include:

a. List of materials such as white paper, computer paper, metal cans, and glass to be recycled;
b. Location of recycling bins;
c. Designated recycling coordinator;
d. Nature and extent of internal and external pick-up service;
e. Pick-up schedule; and
f. Plan to inform tenants/ occupants of service.

53. For temporary excavation and shoring that includes tiebacks into the public right-of-way, a Tieback Agreement, prepared by the City Attorney, will be required.

54. Nothing contained in these Conditions of Approval shall prevent Applicant from seeking relief pursuant to any Application for Alternative Materials and Methods of Design and Construction or any other relief as otherwise may be permitted and available under the Building Code, the State Historic Building Code, Fire Code, or any other provision of the SMMC.

Construction Period Mitigation

55. A construction period mitigation plan shall be prepared by the applicant for approval by the following City departments prior to issuance of a building permit:. Public Works, Fire, Planning and Community Development, and Police. The approved mitigation plan shall be posted on the site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall:

a. Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect;
b. Describe how demolition of any existing structures is to be accomplished;
c. Indicate where any cranes are to be located for erection/construction;
d. Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction;
e. Set forth the extent and nature of any pile-driving operations;
f. Describe the length and number of any tiebacks which must extend under the property of other persons;
g. Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
h. Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location;
i. Specify the nature and extent of any helicopter hauling;

j. State whether any construction activity beyond normally permitted hours is proposed;
k. Describe any proposed construction noise mitigation measures, including measures to limit the duration of idling construction trucks;
l. Describe construction-period security measures including any fencing, lighting, and security personnel;
m. Provide a grading and drainage plan;
n. Provide a construction-period parking plan which shall minimize use of public streets for parking;
o. List a designated on-site construction manager;
p. Provide a construction materials recycling plan which seeks to maximize the reuse/recycling of construction waste;
q. Provide a plan regarding use of recycled and low-environmental-impact materials in building construction; and
r. Provide a construction period water runoff control plan.

FIRE

56. The accessways (Fujinomiya Douri/Avenida Matzatlan) around the project shall require approval by the Fire Department to maintain emergency access as deemed necessary.

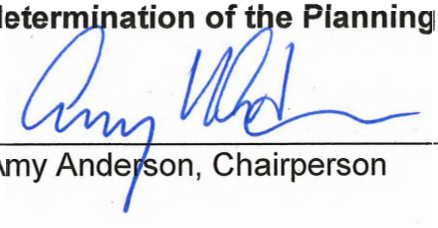
VOTE: 16ENT-0140 – Development Review Permit

Ayes: Anderson, Fonda-Bonardi, McKinnon, Parry
Nays: Fresco, Kennedy
Abstain: Lambert
Absent: NONE

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.



Amy Anderson, Chairperson

7 December 2016

Date

Acknowledgement by Permit Holder

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Print Name and Title

Date

Applicant's Signature

City of
Santa Monica
Planning and Community Development Department
City Planning Division
(310) 458-8341

APPEAL FORM

(Please Type or Print all Information)

Application Number
16ENT-140

Filed: 11/29/16
By: _____

APPELLANT NAME: DAVID GARDEN

APPELLANT ADDRESS: 2328 6TH ST #4 SANTA MONICA

CONTACT PERSON: DAVID GARDEN Phone: (310) 880-3278
(all correspondence will be mailed to this address)

Address: 2328 6TH ST #4
SANTA MONICA, CA 90405

PROJECT CASE NUMBER(S) : 16ENT-140

PROJECT ADDRESS: 1685 MAIN STREET

APPLICANT: CITY OF SANTA MONICA (MIRIAM MULDER)

ORIGINAL HEARING DATE: NOVEMBER 16, 2016

ACTION BEING APPEALED: DEVELOPMENT REVIEW PERMIT 16ENT-140 TO ALLOW 3-STORY, 45-FOOT HIGH, 50,200 SQUARE FOOT ADDITION TO SANTA MONICA CITY HALL. (CITY SERVICES BUILDING)

Please state the specific reason(s) for the appeal (use separate sheet if necessary):

Is the appeal related to the discretionary action and findings issued for the proposed project? ☒ Yes ☐ No If yes, explain:

SEE ATTACHED 3-PAGE DOCUMENT

Is the appeal related to the conditions of approval? ☒ Yes ☐ No If yes, which conditions and why: SEE ATTACHED 3-PAGE DOCUMENT

Is the appeal related to design issues? ☒ Yes ☐ No If yes, explain:

SEE ATTACHED 3-PAGE DOCUMENT

Is the appeal related to compatibility issues such as building height, massing, pedestrian orientation, etc.? ☒ Yes ☐ No If yes, explain:

SEE ATTACHED 3-PAGE DOCUMENT

Is the appeal related to non-compliance with the Santa Monica Municipal Code? ☒ Yes ☐ No If yes, which Code section(s) does the project not comply with and why:

SEE ATTACHED 3-PAGE DOCUMENT

Is the appeal related to environmental impacts associated with the project? ☐ Yes ☐ No If yes, explain:

Is the appeal related to other issues? ☒ Yes ☐ No If yes, explain:

SEE ATTACHED 3-PAGE DOCUMENT

APPELLANT SIGNATURE: [signature]

NOTE: A hearing date on the appeal will not be scheduled until sufficient information regarding the basis for the appeal has been received to enable City Planning Division staff to prepare the required analysis for the staff report.

Appellant: David Garden Submitted: 11/29/16 at 3:00 PM

We request that the City Services Building Project - Development Review Permit (16ENT-140) application be delayed for the following reasons:

We wish to appeal and challenge the Development Review Permit Findings – Section #A, which states that, "The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards and are both compatible and relate harmoniously to surrounding sites and neighborhoods in that the project is located in the Civic Core section of the Civic Center Specific Plan area, complies with the CCSP development standards, and is a public building that is part of the CCSP's program to provide government offices necessary to serve the City's community." We are concerned that the proposed "massing" overhangs the historic City Hall building on the south side as it projects all the way to the sidewalk and disturbs the historically significant streetscape view of City Hall from Main Street. We would like to hear a full analysis of why the building massing could not be taller and maintain the original footprint of the previous City Hall police station location behind the current City Hall building that was demolished.

We wish to appeal and challenge the Development Review Permit Findings – Section #C, which states that, "The health and safety services (police, fire etc.) and public infrastructure (e.g., utilities) are sufficient to accommodate the new development in that the proposed building is located in an urbanized area already adequately served by existing City infrastructure." We are concerned that the proposed City Services Building project plan includes the building's own water well and that the location is quite close to the Pacific Ocean, over time, this well may produce water infused with salt. This would necessitate the inclusion of a desalination plant inside the building. We would like to hear a full discussion of the cost benefit analysis of the proposed building potable water system. There is reason to be concerned that this desalination plant will produce a large draw on the already limited electrical photovoltaic generating system, which could make the building non "Living Building Challenge" compliant.

We wish to appeal and challenge the Development Review Permit Findings – Section #D, which states that, "The project is generally consistent with the Municipal Code, General Plan, and Civic Center Specific Plan in that it is for the construction of a necessary government facility in the Civic Center identified in the CCSP and complies with applicable Zoning Code and CCSP requirements." The proposed City Services Building project appears to conflict with City Code 5.20.060 - No private sewage disposal systems shall be permitted within the City. All such systems must be removed and the lots thereto attached connected to the public sewer system. The connection to the public sewer system in accordance with Chapter 7.04 and this Chapter of this Code, must be completed by July 1, 1987. The removal of the private sewage disposal system must be

completed by October 1, 1987. (Added by Ord. No. 1825CCS § 1, adopted 11/7/95; amended by Ord. No. 2461CCS § 1, adopted 7/8/14).

Also under Section #D, we wish to appeal and challenge the choice of location for the new City Services Building within the Civic Center Specific Plan. We are concerned that too much is being attempted for this small footprint location. We would like to hear a full discussion and disclosure of other possible locations for this new building such as on top of the Santa Monica Sustainable Water Infrastructure Project (SWIP) location to the south side of the County Courthouse. We are concerned that by compacting the current City Services Building into such a small footprint, behind City Hall, that there are no opportunities for growth, which will likely occur in the near future.

We wish to appeal and challenge the Development Review Permit Findings – Section #G, which states that, "The project has no unacceptable adverse effects on public health or safety in that the Living Building Challenge goals that the building is designed {to achieve aim (sic)} to promote a higher level of well-being and community health through materials, natural light and air and other structural systems." Because of the possible health risks to City staff, maintenance contractors and the general public due to the potential for the spread of dangerous pathogens related to the project's Composting Toilets and the plans to spread the compost material around City Hall planting areas, we request that before any final approval is granted to this project that the City Council first direct staff to consult a professional industrial hygienist and for the consultant to prepare a report on the proposed City Services Building sewage system and compost distribution to be presented at a public meeting. In our cursory investigation and research we have found that a Composting Toilet system of this extensive capacity is unproven and does not currently exist anywhere in the United States. We have found various professional reports stating that the composting process does not reach temperature levels sufficient to kill off human pathogens and that because of this the proposed project stands to put City staff at risk.

We wish to appeal and challenge the Development Review Permit Findings – Conditions of Approval Section #6, which states that, "The proposed building has been designed to qualify for certification under the Living Building Challenge of the International Living Future Institute. Although achievement of this certification is not a condition of approval for this permit, the applicant will make every effort to endeavor to be "full LBC Certified" or at least LBC "petal certified." We are concerned that in attempting to qualify for this level of "sustainable" certification the City Services Building project has become "financially" unsustainable. We would like to see a complete cost-benefit analysis regarding the issue of "green sustainability" versus ultimate "financial sustainability" including a discussion of the long-term maintenance of the building's unproven subsystems and what taxpayers should be expected to pay for City staff office space. This analysis

should include costs of recently constructed "typical" city office space in other southern California municipalities. As a point of reference, let us compare the presently proposed City Services Building project to the recently opened LEED Gold - African American History & Culture Museum on the National Mall in Washington DC. This new Smithsonian building is built at a very high quality and cost $270 million for 350,000 square feet. This works out to about $771 per square foot. The Santa Monica City Services Building, at its current $86 million budget and 50,000 square feet will cost more than twice as much at $1720 per square foot.

We wish to appeal and challenge the Development Review Permit Findings – Conformance with Approved Plans Section #15, which states that, "This approval is for those plans dated August 31, 2016, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval." We are concerned that there is a rush to start the permit application process before January 1st, 2017, as apparently, earthquake codes will be changing. For the large expense of the new City Services Building per square foot, there is a concern for the reasons why these new structural steel design codes were not considered. It would seem that any new municipal building should set an example for others to follow, not to skirt. We would like to see an analysis of the reasons to "rush" this building and not take all new earthquake code requirements into consideration.

We wish to appeal and challenge the Development Review Permit Findings – Conditions of Approval Section #17, which states that, "Project plans shall be subject to complete code compliance review… and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance." The proposed City Services Building project appears to conflict with City Code 5.20.060 - No private sewage disposal systems shall be permitted within the City. All such systems must be removed and the lots thereto attached connected to the public sewer system. The connection to the public sewer system in accordance with Chapter 7.04 and this Chapter of this Code, must be completed by July 1, 1987. The removal of the private sewage disposal system must be completed by October 1, 1987. (Added by Ord. No. 1825CCS § 1, adopted 11/7/95; amended by Ord. No. 2461CCS § 1, adopted 7/8/14)

SIXTH ADDENDUM TO THE CIVIC CENTER SPECIFIC PLAN EIR
OCTOBER 2016

CITY OF SANTA MONICA
PLANNING AND COMMUNITY DEVELOPMENT
1685 MAIN STREET
SANTA MONICA, CA 90401

INTRODUCTION

This document is the Sixth Addendum to the City of Santa Monica Civic Center Specific Plan Environmental Impact Report (EIR) [SCH #2003011074]. This Addendum has been prepared in accordance with the relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the State CEQA Guidelines as implemented by the City of Santa Monica. According to Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR is the appropriate environmental document in instances when project changes and additions are necessary, but no there would be no new or substantially more severe significant environmental effects beyond those identified in the EIR.

As discussed below, the changes being contemplated involve minor revisions to the previously proposed City Services Building that was included as an element of the Civic Center Specific Plan project. Specifically, the proposed City Services Building (CSB) within the Civic Center Specific Plan area is proposed to be relocated from its original contemplated location north of the existing Landmark City Hall building (on Fujinomiya Douri) to east of City Hall (over a portion of Avenida Mazatlan). Furthermore, the building is proposed to be up to 55,000 sf maximum and 45 feet as compared to the 100,000 sf and 56 feet analyzed in the CCSP EIR. As supported by the analysis in this addendum, with the implementation of mitigation measures, the proposed revisions to the CSB would not result in new or substantially more severe significant environmental effects. As such, the addendum is the appropriate environmental document under CEQA. All mitigation measures identified in the previously certified CCSP EIR shall also apply to the CSB. In addition, the adopted Mitigation Monitoring Plan from the previous CCSP EIR shall remain effective for the proposed CSB.

This Addendum includes a description of the CSB as it is currently proposed and a comparison of its impacts to those identified in the CCSP EIR previously certified/adopted by the City of Santa Monica on June 28, 2005, and as amended in 2008, 2010, and 2011.

BACKGROUND

PROJECT LOCATION

The proposed project would be located adjacent to existing City Hall building on Olympic Drive and Avenida Mazatlan in the Civic Center Specific Plan area of the City of Santa Monica (see ***Figure 1***). The Civic Center Specific Plan area consists of approximately 67 acres in downtown Santa Monica. The Civic Center Specific Plan Area is bound by Fourth Street to the east, Ocean Avenue to the west, Pico Boulevard to the south and Colorado Avenue to the north. Main Street bisects the Plan Area in a north to south direction (***see Figure 2***).

CIVIC CENTER SPECIFIC PLAN PROJECT AND EIR

An Environmental Impact Report (EIR) was prepared for the Civic Center Specific Plan (CCSP) project in accordance with Section 15087 of the State CEQA Guidelines. The CCSP EIR, certified on June 28, 2005, analyzed the development of a mix of future land uses as well as circulation improvements in the Civic Center Specific Plan area (***see Figure 3***). The various components of the CCSP project that were analyzed in the CCSP EIR are listed in Table 1.

FIGURE 1 - PROJECT LOCATION

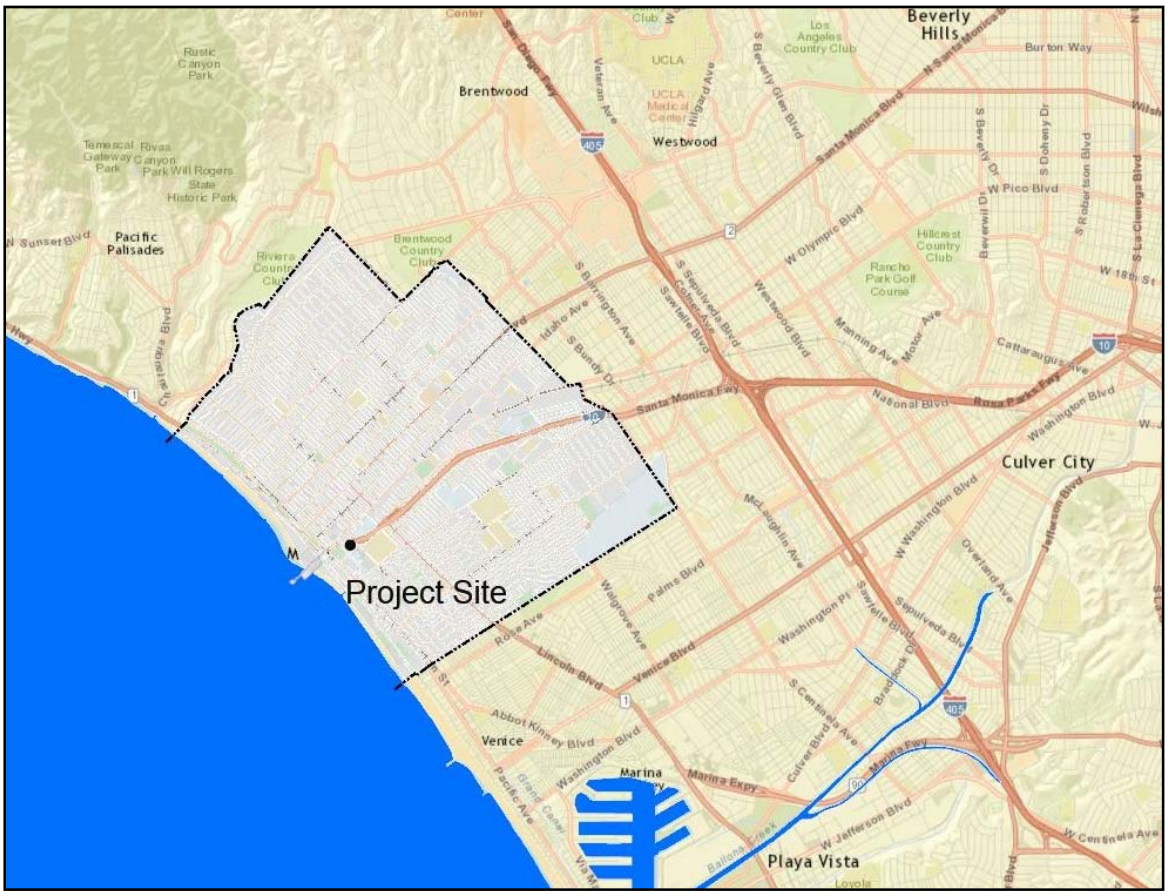




FIGURE 2 - CIVIC CENTER SPECIFIC PLAN AREA

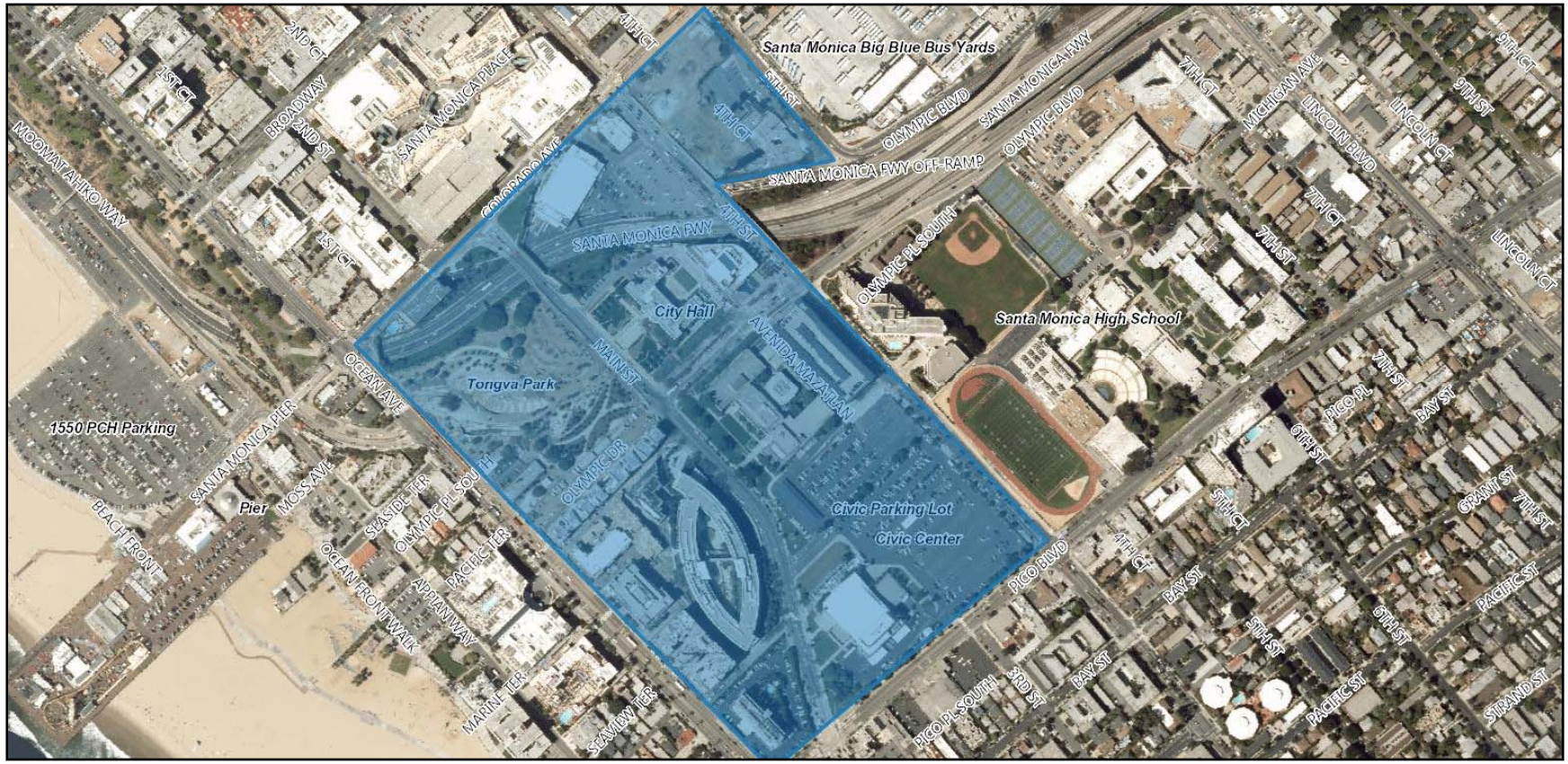


FIGURE 3 - CIVIC CENTER SPECIFIC PLAN - CIVIC CORE SPECIAL USE DISTRICT (AS AMENDED)

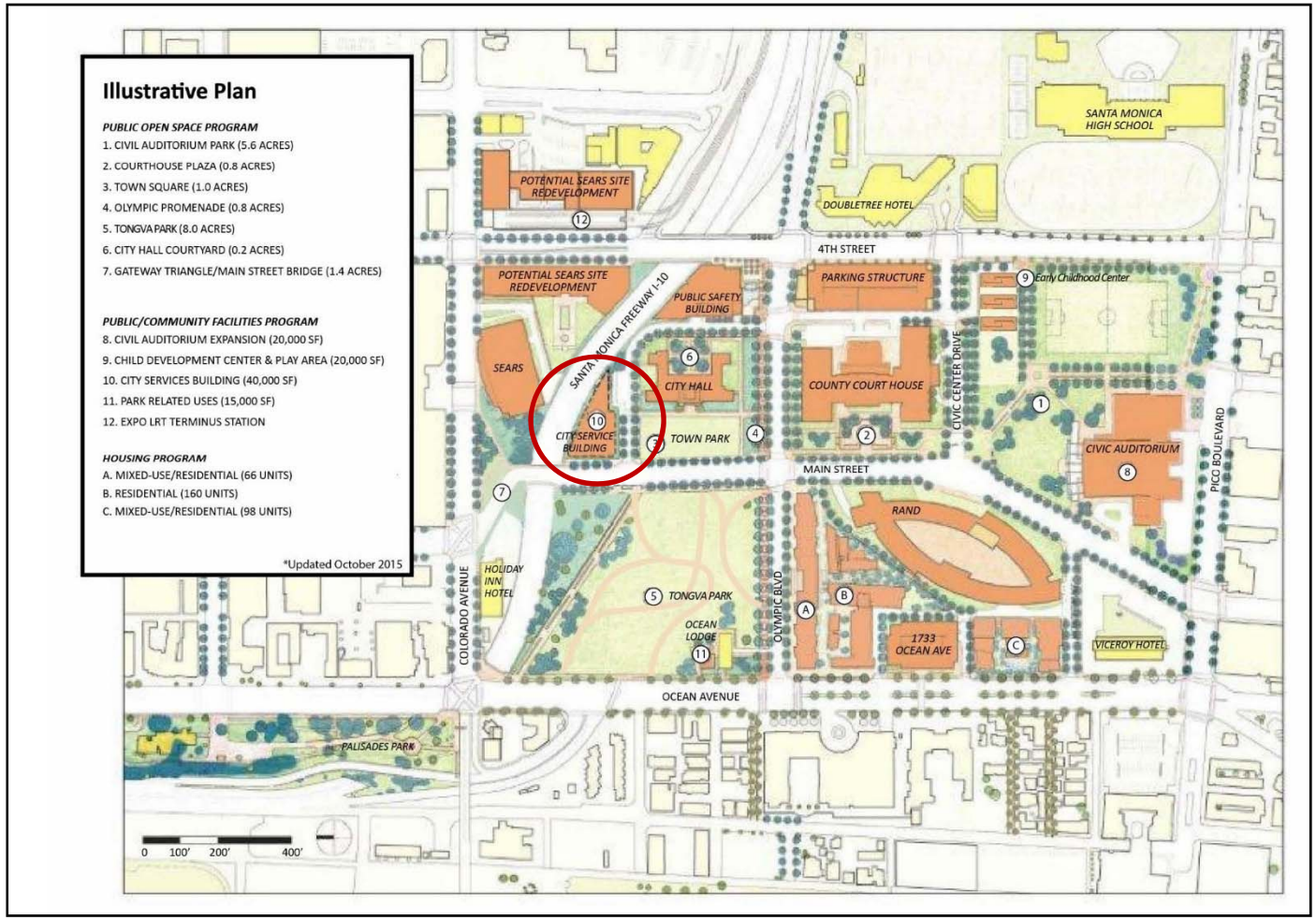


FIGURE 4 - CIVIC CORE AND APPROVED CITY SERVICES BUILDING ANALYZED IN THE 2005 CCSP EIR

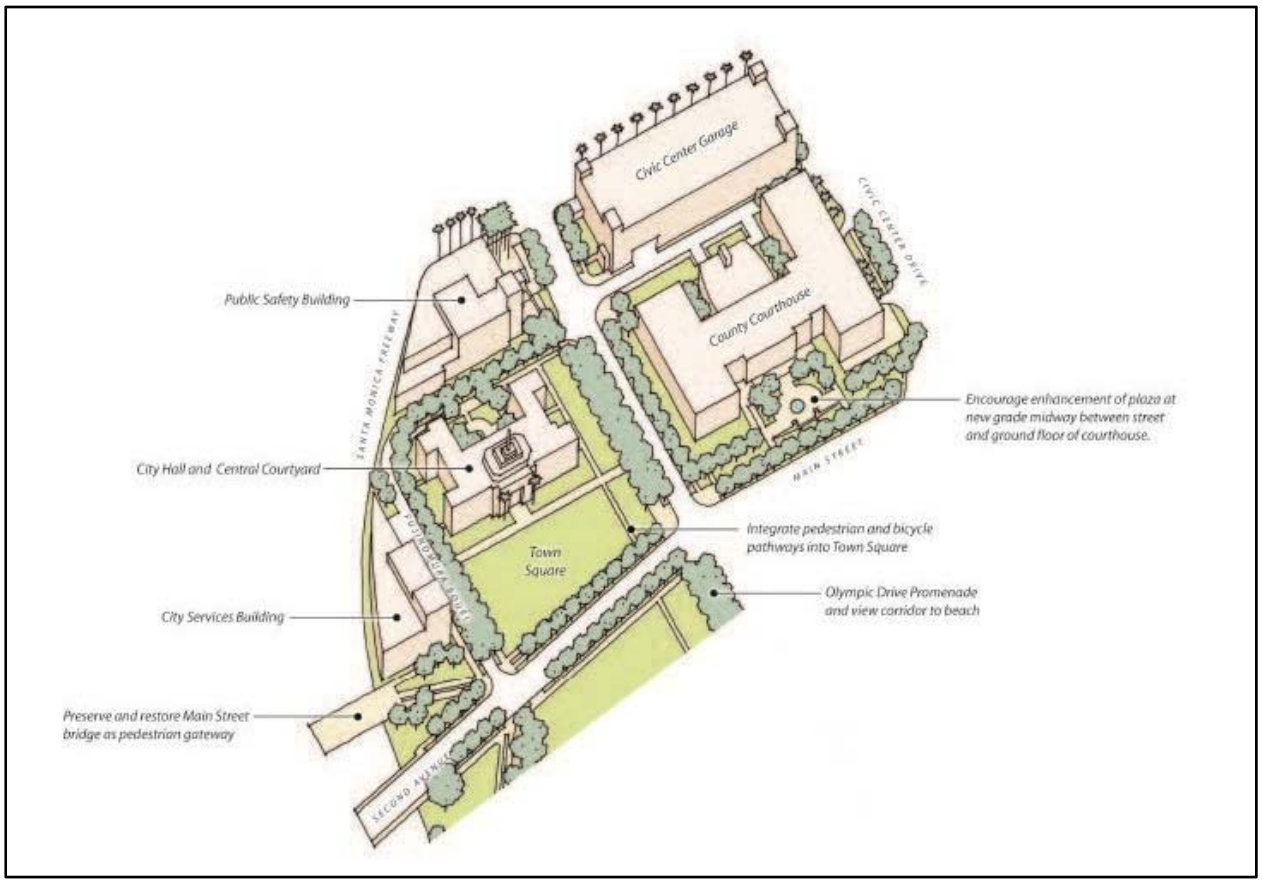


TABLE 1 - CIVIC CENTER SPECIFIC PLAN COMPONENTS

CCSP Improvement Program	Details
Public Open Space	• 5.6 acre Civic Auditorium Park • Improvement of Courthouse Lawn and creation of 0.8 acre plaza along Main Street • 2.5 acre Town Square in front of City Hall • 4 acre Palisades Garden Walk north of Olympic Drive • 0.7 acre Village Green south of Olympic Drive
Housing	• 325 units of housing within the Village across three sites (sites A, B, C) • 450 units of housing on parking garage sites within Santa Monica Place
Community Facilities	• Restoration of City Hall • *Development of a City Services Building up to 100,000 square feet and a height of 56 feet (with tower element of 85 feet) on Fujinomiya Douri)* • Replacement of existing East wing of Civic Auditorium with up to 20,000 net new square feet of community uses, • Development of Early Childhood Center of up to 12,500 square feet with adjoining play area
Public Parking Facilities	• Replacement of the existing Santa Monica Place garages (Parking Structures 7 and 8) with subterranean parking • Replacement of surface parking lots within the Civic Center with subterranean parking beneath the City Services Building, and beneath the auditorium expansion
Street Improvements	• Extension of Olympic Drive to Ocean Avenue • Extension of 2nd Street to Olympic Drive • Closure of Main Street between Colorado Avenue and Olympic Drive • Extension of Civic Center Drive to Main Street • Creation of a traffic circle at the intersection of Main Street with the extended Civic Center Drive
Commercial Redevelopment at Santa Monica Place	• 560,000 square feet of reconfigured or reconstructed commercial retail, 85,000 square feet of new office space, and 450 multifamily dwelling units (as listed above) on the Santa Monica Place site

The CCSP EIR addressed the potential environmental effects of the CCSP for the following impact areas:

- Aesthetics
- Air Quality
- Construction Effects

- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Shadow Effects
- Transportation and Circulation
- Utilities
- Neighborhood Effects

The CCSP EIR analyzed the issues referenced above and identified potentially significant environmental impacts, including site-specific and cumulative effects of the CCSP in accordance with the provisions set forth in the State CEQA Guidelines. The CCSP EIR also recommended feasible mitigation measures, where possible. Less than significant impacts or less than significant mitigable impacts were found in the areas of Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Utilities.

Significant and unavoidable impacts that could not be mitigated were identified in the CCSP EIR and addressed in the adopted CEQA findings and statement of overriding considerations as follows:

- Cultural Resources –significant and unavoidable impacts to cultural resources if a large Moreton Bay Fig is removed or unsuccessfully relocated;
- Traffic/Circulation –significant and unavoidable traffic impacts to nine intersections including PCH / California Incline, Ocean Avenue / Colorado Avenue , Fourth Street / Broadway, Fourth Street / Colorado Avenue, Fourth Street / I-10 Off-ramp, Fourth Street / I-10 On-ramp, Lincoln Boulevard / I-10 Off-ramp, Lincoln Boulevard/ Pico Boulevard, and Fifth Street / Colorado Avenue; unmitigable significant traffic impacts at one CMP arterial monitoring intersection, Lincoln Boulevard / Pico Boulevard; unmitigable significant neighborhood traffic impacts on Fourth Street between Pico Boulevard and Ocean Park Boulevard and between Ocean Park Boulevard and the southern City limits;
- Air Quality –significant and unavoidable air quality impacts related to ROG, NOx and CO emissions from vehicle trips, natural gas use, and landscape maintenance equipment;

- Construction Effects –significant and unavoidable impacts to air quality from NOx emissions during demolition and construction and ROC emissions during application of architectural coatings; and

- Neighborhood Effects –significant and unavoidable impacts identified above related to Air Quality, Construction Effects and Transportation and Circulation.

The Final EIR for the Civic Center Specific Plan project was completed in October of 2004. The CCSP, CCSP EIR and related actions were reviewed by the Civic Center Working Group on May 3, 2005 and by the Planning Commission on May 18, 2005. On June 28, 2005, the City Council certified the CCSP EIR, adopted CEQA findings and a statement of overriding considerations, and adopted the Specific Plan amendments which ultimately excluded Santa Monica Place.

SUBSEQUENT ADDENDUMS

Subsequent to the CCSP EIR, addendums to the original CCSP EIR were prepared in April 2008, July 2008, May 2010, and in June 2011. The addendums addressed modifications to the CCSP as follows:

First Addendum (April 2008): An addendum was prepared to address changes to the Village development envisioned under the CCSP that included:

- Modifying the allocation of the proposed uses across the three residential sites (Sites A, B, and C);
- Reducing setbacks, including building separations;
- Modifying building heights of between approximately 67 feet and 110 feet on Site C, generally becoming taller from west to east, as well as increasing maximum building heights on sites A and B, from 56 feet/five stories to six stories with varying heights with approximately 65 feet maximum height;
- Reducing the amount of private open space provided per unit on Site B from 80 square feet per unit to 48 square feet. Common open space would be increased on Site B to 300 square feet per unit, from 100 square feet per unit as called for in the CCSP;
- Changing vehicular circulation for all vehicles accessing residential Sites A and B to enter and exit the proposed parking garage beneath the residential site via First Court Alley to Ocean Avenue.

The addendum concluded that the above changes to the CCSP would not would not generate new significant environmental impacts or substantially increase impacts identified in the CCSP EIR.

Second Addendum (July 2008): An addendum was prepared to address modifications to the parking garages at Santa Monica Place (Parking Structures 7 and 8) that were analyzed in the CCSP EIR which included:

- Restriping and circulation adjustments;
- Converting the 4th Street driveway to Parking Structure 7 to right turn outbound only,
- Installing an attendant parking program;
- Installing ground level pedestrian oriented improvements including retail and bicycle parking facilities; and
- Implementing façade improvements including solar photovoltaic panels.

The addendum concluded that the above changes to the CCSP would not would not generate new significant environmental impacts or substantially increase impacts identified in the CCSP EIR.

Third Addendum (May 2010): An addendum was prepared to allow the City to temporarily use a 2.5 acre portion of the CCSP land (site of the future Palisades Garden Walk park) on an interim basis to absorb overflow parking for intermittent cultural and minor temporary events to be held in the nearby beach parking lot and/or the Santa Monica Pier deck. The interim parking use would cease prior to construction of the park. The addendum concluded that the interim parking use would not generate new significant environmental impacts or exacerbate impacts identified in the 2005 Civic Center Specific Plan Final EIR.

Fourth Addendum (May 2011)

In 2011, a Fourth Addendum to the CCSP EIR was prepared to remove the Main Street traffic circle as part of the CCSP project and to modify the building location of the City Services Building from the originally analyzed configuration and to increase the size of the City Services Building to 16,000 square feet, with no changes to childcare enrollment (remains at 100 children). The Addendum reviewed development of the ECEC along Civic Center Drive directly across from the Civic Center Parking Structure with the front entrance of the building to be oriented on Civic Center Drive.

The addendum concluded that the proposed removal of the Main Street traffic circle from the CCSP and the proposed modifications to the ECEC are minor adjustments which would not generate new significant environmental impacts or increase the severity of impacts identified in the CCSP EIR.

Fifth Addendum (April 2015)

In 2015, a Fifth Addendum to the CCSP EIR was prepared increase the size of the ECEC from 16,000 square feet to a size of 20,000 square feet and a height of 40 feet to accommodate a minimal increase in the number of children to be licensed from up to 100 to up to 110 along with increased teaching space for Santa Monica College's early childhood education program.

The addendum concluded that the proposed revisions to the ECEC from the CCSP are minor adjustments to the previously approved ECEC which would not generate new significant environmental impacts or increase the severity of impacts identified in the CCSP EIR.

CURRENTLY PROPOSED CITY SERVICES BUILDING

The CCSP EIR analyzed the development of a 100,000 square foot City Services Building (CSB) on Fujinomiya Douri north of the existing City Hall building (***see Figure 4***). The EIR analyzed a building that was proposed to be approximately 56 feet in height (with 85 foot tower element).

Currently, City operations are divided among several locations in the City including at City Hall, 1901 Main Street, 1717 4th Street, and 1437 4th Street. The CSB is a proposed addition to Santa Monica's Landmark City Hall. The project's goal is to reunite certain city functions and staff under one roof and create a "one-stop" permit center to serve the general public. With the CSB, the City would be able to eliminate leased office space totaling approximately 43,500 square feet.in the other various locations and relocate 239 staff to the CSB.

The proposed CSB consists of three floors with up to approximately 55,000 square feet of floor area and 45 feet in height. The CSB is attached to the rear (eastern) elevation of City Hall and cantilevers over a portion of Avenida Mazatlan. The CSB will include a basement and a first, second, and third floor (**see Figures 5 and 6**).

Construction of the CSB will require removal of a portion of the south wing of City Hall, removal of the stairwell enclosure on the north wing, as well as partial removal and enclosure of the rear (eastern) courtyard (see ***Figure 7***). There will be an entrance to the CSB through the City Hall courtyard as well as an entrance on the south end of the new building off of Olympic Drive.

The proposed CSB has been designed to conform with the Secretary of the Interior Standards. The proposed addition is located at the rear of the Landmark City Hall, to minimize views from City Hall's primary frontage (along Main Street). Additionally, the building would be compatible but differentiated from City Hall.

The CSB will be designed to attain the Living Building Challenge (LBC) accreditation, which is the highest recognized standard for sustainability. As part of the LBC accreditation, the building would meet Net Zero Energy (NZE) and Net Zero Water (NZW) requirements. Producing enough energy for the building to reach NZE will require that PV panels be installed to cover the entire City Services Building roof and to construct a PV shade structure over the north parking area at City Hall utilized by staff and Council (see ***Figure 8***). Even with these two locations, additional PV area would be needed to run the electrical systems within the building and the project would utilize "scale jumping" in order to create enough energy for the project to reach NZE. Scale jumping refers to building components that are constructed outside of what is considered the official project site as acknowledged by ILFI. Achieving NZE for the CSB will require additional City-leased PV systems on an adjacent location in order to construct sufficient PV to support the building. Proposed scale jumping locations include the roof of City Hall.

For NZW, components proposed in the schematic design of the CSB include composting toilets in lieu of flushing toilets to reduce water consumption. Furthermore, the project would install rainwater harvesting tanks, a stormwater infiltration system, a rooftop rainwater collection system and a water polishing system, to create potable water. In times of drought, this water production system is proposed to be coupled with a deep brackish water well and desalinization system to produce potable water. In order to allow for innovative NZW systems such as composting toilets and rainwater to potable water systems, state, regional and local agencies must agree to allow for their construction, use and maintenance.

Most of the mechanical systems are located In the CSB basement; however, there are proposed enclosures located at the northeast corner of the site that will house heat pump enclosure, an emergency generator, and trash for the City hall campus.

No new parking will be provided for the CSB. Parking for City employees and visitors will continue be provided in the Civic Center Parking Structure and other shared parking facilities within the Civic Center. Bike parking will be provided and split between the southern and northern parking lot of City Hall.

TABLE 2: PROPOSED CHANGES TO CITY SERVICES BUILDING

	CCSP EIR (2005)	Currently Proposed (2016)
Location	North of existing City Hall building (on Fujinomiya Douri)	East of existing City Hall building (on Avenida Mazatlan)
Size	100,000 sf	Up to 55,000 sf
Height	56 feet (with 85 foot tower element stepping down)	45 feet
Parking	Below grade with entrance to be provided from Fujnomrua Duri	No additional parking provided. Parking to be accommodated in existing Civic Center Parking Structure and Lot
Sustainability	LEED	Living Building Challenge accreditation (with Net Zero Energy and Net Zero Water)
Demolition	Removal of a portion of Ken Genser Square (formerly called Town Square)	Removal of a portion of the southern wing of City Hall, removal of stairwell enclosure in the north wing of City Hall, and reduction in size of courtyard

FIGURE 5 –PROPOSED CITY SERVICES BUILDING (DRAFT PLOT PLAN)

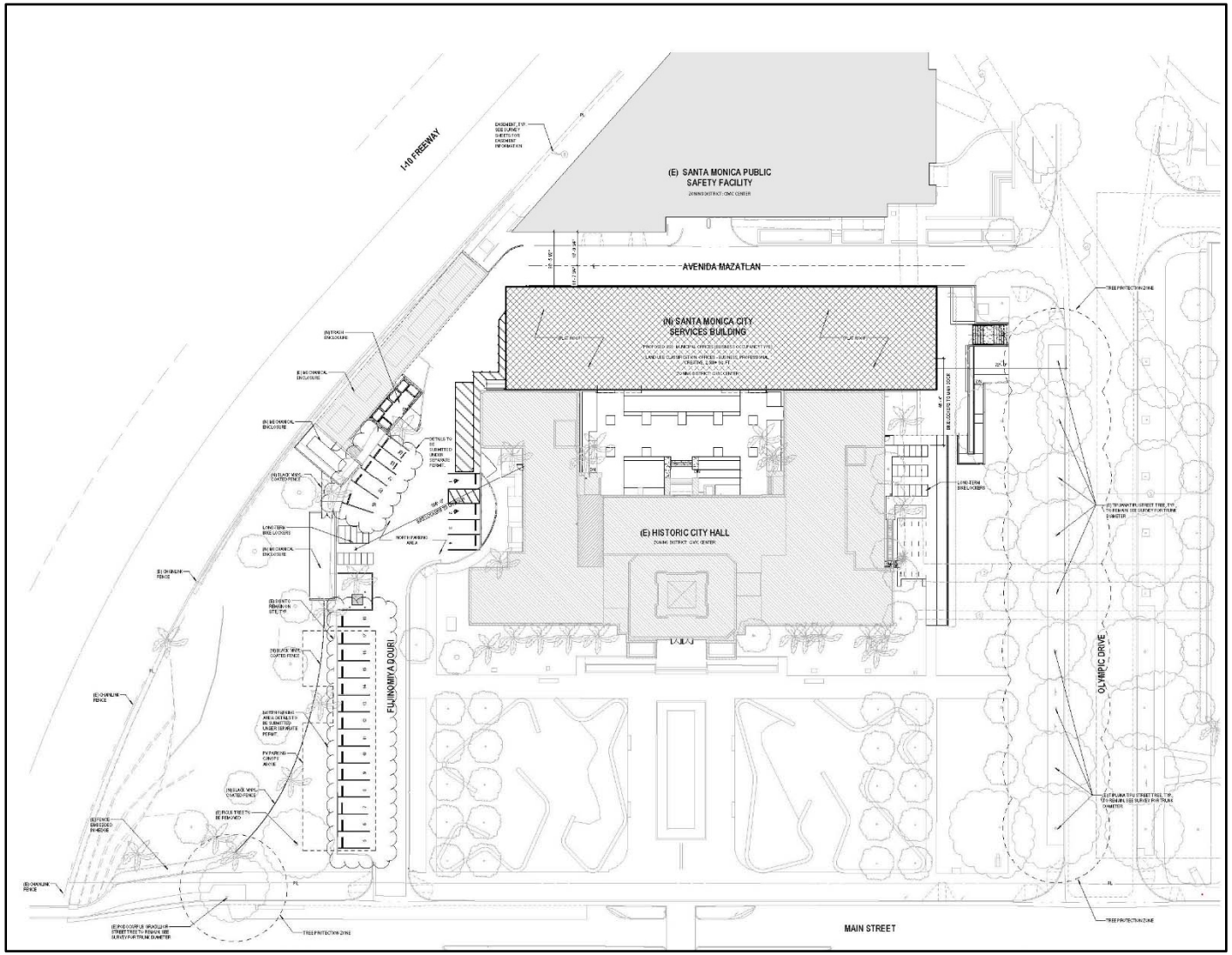


FIGURE 6 - CONCEPTUAL RENDERING OF PROPOSED CITY SERVICES BUILDING

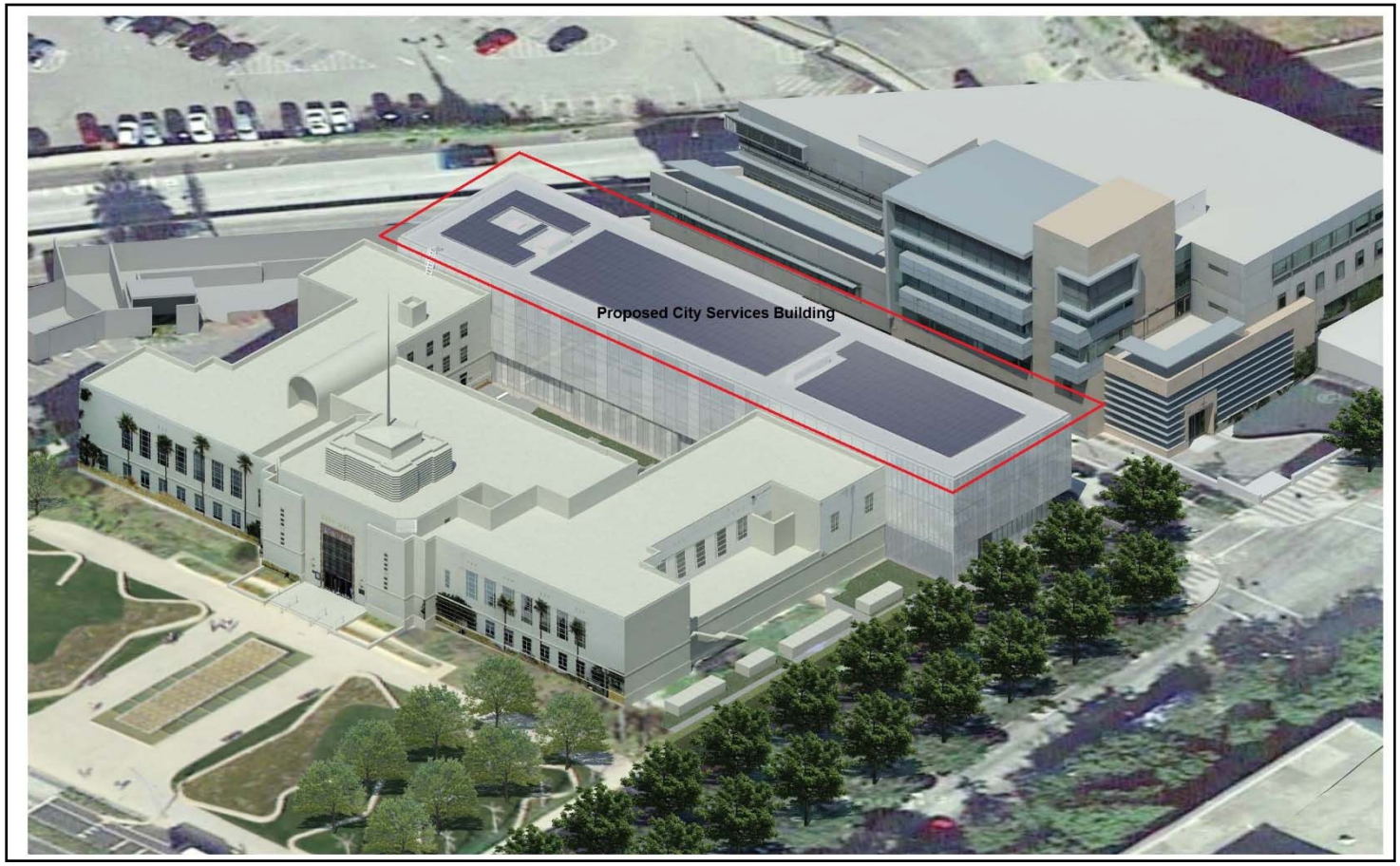


FIGURE 7 - DEMOLITION PLAN FOR PROPOSED CITY SERVICES BUILDING

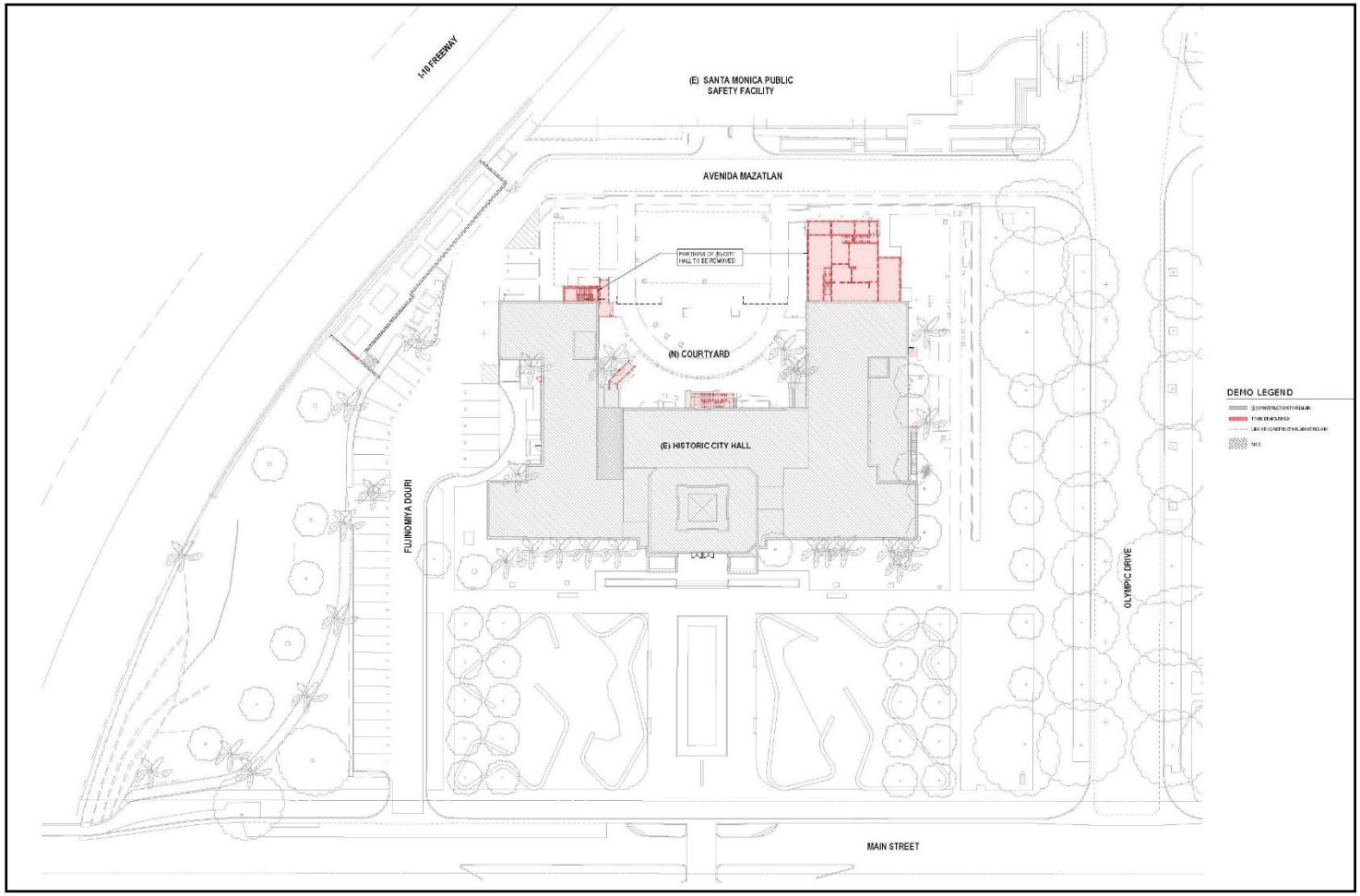
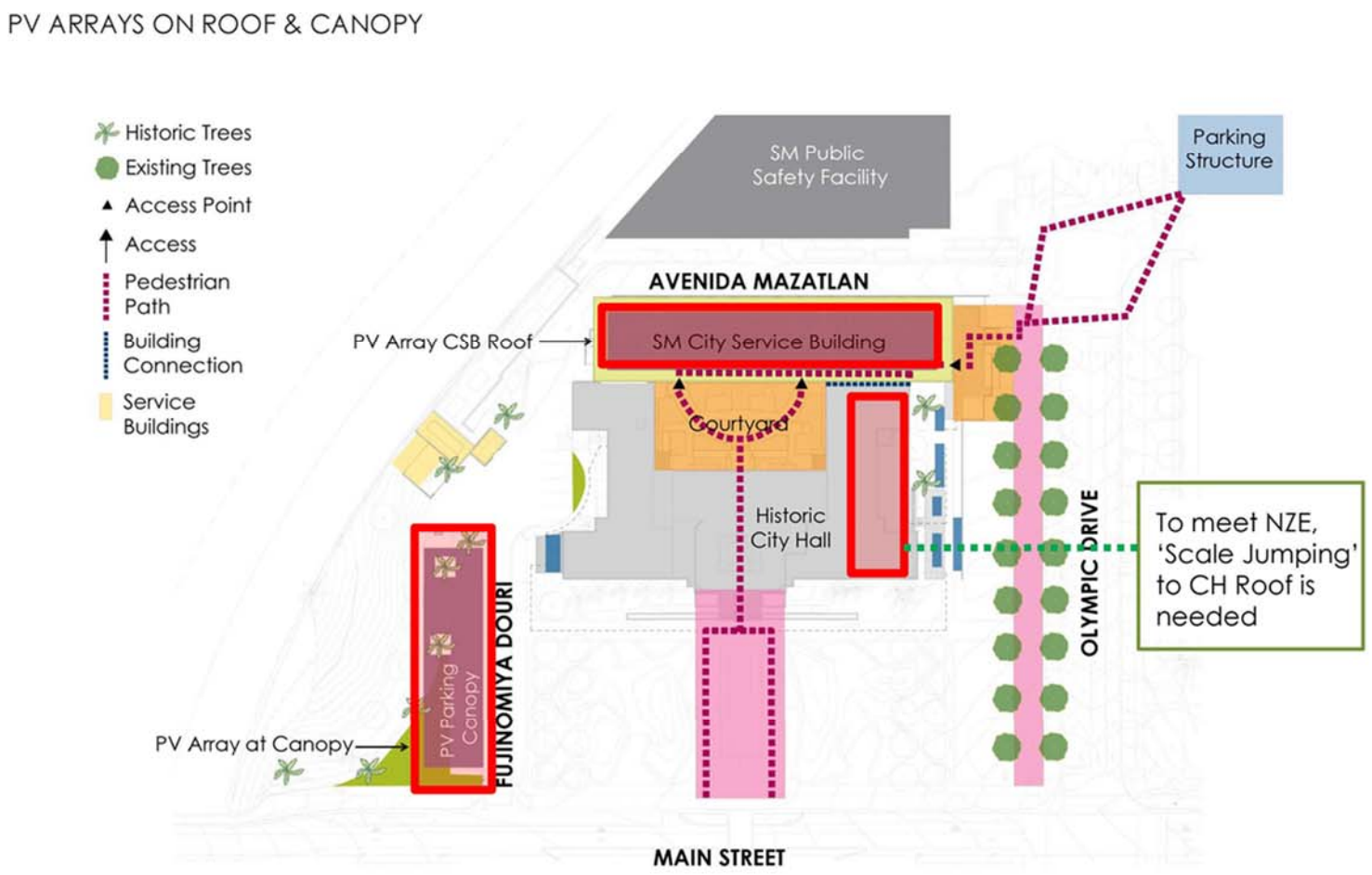


FIGURE 8 PROPOSED PHOTOVOLTAIC ARRAY LOCATIONS



REGULATORY AUTHORITY FOR ADDENDUM

CEQA and the CEQA Guidelines establish the type of environmental documentation which is required when changes to a project occur after an EIR is certified. Section 15164(a) states that:

> *"The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred".*

Section 15162 of the CEQA Guidelines requires a Subsequent EIR where an EIR has already been prepared under the following circumstances*:*

> *1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*
>
> > *a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration,*
> >
> > *b. Significant effects previously examined will be substantially more severe than shown in the previous EIR,*
> >
> > *c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or*
> >
> > *d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

The purpose of this Sixth Addendum is to address whether currently proposed modifications to the City Services Building (hereafter referred to as the CSB) of the original Civic Center Specific Plan could result in any new significant environmental impacts which were not identified in the CCSP EIR or whether previously identified significant impacts would be substantially more severe. As indicated in the analysis provided herein, the CSB would not constitute a substantial change in the CCSP project that will involve "new significant environmental effects or a substantial increase in the severity of previously identified significant effects". The environmental impacts associated with the CSB would be within the envelope of impacts analyzed in the CCSP EIR and/or do not constitute a new or greater significant impact.

On the basis of substantial evidence in the light of the whole record, the City has determined that an Addendum is the appropriate form of CEQA documentation to address the proposed CSB.

ENVIRONMENTAL IMPACT ANALYSIS OF THE REVISED CITY SERVICES BUILDING

The following discussion analyzes the environmental impacts of the proposed modifications to the CSB, including its change in location from what was analyzed in the CCSP EIR:

AESTHETICS

The CCSP EIR analyzed potential aesthetic impacts related to the CCSP project, including construction of a CSB, and determined that such impacts would be less than significant with mitigation.

With the proposed change in location of the CSB, the new building would be less visible than what was originally analyzed in the CCSP EIR. The original location of the CSB was proposed to be on Fujinomiya Douri (north of the existing City Hall building). At this original location, the CSB would have been visually prominent from Main Street, and would have detracted from the views of historic City Hall and altered the character of Ken Genser Square (formerly called Town Square). By changing the location of the CSB to the rear (eastern portion) of City Hall, the mass of the CSB would be largely hidden and views of the building addition would be subordinate to City Hall (see ***Figures 9 – 13***).

Additionally, the CSB would be a maximum of 55,000 sf with a height to 45 feet (as compared to 100,000 sf and 56 feet studied in the CCSP EIR). The reduction in mass and height would result in less impacts on visual character than analyzed in the CCSP EIR. Furthermore, as discussed below, the CSB would be constructed in accordance with the Secretary of Interior Standards to ensure that it would not adversely affect the integrity of the historic City Hall building. The new building would be compatible but visually distinct from City Hall.

The project would remove a few trees including a large Ficus tree at the corner of Main and Fujinomiya Douri that was originally transplanted in 2011. This tree will not survive a transplant according to an assessment conducted by the City's Urban Forester. Additionally, other trees are being removed. The three Mediterranean fan palm trees will be relocated per the City's Public Works Department. As such, Mitigation measure AES-1(c) from the certified EIR, required the relocation and/or replacement of trees removed on a three to one basis at a nearby location. Per the City's Public Works Department, there are no suitable nearby locations to replace the trees on a 3-1 basis. Therefore, Mitigation measure AES-1(c) should be modified and updated to reflect the revised CSB.

In addition, the CSB would not add new sources of light/glare that were not previously contemplated in the original project. With the placement of the CSB at the rear of City Hall, light and glare effects would be reduced as compared to the original location. Additionally, the reduction in building size and height would result in less light/glare effects.

Overall, the changes to the CSB would not significantly visual character or quality of the area nor affect views or increase light/glare. Modified mitigation measure AES-1(d) as shown below, as well as mitigation measures AES-3(a), and AES-3(d) adopted for the CCSP would apply. Aesthetic impacts associated with the CSB would be less than significant with the mitigation measures and would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

Modified AES-1(c) All ~~notable~~ trees that must be removed from the project site shall be transplanted on-site or to a suitable nearby location unless approved by the City's ~~Community and Cultural Services Department~~ Urban Forester as unsuitable for relocation. Any trees deemed unsuitable for relocation and removed shall be replaced on site or at a nearby location on a three to one basis, as approved by the City's ~~CCS~~ Public Works Department. Tree transplantation shall be performed by a qualified arborist, landscape architecture, or tree expect, as approved by the ~~CCS~~ Public Works Department. All tree that are to be reused on-site shall be boxed in appropriately sized containers and temporarily relocated to protect them from physical injury. If tree relocation and replacement is not feasible, then fees shall be paid into the City's Urban Forest Fund.

AES-1(d) A landscaping plan shall be prepared, including a street tree plan, by a licensed California landscape architect. All landscape areas shall be maintained in a first-class condition at all times. Any plants that die shall be replaced immediately on a one-to one basis

AES 3(a) Shielded Exterior Lighting. The applicant shall design exterior building lighting to ensure that no light projects on adjacent sites. Such lighting shall incorporate "cut-off" shields as appropriate to prevent an increase in lighting at adjacent and nearby uses.

AES 3(b) Shielded Landscape Illumination. Landscape illumination and exterior sign lighting shall be accomplished with low-level, unobtrusive fixtures. Such lighting shall be creatively shielded to direct light pools away from off-site viewers.

FIGURE 9 – VIEW FROM MAIN STREET (EXISTING AND PROPOSED)



Existing



Proposed

Source: Frederick Fisher and Partners

FIGURE 10 – VIEW FROM MAIN STREET TOWARD FUJINOMIYA DOURI (EXISTING AND PROPOSED)



Existing



Proposed

Source: Frederick Fisher and Partners

FIGURE 11 – VIEW FROM MAIN STREET TOWARD SOUTH WING (EXISTING AND PROPOSED)



Existing



Proposed

Source: Frederick Fisher and Partners

FIGURE 12 - VIEW FROM OLYMPIC DRIVE TOWARD AVENIDA MAZATLAN (EXISTING AND PROPOSED)



Existing



Proposed

Source: Frederick Fisher and Partners

FIGURE 13 - VIEW FROM OLYMPIC DRIVE (EXISTING AND PROPOSED)



Existing



Proposed

Source: Frederick Fisher and Partners

AIR QUALITY

The CCSP EIR analyzed potential air quality (operational) impacts related to the CCSP, including construction of a CSB, and determined that significant and unavoidable air quality impacts related to ROG, NOx, and CO emissions would occur. The changes to the CSB would not generate operational emissions over what was analyzed in the CCSP EIR. Rather, with the maximum size of the CSB at 55,000 sf as compared to the 100,000 sf that was analyzed in the CCSP EIR, there would be a minor decrease in total operational emissions associated with vehicular trips. The change in location would not affect the air quality emissions analyzed. By reuniting certain City functions and staff under one roof and creating a "one-stop" permit center to serve the general public, the proposed CSB would eliminate vehicular trips between City departments/services and their associated operational emissions. With regard to stationary source emissions, a non-diesel emergency generator would be located along the I-10 freeway behind a block wall. This generator would only be used in limited cases of emergencies and as such, would not be a significant source of air emissions.

Therefore, the proposed modifications for the CSB would not result in air pollutant, carbon dioxide, or odor impacts that would be greater than that analyzed in the CCSP EIR. Mitigation measures AQ-1 adopted for the CCSP would apply. Air quality impacts associated with the CSB would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

AQ-1 TDM Program. The City and developers shall develop a transportation demand management (TDM) program for the project site that includes, but is not limited to:

- Inclusion in final site design ATMs, postal machines, and other similar facilities that would minimize the need to travel off-site for such services;
- Options for on-site employers to make flex time and staggered work hours available to employees when feasible;
- Incentives and educational materials to encourage employees and shoppers to use alternatives to the drive alone automobile for commuting, including walking, bicycling, public transit, and carpooling (incentives may include, but are not limited to, preferred parking spaces for carpoolers, and bicycle lockers for employees):
- Incentives and educational materials to encourage employees and shoppers to use electric vehicles parking spaces required by the Municipal Code.

CONSTRUCTION EFFECTS

The CCSP EIR analyzed potential construction impacts related to the CCSP, including construction of a CSB, and determined that construction traffic, noise, solid waste, and water quality would be less than significant with mitigation. However, construction air quality impacts would be significant and unavoidable for NOx and ROC emissions.

Construction of the proposed CSB is anticipated to occur over an approximately 3 year period. Construction activities for the proposed CSB would entail demolition of a portion of the existing south wing of City Hall, removal of the stairwell in the north wing, grading/excavation of fill and dirt to construct the basement, and building construction.

The change in location of the CSB would not affect construction air quality emissions. However, with the maximum size of the CSB at 55,000 sf as compared to 100,000 sf that was analyzed in the CCSP EIR, there would be a decrease in total construction emissions. Nonetheless, the peak daily construction activities (which are used for measuring significance of air quality, noise, and traffic impacts) would be similar to was analyzed in the CCSP EIR. Therefore, construction effects would be similar.

With respect to noise, the change in location of the CSB would serve to reduce construction noise impacts on off-site noise receptors, such as users of Tongva Park. At its original location to the north of City Hall on Fujinomiya Douri, construction noise levels would have been largely audible to users of Tongva Park. By changing the location of the CSB to the rear of City Hall, construction noise would be largely attenuated (i.e., blocked) by City Hall and the Police Department Building. Furthermore, to minimize disruption on City Hall employees, loud construction activities will be scheduled to occur at nights, on off-Fridays, or on weekends when City Hall is sparsely or minimally occupied. As such, construction noise impacts would not be greater than what was analyzed in the CCSP EIR.

Furthermore, with regard to construction waste, the proposed CSB would be designed to meet accreditation for the Living Building Challenge. In doing so, efforts will be made to reduce construction waste to the greatest extent feasible. Therefore, construction waste impacts would not be greater than what was analyzed in the CCSP EIR.

The proposed modifications for the CSB would not result in construction effects that would be greater than that analyzed in the CCSP EIR. Construction mitigation measures CON-1 through CON-4 adopted for the CCSP would apply. Construction impacts associated with the CSB would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

CON-1 Construction Impact Mitigation Plan. The applicant shall prepare and implement a Construction Impact Mitigation Plan to provide for traffic and parking capacity management during construction. This plan shall be subject to review and approval by the City and, at a minimum, shall include the following:

- Phasing of construction activities for each project component to minimize disruption to the roadway network;

- A public information program to advise motorists of impending construction activities (e.g., media coverage, portable message signs, and information signs at the construction site);

- Approval from the City, or Caltrans if required, for any construction detours or construction work requiring encroachment into public rights-of-way, or any other street use activity (e.g., haul routes);

- Timely notification of construction schedules to all affected agencies (e.g., Police Department, Fire Department, Department of Public Works, Department of Planning and Community Development, Los Angeles County Superior Court, Los Angeles County Sheriff's Department, and transit agencies);

- Coordination of construction work with affected agencies five to ten days prior to start of work;

• A traffic control plan for the streets surrounding the work area, which includes specific information regarding the project's construction and activities that will disrupt normal traffic flow;

• Minimizing dirt and demolition material hauling and construction material delivery during the morning and afternoon peak traffic periods and cleaning of streets and equipment as necessary;

• Scheduling and expediting of work to cause the least amount of disruption and interference to the adjacent vehicular and pedestrian traffic flow.

Weekday daytime work on City streets shall primarily be performed between the hours of 9:00 AM and 3:00 PM;

• Limiting of queuing of trucks to on-site and prohibition of truck queuing on area roadways;

• Scheduling of preconstruction meetings with affected agencies to properly plan methods of controlling traffic through work areas;

• Designation of off-site construction staging areas;

• Storage of construction material and equipment within the designated work area and limitation of equipment and material visibility to the public;

• Provision of off-street parking for construction workers, which may include the use of a remote location and shuttle transport to the site, if determined necessary by the City of Santa Monica; and,

• Provision of off-street parking for employees of the Civic Center Specific Plan area, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City of Santa Monica

CON-2(a) Dust Minimization. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site through implementation of the following:

• During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to the extent necessary to prevent dust from leaving the site and to create a crust after each day's activities cease.

• During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, streets and sidewalks within 150 feet of the site perimeter shall be swept and cleaned a minimum of twice weekly.

• During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

CON-2(b) Construction Equipment Conditions. Construction equipment used on the site shall meet the following conditions in order to reduce NOx and ROC emissions:

- The number of pieces of equipment operating simultaneously must be minimized through efficient management practices;

- Construction equipment must be maintained in tune per manufacturer's specifications;

- Equipment shall be equipped with 2 to 4-degree engine timing retard or precombustion chamber engines;

- Catalytic converters shall be installed, to the extent feasible;

- Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, the extent feasible; and,

- The operation of heavy duty construction equipment shall be limited to no more than 5 pieces of equipment at any one time.

CON-2(c) Low-VOC Coatings. Low VOC architectural coatings shall be used in construction whenever feasible and shall coordinate with the SCAQMD to determine which coatings would reduce VOC emissions to the maximum degree feasible.

CON-3(a) Diesel Equipment Mufflers. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers.

CON-3(b) Electrically-Powered Tools**.** Electrical power shall be used to run air compressors and similar power tools.

CON-3(c) Additional Noise Attenuation Techniques. For all noise generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels to City of Santa Monica noise standards. Such techniques may include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.

CON-3(d) Construction Sign Posting. In accordance with Municipal Code Section 4.12.210, the project applicant shall be required to post a sign informing all workers and subcontractors of the time restrictions for construction activities. The sign shall also include the City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted.

CON-3(e) Construction Noise Hotline. Project applicants shall provide a telephone number for local residents to call to submit complaints associated with construction noise. The number shall be posted on the project site and shall be easily viewed from adjacent public areas.

CON-4(a) Demolition Plan. The applicant shall prepare and submit a demolition plan for review and approval by the City. The plan shall include methods to maximize salvage and recycling of building and landscape materials. The plan shall include a recovery rate for each material type in the demolition contract. The plan shall also include strategies for the salvage of reusable historic materials and reusable materials in good conditions.

CON-4(b) Separation of Recyclable of Construction Waste. During construction and demolition activities, the applicant shall separate for recycling all materials that are accepted for recycling in the Los Angeles region, including, but not limited to, metals, wood waste, and clean fill.

CON-4(c) Removal of Recyclable Materials. The applicant shall schedule the removal of reusable and recyclable materials prior to demolition to maximize recovery rate.

CON-4(d) Bins for Recyclable Construction Waste. The applicant shall provide separate bins for all recyclables on-site. Such bins shall be labeled clearly in several languages or with universal symbols. The applicant shall also provide orientation prior to the start of construction for workers to train them to use the recycle bins provided. If there is insufficient space on-site, the applicant shall contract with a recycling company to receive mixed loads for separation and recycling.

CON-4(e) The applicant shall use preengineered or factory cut material to the extent feasible. Examples of this type of material include, but are not limited to, factory trusses, laminated and other engineered wood products, sheet metal cladding and roofing, 9 foot gypsum board, pre-cut headers, and pre-assembled joist bridging. The applicant shall also use reusable and recyclable forming materials, such as steel forms or standard wood systems, where feasible.

CULTURAL RESOURCES

The CCSP EIR analyzed potential cultural resources impacts related to the CCSP, including removal of the former Police Department addition in the rear of City Hall and construction of a CSB. The CCSP EIR determined that removal of the Police Department addition would return City Hall to its original building envelope and rehabilitate the original courtyard and as such, impacts would be less than significant with mitigation. Subsequent to the CCSP EIR, the Police Department addition was removed in 2005. The CCSP EIR also determined that impacts due to construction of the City Services Building to the north of City Hall would be less than significant with mitigation. In addition, impacts related to buried cultural resources would be less than significant with mitigation.

The original location of the CSB was proposed to be on Fujinomiya Douri (north of the existing City Hall building). Referred to as the "North Slope," further study of this original site revealed difficulties due to its adjacency to I-10 freeway and separation from City Hall. Terraces and retaining walls on the north slope were also identified as character-defining features of the City Hall landscape in 2011. For these reasons, the proposed CSB has been relocated to a site directly east of the City Hall building. The proposed CSB building would be annexed to City Hall as a new 3-story addition to the rear (east) of City Hall.

Construction of the proposed CSB will require removal of a portion of the south wing of City Hall, removal of the stairwell enclosure on the north wing, as well as partial removal and enclosure of the rear (eastern) courtyard (see ***Figure 3***). As such, a historical impact report was prepared by

Historic Resources Group (October 2016) (see ***Appendix A***) to analyze the proposed CSB's potential historic impacts on City Hall. The following discussion is based on this report.

Background of City Hall

City Hall is flanked by landscaped gardens to the west and south, and a surface parking lot to the north. The building has a U-shaped plan around a central courtyard. It is of cast-in-place concrete construction. The west façade is the primary façade of the Santa Monica City Hall. Symmetrical and with regular massing, it is composed of a central three-story pavilion flanked by two-story wings reaching to the north and south.

Surmounting the pavilion is a large square cupola with decorative horizontal fins. The main entrance to the building sits in the center of the pavilion, framed by wide pilasters rising two stories. Within each pilaster is a vertical stack of eight small, slightly recessed windows. The entrance itself features tall, wood double doors with divided lights. Ornamental wall tiles surround the entrance, above which sit the words "City Hall" in low relief. The faceted corners of the central pavilion are flush with the wide piers and intersect the wings at a perpendicular angle. The two wings are identical.

The first story of each wing features a ribbon of seven windows spaced across the entire length of the façade. The second story has one small, narrow window near the intersection with the central pavilion. Next to this window runs a band of five identical sash windows divided by fluted pilasters.

The symmetrical fenestration patterns, regular massing, original windows and doors, ornamental wall tiles, and architectural form are all character defining features of the west façade.

The north and south façades are composed of a wide central space flanked by protruding wings. The central portion of the north façade features a symmetrical fenestration pattern on the first and second stories.

The first story contains an entrance with double doors and a ribbon of four identical windows. The second story includes two bands of five windows, one sitting directly above the other and separated by a single flush panel. Vertical, fluted pilasters divide the sets of windows. The western corner of the central space is faceted and has three small windows stacked vertically. The west wing of the north façade contains a ribbon of three identical windows on the first story, but the east wing is entirely void of fenestration. The central portion of the south façade features six identical windows on the first story below a band of six windows divided by fluted pilasters on the second story.

Like the north façade, the western corner of the central façade is faceted. It contains one small window on the first story and a larger, narrow window on the second story. The west wing of the south façade has two first-story windows identical to those in the central façade but no windows on the second story. The east wing features two windows on the first story spaced tightly in the center and two windows on the second story spaced wide near the corners. Character-defining features of the north and south façades include their U-shaped configuration with projecting end pavilions, the symmetrical fenestration, regular massing, faceted corners, and fluted pilasters.

The east façade was substantially altered for the addition of the police building in 1958 (demolished). As a secondary façade, it is blocked from public view and does not have a strong visual presence. Like the other façades, the east facade is divided into three distinct sections and is primarily symmetrical.

The central area contains a series of windows and a doorway on the first floor. The western wing features a similar series of windows, but the eastern wing is void of fenestration.

The integrity of the east façade has been compromised by various alterations and additions, but it includes such remaining significant features as its original massing, symmetry, and window pattern.

Historical Significance of City Hall

Santa Monica City Hall was designated a Santa Monica City Landmark in 1979. It was formally determined eligible for listing in the National Register of Historic Places under Criteria A and C in 1996 by consensus determination of a Federal agency and the California State Historic Preservation Officer.[1] By virtue of this determination, under state regulations the City Hall was automatically listed in the California Register of Historical Resources. The City Hall's period of significance is 1938 to 1951.

City Hall appears to be significant under Criterion A as a significant piece of the social and cultural history of the City of Santa Monica. It has been a recognizable local landmark for over sixty years and continues to be a centerpiece of civic life. City Hall is significant under Criterion C as an outstanding example of the PWA Moderne style of architecture.

Popularized in the 1930s by architects working with the federal government's Public Works Administration, this style emphasized balanced massing, smooth lines, symmetrical fenestration, faceted corners, and the use of understated decorative elements such as fluting. The building is composed of a three-story central pavilion flanked by two two and-a-half story wings. It is of concrete construction and occupies approximately 40,000 square feet.

Impacts from Demolition

The project will remove the rear (east) 37 feet of the south wing of City Hall, which was previously altered, and a stairwell enclosure at the rear (east) wall of the north wing (see ***Figure 14***). Seven windows on the remaining portions of the east façades of the north and south wings will be removed and infilled. No other exterior features, and no public interior spaces will be affected.

The south wing originally housed the City's fire department. The eastern portion of the south wing to be removed formed the station's truck bay. Because it is an original feature of City Hall, removal of the former fire department truck bay will somewhat reduce the overall integrity of the City Hall building. The original volume and mass of the City Hall south wing will be reduced at its eastern end by 37 feet.

The stairwell enclosure to be removed is a proportionately small feature located at the rear face of City Hall. This secondary feature contributes little to the character of the building's architecture and does not convey any history or function that is particular to the significance of City Hall.

Thus, while the removal of the former firetruck bay and north stair from City Hall will demolish original components, both of these components are relatively small, are located at the rear of the building, are not highly visible, and do not substantially contribute to the character and significance of City Hall. Their removal will leave the majority of character defining spaces and

[1] *At the time the City Hall was determined eligible for listing in the National Register, the south wing included a 1958 building addition for the police department. The1958 police building was demolished in 2003. The police building addition was constructed outside the period of significance and therefore was not a character-defining feature of City Hall.*

features of City Hall substantially intact. After removal of these two components, City Hall will retain sufficient integrity to convey its historic significance.

The seven windows to be removed on the east façade – six on the north wing and one on the south wing – are compatible replacement windows, installed in historic openings after the demolition of the police building in 2005. Their removal will not constitute a loss of historic fabric. The historic openings will be infilled but will remain in place.

Impacts from New Construction of the Proposed CSB

The addition of the CSB to City Hall will not be visible from the front (west), primary façade of City Hall, and will be minimally visible from the north and south side yards (See ***Figures 8 through 12***). The historic building itself will obscure sight lines to the addition from the view of pedestrians and vehicles from the west.

The three-story addition will be slightly taller than the north and south wings of the City Hall building, but will be visually subordinated by its placement at the building's rear (east) façade. The addition's rectangular mass will be situated perpendicular to the public right-of-way, so the majority of the addition will be concealed by the mass of the original City Hall building.

The proposed addition will be structurally independent of the existing City Hall building. The two structures will be separated by a narrow gap in order to provide an adequate distance between the two independent structures, to account for potential seismic activity and the anticipated movement of both buildings. This gap will be spanned by a metal expansion joint cover, recessed from the wall surface approximately nine inches (deeper than its width) to form a visible "seam" between the two structures and provide a distinct shadow line that physically and visually separates old from new.

One window at the eastern end of the south façade of City Hall will be converted to an egress door. The existing historic sash and frame will be removed, the sill will be cut down to floor level, and a new door assembly will be installed. The door will be at exterior grade, so the construction of a new stoop or steps will not be required. The replacement of one existing window with a new door will be a minor alteration on a secondary façade and will have minimal visual and material impact on the building's integrity.

A second window on the first floor on the south façade will also be converted to an egress door; however, the existing window is not historic and is located in an area of later infill construction.

One door at the westernmost end of the south (courtyard) façade of the north wing will be converted to a window. This opening was historically a window. The new window will match the historic window in size, shape, design, profile, and material. The restoration of this window will have a positive impact on the building's integrity.

Impacts during Construction Activities

The proposed new construction will include substantial excavation and foundation work. Without mitigation to ensure the protection of the City Hall building from damage due to underground excavation, vibration and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project has the potential to de-stabilize the City Hall building resulting in a potentially significant impact to historic resources.

FIGURE 14 – CITY HALL IMAGES (PORTIONS TO BE REMOVED)



Existing South Wing - Approximately 37 feet to Be Removed



Existing Stairwell on North Wing - To Be Removed

Impacts to the Courtyard

Construction of the new City Services Building will close off the east side of the rear courtyard which is currently open. As originally constructed, the courtyard was open on its east side but was enclosed after the period of significance with the construction of the police building in 1958 (see ***Figure 15***). Despite construction of the police building which closed off the courtyard at its eastern end, Santa Monica City Hall was designated a Santa Monica City Landmark, determined eligible for listing in the National Register of Historic Places, and listed in the California Register of Historical Resources during the time the police building was intact.

The police building was removed in 2005, which returned the courtyard to its historic condition by opening it up to the east. Construction of the proposed Project will again enclose the courtyard at its east end. The Project's removal of the east fire station portion of the City Hall south wing will also shorten the east-west dimension of the courtyard reducing its overall size. Enclosure of the courtyard and its reduction in size will reduce the integrity of the courtyard as a character defining feature of City Hall. Despite this reduction in integrity, the original configuration of City Hall as a U-shaped building with a central, rectangular courtyard will remain intact and understandable because the new addition will be clearly differentiated from the City Hall building and the courtyard will remain an open space defined by the three wings of City Hall building.

Additional New Construction Impacts

The added photovoltaic parking shade canopy in the north side yard is minimalist in design and small in scale compared to the City Hall building, and is largely transparent due to its simple, minimalist structural support. It will have minimal visual impact on the City Hall building and the open spaces around it. When viewed from the front, west yard and Main Street, the canopy is subordinate to the City Hall building, and because it is largely transparent, allows for views through to the north due to its very minimal structural profile.

The new service enclosures for trash and mechanical equipment will be spaced away from the historic City Hall building at the north downslope in order to reduce visual changes to the setting. The additional bicycle racks and bicycle lockers at the north and south side yards will be small relative to the City Hall building, will not obscure the south elevation, and will be easily removed.

FIGURE 15 – CONCEPTUAL RENDERING OF CITY HALL COURTYARD WITH PROPOSED CSB



Impacts to City Hall Landscape and Grounds

In April 2011, the City of Santa Monica commissioned an analysis of character-defining features of the existing landscape associated with Santa Monica City Hall.[2] These features are shown in ***Figure 16***. Alterations to the City Hall landscape associated with the proposed CSB are discussed as follows.

North Landscape Area

The Project will construct a steel frame structure supporting an array of photovoltaic panels sheltering the Council Parking Lot on the north side of City Hall. The structure will be simple and functional in design without decorative features and will be visually permeable to retain views of the City Hall building from the north. New service enclosures for trash and mechanical equipment associated with the Project will be located away from the City Hall building at the north downslope in order to reduce visual changes to the setting. New bicycle lockers will be located in the Parking Lot. The lockers will not demolish or alter any character-defining features of the parking lot. The additional lockers will be small relative to the City Hall building, will not obscure the northern façade of the City Hall Building. Finally, the character-defining hedgerow located at the brow of the hill sloping north to Interstate 10 will be removed and replaced in-kind to accommodate new building systems.

After implementation of the Project, all of the existing character-defining landscape features north of City Hall will remain intact. The character defining Council Parking Lot will remain in its original configuration and location, and no other character defining landscape features will be altered or removed. The project will retain the three Canary Island Date Palms, five Mexican Fan Palms, the character-defining hedgerow at the brow of the hill and the original terracing and retaining walls of the north slope. Character-defining sidewalks and planting beds will be retained in their existing condition.

South Landscape Area

Character-defining landscape features south of the City Hall building include the sidewalk between the City Hall building and the parkway parallel to Olympic Drive, an original entrance landing towards the rear, east end of the City Hall building, lawn area at the southeast end of the City Hall Building, two Mexican Fan Palms, and planting beds located towards the west end of the building.

The new City Services Building will occupy a portion of the character defining lawn area at the southeast end of the City Hall Building. The Project will also remove the character-defining entrance landing on the south side of the City Hall Building,[3] and a small portion of the existing sidewalk configuration at the east end where the existing sidewalk will be replaced by a broader paved area with stairs and a ramp to provide a public entrance to the new City Services Building.

The existing bicycle lockers at the east end of the City Hall Building will be reconfigured to add additional units. Open bike racks will be installed toward the west end of City Hall. These bicycle facilities represent modest additions that will not demolish or alter any character defining features of the City Hall Building or its landscape. The additional bicycle racks and bicycle lockers will be

[2] *Wuellner, Margarita J., Character Defining Features Analysis Santa Monica City Hall Landscape and Grounds 1685 Main Street, Santa Monica California, PCR Services Corporation, April, 2011*

[3] *Contrary to the 2011 character-defining landscape features analysis, there are no steps remaining at this location.*

small relative to the City Hall building, will not obscure the southern façade of the City Hall Building, and are easily removed.

The broad parkway and plants at the south, between the building and the public sidewalk, which are not character-defining, will be retained. Non-character-defining exterior stairs from the second level will be removed and replaced with a smaller stair and landing to provide an exit from the first floor of the City Hall Building.

Overall, the majority of the character defining features of the City Hall landscape, including the majority of the original sidewalk, original planting beds and the two character-defining Mexican Fan Palms will remain intact after implementation of the Project.

Courtyard

The planting beds along the north and south courtyard walls, the existing circular sidewalk, three entrance steps, and the "Oval traffic circle (partially reconstructed 2003)" were previously identified as character-defining in the 2011 landscape and grounds character defining features analysis. Recent inspection however reveals that several of these features date to 2006 (well after the period of significance) and should not be considered character-defining (see ***Figure 17***).

Examination of the concrete color, finishes, and profiles of the entrance steps show that these are not original features from the period of significance and are instead consistent with newer construction after removal of the 1958 police building addition in 2003.

The original courtyard was characterized by a wide driveway surrounding a lozenge-shaped landscape area circumscribed by sidewalks. The sidewalks extended from the rear lobby doors of the City Hall Building to Fourth Street. In comparing the existing curving concrete sidewalk with aerial photographs of the original courtyard, it is clear that the existing curving sidewalk is not an original feature.

The existing curving sidewalk constructed in 2006 is not an accurate reconstruction of the original driveway configuration and contains no historic fabric. Its location and shape recall but do not replicate the original driveway which is only one characteristic of a larger set of courtyard features that have not been extant since the late 1950s. It should not, therefore, be considered a character-defining feature of the courtyard. No parts of the existing courtyard landscape should be considered character-defining with the exception existing planting beds at the north and south walls.

The Project will introduce new concrete walks and low walls within the courtyard. These elements will be simple in design and installed in a horizontal and orthogonal configuration that will be compatible the existing footprint, massing, façades and design details of the City Hall Building. The Project will also install Medjool Date Palms in the courtyard. This species recalls the historic use of palm trees as vertical accents in the setting of City Hall. The relatively narrow trunk and small canopy of this species ensure that the exterior facade of the City Hall Building will not be obscured.

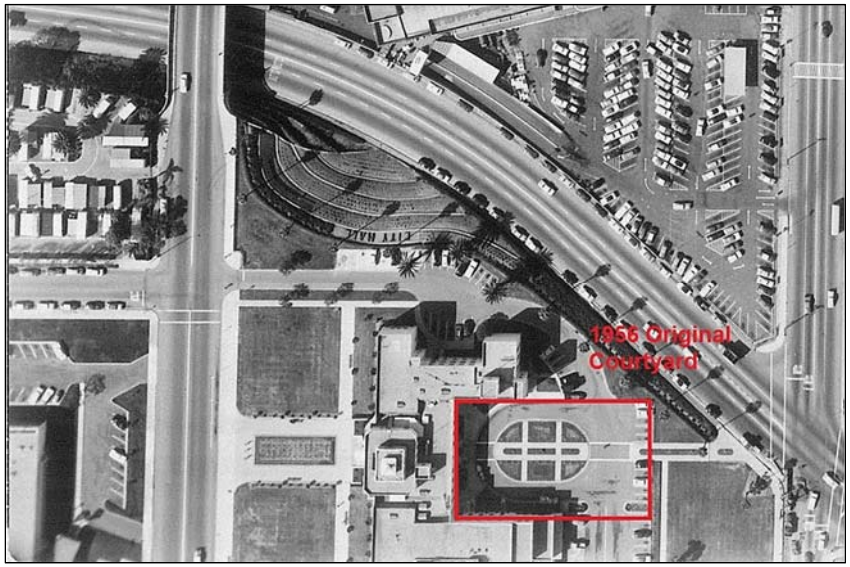
After implementation of the Project, the existing original planting beds of the courtyard will remain intact. The proposed new landscape will be compatible with City Hall and in keeping with historic landscape treatments for the courtyard and City Hall.

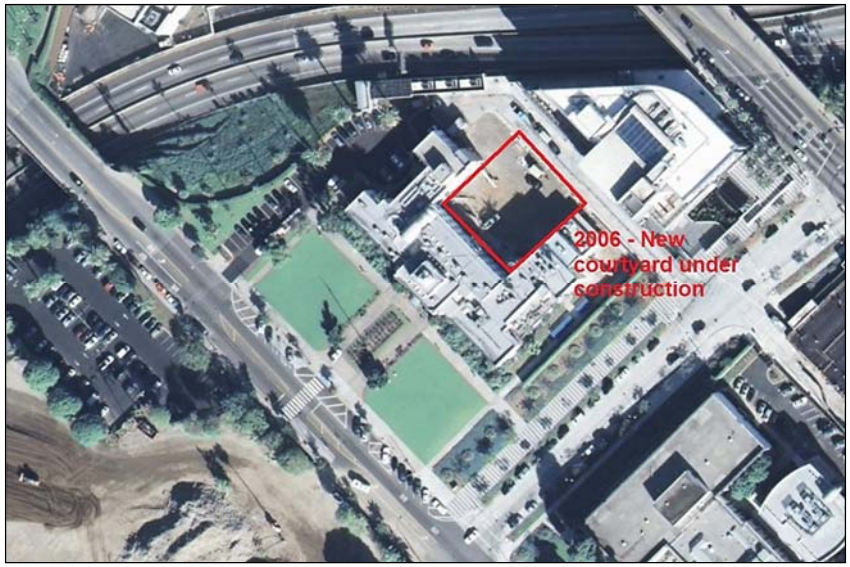
FIGURE 16 – CITY HALL LANDSCAPE – PREVIOUSLY IDENTIFIED CHARACTER-DEFINING FEATURES

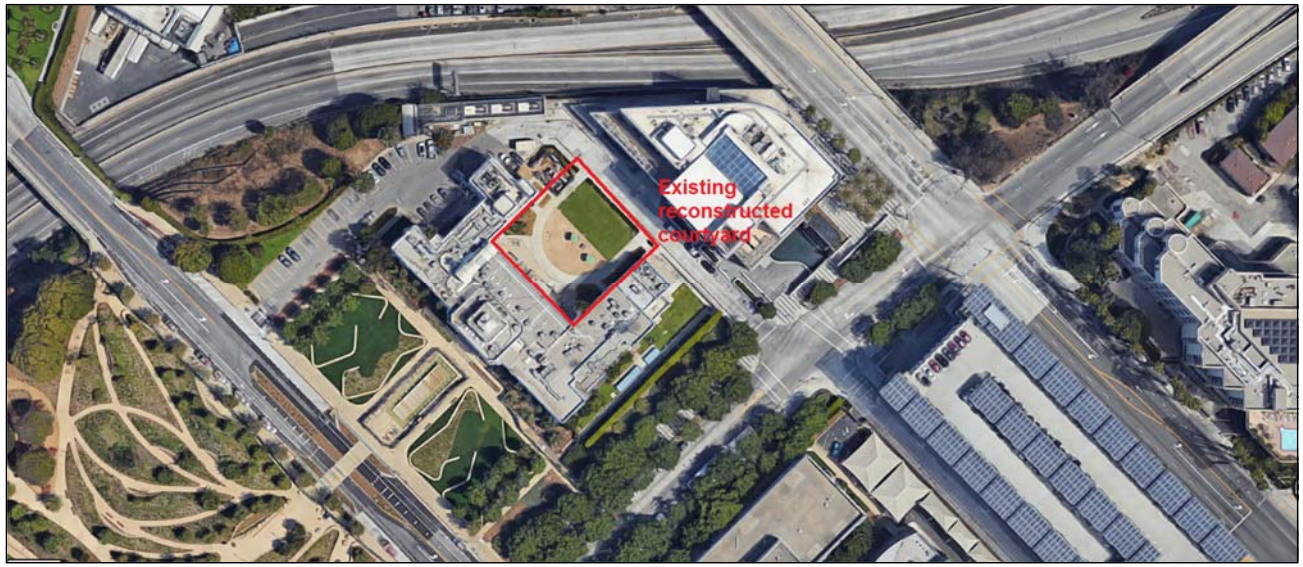


Source: PCR Services, 2011

FIGURE 17 - AERIAL PHOTOS CITY HALL AND COURTYARD (1956, 2006, AND 2016)







Summary

As stated previously, the CSB will remove previously altered portions of the rear facade of a historical resource, and will construct a new addition in an area previously occupied by an earlier addition, now demolished. The addition will be subordinated by its location at the rear of the building and partially concealed from view by the historic building. The addition's exterior materials will be clearly differentiated from the historic building, but it will be compatible in scale, massing, and color.

The addition will not impact adjacent historic resources. The Project will shorten the existing courtyard and enclose its open east end, but the original configuration of City Hall as U-shaped plan with a central courtyard will remain intact and understandable.

The CSB therefore will not substantially reduce the integrity or significance of important resources on the site or in the vicinity. As such, the adjacent resources would remain eligible for listing. The proposed modifications for the CSB would not result in cultural resource impacts that would be substantially greater than that analyzed in the CCSP EIR. With implementation of the following recommendations which will be implemented as project conditions of approvals, impacts on historic resources (City Hall) would be less than significant:

1. A Historic American Buildings Survey (HABS) Level II recordation document of the affected portions of City Hall shall be prepared prior to commencement of any demolition or construction work. The documentation shall include select drawings of existing conditions, photographs with large-format negatives of exterior and interior views, and a written history and description. The narrative shall be completed by a qualified Architectural Historian who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Archival copies of the documentation shall be submitted to the City of Santa Monica Planning Department, the Santa Monica Public Library, and the Santa Monica Historical Society.

2. An interpretive program, potentially including drawings, photographs and/or written descriptions shall be developed to explain the historic configuration of the City Hall courtyard and its alterations. This display shall be placed in the courtyard at a location that is reasonably accessible to the general public.

3. The Project shall conform to the Secretary of the Interior's Standards for Rehabilitation, with Guidelines for Rehabilitating Historic Buildings, with specifications for the treatment of historic materials and features. The specifications shall include (but are not limited to) sections for quality control, substitution procedures, protection of historic features, selective demolition, and cutting and patching.

4. The Project team shall include a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture. The Historic Architect will regularly observe the Work to ensure that the proposed new construction is executed in accordance with the Secretary of the Interior's Standards for Rehabilitation and submit status reports to the City of Santa Monica's Landmarks Commission Liaison according to a schedule agreed upon prior to the commencement of the Work.

5. Prior to issuance of a grading permit for the proposed Project, a structural engineer with experience in historic preservation projects shall provide a shoring design solution, based

on preconstruction surveys of existing conditions, to protect City Hall from construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil.

The engineer shall also evaluate the potential impacts of vibrations from the proposed construction, and temporary seismic movement during construction, and provide recommendations for protection of City Hall. These recommendations shall be implemented during construction.

The structural engineer will determine the measurable vibration criteria that will ensure protection of City Hall, as well as frequency of and monitoring methods to be used for checking the building during demolition and construction to protect the existing structure. If visible damage becomes evident, work shall cease until feasible steps have been undertaken to reduce vibration levels and measures are taken to stabilize the building.

This Monitoring and Shoring plan will be reviewed and permitted by the City of Santa Monica Building Official. The Building Official and the Construction Project Manager from Architecture Services will monitor the situation on a daily and weekly basis as identified in the permitted document from the Building Official.

Mitigation measures CR-7(a), CR-7(b), CR-10(a), and CR-10(b) adopted for the CCSP would also apply. Cultural resource impacts associated with the CSB would be less than significant with mitigation and would be within the envelope of impacts analyzed in the CCSP EIR.

CR-7(a) City Hall Rehabilitation. Any maintenance, repair, stabilization, rehabilitation, preservation, conservation, reconstruction or demolition of any portion of City Hall, including rehabilitation of the east elevations, lobby elements, and the courtyard area, shall be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Standards), Weeks and Grimmer (1995). Any rehabilitation plans shall be developed in conjunction with a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. Detailed design plans involving modifications to City Hall shall be submitted to the City of Santa Monica's Landmarks Commission for their review and approval prior to the beginning of any construction activities, including demolition.

CR-7(b) City Services Building Compatibility of New Construction. The City Service Building shall be differentiated from City Hall, but compatible with the historic character of City Hall. Materials, design, color and texture proposed for the project shall complement that of City Hall. In its review of the proposed design for the City Services Building, the City shall pay special attention to its compatibility with City Hall

CR-10(a) At the commencement of project construction, all workers associated with earth disturbing procedures shall be given an orientation regarding the possibility of exposing unexpected cultural remains by an archaeologist and directed as to what steps are to be taken if such a find is encountered.

CR-10(b) In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.

If human remains are unearthed, State Health and Safety Code Section 7050.5requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

GEOLOGY AND SOILS

The CCSP EIR analyzed potential geology/soils impacts related to the CCSP, including construction of a CSB on Fujinomiya Douri, and determined that impacts would be less than significant with mitigation.

Geological/soils impacts are typically site-specific, and are determined partly by the specific characteristics of the underlying soils. Therefore, a geologic report for the proposed new location of the CSB was prepared by Geotechnologies Inc., to determine geologic and soil suitability (see ***Appendix B***). Based on the report, the proposed site of the CSB at the rear of City Hall is located over an abandoned basement which included a firing range. Old records indicate that the abandoned basement floor slab was cored through to allow for drainage. The basement was backfilled with approximately 3-5 feet of construction debris (consisting of brick and concrete) and capped with approximately 5 feet of compacted fill for support of hardscapes and landscapes. The existing basement walls were abandoned and buried in place.

Exploratory borings varying from 25-60 feet in depth below grade indicate that the fill materials underlying the site consist of sandy to clayey silts, and silty to clayey sands, which are dark brown in color, moist, stiff to medium dense, fine grained, with varying amount of concrete fragments. Borings excavated within the former gun range area encountered 7 feet of fill soils over 3 feet of brick and concrete debris. The man made fill and construction debris was underlain by approximately 18 – 24 inches of concrete slab and footings.

Native soils consist of sandy to clayey silts, and silty sands to gravelly sands, which are yellowish brown to dark grayish brown in color, slightly moist to wet, fine to coarse grained, with varying amount of gravel and slate fragments. The native soils consist predominantly of sediments deposited by river and stream action typical to this area of Los Angeles County.

Groundwater was encountered at depths between 43.5 and 46.5 feet below the existing site grade. Historic highest groundwater level is on the order of 30 feet below grade.

Due to the highly varying nature and depths of the existing fill materials and significant amount of buried construction debris, the existing fill materials are considered to be unsuitable for support of the proposed CSB's foundations, floor slabs, or additional fills. Compliance with the recommendations in the Geotechnical Report would mitigate any geological or soil risks. This includes the removal of the fill material and recompaction as controlled fill prior to foundation excavation. Alternatively, the proposed foundation system can be deepened to penetrate through the existing fill materials and bear into the native soils. Furthermore, prior to issuance of building permits for the CSB, a detailed Geotechnical Report would be prepared that would include analysis of the building design and specific recommendations to address the geology/soils conditions.

With respect to liquefaction, analysis of the soil samples collected indicate that the site is not prone to liquefaction during the design-based earthquake. Furthermore, excessive differential settlements are not expected to occur during earthquake-related ground shaking.

Based on the Preliminary Geotechnical Investigation, proposed modifications for the CSB would not result in geology/soils impacts that would be greater than that analyzed in the CCSP EIR. Mitigation measures GEO-1(a) through GEO-6 adopted for the CCSP would apply. Geology/soils impacts associated with the CSB would be less than significant with mitigation and would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

GEO-1(a) Design and construction of the buildings proposed in the Civic Center Specific Plan shall be engineered to withstand the expected ground acceleration that may occur at this site. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. For any buildings considered essential facilities, as defined in the Uniform or California building codes, the buildings shall be designed to withstand the upper bound earthquake ground motion. All on-site structures shall comply with applicable provisions of the 1997 Uniform Building Code and the1998 California Building Code

GEO-2 Additional Geotechnical Study. Prior to issuance of a building permit for any new structures proposed in the Civic Center Specific Plan, a geotechnical study shall be completed to adequately assess the liquefaction potential and compaction design of the soils underlying the proposed bottom grade of any structure built within the Civic Center complex. The borings shall be completed to at least 50 feet below the lowest proposed finished grade of the structure or 20 feet below the lowest caisson or footing (whichever is deeper). If these soils are confirmed to be prone to seismically-induced liquefaction, appropriate techniques to minimize liquefaction potential shall be prescribed and implemented. All on-site structures, including the proposed truck tunnel, shall comply with applicable methods of the Uniform Building Code and California Building Code. Suitable measures to reduce liquefaction impacts could include specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the ground characteristics.

GEO-3(a) All artificial fill material or unsuitable native soil identified in the Geotechnical Report(s) that is located below the footprint of proposed structures shall be removed and hauled off site or processed into a suitable building material. GEO-3(b) All fill material used for construction shall be approved by a geotechnical or civil engineer, and all backfill and foundation sub-grade shall be certified by a geotechnical or civil engineer for proper compaction. GEO-3(c) All fill material used for backfill after abandonment of any below-grade levels within the project area shall be approved by a geotechnical or civil engineer. In addition, the backfill shall be certified by a geotechnical or civil engineer for proper compaction.

GEO-4(a) Appropriate geotechnical investigations, as mandated by the building codes, shall be performed prior to the design of any structure. These geotechnical studies shall be used to design the excavations and shoring to prevent destabilization of the sidewalls. A civil or geotechnical professional shall field test the excavations to determine proper sloping of the excavations. Where proper slopes cannot be used, shoring must be used. This shoring shall be designed to the satisfaction of the project civil engineer and take into account all lateral load parameters and the possible presence of groundwater at the bottom grade of the excavations or the base of the shoring soldier piles (if used). A monitoring system shall be implemented to evaluate the shoring system. GEO-4(b) All excavations for parking structures, buildings, the tunnel, or future possible water tank shall comply with all applicable regulations of the California Occupational Safety and Hazard Administration guidelines as they pertain to excavations.

GEO-4(c) Before construction begins, a groundwater study shall be completed to predict the groundwater levels expected during excavation activities. The study shall include the installation of at least one on site groundwater monitoring well and a historical evaluation of groundwater levels in the site area. If it is discovered that the groundwater levels will pose a problem, then appropriate measures shall be taken to de-water the excavation before grading and construction of the subterranean structures begins. In addition, subterranean structures that have the potential to accumulate groundwater or percolating surface water shall include a mechanism of removing groundwater or percolating surface water, which may collect in the structures. The removal system shall be designed to prevent the structure from flooding.

GEO-4(d) To mitigate impacts associated with the potential presence of contaminated groundwater which may be pumped during construction, the applicant shall obtain the proper discharge permits (such as a National Pollution Discharge Elimination System- NPDES permit) or sanitary sewer discharge permit from the Regional Water Quality Control Board or the Sanitary District, respectively. Sampling of the discharge shall be performed, as required by the permit conditions.

GEO-4(e) If groundwater or percolating surface water removal is to be continuously performed to maintain the usability of any subterranean structure, then the proper groundwater discharge permits (a NPDES permit from the Regional Water Quality Control Board for the discharge of groundwater into the storm drain system) shall be obtained by the applicant. The permit conditions generally require periodic monitoring for contaminants and the calculation of discharge volume. If such a system is to be installed at this site, then the appropriate permits shall be obtained, the permit conditions followed, and the groundwater removal system shall be maintained in proper order to ensure its proper operation.

GEO-4(f) All walls of subterranean structures shall be waterproofed to protect against corrosive effects of water contact and to minimize the seeping of water into the subterranean structure.

GEO-5 Soil Expansion Analysis. Prior to issuance of a building permit, soil samples of final sub-grade areas and excavation sidewalls shall be collected and analyzed for

their expansion index. For areas where the expansion index is found to be greater than 20, the appropriate grading and foundation designs shall be engineered to withstand the existing conditions. The expansion testing may be omitted if the grading and foundations are engineered to withstand the presence of highly expansive soils.

GEO-6(b) Covering and Removal of Stockpiles. All stockpiles of excavated material shall be covered with an impervious material during storage and shall be removed from the site within 3 weeks of being excavated or they shall be used for grading or backfill if the material fulfills the requirements of measures GEO-3(b and c) above. GEO-6(c) Standard erosion control practices shall be implemented per the requirements of the City's Urban Runoff Pollution Control Ordinance.

HAZARDS AND HAZARDOUS MATERIALS

The CCSP EIR analyzed potential hazards/hazardous materials impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant with mitigation.

With the proposed change in location, the CSB would be constructed over a portion of the abandoned underground firing range associated with the former Police Department addition. Analytical testing of the concrete floor and walls of the firing range resulted in significant finding of lead dust on the concrete surfaces. The lead dust was encapsulated against the surfaces and left in place. Subsequently the basement was backfilled with approximately five feet of concrete and construction debris overlain by approximately 7 feet of imported soil. In 2005, a Lead Paint Survey was conducted for the former Police Department addition, which noted that spent bullets and visible dust and debris were identified within the firing range area. The survey included the collection of wipe samples. Results of the sampling confirmed the presence of hazardous lead contaminated dust ranging from 1,900 -16,000 micrograms per sf.

As part of the feasibility design of the proposed CSB at its revised location, a sampling investigation was performed in August 25, 2014 by Citadel Environmental Services, Inc (see ***Appendix C***). The subsurface investigation included two soil borings within the approximate boundary of the former firing range (see ***Figure 18***). The soil samples were collected at depths of 1, 5, and 10 feet below the finished concrete floor elevation of the former basement. The results indicated non-detect (ND) to low levels of total lead concentrations below the California Human Health Screening Levels (CHHSLS) for residential and commercial/industrial land use. The levels of lead identified appear to be consistent with naturally occurring concentrations in soil. Based on results of the limited soil sampling, the potential for leaching of lead into groundwater is low and classification of the drummed soil is concerned non-hazardous.

Due to incomplete records of the exact boundaries, additional areas were not sampled. Additional sampling locations may yield different results. While the limited screening of subsurface soils revealed non-detect to low concentrations of lead in soil below the existing basement concrete slab, there is a high probability that increased concentrations may exist throughout the proposed building footprint subsurface profile due to historical site use and historical building material composition with the use of lead based paints. With incorporation of the mitigation measures adopted for the CCSP, impacts would be less than significant.

The proposed modifications for the CSB would not result in hazards/hazardous materials impacts that would be greater than that analyzed in the CCSP EIR. Mitigation measures HHS-1(a) through HHS-7 adopted for the CCSP would apply. Hazards/hazardous materials impacts associated with

the CSB would be less than significant with mitigation and would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

HHS-1(a) Prior to issuance of a demolition or renovation permit for any structure within the Civic Center Specific Plan area, an ACM survey shall be performed by a licensed asbestos sampling company. All testing procedures shall follow California and Federal protocol. The asbestos survey report shall quantify the areas of asbestos containing materials pursuant to California and Federal standards.

HHS-1(b) Prior to any demolition or renovation, onsite structures that contain ACM must have the ACMs removed according to proper abatement procedures recommended by the asbestos consultant. All abatement activities shall be in compliance with California and Federal OSHA, and with the South Coast Air Quality Management District requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement. All ACMs removed from onsite structures shall be hauled to a licensed receiving facility and disposed of under proper manifest, if needed, by a transportation company certified to handle asbestos containing materials. Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of ACM removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. Each abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Santa Monica.

HHS-2 Prior to the issuance of a permit for the renovation or demolition of any structure, a licensed lead-based paint consultant shall be contracted to evaluate the structure for lead-based paint. If lead-based paint is discovered, it shall be removed according to proper abatement procedures recommended by the consultant. All abatement activities shall be in compliance with California and Federal OSHA, and with the South Coast Air Quality Management District requirements. Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities. All lead-based paint removed from these structures shall be hauled and disposed of by a transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead based paint abatement, the lead based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead based paint removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. Each abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Santa Monica.

HHS-4(a) Prior to development of specific projects, including structures, athletic fields, parks and open space, on sites for which a Phase I environmental assessment has not been completed, Phase I environmental site assessments shall be performed to determine the likelihood of contaminants in areas beyond what has already been assessed. The Phase I ESA shall follow the current ASTM standard (as of this writing, the current ASTM standard is ASTM E 1527-00).

HHS-4(b) If contaminated soil is suspected to be present within any building excavation footprint, athletic field, park, or open space area, the applicant shall perform soil sampling and analysis to determine the vertical and lateral extent of contamination.

HHS-4(c) If contaminants are detected in soil at levels that exceed suggested cleanup goals, such as the levels established by the RWQCB (May 1996 guidebook), US EPA's Preliminary Remediation Goals, one in one million cancer risk, or a health risk index above 1, then the results of the soil sampling shall be forwarded to the local regulatory agency (City of Santa Monica Environmental Program Division, and/or the Los Angeles Regional Water Quality Control Board, and/or the State of California Environmental Protection Agency Department of Toxic Substances Control). The agency(s) shall review the data and either sign off on the property or determine if any additional investigation or remedial activities are deemed necessary.

HHS-4(d) If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures, athletic fields, parks, or other areas where asphalt or concrete will not cover the ground surface, or concurrent with construction. The contaminated materials shall be remediated under supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the City of Santa Monica Environmental Program Division, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests.

HHS-5(a) If, during the implementation of mitigation measure HHS-3 or HHS-4, groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, or if the contaminants exceed health risk standards such as Preliminary Remediation Goals, one in one million cancer risk, or a health risk index above 1, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency (City of Santa Monica Environmental Program Division, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control). The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary.

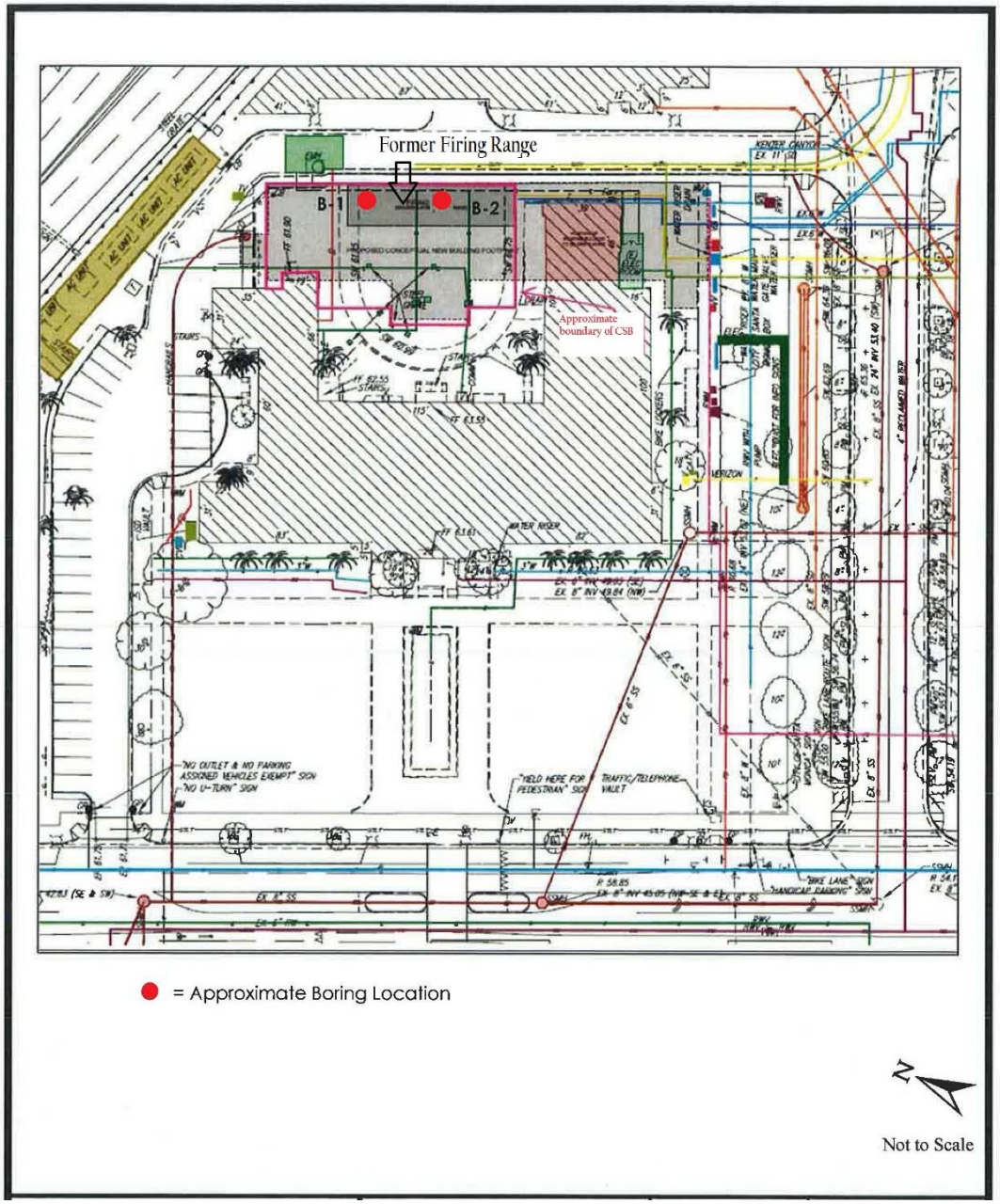
HHS-5(b) If concentrations of contaminants warrant site remediation, contaminated materials are to be removed or properly mitigated. The contaminated materials are to be removed or mitigated under supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the City of Santa Monica Environmental Program Division, Los Angeles Regional Water Quality

Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, including all waste disposal or treatment manifests

HHS-6 All excavation and demolition projects conducted within the Civic Center Specific Plan area shall have a contingency plan to be implemented in the event that contaminants or structural features that could be associated with contaminants or hazardous materials are suspected or discovered. The contingency plan shall identify appropriate measures to be followed if contaminants are found or suspected. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol to be implemented. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials, and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination.

HHS-7 Prior to demolition or remodeling of any existing buildings, the applicant shall conduct a walk-through of the building to determine if there are any structures or features within or near the building that could have been used to store, contain, or dispose of hazardous materials. If such a feature is found and the proposed new use of the building does not require the continued operation of such a feature, the applicant shall obtain all necessary permits from the City to abandon these structures. If required by the abandonment permit issued by the City, the applicant shall perform soil sampling and analysis in the area of the removed feature. Any identified contamination shall be remediated in accordance with the requirements of the appropriate agency.

FIGURE 18 – SOIL BORING LOCATIONS



Source: Citadel Environmental Services

HYDROLOGY AND WATER QUALITY

The CCSP EIR analyzed potential hydrology and water quality impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant with mitigation. The change in the location of the CSB would not result in a substantial change in water flows or surface runoff patterns on-site. Rather, the proposed CSB would result in beneficial impacts to on-site hydrology and water quality. Net Zero Water (ZWW) components proposed in the schematic design include installation of a rainwater (i.e.,stormwater) harvesting system that would include stormwater infiltration areas, underground water tanks, and a rooftop rainwater collection system to harvest stormwater runoff and create potable water. In accordance with State regulations, the City will obtain all necessary health permits for the reuse of this potable water from relevant agencies, including the State Water Resources Control Board. Therefore, the proposed CSB effects on hydrology and water quality would be more beneficial than what was analyzed in the CCSP EIR.

The proposed modifications for the CSB would not result in hydrology and water quality impacts that would be greater than that analyzed in the CCSP EIR. There are no mitigation measure from the approved CCSP that would apply. Hydrology and water quality associated with the CSB would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

LAND USE AND PLANNING

The CCSP EIR analyzed potential land use impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant with mitigation.

The proposed change in location of the CSB would not represent a significant change in existing land use patterns. By locating the proposed CSB to the rear of City Hall, the prominence of the historic City Hall will continue to remain and the landscaping and design of Ken Genser (formerly Town Square) would not be adversely affected. Existing land use relationships of City Hall and Ken Genser Square would be unaltered. Furthermore, the construction of the CSB will enable local government operations to be better integrated. Additionally, the change in size of the CSB to 55,000 sf maximum and 45 feet (as compared to 100,000 sf and 56 feet analyzed in the EIR) would provide for greater land use compatibility with City Hall. Overall, the CSB would not conflict with existing surrounding land uses.

The proposed modifications to the CSB would require a specific plan amendment to the Civic Center Specific Plan and issuance of a Development Review Permit. In addition, issuance of a Certificate of Appropriateness would be required from the Landmarks Commission.

The proposed modifications for the CSB would not result in land use impacts that would be greater than that analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply. Land use impacts associated with the CSB would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

NOISE

The CCSP EIR analyzed potential noise (operational) impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant after mitigation. The change in location of the CSB would not significantly increase operational noise levels. By locating the CSB to the rear of City Hall, operational noise associated with City functions would be largely attenuated (i.e., blocked) by City Hall and the Police Department Building. Additionally,

the CSB would be less than the 100,000 square feet analyzed in the CCSP EIR, and therefore, would not generate greater vehicular trips and associated noise levels than analyzed.

The proposed modifications for the CSB would not result in noise impacts that would be greater than that analyzed in the CCSP EIR. Mitigation measures N-2(a) through N-2(b) adopted for the CCSP would apply. Noise impacts associated with the CSB would be less than significant with mitigation and would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

N-2(a) Rooftop Ventilation. Parapets shall be installed around all rooftop ventilation systems.

N-2(b) Trash Pickup. All trash pickups shall be restricted to operating hours of 7:00 am to 9:00 pm Monday through Friday, and 8:00 pm to 9:00 pm weekends

POPULATION AND HOUSING

The CCSP EIR analyzed potential population and housing impacts related to the CCSP and determined that impacts would be less than significant. The change in location and decrease in building size for the CSB would not result in population/housing impacts. The proposed CSB would be utilized for government office uses and would not generate new population/housing. Furthermore, there would be no displacement of housing or residents as a result of the CSB.

The proposed modifications for the CSB would not result in population/housing impacts that would be greater than that analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply. Population and housing impacts associated with the CSB would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

PUBLIC SERVICES

The CCSP EIR analyzed potential public services impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant. The proposed change in location for the CSB would not result in additional residential or daytime population that would generate increased demand for public services.

Therefore, the proposed modifications for the CSB would not result in public services impacts that would be greater than that analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply. Public services impacts associated with the CSB would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

SHADOWS

The CCSP EIR analyzed potential shadow impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant. The proposed modifications for the CSB would not result in additional shadow effects greater than what was analyzed in the CCSP EIR. At its original location on Fuinoruma Douri, the CSB would have generated less than significant shadows onto Main Street and the I-10 freeway. With the change in location to the rear (east) of City Hall, the CSB would result in shading onto the Police Department Headquarters and the I-10 freeway. These are not sensitive receptors that would shaded. Furthermore, with the CSB's

height reduced from the previously analyzed 56 feet to 45 feet, there would be less shading. Therefore, shadows would not be greater than analyzed in the CCSP EIR.

The proposed modifications for the CSB would not result in shadow impacts that would be greater than that analyzed in the CCSP EIR. Shadow impacts associated with the CSB would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

TRANSPORTATION AND CIRCULATION

The CCSP EIR analyzed potential utilities and infrastructure impacts related to the CCSP, including construction of a CSB, and determined that impacts would be significant and unavoidable even with mitigation. The change in location of the CSB would not affect the trip distribution patterns that was analyzed in the CCSP EIR. City Hall employees and visitors will continue to park at the Civic Center Parking Structure and other shared nearby facilities. It should be noted that many of the off-site employees at the leased locations already park at the Civic Center Parking Structure; therefore, the proposed CSB would not generate a significant increase in parking demand.

Additionally, the CSB is now proposed to be 55,000 sf maximum, which is less than the 100,000 sf analyzed in the CCSP EIR. This decrease in size would result in fewer trips generated by City employees. Further, by reuniting certain City functions and staff under one roof and creating a "one-stop" permit center to serve the general public, the proposed CSB would eliminate vehicular trips between City departments/services.

Overall, based on the above, the proposed CSB would not generate significant new trips or substantially worsen traffic impacts. The proposed modifications for the CSB would not result in traffic impacts that would be greater from that analyzed in the CCSP EIR. Furthermore, since adoption of the CCSP EIR, the Expo Light Rail began operation between Downtown Los Angeles and Downtown Santa Monica. The introduction of this regional transit system offers City employees the opportunity to take light rail transit and reduce vehicle trips in and around the Civic Center. There are no mitigation measures from the approved CCSP that would apply. Traffic impacts associated with the CSB would be within the envelope of impacts analyzed in the CCSP EIR.

UTILITIES AND SERVICE SYSTEMS

The CCSP EIR analyzed potential utilities and infrastructure impacts related to the CCSP, including construction of a CSB, and determined that impacts would be less than significant and/or less than significant with mitigation. The CSB is proposed to be located adjacent to the east of City Hall, rather than on Fujinomiya Douri as previously analyzed in the CCSP EIR. This new location is adequately served by existing utilities. While the extension of new infrastructure would not be necessary, the proposed CSB will require rerouting of existing utility lines and related facilities (such as electrical conduits and electric closet) for construction of the basement.

The proposed CSB would be 55,000 sf maximum as compared to the 100,000 sf analyzed in the EIR, and as such, would result in less demand on utilities than what was analyzed in the CCSP EIR. Furthermore, the CSB would be designed to achieve a Living Building Challenge accreditation with Net Zero Energy (NZE) features and Net Zero Water (NZW) features. For NZW, components proposed in the schematic design of the CSB include composting toilets in lieu of flushing toilets to reduce water consumption and utilizing a rooftop rainwater collection system and a water polishing system to create potable water. In times of drought, this water production system is proposed to be coupled with a deep brackish water well and desalinization system to produce potable water. In order to allow for innovative NZW systems such as composting toilets and rainwater to potable water systems, state, regional and local agencies must agree to allow for

their construction, use and maintenance. With the NZW features, water demand and wastewater generation would be less than what was analyzed in the CCSP EIR. As such, the proposed modifications to the CSB would not result in utilities impacts that would be greater than that analyzed in the CCSP EIR. Rather, based on the proposed Living Building Challenge accreditation, demand on utilities would be less than analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply. Utilities impacts associated with the CSB would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

ENERGY

The proposed change in location for the CSB would not result in a new significant impact related to energy. The CSB would not result in the wasteful, inefficient and unnecessary consumption of energy during construction or operation. Rather the CSB would contribute towards the goal of decreasing overall per capita energy consumption, decreasing reliance on fossil fuels, and increasing reliance on renewable energy sources. The CSB would be designed to achieve a Living Building Challenge accreditation with Net Zero Energy (NZE) features and Net Zero Water (NZW) features. The proposed CSB would include high performance exterior glazing to minimize solar gain, weather station for optimized controls with automated natural ventilation, radiant heating and cooling, and other energy efficiency features. Furthermore, the CSB would incorporate PV panels on the roof and a PV shade structure over the north parking area at City Hall currently utilized by staff and Council (see ***Figure 8***). In addition, another PV area would be installed to run the electrical systems within the building and the project would utilize "scale jumping" in order to create enough energy for the project to reach NZE. Scale jumping refers to building components that are constructed outside of what is considered the official project site as acknowledged by ILFI. Proposed scale jumping locations include the roof of City Hall. With the NZE features, the proposed modifications to the CSB would not result in new or substantially worse energy impacts. There are no mitigation measures from the approved CCSP that would apply. Energy impacts associated with the CSB would be less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE

The CSB would not substantially change the analysis presented in the CCSP EIR or mandatory findings of significance that were adopted for the approved CCSP.

CONCLUSION

As demonstrated in this Addendum, the proposed modifications to the CSB would not generate new significant environmental impacts or increase the severity of impacts identified in the 2005 Civic Center Specific Plan EIR.

APPENDIX A



Santa Monica City Services Building
Historic Resources Technical Report
October 2016

HISTORIC RESOURCES GROUP

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October 2016

HISTORIC RESOURCES GROUP

PREPARED FOR

City of Santa Monica
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Santa Monica City Services Building
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October 2016

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The purpose of this technical report is to determine if historic resources as defined by the California Environmental Quality Act (CEQA)[1] are present on or immediately adjacent to the Santa Monica City Services Building Project Site and, if so, to identify potential impacts to historic resources caused by the proposed Project. This report is intended to inform environmental review of the proposed Project.

Under CEQA the potential impacts of a project on historic resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on an historic resource may be considered an environmental impact. CEQA states that:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.[2]

[1] California PRC, Section 21084.1.
[2] Ibid.

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to a historically significant resource or resources, and if so, (2) a determination of whether the proposed project will result in a "substantial adverse change" in the significance of the resource or resources. This report investigates the proposed Project Site to determine if historic resources exist either within or adjacent to its boundaries and analyzes project impacts for any adverse change in the significance of such resources.

This report contains:

- A review of the existing properties within the Santa Monica City Services Building Project Site.
- A review of any previous evaluations of site properties through historic survey or other official action.
- Analysis and evaluation of any potential historic resources.
- Review of the required consideration of historic resources under the California Environmental Quality Act (CEQA).

This report was prepared using sources related to the Project Site's development. The following documents were consulted:

- Historic permits for properties within the Project Site
- Sanborn Fire Insurance maps
- Historic photographs, aerial photos and local histories
- Previous environmental evaluations within the Project site
- California State Historic Resources Inventory for Los Angeles County
- Department of Parks and Recreation Historic Resources Inventory Forms

Research, field inspection, and analysis were performed by Peyton Hall, FAIA, Managing Principal; Paul Travis, AICP, Principal; and John LoCascio, AIA, Principal. All are qualified professionals who meet the Secretary of the Interior's Professional Qualifications Standards in, respectively, Architecture and Historic Architecture; Architectural History; and Architecture and Historic Architecture.

Project Location

The Project Site is Santa Monica City Hall, which occupies a parcel located on the northeast corner of the intersection of Main Street and Olympic Drive in the City of Santa Monica. The Project Site is bounded by Main Street to the west, the Santa Monica (10) Freeway to the north, Avenida Mazatlán to the east, and Olympic Drive to the south. See Figure 1 below

Development Plan

The proposed City Services Building (CSB) will be located to the east of the City of Santa Monica's historic City Hall located at 1685 Main Street, Santa Monica, California. The CSB has been designed to provide a consolidated public permit center to provide a majority of municipal services in one location and to create a secure workspace for 239 staff. The Project will eliminate a number of City staff lease spaces throughout downtown Santa Monica and will co-locate staff in the City Hall campus to enable staff to provide more efficient and excellent customer service. The building will be a 50,200 SF structure that will include a basement and three floors above grade with a building footprint of 11,545 SF on the first floor and 13,854 for the second and third floors. The basement is 10,950 SF. The building height will be approximately 45 feet above grade, 35 feet above SANG.

The CSB design and construction will endeavor to meet the Living Building Challenge (LBC) as administered through the International Living Futures Institute, internationally the most rigorous environmental certification program. The Santa Monica City Council has requested that LBC will be pursued to provide the most sustainable design, construction, and operation of this facility. More information about the Living Building Challenge can be found at http://living-future.org.

The design builder, Hathaway Dinwiddie Construction Company, has teamed with local architect Frederick Fisher and Partners Architects, Buro Happold as Sustainability Consultants and Mechanical Electrical and Plumbing Engineers, Historic Resources Group and AHBE Landscape Architects to design and construct the Project.

The Project has been carefully crafted in order to conform to the National Park Service's U.S. Department of the Interior's Preservation Brief #14 for New Additions to Historic Buildings. The proposed addition is placed to the rear of the property, is compatible and differentiated and is subordinate and of an appropriate scale. The proposed building design is a modern and quiet addition that utilizes a white fritted high

[3] Description of development plan as provided by the Applicant.

performance glazed skin in order to meet both the sustainability goals and historic preservation objectives.

The civic seat of government will remain the historic City Hall and the primary public entrance to the City Hall complex will remain the City Hall entry at 1685 Main Street. There will be an entrance to the City Services Building accessed through a refurbished City Hall Courtyard as well as an entrance on the south end of the new building off of Olympic Drive.

Additional parking is not provided with this Project; parking will continue to be provided in the Civic Center lot or parking structure where the 239 staff to be co-located in the building currently have parking rights because they presently work in lease spaces in the surrounding downtown neighborhood (The 216 staff currently have parking rights. Currently for the flexible positions of the 23 interns, parking rights are negotiated on a case by case basis. Current practice is that interns are typically also given rights to park in the Civic Center lot or parking structure. It is anticipated that this practice will continue, so it is considered that all of the 239 staff in the CSB have rights in the Civic Center lot or parking structure.)

Locating required bicycle parking, both temporary and bike lockers, has been a challenge without overwhelming the historic building and its site. Temporary bicycle parking and bike lockers have been carefully located on both the north and south sides of the site located away from the front façade of the historic building. There are 53 bike storage lockers provided in this Project both new and replacement units. Thirty one (31) are located on the south and twenty two (22) are located on the north side of the City Hall complex. There are thirty one (31) temporary bike rack locations located on the south side of the complex.

The existing north parking area immediately adjacent to the historic building has thirty three (33) spaces which currently serve senior staff and government officials and provide parking for loading and service vehicles for the City Hall. In this permit, two spaces immediately adjacent to the building will be designated as handicapped, one for van parking and one car space. Two additional vehicular parking spaces will be restriped immediately north of City Hall, one for an electric vehicle. Loading zones have been designed to meet the code requirements. An additional two electric vehicle stations will be provided in the Civic Center parking structure or lot as part of this project.

Note that four (4) existing parking spaces on the north side of Fujinomiya Douri have been repurposed for the twenty two (22) bike lockers located on the north side of the complex. The redevelopment for the remainder of the

vehicular parking on the north side of the site, north of Fujinomiya Douri, will be submitted under a separate permit application at a later date.

A Living Building Challenge certified building must meet all twenty imperatives that are listed under seven topics or "petals": Site, Water, Energy, Health, Materials, Equity and Beauty. The most difficult petals are Entergy, Water, and Materials where only materials may be used that re non-toxic and socially equitable.

Net Zero Energy is proposed to be met on the Project by producing enough energy on the site in order to run the entire building addition with photo-voltaic panels. Flat, low profile photo-voltaic panels are proposed to be located on the CSB roof as well as on the south wing of the historic city hall and on a proposed car shade on the north side of the City Hall site. The low PV panels on the roofs will not be seen from the street and the car shade is modern, simple and subordinate to the historic City Hall structure.

Net Zero Water is proposed to be met on the Project through reduction of water use, water reuse and water recycling. The reduction of an estimated 250,000 gallons of water a year will be the result of the use of foam flush toilets in the building. A groundbreaking rainwater to potable water system is proposed to reuse rainwater as tested drinking water. Additionally, water will be recycled through the reuse of the grey water from showers for landscape irrigation on the site. Even with all of these proposed water saving methods, the building's water needs will not be met in a normal rainfall year. A ground well is currently being tested to augment the water system in drought years.

Most of the mechanical systems are located in the CSB basement however there are proposed service buildings located at the northeast corner of the site that house heat pump enclosure, an emergency generator and a new combined Resource Recovery and Recycling trash enclosure for the City hall campus. Below the north parking area there are rainwater storage tanks and near Main Street there is a storm water infiltration system for the site.

The building is designed to match the existing City Hall building which is designated as a local Essential Services Building (local ESB) which is necessary for emergency operations subsequent to a natural or man-made disaster. The structure and certain building systems are designed to be operational in the event of a disaster for staff to be able to assess damages to the city after an emergency.

The Project is currently in Design Development phase and Construction is anticipated summer 2017-spring of 2020.

See Figure 2 below.

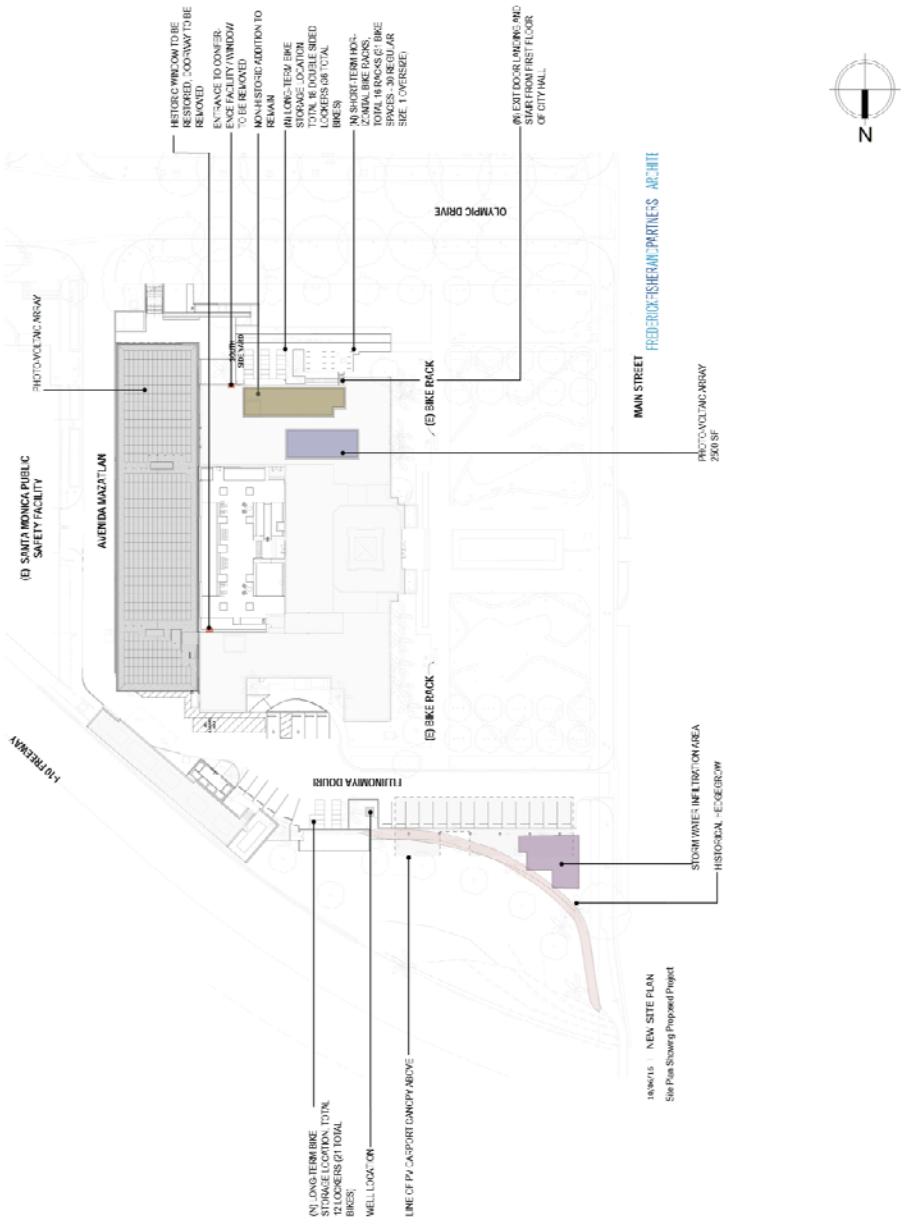
FIGURE 1: EXISTING CONDITIONS



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FIGURE 2: Proposed Project



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HISTORIC RESOURCES GROUP

3.1 Development History

The first Santa Monica City Hall was a Mission Revival structure located on the corner of Fourth Street and Santa Monica Boulevard. It was designed by H.X. Goetz and was dedicated on March 19, 1903.[4] By the 1920s the building was deemed incapable of supporting a growing city staff as Santa Monica expanded. City officials generated plans to replace the original city hall with a new, larger structure in 1924, but these plans were not approved.[5] In 1938, a citizens' committee was formed to organize the planning and financing of a new city hall. Working with city officials and the Chamber of Commerce, the committee devised creative ways to fund the project. The committee decided to sell the existing city hall to the highest bidder, apply for a federal grant, and increase taxes.

The original city hall was soon vacated and sold, garnering just under $168,000. The federal government contributed a generous PWA grant, and the final $28,000 was raised through the direct taxation of city residents. With a budget of approximately $370,000, the committee began to plan for construction.

Design and Construction

The new city hall would be built on eight acres of land purchased from the Southern Pacific Railway Company. The plot was the site of the city's former freight depot. Donald B. Parkinson and Joseph M. Estep, prominent Los Angeles architects, were hired to design the building. G.F. Campbell and C.P. Kelly of the contracting company Campbell and Kelly would oversee all construction activities. Because the project received a federal grant, the PWA was required to provide a representative engineer. Horatio W. Bishop fulfilled this role for the PWA, while Fred Jarobe served as the city inspector. Stanton Macdonald-Wright, a renowned local artist, was commissioned to paint the murals on the interior north and south lobby walls. Finally, the Gladding McBean Company, a prominent California tile manufacturer, supplied the decorative tile to be used around the front entrance doorway. Construction began in late 1938, continuing on through the summer and autumn of 1939.

The dedication ceremony was held on November 24, 1939 in front of a crowd that included local dignitaries, radio and movie personalities, and representatives of the federal government. Mayor Gillette presided over the festivities, which had a decidedly patriotic tone due to the

[4] Charles S. Warren, *History of the Santa Monica Bay Region* (Santa Monica, California: Cawston), 1934, page 65.
[5] "Santa Monica." *Southwest Builder and Contractor*, 9 May 1924, page 60 and "City Hall." *Southwest Builder and Contractor*, 1 August 1924, page 55.

concurrent troubling events abroad. The Daughters of the American Revolution presented the city with an American flag to be flown from the hall, while the Native Sons of the Golden West provided a California flag and a commemorative bronze plaque dedicated to "truth, liberty, and tolerance."[6] Mayor Gillette expressed "hope that the building might serve to unify the city," while actor Leo Carillo exclaimed that the hall was a "building we can all be proud of." This pride was evident in remarks by Kenneth Goodwin, the official representative of the PWA, who proclaimed that the new building "represents one of the best on the Pacific Coast built with PWA funds."[7]

Alterations

The first change to the original City Hall occurred in 1951, when a rose garden was planted in front of the entrance as a memorial to local men killed in war.

In 1958, a three-story concrete and brick masonry addition was attached to the rear of City Hall. This new building provided space for a police department, an office for the traffic engineer, and offices for the recreation department. Designed by architect J. Harold Melstrom, the project was termed a "police facilities building"[8] and cost approximately $175,000 to construct. According to the original building permit, the addition occupied 36,000 square feet (nearly as much as the original structure), and measured 70′ in width and 146′ in length. This addition was demolished in 2005.

A survey of building permits for City Hall reveals several alterations in the following decades. The first floor of the police department was remodeled in 1966; acoustic tile, a new ventilation system, and an elevator were installed in 1975; and new fire sprinklers were added in 1978 and 1980. A second addition was built in 1977, a small frame and stucco structure attached to the south end of the police department to house a new locker room, sauna, and whirlpool. Concrete wheelchair ramps were constructed in 1982 and 1983 to provide disability access, and the bathrooms were remodeled for accessibility in 1985. That same year, an interior mezzanine office floor was constructed in the City Hall data processing department to provide additional space. The planning department was remodeled in 1991, with the addition of a mezzanine floor and the reconfiguration of offices.

3.2 Historic Context

The Santa Monica City Hall is recognized as an outstanding example

[6] *Ibid.*, page 2.
[7] *Ibid.*, page 1.
[8] "$175,000 City Hall Addition Given Approval." *Santa Monica Outlook*, 24 April 1957, page 1.

of the PWA Moderne style due to its balanced massing, recessed vertical windows, fluting, faceted corners, smooth lines, and rather formal tone. Designed by a prominent local architect, Donald B. Parkinson, the City Hall represents the work of a master architect who played a substantial role in shaping the built environment of Los Angeles. Significant interior features of the building include the murals created by artist Stanton Macdonald-Wright, an important figure in American art.

The Santa Monica City Hall has been recognized as historically significant because of its exterior and interior architectural style and quality, its design by a major Los Angeles architect, its interior murals, and its extant tile work supplied by a prominent California manufacturer. It also represents an important component of the social, cultural and institutional history of Santa Monica. It has been a recognizable local landmark for over sixty years and continues to be a centerpiece of civic life.

Based on the date of original construction and National Register requirements, the Santa Monica City Hall's period of significance is defined as 1938-1951. The original building, constructed in 1938 and 1939, represents an outstanding example of the PWA Moderne style of architecture and has played an important role in the city of Santa Monica's political, social, and civic history.

The PWA Moderne Style of Architecture

The PWA Moderne style of architecture was most widely used in buildings constructed between 1933 and 1944 by the Public Works Administration (PWA) and the Works Progress Administration (WPA), agencies of the federal government created during the Great Depression to provide jobs and financial support for artists, architects, craftsmen, and various other struggling professionals. This style was an outgrowth of the Art Deco movement popular in the late 1920s and the later Art Moderne style. It also often incorporated features associated with the Beaux-Arts style. The characteristics that define the PWA Moderne style include smooth wall surfaces, frequently articulated with piers or simplified pilasters; simple massing; symmetrical composition; and vertically stacked windows.

Born out of the 1925 Paris exhibition *Exposition International des Arts Decoratifs et Industrielles Modernes,* the Art Deco style was popular in the United States primarily in the design of skyscrapers, hotels, theaters, apartment buildings, and other public and commercial structures. The style is defined by angular and geometric ornamentation in low relief on building facades, smooth wall surfaces, towers or other projections, and an emphasis on the vertical. Common decorative motifs in the Art Deco style include zigzags,

chevrons, geometric floral patterns, and fluting.[9]

Like Art Deco, the Art Moderne style (also known as Streamline Moderne) features smooth wall surfaces, a flat roof, and decorative façade elements. Distinguishing characteristics of Art Moderne include an emphasis on the horizontal created by grooves and horizontal balustrades, asymmetrical facades, continuous bands of windows, the use of glass block walls, and rounded exterior edges.[10] These stylistic elements were influenced by the industrial age and the increased use of streamlined design for automobiles, ships, and airplanes. Buildings constructed in the Art Moderne style also incorporated the latest modern construction techniques and materials, making it a style that "concretized the mood of the time as no other style did."[11]

The PWA Moderne style utilized characteristics of both the Art Deco and the Art Moderne styles. From Art Deco, it borrowed the use of geometric and angular ornamentation in low relief, the incorporation of vertical projections, and the general sense of symmetry and regular massing. From Art Moderne it took smooth wall surfaces and simplified composition and form. PWA Moderne became a uniquely distinguished style because of this design mix, but also because it was used most often in projects financed by the federal government. Its association with an identified group of buildings constructed during a specific time period for particular civic, educational, and social needs made it a recognizable and distinct style. Prominent local examples of the PWA Moderne style include the Griffith Observatory (1933), Hollywood High School (1935-38), and Santa Monica City Hall (1939).

Donald B. Parkinson, Architect

The Santa Monica City Hall was designed by architects Donald B. Parkinson and Joseph M. Estep. Continuing a tradition of architectural excellence started by his father, John D. Parkinson, Donald B. Parkinson helped design many of the most important and recognizable structures in and around Los Angeles. His influence on the built environment of the region was tremendous, making him one of the most significant architects in Los Angeles history.

John D. Parkinson, Donald's father, immigrated to the United States from England in 1885. A trained builder and architect, he worked in Napa, California for five years before moving to Seattle, Washington in 1890. Discouraged by a creeping economic recession in Seattle,

[9] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf), 1984, page 465.
[10] *Ibid.,* page 465-466.
[11] Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, Massachusetts: The MIT Press), 1992, page 242.

John Parkinson settled in Los Angeles in 1894 and opened an architecture office downtown. By 1896 he had designed the city's first Class "A" fireproof steel-framed structure, the Homer Laughlin Office Building (now commonly known as Grand Central Market). He also designed the city's first skyscraper in 1904, the Braly Block (now known as the Continental Building). In 1905 he entered into a partnership with G. Edwin Bergstrom. During their ten-year partnership, they were responsible for designing such public and commercial structures as the Citizens National Bank Building, the Los Angeles Athletic Club, the Pacific Mutual Life Insurance Building, and the Alexandria Hotel. By the time Bergstrom left to establish his own practice in 1915, they had become the most dominant and well-respected architectural firm in Los Angeles.[12]

Donald B. Parkinson was born in Los Angeles in 1895 and studied architecture and engineering at the Massachusetts Institute of Technology. In 1920 he joined his father's practice and the firm became known as Parkinson & Parkinson.[13] From that time until John's death in 1935, the firm of Parkinson & Parkinson designed many of the finest buildings in Los Angeles. The Parkinsons worked together to conceive some of the city's most recognizable and beloved landmarks, including the original campus of the University of Southern California; Los Angeles Memorial Coliseum; Los Angeles City Hall (with Albert C. Martin and John C. Austin); Bullocks-Wilshire Department Store; Title Insurance Building; Farmers and Merchants Bank Building; Fairfax High School; Security First National Bank Building; and Los Angeles Union Station.[14]

After his father's death Donald continued to work both independently and in partnership with other architects. Independently, he planned buildings for the Lockheed/Vega Aircraft Plant and Offices in Burbank and the Manual Arts High School in Los Angeles. In cooperation with Joseph M. Estep, he designed the Santa Monica City Hall in 1938 and 1939. He interrupted his practice during World War II to serve as a member of the Army Engineers' Corp where he was promoted to the rank of major in 1943.[15]

Donald B. Parkinson died on November 23, 1945. During his career, he received five Honor Awards and two Certificates of Merit from the American

12 William Scott Field, *Parkinson Centennial: 100 Years of the Parkinson Architectural Firm in Los Angeles* (Los Angeles: Parkinson Field Associates), 1994, page 1.
13 Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey and Ingalls, Inc.), 1970, page 455.

14 Field, pages 14-19.
15 Withey, page 456.

Institute of Architects.[16] Most importantly, he left a distinct mark on the urban landscape of Los Angeles. Many of Parkinson's buildings still stand today, and several have become important landmarks.

Stanton Macdonald-Wright, Artist

The murals on the north and south walls of the foyer of Santa Monica City Hall depict the history of Santa Monica and provide a colorful entry into the building. They were painted by renowned American artist Stanton Macdonald-Wright.

Macdonald-Wright studied art under the tutelage of Joseph Greenbaum and later at the Art Students League of Los Angeles. He journeyed to Paris in 1907 and enrolled at the Sorbonne, the Academies Julian, Colarossi, and the Ecole des Beaux Arts.[17] He exhibited his first paintings at the Solon des Artistes Français and the Salon d'Automne in 1910 before devoting himself to the development of a new art style.[18]

Macdonald-Wright termed this new art style "Synchromism," meaning "with color." Along with co-creator Morgan Russell, he focused on the idea of producing an art with a genesis based in color rather than objectivity.[19] The two artists co-exhibited their new works in Paris and Munich in 1913 and in New York City in 1914. Concurrently, they began work on the Synchrome Kineidoscope, an experiment in kinetic color that resulted in the construction of a revolutionary color projector. After his return to California in 1919 Macdonald-Wright continued to explore his interest in the projection of color, and made the first stop-motion film in full color that same year.[20]

In the early 1920s Macdonald-Wright focused his energies on teaching at the Art Students League (ASL) in downtown Los Angeles, where he also served as the primary director from 1923 to 1930. In 1924, he published a book entitled *Treatise on Color* to aid his students' basic understanding of color theory and relationships.[21]

In 1935 he was hired to direct the Southern California branch of the Federal Art Project (FAP), the largest of the federal government art programs created under Franklin D. Roosevelt's New Deal. Operated under the auspices of the Works Progress Administration (WPA) from 1935 to 1943, the FAP employed over 5,000

[16] *Ibid.*, page 456.
[17] Edan Milton Hughes, *Artists in California, 1786-1940* (San Francisco: Hughes Publishing Company), 1986, page 288.
[18] John Alan Walker, "Interview: Stanton Macdonald-Wright." *American Art Review*, January-February 1974, page 59.
[19] *Ibid.*, page 59.
[20] *Ibid.*, page 68.
[21] John Alan Walker, page 63.

artists in its sixteen geographical divisions to teach art and produce public sculpture, murals, prints, posters, and paintings.[22]

The Southern California FAP was responsible for administering art projects in Los Angeles and its surrounding environs. As director, Macdonald-Wright exerted influence on the selection of artists, their level of pay, and the particular scenes and styles of their work. Most of the New Deal art programs embraced standard themes and topics that heralded the American spirit and commemorated the history of the nation, but Macdonald-Wright routinely allowed his artists to depict fantastic or literary scenes.

Macdonald-Wright also participated directly in several FAP projects as a primary artist. He painted murals for the Santa Monica City Hall, Santa Monica Public Library, and Santa Monica High School under the FAP. His murals in City Hall were produced using Petrachrome, a method that involves painting with a liquid mixture of materials that include crushed tile, marble, and granite, letting the work dry, and then polishing it. This technique soon became popular with local muralists and was nationally recognized as an important contribution to the evolution of the medium.[23]

Macdonald-Wright resumed his teaching career in 1942 at the University of California, Los Angeles where he taught oriental aesthetics, art history, and iconography for ten years before retiring. He died in Los Angeles on August 22, 1973.[24]

The Gladding, McBean Tile Company

The Gladding, McBean Tile Company provided the exterior decorative tile for the Santa Monica City Hall. This brightly-colored tile surrounds the central front entrance on the west façade.

Gladding, McBean was established in 1874 when Charles Gladding and his two business partners, Peter McBean and George Chambers, invested $12,000 to create a business aimed at providing vitrified sewer pipe for the booming cities in northern and southern California. Based in the town of Lincoln, California the company soon expanded its production to include architectural terra cotta ornamentation and decorative wall tiles. It also became

[22] Nancy Dustin Wall Moure, *Painting and Sculpture in Los Angeles, 1900-1945* (Los Angeles: Los Angeles County Museum of Art), 1980, page 44.

[23] Moure, page 50 and Betje Howell, "Perspective on Art." *Santa Monica Evening Outlook*, 8 May 1964, page 8.

[24] Hughes, page 289.

the first company on the Pacific Coast to produce terra cotta roof tiles.[25]

Word of the company's fine craftsmanship spread across the United States, increasing demand for the tiles for use in major building projects throughout the country. Gladding, McBean terra cotta ornamentation was installed in the Wrigley Building in Chicago, the Warner Theater in Washington, D.C., and Carnegie Hall in New York City. In Los Angeles, the terra cotta ornamentation was installed in the Million Dollar Theater, the Bullock's-Wilshire department store, the Alexandria Hotel, and the Los Angeles City Hall. In addition, Gladding, McBean decorative wall tiles were used in Balboa Park's Persian Rug Water Fountain in San Diego, Union Station in Los Angeles, and the Santa Monica City Hall.

By 1925 Gladding, McBean operated ten clay products plants in California, Oregon, Washington, Montana, and British Columbia. The company utilized two hundred kilns and employed over two thousand people.[26] It was the primary supplier of sewer pipes, terra cotta roof tiles, and ornamental terra cotta on the West Coast and developed a nationwide reputation for quality and innovative design.

In 1962, Gladding, McBean and Lock Joint Pipe Company merged to become Interpace (International Pipe and Ceramics Corporation). The original Gladding, McBean plant in Lincoln, California was sold to Pacific Coast Building in 1976. The plant continued to produce vitrified pipes and architectural terra cotta, making it one of the oldest continually operating ceramics factories in the United States.[27] After undergoing a series of name and ownership changes, Pacific Coast Building reinstated the original Gladding, McBean name.

Conclusion

The Santa Monica City Hall is significant under National Register Criterion A as a recognizable local landmark for over sixty years. It continues to be a centerpiece of civic life for the residents of Santa Monica and maintains its historically intended use. In addition to the social significance of the building as a prominent piece of Santa Monica's history and continual development, the City Hall is also significant under Criterion C. The design by Donald B. Parkinson and Joseph M. Estep is an outstanding

[25] "About Gladding, McBean." http://www.gladdingmcbean.paccoast.com/

[26] James Elliot, "Green Valley Clay Becomes Architectural Terra Cotta." *White River Journal: A Newsletter of the White River Valley*, July 1996, page 2.

[27] "Gladding, McBean: Lincoln, California." *Franciscan Pottery Collector's Society of America Newsletter*, Spring 1996, page 1.

example of a distinct style unique to a particular point in time. The interior murals by Stanton Macdonald-Wright reflect the work of an important American artist and are examples of his influential Petrachrome technique. Finally, the tiles produced by the Gladding, McBean Company are tangible pieces of a renowned company that shaped the modern ceramics industry.

3.3 Physical Description

Santa Monica City Hall is located at 1685 Main Street in the City of Santa Monica. The building occupies an irregularly shaped block bounded by Main Street to the west, the Santa Monica (10) Freeway to the north, Avenida Mazatlan to the east, and Olympic Drive to the south. The building is flanked by landscaped gardens to the west and south, and a surface parking lot to the north. The building has a U-shaped plan around a central courtyard. It is of cast-in-place concrete construction.

The west façade is the primary façade of the Santa Monica City Hall. Symmetrical and with regular massing, it is composed of a central three-story pavilion flanked by two-story wings reaching to the north and south. Surmounting the pavilion is a large square cupola with decorative horizontal fins. The main entrance to the building sits in the center of the pavilion, framed by wide pilasters rising two stories. Within each pilaster is a vertical stack of eight small, slightly recessed windows. The entrance itself features tall, wood double doors with divided lights. Ornamental wall tiles surround the entrance, above which sit the words "City Hall" in low relief. The faceted corners of the central pavilion are flush with the wide piers and intersect the wings at a perpendicular angle. The two wings are identical. The first story of each wing features a ribbon of seven windows spaced across the entire length of the façade. The second story has one small, narrow window near the intersection with the central pavilion. Next to this window runs a band of five identical sash windows divided by fluted pilasters. The symmetrical fenestration patterns, regular massing, original windows and doors, ornamental wall tiles, and architectural form are all character-defining features of the west façade.

The north and south façades are composed of a wide central space flanked by protruding wings. The central portion of the north façade features a symmetrical fenestration pattern on the first and second stories. The first story contains an entrance with double doors and a ribbon of four identical windows. The second story includes two bands of five windows, one sitting directly above the other and separated by a single flush panel. Vertical, fluted pilasters divide the sets of windows. The western corner of the central space is faceted and has three small windows stacked vertically. The west wing of the north façade contains a ribbon of three identical windows on

the first story, but the east wing is entirely void of fenestration. The central portion of the south façade features six identical windows on the first story below a band of six windows divided by fluted pilasters on the second story. Like the north façade, the western corner of the central façade is faceted. It contains one small window on the first story and a larger, narrow window on the second story. The west wing of the south façade has two first-story windows identical to those in the central façade but no windows on the second story. The east wing features two windows on the first story spaced tightly in the center and two windows on the second story spaced wide near the corners. Character-defining features of the north and south façades include their U-shaped configuration with projecting end pavilions, the symmetrical fenestration, regular massing, faceted corners, and fluted pilasters.

The east façade was substantially altered for the addition of the police building in 1958 (demolished). As a secondary façade, it is blocked from public view and does not have a strong visual presence. Like the other façades, the east facade is divided into three distinct sections and is primarily symmetrical. The central area contains a series of windows and a doorway on the first floor. The western wing features a similar series of windows, but the eastern wing is void of fenestration. The integrity of the east façade has been compromised by various alterations and additions, but it includes such remaining significant features as its original massing, symmetry, and window pattern.

4.1 Historic Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A "substantial adverse change" means "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources."
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.[28]

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

[28] *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland,* 52 Cal. App. 4th 896, 906-7 (1997)

- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an "historic resource" for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

4.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from

destruction or impairment.[29] The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history. [30]

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of

[29] 36CFR60, Section 60.2.

[30] 36CFR60, Section 60.3.

location, design, setting, materials, workmanship, feeling, and *association.*

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.[31]

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by

[31] California PRC, Section 5023.1(a).

the commission for inclusion in the California Register in accordance with criteria adopted by the commission. [32]

Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of an historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance. [33]

[32] California PRC, Section 5023.1(d).
[33] California PRC, Section 5023.1(e).

Local Designation Programs

In 1976, the City of Santa Monica adopted the Landmarks and Historic District Ordinance.[34] The ordinance includes criteria and procedures for designating City of Santa Monica Landmarks, Structures of Merit, and Historic Districts. Landmarks may include structures, natural features, or any type of improvement to a property that is found to have particular architectural or historical significance to the City. Landmarks are considered to have the highest level of individual historical or architectural significance locally. Structures of Merit are historic resources with a more limited degree of individual significance. In 1992, the City became a Certified Local Government (CLG) and has continued its involvement in the state's program under the Office of Historic Preservation.

The Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria, outlined in Section 9.56.100(A):

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic,

[34] City of Santa Monica, "Landmarks and Historic District Ordinance, Section 9.36.100," March 24, 1974.

political or architectural history of the City.

2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Landmarks Commission may approve the designation of a Structure of Merit if it has one of the following characteristics, outlined in Section 9.56.080:

a. The structure has been identified in the City's Historic Resources Inventory.

b. The structure is a minimum of 50 years of age and meets one of the following criteria:

1. The structure is a unique or rare example of an architectural design, detail or historical type.
2. The structure is representative of a style in the City that is no longer prevalent.
3. The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015).

4.3 Historic Significance and Integrity

Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering,

or culture of a community, state, or the nation.[35] *It is achieved in several ways:*

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

A property may be significant individually or as part of a grouping of properties.

Historic Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[36] The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[37]

[35] *National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)
[36] Ibid, p. 3.
[37] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U.S. Department of Interior, 1995.

4.4 Santa Monica Civic Center Specific Plan

A Specific Plan for the Santa Monica Civic Center (CCSP) was adopted on June 28, 2005. This document builds upon, and supersedes, an earlier 1993 Civic Center Specific Plan, as amended in 2000. Since its adoption, the 2005 CCSP has been updated with a series of amendments through 2015.

The CCSP establishes planning policies, and land use and development regulations related to the CCSP area. It provides development standards for planned new buildings that add to and extend the uses within the Civic Center. The CCSP divides the Specific Plan area into five special use districts each with specific policies and property development standards aimed at achieving the overall vision for the area. The district policies describe the design treatments for the buildings, setting forth provisions for allowable uses, parking requirements, setbacks and easements, building heights and setbacks, and the design treatment of ground level areas and building facades.

One of these, the Civic Core Special Use District, includes Santa Monica City Hall and its immediate environs. Specifically, the CCSP recommendations for the Civic Core Special Use District including the following:

- Seismic upgrade and rehabilitation of the City Hall building. (completed)
- Removal of the Police Annex building located at the rear of City Hall (completed).
- Construction of a new Public Safety Facility (completed).
- Construction of a new Civic Center Parking Structure/Garage be constructed (completed).
- Construction of a new City Services Building (subject Project of this report)

Individual properties located on or in the vicinity of the Project Site are examined in the following analysis for the purposes of identifying potential historic resources under CEQA.

5.1 Historic Resources on the Project Site

The Santa Monica City Hall was designated Santa Monica City Landmark #10 in 1979. It was formally determined eligible for listing in the National Register of Historic Places under Criteria A and C in 1996 by consensus determination of a Federal agency and the California State Historic Preservation Officer. By virtue of this determination, under state regulations the City Hall was automatically listed in the California Register of Historical Resources. The City Hall's period of significance is 1938 to 1951.

At the time the City Hall was determined eligible for listing in the National Register, the 1958 police building addition was still intact. The addition was demolished in 2005. The police building addition was constructed outside the period of significance and therefore was not a character-defining feature of City Hall.

The Santa Monica City Hall is significant under Criterion A as a significant piece of the social and cultural history of the City of Santa Monica. It has been a recognizable local landmark for over sixty years and continues to be a centerpiece of civic life.

The Santa Monica City Hall is significant under Criterion C as an outstanding example of the PWA Moderne style of architecture. Popularized in the 1930s by architects working with the federal government's Public Works Administration, this style emphasized balanced massing, smooth lines, symmetrical fenestration, faceted corners, and the use of understated decorative elements such as fluting. The building is composed of a three-story central pavilion flanked by two two-and-a-half story wings. It is of concrete construction and occupies approximately 40,000 square feet. The Santa Monica City Hall is in generally good condition.

5.2 Historic Resources in the Vicinity of the Project Site

The 2004 Santa Monica Civic Center Specific Plan Environmental Impact Report (EIR) identified nine historic resources within the Civic Center Specific Plan Study Area. In addition to City Hall, these resources include the Santa Monica Civic Auditorium (1855 Main Street, 1958), the Main Street Bridge (Main Street at I-10, 1925), the RAND Corporation (1700 Main Street, 1953-57; demolished), Sears Roebuck department store (302 Colorado Boulevard, 1946), Santa Monica Courthouse (1725 Main Street, 1950, 1953 and 1964), Chez Jay (1657

Ocean Avenue, 1947, 1959), McClure Tunnel (Ocean Avenue at I-10, 1935-39) and a Moreton Bay fig tree in the 1700 Main Street parking area at the I-10 (pre-1953).

The RAND Corporation building has since been demolished. The remaining historic resources in the vicinity are separated from the Project Site by distance and by surrounding thoroughfares: the Santa Monica (I-10) Freeway, Main Street, and Olympic Drive. Because of the location of the Project at the rear of City Hall, the physical separation of the Project Site by surrounding thoroughfares, and the distances between the Project Site and nearby resources, the Project will have no material or visual impacts on historic resources in the vicinity. The Project will not demolish, relocate, convert, rehabilitate, alter, or reduce the integrity or significance of important resources on the site or in the vicinity.

5.3 Summary of Related Historic Resources

The Project Site contains an individual property, Santa Monica City Hall, that is listed in the California Register of Historical Resources and therefore is a mandatory historical resource as defined by CEQA. Two resources, the Sears Roebuck department store and the County Courthouse, are located in the vicinity of the Project Site.

Project Site photographs are included in Appendix A.

6.1 Previous Analysis

The CCSP identified a site immediately north of City Hall as the location for the new City Services Building. New construction at this location was previously analyzed in the 2004 Environmental Impact Report for the CCSP.

Referred to as the "North Slope," further study of the site revealed difficulties due to its adjacency to Interstate10 and separation from City Hall. Terraces and retaining walls on the north slope were also identified as character-defining features of the City Hall landscape in 2011. For these reasons, the proposed City Services Building has been relocated to a site directly east of the City Hall building. Potential impacts of the proposed City Services Building at this location are analyzed in this section.

6.2 Framework for Analysis

The following analysis is informed by National, State and local guidelines.

Thresholds of Significance

According to Appendix G, Environmental Checklist of the State CEQA Guidelines, cultural resource impacts resulting from the implementation of the proposed project would be considered significant if a project would:

- Cause a substantial adverse change in the significance of a historical resource defined in CEQA Guidelines Section 15064.5.

CEQA Thresholds

The State CEQA Guidelines (2014) indicate that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[38]

The Guidelines go on to state that "[t]he significance of an historic resource is materially impaired when a project… [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources… local register of historic resources… or its identification in a historic resources survey."[39]

Additional Guidance

Secretary of the Interior's Standards

[38] *CEQA Guidelines,* section 15064.5(b).
[39] *CEQA Guidelines,* section 15064.5(b)(2).

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *"Standards"*) provide guidance for reviewing proposed projects that may affect historic resources.

The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The *Standards* pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The *Standards* also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

From a practical perspective, the *Standards* have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The *Standards* have also been adopted by state and local jurisdictions across the country including the City of Santa Monica.

In addition, the Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Projects that comply with the *Standards* benefit from a regulatory presumption that they would have a less than significant adverse impact on a historic resource.[40] However, under California environmental law, projects that do not comply with the *Standards* do not necessarily cause a substantial adverse change in the significance of an historic resource.

The only relationship of the Secretary of the Interior Standards to the CEQA process are discussed under CEQA Guidelines Section 15064.5(b)(3):

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The statutory language above references the Secretary of the Interior's Standards and Guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's

[40] *CEQA Guidelines*, section 15064(b)(3).

website regarding the treatment of historic resources.[41]

For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources.

The use of the Secretary of the Interior's "rehabilitation" standards (the *Rehabilitation Standards*) provide a more conservative impact analysis than the other treatment standards for this project and account for the fact that the Santa Monica City Hall will require protection during construction activities and ongoing maintenance over the term of the construction.

Rehabilitation Standards [42]

The National Park Service encourages maintaining the integrity of a district through the appropriate design of infill buildings at vacant sites or sites where new buildings replace non-contributing buildings. The *Standards* are intended as general guidance for work on any historic building. The *Rehabilitation Standards* expand the discussion to sites and neighborhoods.

As written in the *Rehabilitation Standards*, there is a distinction, but not a fundamental difference, between the concerns for additions to historic buildings and new construction, or "infill" adjacent to historic buildings on a property or within a district. As with most matters of design and planning, the differences are defined by the scale, site, setting, and project. For example, a similarly scaled new addition with a "hyphen" (recessed connecting passageway) would be compatible if the addition is set back from the existing building and uses similar materials and a simplified design that references, but does not copy, the historic building. This would enable the addition to be viewed as an individual building, while being compatible with its surroundings.

Following are quotations from the National Park Service guidance.

"…a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color."

"Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be

[41] http://www.nps.gov/hps/tps/standguide/
[42] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington D.C.: National Park Service, United States Department of the Interior, 1995), pp. 63-115.

identifiable after the addition is constructed."[43]

National Park Service: Preservation Briefs 14

In addition to the Standards and Guidelines for Rehabilitation, the National Park Service publishes a series of briefs that includes "Preservation Briefs 14, New Exterior Additions to Historic Buildings: Preservation Concerns," as revised and republished in 2010.[44] Among the concepts presented are a balance between differentiation and compatibility, and subordination of the new to the old.

Preservation Briefs 14 states:

1. There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style -- traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.

2. The intent of the Preservation Briefs is to provide guidance to owners, architects and developers on how to design a compatible new addition…. A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the Secretary of the Interior's *Standards for Rehabilitation*, a new addition should:

   Preserve significant historic materials, features and form;

   Be compatible; and

   Be differentiated from the historic building.

Because significant materials and features should be preserved, Preservation Briefs 14 recommends that the first place to consider placing a new addition is in a location where the least amount of character-defining features and materials will be lost. In most cases, this will be on a secondary side or rear façade.

6.3 Impacts from Demolition

The project will remove the rear (east) 37 feet of the south wing of City Hall, which was previously altered, and a stairwell enclosure at the rear (east) wall

[43] Anne E. Grimmer and Kay D. Weeks, "Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns" (Washington D.C.: National Park Service, United States Department of the Interior, 2010).
[44] Ibid.

of the north wing. Seven windows on the remaining portions of the east façades of the north and south wings will be removed and infilled. No other exterior features, and no public interior spaces are affected.

The south wing originally housed the city's fire department. The eastern portion of the south wing to be removed formed the station's truck bay. Because it is an original feature of City Hall, removal of the former fire department truck bay will somewhat reduce the overall integrity of the City Hall building. The original volume and mass of the City Hall south wing will be reduced at its eastern end by 37 feet.

The stairwell enclosure to be removed is a proportionately small feature located at the rear face of the building. This secondary feature contributes little to the character of the building's architecture and does not convey any history or function that is particular to the significance of City Hall.

Thus, while the removal of the former firetruck bay and north stair from the building will demolish original components, both of these components are relatively small, are located at the rear of the building, are not highly visible, and do not substantially contribute to the character and significance of City Hall. Their removal will leave the majority of character-defining spaces and features of City Hall substantially intact. After removal of these two components, City Hall will retain sufficient integrity to convey its historic significance. It will remain eligible for listing in the National Register and the California Register, and will retain its existing designation as a local Landmark.

The seven windows to be removed on the east façade – six on the north wing and one on the south wing – are compatible replacement windows, installed in historic openings after the demolition of the police building in 2005. Their removal will not constitute a loss of historic fabric. The historic openings will be infilled but will remain in place.

6.4 Impacts from New Construction

Impacts to City Hall

The Project will add a three-story-plus-basement addition forming a long bar shape that closes the open, east (rear) side of the existing City Hall courtyard. The addition will be located on the approximate footprint of the previously demolished Santa Monica Police Department wing. The addition will contain approximately 40,000 square feet of new office space and support facilities on three levels plus a service basement (a total of approximately 50,000 square feet). The Project will also add a photo-voltaic shade structure in the north side yard, and photo-voltaic panels on the roof the south wing of City Hall.

The addition will not be visible from the front (west), primary façade of City Hall, and will be minimally visible from the north and south side yards. The historic building itself will obscure sight lines to the addition from the view of pedestrians and vehicles from the west. The three-story addition will be slightly taller than the north and south wings of the City Hall building, but will be visually subordinated by its placement at the building's rear (east) façade. The addition's rectangular mass will be situated perpendicular to the public right-of-way, so the majority of the addition will be concealed by the mass of the original City Hall building.

The proposed addition will be structurally independent of the existing City Hall building. The two structures will be separated by an expansion joint in order to provide an adequate distance between the two independent structures, to account for potential seismic activity and the anticipated movement of both buildings. This gap will be spanned by a metal expansion joint cover, recessed from the wall surface to form a visible "seam" between the two structures and provide a distinct shadow line that physically and visually separates old from new.

One window at the eastern end of the south façade of City Hall will be converted to an egress door. The existing historic sash and frame will be removed, the sill will be cut down to floor level, and a new door assembly will be installed. The door will be at exterior grade, so the construction of a new stoop or steps will not be required. All other existing windows on the south façade of City Hall will be retained. The replacement of one existing window with a new door will be a minor alteration on a secondary façade and will have minimal visual and material impact on the building's integrity.

A second window on the first floor on the south façade will also be converted to an egress door; however, the existing window is not historic and is located in an area of later infill construction.

One door at the westernmost end of the south (courtyard) façade of the north wing will be converted to a window. This opening was historically a window. The new window will match the historic window in size, shape, design, profile, and material. The restoration of this window will have a positive impact on the building's integrity.

The photo-voltaic panels added to the roof of the south wing of City Hall will be concealed from view by the existing parapet, and will have no material or visual impact on the integrity and significance of City Hall.

The proposed new construction will include substantial excavation and foundation work. Without mitigation to ensure the protection of the City Hall building from damage due to underground excavation, vibration and

general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project has the potential to de-stabilize the City Hall building resulting in a significant impact to historic resources.

Impact to the East Courtyard

Construction of the new City Services Building will close off the east side of the rear courtyard which is currently open. As originally constructed, the courtyard was open on its east side but was enclosed after the period of significance with the construction of the police building in 1958. Despite construction of the police building which closed off the courtyard at its eastern end, Santa Monica City Hall was designated a Santa Monica City Landmark, determined eligible for listing in the National Register of Historic Places, and listed in the California Register of Historical Resources during the time the police building was intact.

The police building was removed in 2005, which returned the courtyard to its historic condition by opening it up to the east. Construction of the proposed Project will again enclose the courtyard at its east end. The Project's removal of the east fire station portion of the City Hall south wing will also shorten the east-west dimension of the courtyard reducing its overall size.

Enclosure of the courtyard and its reduction in size will reduce the integrity of the courtyard as a character-defining feature of City Hall. Despite this reduction in integrity, the original configuration of City Hall as a U-shaped building with a central, rectangular courtyard will remain intact and understandable because the new addition will be clearly differentiated from the City Hall building and the courtyard will remain an open space defined by the three wings of City Hall building.

Additional New Construction Impacts

The added photovoltaic shade canopy in the northwest corner of the site will be minimalist in design and small in scale compared to the City Hall building, and will be largely transparent due to its simple, minimalist structural support and its height above grade, which will allow unobstructed views through to City Hall. It will have minimal visual impact on the City Hall building and the open spaces around it. When viewed from Main Street, the canopy is subordinate to the City Hall building, and because it is largely transparent, allows for views through to the north due to its very minimal structural profile.

The new service enclosures for trash and mechanical equipment will be spaced away from the historic City Hall building at the north downslope in order to reduce visual changes to the setting. The additional bicycle racks and

bicycle lockers at the north and south side yards will be small relative to the City Hall building, will not obscure the south elevation, and will be easily removed.

Summary of Construction Impacts

The proposed addition will not alter the majority of the existing character-defining features of the historic City Hall building. The addition will be located at the rear of the building and will be only minimally visible when viewed from the west, north and south sides of City Hall. The new addition will be compatible with the historic building in its simple, orthogonal form and cubical massing, but will be differentiated by its light, delicate glass skin.

Although the new addition will close the east side of the courtyard and reduce its size, the courtyard will remain open to the sky and the U-shaped configuration of the historic City Hall building will remain identifiable.

Minor changes to landscape and hardscape features will retain the overall design and preserve views of the historic building. The new construction will leave the significance and integrity of the historic City Hall building intact. The building therefore will retain its eligibility for listing in the National Register and California Register, and its existing designation as a city Landmark.

The proposed new construction will include substantial excavation and foundation work. Without mitigation to ensure the protection of the City Hall building from damage due to underground excavation, vibration and general construction procedures, new construction associated with the Project has the potential to de-stabilize the City Hall building resulting in a significant impact to historic resources.

6.5 Compatibility

The additional guidance provided by the National Park Service for reviewing proposed new construction that may affect an historic resource, as stated above, be it an addition to an existing building or an infill building within an historic district, strives for the same outcome: a balance between compatibility and differentiation, and the retention of integrity.

Standard 9 in part states: "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."[45]

The proposed new construction will be differentiated from the historic City Hall. The building addition will have an

[45] http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

exterior glazed skin with a concealed metal frame. The resulting lightness and delicacy of the addition is thus differentiated from, and visually subordinated to, the solid concrete massing of the historic building. The differentiation will be emphasized by a recessed expansion joint separating old and new construction.

The Project is compatible with the adjacent historic building in terms of materials, features, and proportion. The original City Hall is simple and orthogonal, with elegant but subtle and low relief. The east addition is simple and orthogonal, with a rectangular plan, and combines transparency, translucency, and opacity, rendered in light hues that do not clash with the City Hall's white walls.

The height and mass of the addition are larger than the original north and south wings, but subordinated by their rear placement. The addition is minimally visible from the front (west), primary façade of City Hall and the north and south side yards. The historic building itself will obscure sight lines to the addition from the view of pedestrians and vehicles.

The Project conforms to Standard 9 because it will be differentiated from the historic City Hall and will be compatible with the building's size, scale, proportion, and massing to protect the integrity of the site and its surroundings.

Standard 10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."[46]

In order to accommodate the Project, the City Hall building will be minimally altered by the removal of small, rear portions of the north and south wings. The Project will be structurally independent of the historic City Hall building. The old and new construction will be separated by a visibly recessed expansion joint. As such, if the new construction is removed in the future, the form and integrity of the historic City Hall building will be preserved. The Project conforms to Standard 10.

Preservation Briefs 14 states: "A new addition must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building. To achieve this, it is necessary to carefully consider the placement or location of the new addition, and its size, scale and massing when planning a new addition. …Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building."[47]

[46] Ibid.
[47] Grimmer and Weeks, "Preservation Briefs 14."

As previously stated, the Project will retain the City Hall's significant historic materials, features and form, and the new addition will be compatible but differentiated from the historic City Hall building. As suggested in the guidance, the new construction will not obscure any primary façades of the City Hall and will retain existing spatial configurations. The rectangular addition will be constructed on the rear (east) side of the City Hall.

Construction of the proposed Project will enclose the courtyard at its east end and reduce its overall size. Despite this reduction in integrity, the original configuration of City Hall as a U-shaped building with a central, rectangular courtyard will remain intact and understandable because the new addition will be clearly differentiated from the City Hall building and the courtyard will remain an open space defined by the three wings of City Hall building.

The height and mass of the addition are larger than the original north and south wings, but subordinated by their rear placement. The addition will be further subordinated by its translucent glazed skin, and will be minimally visible from the primary (west) and side yards of City Hall. It will balance differentiation of building design with compatible massing and proportion, located and scaled to be subordinate to the adjacent historic building.

The new construction will not result in a substantial adverse impact on the site or on existing adjacent resources.

6.6 Alterations to the City Hall Landscape and Grounds

In preparation for design review of the proposed Santa Monica Town Square project, the City of Santa Monica commissioned an analysis of character-defining features of the existing landscape associated with Santa Monica City Hall. This analysis was prepared by PCR Services Corporation and delivered to the City in April 2011[48] The 2011 landscape and ground character-defining features analysis is included as Appendix B.

On May 9, 2011 the Landmarks Commission reviewed the PCR analysis and determined that the following are the character-defining features of the City Hall site:

A. Windmill Palms in the north and south gardens at front of City Hall;

B. Concrete planters flaking the front entrance of City Hall;

C. Dedication marker for City Hall;

[48] Wuellner, Margarita J., *Character Defining Features Analysis Santa Monica City Hall Landscape and Grounds 1685 Main Street, Santa Monica California,* PCR Services Corporation, April, 2011 (1)

D. Rectangular planting bed and brickwork in the center of the main entrance walkway;

E. Concrete curbs and brickwork flanking the main entrance walkway;

F. Concrete sidewalks and brickwork throughout much of the site including the scoring pattern, proportions, textures, color and finish;

G. Concrete entry steps and brickwork at the front, rear, and south side;

H. Lawn areas (north and south) in the front of City Hall and at the southeast corner of the site;

I. Council Parking lot and design configuration, north of City Hall;

J. Canary Island Date Palms (3) in the Council Parking lot area;

K. Mexican Fan Palms (7) overlooking the Santa Monica Freeway and adjacent to the south façade;

L. The steeply-graded terraced hill, adjacent to the Freeway and remnants of the retaining walls;

M. Foundation planting beds surrounding City Hall;

N. Flagpole;

O. Memorial Rose Garden and dedication marker; and

P. Symmetrical configuration of the landscape and hardscape elements at the front of City Hall.

Implementation of the Town Square project in 2013 required the alteration and/or removal of some of the character-defining landscape features west of the City Hall building. The most important aspects of the west portion of the City Hall landscape however, including the original configuration of hardscape and landscape elements and their relationship to each other, and all of the trees identified as character-defining, were retained.

The proposed Project will not alter existing character-defining features of the landscape at the west (front) of City Hall. The proposed Project includes minor alterations and additions to some of the existing open landscape features at the north and south of the City Hall building, and within the rear courtyard space. Alterations to the City Hall landscape associated with the Project are examined below.

<u>North Landscape Area</u>

The Project will construct a steel frame structure supporting an array of photo-voltaic panels sheltering the Parking Lot on the north side of City Hall. The structure will be simple and functional in design without decorative features

and will be visually permeable to retain views of the City Hall building from the north. New service enclosures for trash and mechanical equipment associated with the Project will be located away from the City Hall building at the north downslope in order to reduce visual changes to the setting. New bicycle lockers will be located in the Parking Lot. The lockers will not demolish or alter any character-defining features of the parking lot. The additional lockers will be small relative to the City Hall building, will not obscure the northern façade of the City Hall Building. Finally, the character-defining hedgerow located at the brow of the hill sloping north to Interstate 10 will be removed and replaced in-kind to accommodate new building systems.

After implementation of the Project, all of the existing character-defining landscape features north of City Hall will remain intact. The character-defining Parking Lot will remain in its original configuration and location, and no other character-defining landscape features will be altered or removed. The project will retain the three Canary Island Date Palms, five Mexican Fan Palms, the character-defining hedgerow at the brow of the hill and the original terracing and retaining walls of the north slope. Character-defining sidewalks and planting beds will be retained in their existing condition.

South Landscape Area

Character-defining landscape features south of the City Hall building include the sidewalk between the City Hall building and the parkway parallel to Olympic Drive, an original entrance landing towards the rear, east end of the City Hall building,[49] lawn area at the southeast end of the City Hall Building, two Mexican Fan Palms, and planting beds located towards the west end of the building.

The new City Services Building will occupy a portion of the character-defining lawn area at the southeast end of the City Hall Building. The Project will also remove a small portion of the existing sidewalk configuration at the east end, where the existing sidewalk will be replaced by a broader paved area with stairs and a ramp to accommodate the change in grade between the sidewalk and the addition, and provide a public entrance to the new City Services Building.

The existing bicycle lockers at the east end of the City Hall Building will be reconfigured to add additional units. Open bike racks will be installed toward the west end of City Hall. These bicycle facilities represent modest additions that will not demolish or alter any character-

49 Contrary to the 2011 character-defining landscape features analysis, there are no steps remaining at this location.

defining features of the City Hall Building or its landscape. The additional bicycle racks and bicycle lockers will be small relative to the City Hall building, will not obscure the southern façade of the City Hall Building, and are easily removed.

The broad parkway and plants at the south, between the building and the public sidewalk, which are not character-defining, will be retained.

Overall, the majority of the character-defining features of the City Hall landscape, including the majority of the original sidewalk, original planting beds and the two character-defining Mexican Fan Palms will remain intact after implementation of the Project.

Courtyard

The planting beds along the north and south courtyard walls, the existing circular sidewalk, three entrance steps, and the "Oval traffic circle (partially reconstructed 2003 [sic])" were previously identified as character-defining in the 2011 landscape and grounds character-defining features analysis. Recent inspection and photo documentation however reveals that several of these features date to 2006 and should not be considered character-defining (see Figures 3 and 4, below).

Examination of the concrete color, finishes, and profiles of the entrance steps show that these are not original features from the period of significance and are instead consistent with newer construction after removal of the 1958 police building addition in 2005.

The original courtyard was characterized by a wide driveway surrounding a lozenge-shaped landscape area circumscribed by sidewalks. The sidewalks extended from the rear lobby doors of the City Hall Building to Fourth Street. In comparing the existing curving concrete sidewalk with aerial photographs of the original courtyard, it is clear that the existing curving sidewalk is not an original feature.

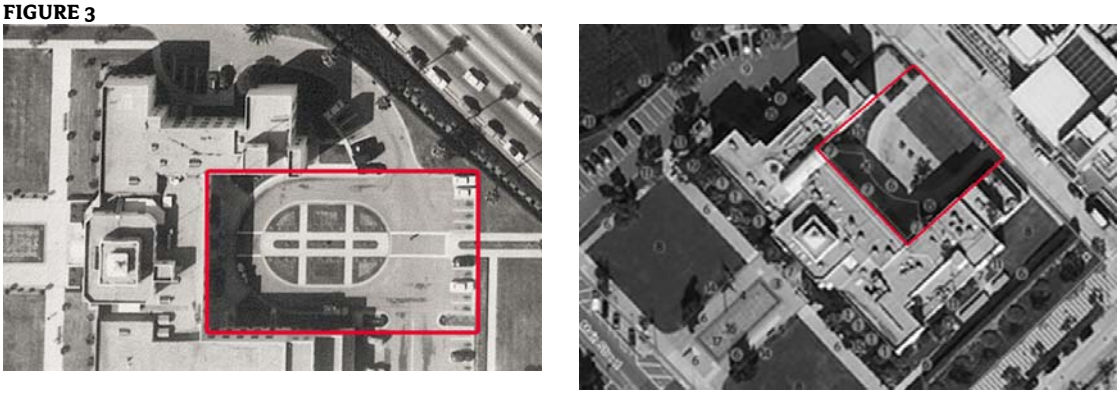
The existing curving sidewalk constructed in 2006 is not an accurate reconstruction of the original driveway configuration and contains no historic fabric. Its location and shape recall but do not replicate the original driveway which is only one characteristic of a larger set of courtyard features that have not been extant since the late 1950s. It should not, therefore, be considered a character-defining feature of the courtyard. No parts of the existing courtyard landscape should be considered character-defining with the exception existing planting beds at the north and south walls.

The Project will introduce new concrete walks and low walls within the courtyard. These elements will be simple in design and installed in a horizontal and orthogonal configuration that will be compatible the existing footprint, massing, façades and design

details of the City Hall Building. The Project will also install *Phoenix dactylifera* palms in the courtyard. This species recalls the historic use of palm trees as vertical accents in the setting of City Hall. The relatively narrow trunk and small canopy of this species ensure that the exterior facade of the City Hall Building will not be obscured.

After implementation of the Project, the existing original planting beds of the courtyard will remain intact. The proposed new landscape will be compatible with City Hall and in keeping with historic landscape treatments for the courtyard and City Hall.

FIGURE 3



The 2011 landscape character-defining features analysis by PCR Services Corporation identified the following features as character-defining landscape features of the City Hall courtyard: sidewalks, entrance steps, original planting beds, and the oval traffic circle (partially reconstructed). However, recent examination of the features and comparison with archival aerial photographs demonstrate that the sidewalks, entrance steps, and oval traffic circle were constructed in 2006, after the demolition of the police building. Therefore, these features were constructed outside the period of significance and should not be considered character-defining. Only the existing planter beds along the north and south courtyard walls should be considered character-defining landscape features of the courtyard. Above at left, a 1956 aerial photograph shows the original configuration of the courtyard landscaping. Above at right, an aerial photograph taken from the 2011 landscape report shows the altered courtyard landscape at that time.

FIGURE 4



Courtyard hardscape under construction in May, 2006 (City of Santa Monica)

6.7 Integrity Analysis

The Project will construct an addition to the City Hall building, requiring the demolition of two small portions of City Hall and partially altering the spatial configuration of its character-defining east courtyard. In order for this to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the historic resources would be materially impaired by the proposed alteration. A resource is not materially impaired unless it is altered in an adverse manner to the point that its physical characteristics fail to convey its historical significance.[50]

As noted in Section 4.3 of this report, the ability of a historical resource to convey its significance is referred to as historic *integrity*. Historic integrity is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[51] The National Park Service identifies seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*.

The Project will not substantially affect the integrity of *location*, *design*, or *workmanship* with respect to City Hall as the substantial majority of the City Hall building and grounds will remain in its current location, intact and unaffected by the proposed Project. As noted above, the Project will require the demolition of two small portions of City Hall at the east (rear) façade which will remove some original material from the City Hall building. Because the portions to be removed are secondary features and the majority of the original materials will remain intact, however, City Hall will retain integrity of *materials* as well. For the same reasons, integrity of *feeling* and *association* will also remain unaffected by the Project because all of the remaining physical elements will continue to convey the historic qualities of the property after implementation of the Project.

The Project will alter the City Hall east courtyard by reducing its size and closing it off on its (originally open) east end. Therefore, the immediate surroundings of City Hall will be considerably altered on its east side, affecting the property's integrity of *setting*. According to National Park Service guidance, "to retain historic integrity a property will always possess several, and usually most, of the (seven)

[50] CEQA Guidelines, section 15064.5(b) (1).
[51] *National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)

aspects" of integrity.[52] After the Project is constructed, City Hall will retain integrity of *location*, *design*, *materials*, *workmanship* and *feeling*. Integrity of *setting* will be somewhat affected on the east side by the enclosure and reduction in size of the courtyard, but the majority of the existing exterior setting on the north, south and west sides of City Hall will not be substantially altered by the Project.

Therefore, all but one of the relevant aspects of integrity will remain intact after implementation of the Project, and the overall historic integrity of City Hall will be retained. After project construction, the characteristic configuration of City Hall as a U-shaped building surrounding an interior courtyard will remain because the new addition will be clearly differentiated from the historic building. The majority of the character-defining features of the City Hall property will remain intact and will continue to convey their historic significance.

6.8 Secretary of the Interior's Standards Analysis

Santa Monica City Hall is a designated City of Santa Monica landmark and therefore, the Project is required to conform with the Secretary of the Interior's Standards. The following is an analysis of the Project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Santa Monica City Hall will continue to be used as it was historically. The Project meets Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The Project will remove the rear (east) 37 feet of the south wing of City Hall, and a stairwell enclosure at the rear (east) wall of the north wing; construct a new three-story addition across the east (rear) side of City Hall, enclosing the open east side of the existing courtyard; and convert one window at the easternmost (rear) end of the south (secondary) façade into an egress door. No other significant exterior features, and no public interior spaces will be affected.

The removal of the east portion of the south wing, and the east stairwell of the north wing, will demolish original components of City Hall. The south wing originally housed the city's fire

[52] Ibid.

department. The east portion of the south wing (the portion to be demolished) formed the station's truck bay. The east stairwell to be demolished served the police department and jail, which originally occupied the north wing. Both departments vacated these spaces in the 1950s. The interiors of both wings have been substantially altered since then with new partitions and finishes. The fire truck doors on the east façade of the south wing have been removed and one doorway has been permanently infilled to create a new shear wall. Both the truck bay and the stairwell to be removed are proportionately small in comparison to City Hall as a whole; are located at the rear of the building; are not highly visible to the public; do not exhibit distinctive materials; and do not substantially contribute to the historic character and significance of City Hall. Their removal will leave the character-defining features and interior spaces of City Hall intact. After their removal, the historic character of City Hall will be retained and preserved.

The conversion of one window on the south façade to an egress door is a minor alteration on a secondary façade. The vast majority of the building's historic windows and overall fenestration pattern will be retained and preserved.

The proposed new addition will enclose the open east side of the existing courtyard, and reduce the courtyard's east-west dimension; and will introduce new landscape features within the courtyard, including concrete walks and low walls. The courtyard was previously altered in 1958 with the construction of the police building. The majority of the courtyard's historic landscape features, including the wide driveway surrounding a lozenge-shaped central landscape area circumscribed by sidewalks, were eliminated at that time. The police building was demolished in 2005. New landscape features, including a curving sidewalk, were installed to recall the missing historic features, but are not considered character-defining. The proposed new addition will be in the same location, and will occupy a similar footprint, as the demolished police building. The addition will alter, but not destroy, the existing courtyard; it will be reduced in size but will retain its location and general configuration, its definition by the enclosing wings of City Hall, and will remain a courtyard open to the sky. The addition will not alter or destroy significant landscape features in the courtyard, since these were previously removed. City Hall was designated a City Landmark, determined eligible for listing in the National Register, and listed in the California Register during the time the police building was intact; thus the proposed new addition, which will occupy the same location, will not impact the building's continued eligibility for listing as a historic resource.

Thus, while the removal of the former firetruck bay and north stair from the building, and the conversion of a window to a door, will demolish original components, each of these components is relatively small, is located at the rear of the building, is not highly visible, and does not substantially contribute to the character and significance of City Hall. Their removal will leave the character-defining spaces and features of City Hall substantially intact. Similarly, the construction of the proposed new addition will alter, but not destroy, the building's historic courtyard; the courtyard will be reduced in size and its open east side will be enclosed, but it will remain a courtyard open to the sky. After implementation of the Project, City Hall will retain its significance and integrity. It will remain eligible for listing in the National Register and the California Register, and will retain its existing designation as a local Landmark. The Project meets Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Project will not add conjectural features or elements from other historic properties. The Project meets Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The Project does not propose to alter or remove any changes to the property that have acquired significance in their own right. The Project meets Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The Project will retain and preserved distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterized the property, including murals, decorative glazed tile, wood paneling and cast-in-place concrete. The Project meets Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Project does not propose to replace historic features of City Hall. The Project meets Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are proposed. The Project meets Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The area where the addition will be constructed was previously disturbed for construction of the now-demolished police building. If the City of Santa Monica identifies, protects, preserves, and/or documents potential archaeological resources on the Project site as recommended by a qualified archaeologist, the Project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As defined by the National Park Service, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. The Project proposes to alter the historic City Hall with the construction of a new, three-story addition across the east (rear) side of the existing building. In addressing new additions, the Guidelines for Rehabilitating Historic Buildings recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
- Designing new additions in a manner that makes clear what is historic and what is new.

As discussed above under Standard 2, the proposed addition will require the removal of two small original portions at the east (rear) sides of the north and south wings. These proportionately

small and inconspicuous features are not important in defining the building's historic character, and their removal represents the least possible loss of historic materials in order to allow for construction of the new addition.

The proposed new addition will enclose the open east side of the existing courtyard, and reduce the courtyard's east-west dimension; and will introduce new landscape features within the courtyard, including concrete walks and low walls. The courtyard was previously altered in 1958 with the construction of the police building. The majority of the courtyard's historic landscape features, including the wide driveway surrounding a lozenge-shaped central landscape area circumscribed by sidewalks, were eliminated at that time. The police building was demolished in 2005. New landscape features, including a curving sidewalk, were installed to recall the missing historic features, but should not considered character-defining. The proposed new addition will be in the same location, and will occupy a similar footprint, as the demolished police building. The addition will alter, but not destroy, the existing courtyard; it will be reduced in size but will retain its location and general configuration, its definition by the enclosing wings of City Hall, and will remain a courtyard open to the sky. The addition will not alter or destroy significant landscape features in the courtyard, since these were previously removed. City Hall was designated a City Landmark, determined eligible for listing in the National Register, and listed in the California Register during the time the police building was intact; thus the proposed new addition, which will occupy the same location, will not impact the building's continued eligibility for listing as a historic resource.

The proposed attached exterior addition will be located at the rear of the historic City Hall building, and its size and scale in relationship to the historic building will be limited. The additions' three-story height and simple, rectilinear mass will be slightly larger than the height and mass of the original north and south wings, but the addition will be visually subordinated by its placement at the rear of the historic building. The addition is minimally visible from the front (west), primary façade of City Hall and the north and south side yards. The mass of the historic building itself will obscure most sight lines to the addition from the view of pedestrians and vehicles.

The proposed new addition is designed in a manner that makes clear what is historic and what is new. The proposed addition will have a glass skin with concealed metal frames. The resulting lightness and delicacy of the addition is thus differentiated from, and visually subordinated to, the solid concrete massing of the historic building. The differentiation will be emphasized by a

recessed expansion joint separating old and new construction, creating a visible "seam" between the two.

The Project is compatible with the adjacent historic building in terms of materials, features, and proportion. The original City Hall is simple and orthogonal, its walls articulated with subtle low relief. The proposed new addition will be likewise simple and orthogonal, with a rectangular plan and simple massing. Its exterior surface will be subtly articulated by its glazed skin, which will continue the horizontal datum lines of the historic building's windows and floor levels. The new addition will combine transparency, translucency, and opacity, rendered in light hues that will complement the City Hall's white walls.

The proposed new addition will not destroy historic materials, features, and spatial relationships that characterize the City Hall; will be differentiated from the historic building; and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The Project meets Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As discussed above under Standards 2 and 9, the City Hall building will be minimally altered to accommodate the Project by the removal of two small, inconspicuous rear portions of the north and south wings. The proposed new addition will be structurally independent of the historic City Hall building, and the two will be separated by a visibly recessed expansion joint. Therefore, if removed in the future, the Project would leave the essential form and integrity of City Hall unimpaired. The Project meets Standard 10.

The Project conforms with the Secretary of the Interior's Standards for Rehabilitation and therefore will not result in significant impacts to historical resources per CEQA.

6.9 Analytical Summary

Analysis of potential impacts to historical resources reveals that the Project will alter the historic Santa Monica City Hall, but that the alteration will not substantially reduce the integrity or significance of the resource. The following discussion reiterates the findings of the historical impacts analysis using the thresholds provided in the State CEQA Guidelines.

Demolition

The Project will not demolish a significant historical resource. The project will remove a portion of the rear (east) 37 feet of the south wing of City Hall, and a stairwell enclosure at the rear (east) wall of the north wing.

No other exterior features, and no public interior spaces are affected. Although the project will remove two small portions at the rear of the City Hall, the majority of the City Hall building and its original character-defining features will remain intact and the removal of a small portion at the eastern end of the building will not reduce the overall integrity of the City Hall such that its historic significance will be threatened. The majority of the building's character-defining features and materials will remain intact. The City Hall building will continue to convey its historic significance. The Project does not involve demolition of a significant resource.

Relocation

The Project would not relocate any significant historical resource on or in the vicinity of the Project Site. The Project will not relocate any part of the City Hall building. Therefore, the Project does not include the relocation of any historic resource.

Conversion, rehabilitation or alteration

The Project will not convert or rehabilitate the historic Santa Monica City Hall. The Project will alter the building by the removal of the former fire department vehicle bay and a stairwell, both located on the rear (east) side of the building. The Project would also construct a three-story addition at the rear (east) side of the City Hall.

Removal of the fire department portion of the City Hall building and construction of the new addition will reduce the size of the City Hall rear courtyard and close off the courtyard and its east end. The original configuration of City Hall as a U-shaped building with a central, rectangular courtyard, however, will remain intact and understandable after implementation of the Project.

The proposed project will preserve historic materials, except for the fire station vehicle bay. The historic building is altered, but does not lose its significant character. The addition will be subordinated to the historic building by its location at the rear. As discussed above, it will be compatible in scale, materials, color, and form. The new exterior materials and patterns are clearly differentiated from the historic building. The alterations, therefore, will not reduce the integrity of the historic resource such that the historic significance of the resource is threatened.

Construction that reduces the integrity or significance of important resources on the site or in the vicinity

As stated previously, the Project will remove previously altered portions of the rear facade of a historical resource, and will construct a new addition in an area previously occupied by an earlier addition, now demolished. The addition will be subordinated by its location at the rear of the building and partially concealed from view by the historic

building. The addition's exterior materials will be clearly differentiated from the historic building, but it will be compatible in scale, massing, and color. The addition will not impact adjacent historic resources. The Project will shorten the existing courtyard and enclose its open east end, but the original configuration of City Hall as U-shaped plan with a central courtyard will remain intact and understandable. The Project therefore will not substantially reduce the integrity or significance of important resources on the site or in the vicinity. As such, the adjacent resources would remain eligible for listing.

Analysis of the potential impacts to historical resources has found that the proposed new construction will include substantial excavation and foundation work. Without mitigation to ensure the protection of the City Hall building from damage due to underground excavation, vibration and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil, new construction associated with the Project has the potential to de-stabilize the City Hall building resulting in a significant impact to historic resources. Therefore, the Project has the potential to result in a significant impact to historical resources as defined by CEQA

Otherwise, the proposed alterations and addition to the Santa Monica City Hall will not result in substantial adverse changes in the significance of the City Hall or any adjacent historic resources. After implementation of the Project, the City Hall will retain its eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Santa Monica Landmark.

The Project would have no impacts on historic resources in the vicinity. For these reasons, the Project will not cause a substantial adverse change to historic resources located near vicinity of the Project Site.

The following mitigation measures would reduce potential impacts to the City Hall property to a less-than-significant level.

1. A Historic American Buildings Survey (HABS) Level II recordation document of the affected portions of City Hall shall be prepared prior to commencement of any demolition or construction work. The documentation shall include select drawings of existing conditions, photographs with large-format negatives of exterior and interior views, and a written history and description. The narrative shall be completed by a qualified Architectural Historian who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Archival copies of the documentation shall be submitted to the City of Santa Monica Planning Department, the Santa Monica Public Library, and the Santa Monica Historical Society.

2. An interpretive program, potentially including drawings, photographs and/or written descriptions shall be developed to explain the historic configuration of the City Hall courtyard and its alterations. This display shall be placed in the courtyard at a location that is reasonably accessible to the general public.

3. The Project shall conform to the Secretary of the Interior's Standards for Rehabilitation, with Guidelines for Rehabilitating Historic Buildings, with specifications for the treatment of historic materials and features. The specifications shall include (but are not limited to) sections for quality control, substitution procedures, protection of historic features, selective demolition, and cutting and patching.

4. The Project team shall include a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture. would consult with a preservation architect or other qualified professional to ensure that the proposed new construction is executed in accordance with the Secretary of the Interior's Standards for Rehabilitation. The Historic Architect will regularly observe the Work and submit status reports to the City of Santa Monica's Landmarks Commission Liaison according

to a schedule agreed upon prior to the commencement of the Work.

5. Prior to issuance of a grading permit for the proposed Project, a structural engineer with experience in historic preservation projects shall provide a shoring design solution, based on preconstruction surveys of existing conditions, to protect City Hall from construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil. The engineer shall also evaluate the potential impacts of vibrations from the proposed construction, and temporary seismic movement during construction, and provide recommendations for protection of City Hall. These recommendations shall be implemented during construction.

   The structural engineer will determine the measurable vibration criteria that will ensure protection of City Hall, as well as frequency of and monitoring methods to be used for checking the building during demolition and construction to protect the existing structure. If visible damage becomes evident, work shall cease until feasible steps have been undertaken to reduce vibration levels and measures are taken to stabilize the building.

   This Monitoring and Shoring plan will be reviewed and permitted by the City of Santa Monica Building Official. The Building Official and the Construction Project Manager from Architecture Services will monitor the situation on a daily and weekly basis as identified in the permitted document from the Building Official.

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APPENDIX B

Geotechnologies, Inc.
Consulting Geotechnical Engineers

439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

September 22, 2014
File Number 20827

Hathaway Dinwiddie
811 Wilshire Boulevard, Suite 1500
Los Angeles, California 90017-2632

Attention: Rashmi Mehta

Subject: Preliminary Geotechnical Engineering Investigation
Proposed City of Santa Monica – City Services Building Feasibility Study
1685 Main Street, Santa Monica, California

Ladies and Gentlemen:

This letter transmits the Preliminary Geotechnical Engineering Investigation for a feasibility study for the subject property prepared by Geotechnologies, Inc. This report provides preliminary geotechnical recommendations for the development of the site, including earthwork, seismic design, retaining walls, excavations, shoring and foundation design.

This report is preliminary in nature due to the lack of a well-defined development plan. This report is therefore not intended for submission for building permit purposes. A comprehensive report should be prepared when the development plan achieves refinement.

The validity of the recommendations presented herein is dependent upon review of the geotechnical aspects of the project during construction by this firm. The subsurface conditions described herein have been projected from limited subsurface exploration and laboratory testing. The exploration and testing presented in this report should in no way be construed to reflect any variations which may occur between the exploration locations or which may result from changes in subsurface conditions.

Should you have any questions please contact this office.

Respectfully submitted,
GEOTECHNOLOGIES, INC.

REGISTERED PROFESSIONAL ENGINEER
STANLEY SIU-KEI TANG
No. 56178
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PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION
FEASIBILITY STUDY
PROPOSED CITY OF SANTA MONICA CITY SERVICES BUILDING
1685 MAIN STREET
SANTA MONICA, CALIFORNIA

INTRODUCTION

This report presents the results of the preliminary geotechnical engineering investigation performed on the subject property. The purpose of this investigation was to identify the distribution and engineering properties of the earth materials underlying the site, and to provide geotechnical recommendations for the design of the proposed development.

This report is preliminary in nature due to the lack of a well-defined development plan. This report is therefore not intended for submission for building permit purposes. A comprehensive report should be prepared when the development plan achieves refinement.

This investigation included excavation of four exploratory borings, collection of representative samples, laboratory testing, engineering analysis, review of published geologic data, review of available geotechnical engineering information and the preparation of this report. The exploratory excavation locations are shown on the enclosed Plot Plan. The results of the exploration and the laboratory testing are presented in the Appendix of this report.

PROPOSED DEVELOPMENT

Information concerning the proposed development was furnished by the design team. The site is proposed to be developed with a multi-story city services building. The proposed development will potentially be constructed near the current site grade, or over a subterranean level extending on the order of 15 feet below the existing site grade. Depending on the final design and

structural scheme, column loads are anticipated to vary between 500 and 1,800 kips. Column grid spacing is anticipated to be on the order of 30 to 40 feet on center. Grading will consist of removal and recompaction of existing unsuitable soils, and/or excavation of the subterranean level and minor wall backfill.

Any changes in the design of the project or location of any structure, as outlined in this report, should be reviewed by this office. The recommendations contained in this report should not be considered valid until reviewed and modified or reaffirmed, in writing, subsequent to such review.

SITE CONDITIONS

The property is located at 1685 Main Street, in the City of Santa Monica, California. The project is located immediately east of the existing City Hall. The area of the proposed development is bounded by Highway 1 to the north, by the Santa Monica Public Safety Building to the east, by Olympic Drive to the south, and by the City Hall to the west.

The existing City Hall consists of a 2 to 3-story "U"-shaped building. Based on information provided by the project structural engineer, crawls spaces exist below the north and the south wings of the existing City Hall. The footings of the City Hall are believed to be bearing approximately 5 feet below the existing site grade.

The existing Public Safety Building is constructed over two levels of subterranean levels extending to approximately 35 feet below the existing site grade. The bottom of the foundations for the Public Safety Building is believed to be bearing approximately 39 feet below the existing site grade.

The area of the proposed development is currently developed primarily with landscapes and hardscapes. An extension of the south wing of the existing City Hall building will be demolished and removed for the planned development.

Available information provided by the City of Santa Monica indicates that the majority of the proposed building is located over an abandoned basement which included a firing range. Old records indicate that the abandoned basement floor slab was cored through to allow for drainage. The basement was backfilled with approximately 3 to 5 feet of construction debris (consisting of brick and concrete) and capped with approximately 5 feet of compacted fill for support of hardscapes and landscapes. The existing basement walls were abandoned and buried in place.

The area of the proposed development is relatively level with no pronounced elevation changes. Drainage across the site is by sheetflow to the city streets and area drains. The vegetation on the site consists of isolated trees, planters, and grasses.

GEOTECHNICAL EXPLORATION

FIELD EXPLORATION

The site was explored on August 11, 2014, and August 12, 2014, by excavating four exploratory borings. The exploratory borings varied between 25 and 60 feet in depth below the existing site grade. The borings were excavated with the aid of a truck-mounted drilling machine, equipped with an automatic hammer, and using 8-inch diameter hollowstem augers.

Additional borings were excavated by the project environmental consultant to a depth of 20 feet within the former gun range area as part of this feasibility study.

Geologic Materials

Fill materials underlying the subject site consist of sandy to clayey silts, and silty to clayey sands, which are dark brown in color, moist, stiff to medium dense, fine grained, with varying amount of concrete fragments. Fill thickness ranging from 3 to 5 feet was encountered in the geotechnical borings.

Based on information provided by the environmental consultant, the borings excavated within the former gun range area encountered approximately 7 feet of fill soils over 3 feet of brick and concrete debris. The man made fill and construction debris was underlain by approximately 18 to 24 inches of concrete slab and footings.

Native soils consist of sandy to clayey silts, and silty sands to gravelly sands, which are yellowish brown to dark grayish brown in color, slightly moist to wet, fine to coarse grained, with varying amount of gravel and slate fragments. The native soils consist predominantly of sediments deposited by river and stream action typical to this area of Los Angeles County. More detailed soil profiles may be obtained from individual boring logs.

Groundwater

Groundwater was encountered at depths between 43½ and 46½ feet below the existing site grade in the exploratory borings. The historically highest groundwater level was established by review of California Geological Survey Seismic Hazard Zone Report of the Beverly Hills Quadrangle (SHZR 023). Review of this report indicates that the historically highest groundwater level is on the order of 30 feet below the existing site grade.

Fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site. High groundwater levels can result in changed conditions.

Caving

Caving could not be directly observed during exploration due to the type of excavation equipment utilized. Based on the experience of this firm, large diameter excavations, excavations that encounter granular, cohesionless soils and excavations below the groundwater table will most likely experience caving.

SEISMIC EVALUATION

REGIONAL GEOLOGIC SETTING

The subject property is located in the northern portion of the Peninsular Ranges Geomorphic Province. The Peninsular Ranges are characterized by northwest-trending blocks of mountain ridges and sediment-floored valleys. The dominant geologic structural features are northwest trending fault zones that either die out to the northwest or terminate at east-trending reverse faults that form the southern margin of the Transverse Ranges.

REGIONAL FAULTING

Based on criteria established by the California Division of Mines and Geology (CDMG) now called California Geologic Survey (CGS), faults may be categorized as active, potentially active, or inactive. Active faults are those which show evidence of surface displacement within the last 11,000 years (Holocene-age). Potentially-active faults are those that show evidence of most recent surface displacement within the last 1.6 million years (Quaternary-age). Faults showing no evidence of surface displacement within the last 1.6 million years are considered inactive for most purposes, with the exception of design of some critical structures.

Buried thrust faults are faults without a surface expression but are a significant source of seismic activity. They are typically broadly defined based on the analysis of seismic wave recordings of hundreds of small and large earthquakes in the southern California area. Due to the buried nature of these thrust faults, their existence is usually not known until they produce an earthquake. The risk for surface rupture potential of these buried thrust faults is inferred to be low (Leighton, 1990). However, the seismic risk of these buried structures in terms of recurrence and maximum potential magnitude is not well established. Therefore, the potential for surface rupture on these surface-verging splays at magnitudes higher than 6.0 cannot be precluded.

SEISMIC HAZARDS AND DESIGN CONSIDERATIONS

The primary geologic hazard at the site is moderate to strong ground motion (acceleration) caused by an earthquake on any of the local or regional faults. The potential for other earthquake-induced hazards was also evaluated including surface rupture, liquefaction, dynamic settlement, inundation and landsliding.

Surface Rupture

In 1972, the Alquist-Priolo Special Studies Zones Act (now known as the Alquist-Priolo Earthquake Fault Zoning Act) was passed into law. The Act defines "active" and "potentially active" faults utilizing the same aging criteria as that used by California Geological Survey (CGS). However, established state policy has been to zone only those faults which have direct evidence of movement within the last 11,000 years. It is this recency of fault movement that the CGS considers as a characteristic for faults that have a relatively high potential for ground rupture in the future.

CGS policy is to delineate a boundary from 200 to 500 feet wide on each side of the known fault trace based on the location precision, the complexity, or the regional significance of the fault. If a site lies within an Earthquake Fault Zone, a geologic fault rupture investigation must be performed that demonstrates that the proposed building site is not threatened by surface displacement from the fault before development permits may be issued.

Ground rupture is defined as surface displacement which occurs along the surface trace of the causative fault during an earthquake. Based on research of available literature and results of site reconnaissance, no known active or potentially active faults underlie the subject site. The subject site is not located within an Alquist-Priolo Earthquake Fault Zone. In addition, the site is not located within the Fault Hazard Management Zone, established by the City of Santa Monica for the Santa Monica Fault. Based on these considerations, the potential for surface ground rupture at the subject site is considered low.

Liquefaction

Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

The Seismic Hazards Maps of the State of California (CDMG, 1999), does not classify the site as part of the potentially "Liquefiable" area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake.

A site-specific liquefaction analysis was performed following the Recommended Procedures for Implementation of the California Geologic Survey Special Publication 117A, Guidelines for Analyzing and Mitigating Seismic Hazards in California (CGS, 2008), and the EERI Monograph

(MNO-12) by Idriss and Boulanger (2008). The enclosed liquefaction analysis was performed using the spreadsheet template developed by Thomas F. Blake (Blake, 1996). This semi-empirical method is based on a correlation between measured values of Standard Penetration Test (SPT) resistance and field performance data.

Groundwater was encountered at a depth of 43½ feet in the exploratory boring. According to the Seismic Hazard Zone Report of the Beverly Hills 7½-Minute Quadrangle (SHZR 023), the historic-high groundwater level for the site was 30 feet below the ground surface. The historic highest groundwater level was conservatively utilized for the enclosed liquefaction analysis.

The peak ground acceleration (PGA) and modal magnitude were obtained from the USGS websites, using the Probabilistic Seismic Hazard Deaggregation program (USGS, 2008) and the U.S. Seismic Design Maps tool (USGS, 2013). A Site Class "D" (Stiff Soil Profile) and a published shear wave velocity of 230 meters per second were utilized for Vs30 (Tinsley and Fumal, 1985) in the USGS seismic programs. A magnitude (M_W) of 6.7 is obtained using the USGS Probabilistic Seismic Hazard Deaggregation program (USGS, 2008). A peak ground acceleration of 0.75g was obtained using the USGS U.S. Seismic Design Maps tool. These parameters are used in the enclosed liquefaction analyses.

The enclosed "Empirical Estimation of Liquefaction Potential" is based on Boring 1. Standard Penetration Test (SPT) data were collected at 5-foot intervals. Samples of the collected materials were conveyed to the laboratory for testing and analysis. Based on the collected SPT data, the enclosed liquefaction analysis indicates that the soils underlying the site would not be capable of liquefaction during the design-based earthquake.

Dynamic Dry Settlement

Seismically-induced settlement or compaction of dry or moist, cohesionless soils can be an effect related to earthquake ground motion. Such settlements are typically most damaging when the settlements are differential in nature across the length of structures.

Some seismically-induced settlement of the proposed structures should be expected as a result of strong ground-shaking, however, due to the uniform nature of the underlying geologic materials, excessive differential settlements are not expected to occur.

Tsunamis, Seiches and Flooding

Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. Review of the County of Los Angeles Flood and Inundation Hazards Map, Leighton (1990), indicates the site does not lie within the mapped tsunami inundation boundaries.

Seiches are oscillations generated in enclosed bodies of water which can be caused by ground shaking associated with an earthquake. No major water-retaining structures are located immediately up gradient from the project site. Therefore, the risk of flooding from a seismically-induced seiche is considered to be remote.

Review of the County of Los Angeles Flood and Inundation Hazards Map, Leighton (1990), indicates the site does not lie within mapped inundation boundaries due to a seiche or a breached upgradient reservoir.

Landsliding

The probability of seismically-induced landslides occurring on the site is considered to be low due to the general lack of elevation difference slope geometry across or adjacent to the site.

CONCLUSIONS AND RECOMMENDATIONS

This report is preliminary in nature due to the preliminary nature of the proposed development scheme. This report is therefore not intended for submission for building permit purposes. A comprehensive report should be prepared when the development plan achieves refinement.

Based upon the exploration, laboratory testing, and research, it is the finding of Geotechnologies, Inc. that construction of the proposed structure is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations presented herein are followed and implemented during construction.

Available information provided by the City of Santa Monica indicates that the majority of the proposed building is located over an abandoned basement which included a firing range. Old records indicate that the abandoned basement floor slab was cored through to allow for drainage. The basement was backfilled with approximately 3 to 5 feet of construction debris (consisting of brick and concrete) and capped with approximately 5 to 7 feet of compacted fill for support of hardscapes and landscapes. The existing basement walls were abandoned and buried in place.

Between 3 and 12 feet of existing fill materials and construction debris was encountered during exploration performed by this firm and the environmental consultant. Due to the highly variable nature and the varying depths of the existing fill materials and the significant amount of buried construction debris, the existing fill materials are considered to be unsuitable for support of the proposed foundations, floor slabs, or additional fill.

Two foundation options may be explored by the design team for the proposed structure. Option 1 consists of drilled cast-in-place friction piles. Option 2 may consist of conventional foundations bearing in either properly compacted fill or underlying native soils, provided that the basement of the Public Safety Building is evaluated by the structural engineer to be capable of supporting the building surcharge.

Conventional slab on grade may be utilized if all of the construction debris is properly removed, and the fill materials are properly recompacted for slab support. If the proposed structure will be designed with a subterranean level extending below the existing abandoned basement, then a conventional slab on grade may be designed to bear on the undisturbed native soils. If the existing fill materials and the construction debris are to remain and abandoned in place, then a structural slab should be designed to derive support from the foundation system, bridging over the abandoned debris.

Option 1 – Friction Pile Foundation System

The proposed structure may be supported on a system of drilled, cast-in-place friction piles, bearing in the underling native soils. The proposed pile foundation system shall be a minimum of 24 inches in diameter, and shall be deepened to penetrate through the existing fill materials and construction debris, and derive support from the underlying native soils.

Piles located within a distance of 8 pile diameters from the Public Safety Building shall be deepened to derive support from the native soils below the basement level of the existing Public Safety Building. The upper section of these piles, above the basement level, shall be sleeved with casing to prevent friction from developing between the pile and the underlying soils, in order to eliminate surcharge of the existing basement. In addition, lateral pile resistance, in the direction perpendicular to the Public Safety Building, should not be allowed for piles located with 8 pile diameters from the Public Safety Building, unless it is proven that the existing basement can resist the added lateral loads by the structural engineer.

Piles located outside a distance of 8 pile diameters from the Public Safety Building may derive axial and lateral support from the native soils below the abandoned basement.

Option 2 – Conventional Foundations

The use of conventional foundations may be considered provided that the basement of the Public Safety Building can structurally support the surcharge imposed by the proposed building. The structural integrity of the Public Safety Building basement walls shall be evaluated by the project structural engineer.

All existing fill materials shall be properly removed and recompacted to create a uniform fill pad for the support of the proposed foundations and floor slabs. All construction debris and abandoned basement walls and floor slabs shall be removed during the grading process. The proposed structure may be constructed on conventional foundations bearing in a compacted fill pad. As a minimum, the proposed footings shall be deepened to match the footings of the existing City Hall.

If the proposed structure will be constructed over a subterranean level, the proposed conventional foundations may be deepened to bear into the native soils, provided that the basement of the Public Safety Building can structurally support surcharge imposed by the proposed building.

The surcharge calculations provided in the Appendix this report have been determined based on an assumed column load of 1,000 kips, and gridline spacing of 30 feet on center (distance of 0', 30', and 60' from the basement wall) for both an at-grade building scheme and a subterranean level scheme at 15 feet below grade. The surcharge influence is proportional to the design column loads and distance from the basement wall, and may be interpolated by the structural engineer for evaluation purposes.

The proposed uniform fill pad shall extend a minimum of 5 feet below the bottom of the proposed foundation system. In addition, the proposed fill pad shall be overexcavated a minimum of 5 feet horizontally beyond the edge of foundations or for a distance equal to the depth of fill below the foundations, whichever is greater. The existing fill materials may be utilized for the construction of the proposed fill pad provided that all construction debris is removed. Any imported fill materials shall be verified and tested by this office prior to usage on site.

Due to the location of the proposed structure relative to property lines, public way, and existing structures, the recommended removal and recompaction, or excavation of the proposed subterranean level, will require shoring measures to provide a stable excavation.

It should be noted that numerous utility lines traverse across the area of the proposed development. It is recommended the depths and the locations of all utility lines be ascertained prior to grading. Extreme care should be taken during the grading process to avoid damage existing underground utilities. All utility lines should be relocated to areas outside of the proposed development.

Any connections between the new and the existing buildings should be made with flexible construction joints. Connections should not be made until the construction of the new building is near completion, in order to allow the majority of the anticipated settlement of the new building to occur prior to the connection with the existing building. The purpose of these joints is to limit potential damage to either structure from the expected normal settlement of the new building.

The validity of the conclusions and design recommendations presented herein is dependent upon review of the geotechnical aspects of the proposed construction by this firm. The subsurface conditions described herein have been projected from borings on the site as indicated and should in no way be construed to reflect any variations which may occur between these borings or which may result from changes in subsurface conditions. Any changes in the design or location

of any structure, as outlined in this report, should be reviewed by this office. The recommendations contained herein should not be considered valid until reviewed and modified or reaffirmed subsequent to such review.

SEISMIC DESIGN CONSIDERATIONS

2013 California Building Code Seismic Parameters

Based on information derived from the subsurface investigation, the subject site is classified as Site Class D, which corresponds to a "Stiff Soil" Profile, according to Table 20.3-1 of ASCE 7-10. This information and the site coordinates were input into the USGS U.S. Seismic Design Maps tool (Version 3.1.0) to calculate the ground motions for the site.

2013 CALIFORNIA BUILDING CODE SEISMIC PARAMETERS	
Site Class	D
Mapped Spectral Acceleration at Short Periods (S_S)	1.979g
Site Coefficient (F_a)	1.0
Maximum Considered Earthquake Spectral Response for Short Periods (S_{MS})	1.979g
Five-Percent Damped Design Spectral Response Acceleration at Short Periods (S_{DS})	1.319g
Mapped Spectral Acceleration at One-Second Period (S_1)	0.735g
Site Coefficient (F_v)	1.5
Maximum Considered Earthquake Spectral Response for One-Second Period (S_{M1})	1.103g
Five-Percent Damped Design Spectral Response Acceleration for One-Second Period (S_{D1})	0.735g

FILL SOILS

The maximum depth of fill and construction debris encountered on the site was 12 feet. This material and any fill generated during demolition should be removed and recompacted as controlled fill prior to foundation excavation. As an alternative, the proposed foundation system shall be deepened to penetrate through the existing fill materials and bear into the underlying native soils.

EXPANSIVE SOILS

The onsite geologic materials are in the moderate expansion range. The Expansion Index was found to be between 50 and 74 for bulk samples remolded to 90 percent of the laboratory maximum density. Recommended reinforcing is noted in the "Foundation Design" and "Slabs on Grade" sections of this report.

WATER-SOLUBLE SULFATES

The Portland cement portion of concrete is subject to attack when exposed to water-soluble sulfates. Usually the two most common sources of exposure are from soil and marine environments. The source of natural sulfate minerals in soils includes the sulfates of calcium, magnesium, sodium, and potassium. When these minerals interact and dissolve in subsurface water, a sulfate concentration is created, which will react with exposed concrete. Over time sulfate attack will destroy improperly proportioned concrete well before the end of its intended service life.

The water-soluble sulfate content of the onsite geologic materials was tested by California Test 417. The water-soluble sulfate content was determined to be less than 0.1% percentage by

weight for the soils tested. Based on American Concrete Institute (ACI) Standard 318-08, the sulfate exposure is considered to be negligible for geologic materials with less than 0.1% and Type I cement may be utilized for concrete foundations in contact with the site soils.

HYDROCONSOLIDATION

Hydroconsolidation is a phenomenon in which the underlying soils collapse when wetted. Hydroconsolidation could potentially result in significant foundation movements, over a long period of time of wetting.

The underlying native soils are very dense, and contain abundant slate fragments. Soil samples collected from the underlying native soils are subject to a very minor degree of hydroconsolidation strains, on the order of 0.1 to 0.2 percent. The property owner shall maintain proper drainage of the subject site throughout the life of the structure. All utility and irrigation lines, and drainage devices should be checked periodically and maintained. In addition, landscape irrigation should be properly controlled, in order to reduce the amount of water infiltration into the underlying soils, which provide support to the proposed structure. The Site Drainage section below should be followed and implemented into the final construction documents.

GRADING GUIDELINES

Site Preparation

- A thorough search should be made for possible underground utilities and/or structures. Any existing or abandoned utilities or structures located within the footprint of the proposed grading should be removed or relocated as appropriate.

- All vegetation, existing fill, and soft or disturbed geologic materials should be removed from the areas to receive controlled fill. All existing fill materials and any disturbed geologic materials resulting from grading operations shall be completely removed and properly recompacted prior to foundation excavation.

- Any vegetation or associated root system located within the footprint of the proposed structures should be removed during grading.

- Subsequent to the indicated removals, the exposed grade shall be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted in excess of the minimum required comparative density.

- The excavated areas shall be observed by the geotechnical engineer prior to placing compacted fill.

Recommended Overexcavation

All existing fill materials shall be properly removed and recompacted to create a uniform fill pad for the support of the proposed foundations and floor slabs. All construction debris and abandoned basement walls and floor slabs shall be removed during the grading process. The proposed uniform fill pad shall extend a minimum of 5 feet below the bottom of the proposed foundation system. In addition, the proposed fill pad shall be overexcavated a minimum of 5 feet horizontally beyond the edge of foundations or for a distance equal to the depth of fill below the foundations, whichever is greater. The existing fill materials may be utilized for the construction of the proposed fill pad provided that all construction debris is removed. Any imported fill materials shall be verified and tested by this office prior to usage on site.

Compaction

All fill should be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 90 percent of the maximum laboratory density for the materials used. The maximum density shall be determined by the laboratory operated by Geotechnologies, Inc. using the test method described in the most recent revision of ASTM D 1557.

Field observation and testing shall be performed by a representative of the geotechnical engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary, until a minimum of 90 percent compaction is obtained.

Acceptable Materials

The excavated onsite materials are considered satisfactory for reuse in the controlled fills as long as any debris and/or organic matter is removed. Any imported materials shall be observed and tested by the representative of the geotechnical engineer prior to use in fill areas. Imported materials should contain sufficient fines so as to be relatively impermeable and result in a stable subgrade when compacted. Any required import materials should consist of geologic materials with an expansion index of less than 50. The water-soluble sulfate content of the import materials should be less than 0.1% percentage by weight.

Imported materials should be free from chemical or organic substances which could affect the proposed development. A competent professional should be retained in order to test imported materials and address environmental issues and organic substances which might affect the proposed development.

Utility Trench Backfill

Utility trenches should be backfilled with controlled fill. The utility should be bedded with clean sands at least one foot over the crown. The remainder of the backfill may be onsite soil compacted to 90 percent of the laboratory maximum density. Utility trench backfill should be tested by representatives of this firm in accordance with the most recent revision of ASTM D-1557.

Wet Soils

At the time of exploration, some of the soils which will be exposed during grading were locally above optimum moisture content. It is anticipated that the excavated material to be placed as compacted fill, and the materials exposed at the bottom of excavated plane may require significant drying and aeration prior to recompaction.

Pumping (yielding or vertical deflection) of the high-moisture content soils at the bottom of the excavation may occur during operation of heavy equipment. Where pumping is encountered, angular minimum ¾-inch gravel should be placed and worked into the subgrade. The exact thickness of the gravel would be a trial and error procedure, and would be determined in the field. It would likely be on the order of 1 to 2 feet thick.

The gravel will help to densify the subgrade as well as function as a stabilization material upon which heavy equipment may operate. It is not recommended that rubber tire construction equipment attempt to operate directly on the pumping subgrade soils prior to placing the gravel. Direct operation of rubber tire equipment on the soft subgrade soils will likely result in excessive disturbance to the soils, which in turn will result in a delay to the construction schedule since those disturbed soils would then have to be removed and properly recompacted. Extreme care should be utilized to place gravel as the subgrade becomes exposed.

Shrinkage

Shrinkage results when a volume of soil removed at one density is compacted to a higher density. A shrinkage factor between 5 and 15 percent should be anticipated when excavating and recompacting the existing fill and underlying native geologic materials on the site to an average comparative compaction of 92 percent.

Weather Related Grading Considerations

When rain is forecast all fill that has been spread and awaits compaction shall be properly compacted prior to stopping work for the day or prior to stopping due to inclement weather. These fills, once compacted, shall have the surface sloped to drain to an area where water can be removed.

Temporary drainage devices should be installed to collect and transfer excess water to the street in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope.

Work may start again, after a period of rainfall, once the site has been reviewed by a representative of this office. Any soils saturated by the rain shall be removed and aerated so that the moisture content will fall within three percent of the optimum moisture content.

Surface materials previously compacted before the rain shall be scarified, brought to the proper moisture content and recompacted prior to placing additional fill, if considered necessary by a representative of this firm.

Geotechnical Observations and Testing During Grading

Geotechnical observations and testing during grading are considered to be a continuation of the geotechnical investigation. It is critical that the geotechnical aspects of the project be reviewed by representatives of Geotechnologies, Inc. during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise this office at least twenty-four hours prior to any required site visit.

FOUNDATION DESIGN - FRICTION PILES

Drilled Cast-in-Place Friction Piles

The proposed structure may be supported on a system of drilled, cast-in-place friction piles, bearing in the underling native soils. The proposed pile foundation system shall be a minimum of 24 inches in diameter, and shall be deepened to penetrate through the existing fill materials and construction debris, and shall be embedded into the underlying dense native soils a minimum of 30 feet.

Piles located within a distance of 8 pile diameters from the Public Safety Building shall be deepened to derive support from the native soils below the basement level of the existing Public Safety Building. The upper section of these piles, above the basement level, shall be sleeved with casing to prevent friction from developing between the pile and the underlying soils, in order to eliminate surcharge of the existing basement. In addition, lateral pile resistance, in the direction perpendicular to the Public Safety Building, should not be allowed for piles located with 8 pile diameters from the Public Safety Building, unless it is proven that the existing basement can resist the added lateral loads by the structural engineer.

Piles located outside a distance of 8 pile diameters from the Public Safety Building may derive axial and lateral support from the native soils below the abandoned basement.

The proposed friction piles may be proportioned utilizing the enclosed Friction Pile Capacity Chart and the Lateral Load Capacity Charts. The friction pile capacities are mathematically determined using a safety factor of 2. For ultimate compression and tension design, the pile capacities may be doubled. Uplift capacity may be designed using 50 percent of the downward capacity.

All friction piles should be tied together with grade beams or structural slabs. Where pile groups are required, the piles should be spaced a minimum of 3 diameters on centers. If so spaced, there will be no reduction in the downward capacity of the piles due to group action.

A one-third increase may be used for transient loading such as wind or seismic forces. The capacities presented are based on the strength of the soils. The compressive and tensile strength of the pile sections should be checked to verify the structural capacity of the piles.

Lateral Design for Pile Foundation

Maximum recommended allowable lateral capacities for ¼-inch deflection for single, isolated, fixed-head and free-head piles are presented in the Appendix. No factors of safety have been applied to the lateral load values calculated to induce ¼-inch lateral deflection.

Single isolated piles may be classified as piles spaced at or greater than 8 widths on center. For pile groups where piles will be spaced closer than 8 diameters on center in the direction of loading, the following reduction factor may be utilized to determine the allowable lateral pile capacities to maintain a ¼-inch pile deflection.

Pile Spacing	Percentage of Lateral Passive Resistance
7B	70%
6B	55%
5B	45%
4B	38%
3B	33%

Where B is the diameter of the proposed piles

Lateral capacities provided are for drilled, cast-in-place concrete piles, penetrating the materials encountered during the course of this investigation. Assumed as part of these lateral capacity calculations are a concrete modulus of elasticity of at least 3,000,000 pounds per square inch,

and minimum total pile depth of 45 feet (15 feet of existing fill materials plus a minimum embedment of 30 feet into the native soils).

A one-third increase may be used for transient loading such as wind or seismic forces. The capacities presented are based on the strength of the soils. The compressive and tensile strength of the pile sections should be checked to verify the structural capacity of the piles.

Lateral Design for Piles Adjacent to Existing Basement

Where piles are located within 8 pile diameters from the Public Safety Building, they should not be utilized for lateral support in the direction perpendicular to the Public Safety Building unless it has been analyzed and determined by the structural engineer that the existing basement walls are capable of resisting the additional lateral loads from the proposed building.

Installation of Drilled Cast-in-Place Friction Piles

Due to the granular nature of the underlying earth materials, caving may be encountered during drilling of the proposed piles. Where caving is encountered, casing will be required in order to achieve the required depth and maintain an open hole to allow the placement of the steel and concrete. If casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet.

Closely spaced piles should be drilled and filled alternately, with the concrete permitted to set at least overnight before drilling an adjacent hole. Pile excavations should be filled with concrete as soon after drilling and inspection as possible; the shafts should not be left open overnight. The concrete should be placed with special equipment so that the concrete is not allowed to fall freely more than 5 feet and to prevent concrete from striking the walls of the excavations and possible causing caving.

Piles placed below the water level require the use of a tremie and/or a concrete pump to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 10 inches with a hopper at the top. The tube shall be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie shall be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogeneous. The tip of the tremie tube shall always be kept about five feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

A special concrete mix should be used for concrete to be placed below water. The design shall provide for concrete with a strength of 1,000 psi. over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. The slump shall be commensurate to any research report for the admixture, provided that it shall also be the minimum for a reasonable consistency for placing when water is present.

Settlement

The maximum settlement of pile-supported foundations is not expected to exceed ½ inch. Differential settlement is expected to be negligible.

FOUNDATION DESIGN – CONVENTIONAL FOUNDATIONS

Conventional

The use of conventional foundations may be considered provided that the basement of the Public Safety Building can structurally support surcharge imposed by the proposed building. The structural integrity of the Public Safety Building basement walls shall be evaluated by the project structural engineer.

Continuous foundations may be designed for a bearing capacity of 2,000 pounds per square foot, and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing material.

Column foundations may be designed for a bearing capacity of 2,500 pounds per square foot, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing material.

The bearing capacity increase for each additional foot of width is 100 pounds per square foot. The bearing capacity increase for each additional foot of depth is 250 pounds per square foot. The maximum recommended bearing capacity is 5,000 pounds per square foot.

A minimum factor of safety of 3 was utilized in determining the allowable bearing capacities. The bearing values indicated above are for the total of dead and frequently applied live loads, and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Since the recommended bearing value is a net value, the weight of concrete in the foundations may be taken as 50 pounds per cubic foot and the weight of the soil backfill may be neglected when determining the downward load on the foundations.

Foundation Reinforcement

Due to a moderate expansion potential for the onsite geologic materials, all continuous foundations should be reinforced with a minimum of four #4 steel bars. Two should be placed near the top of the foundation, and two should be placed near the bottom.

Lateral Design

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.25 may be used with the dead load forces.

Passive geologic pressure for the sides of foundations poured against undisturbed or recompacted soil may be computed as an equivalent fluid having a density of 200 pounds per cubic foot with a maximum earth pressure of 2,000 pounds per square foot. The passive and friction components may be combined for lateral resistance without reduction. A one-third increase in the passive value may be used for short duration loading such as wind or seismic forces.

Surcharge on Existing Basement Walls

The use of conventional foundations may be considered provided that the basement of the Public Safety Building can structurally support surcharge imposed by the proposed building. The structural integrity of the Public Safety Building basement walls shall be evaluated by the project structural engineer.

The surcharge calculations provided in the Appendix this report have been determined based on an assumed column load of 1,000 kips, and gridline spacing of 30 feet on center (distance of 0', 30', and 60' from the basement wall) for both an at-grade building scheme and a subterranean level scheme at 15 feet below grade. The surcharge influence is proportional to the design

column loads and distance from the basement wall, and may be interpolated by the structural engineer for evaluation purposes.

The structural engineer and shoring engineer may use this equation to determine the surcharge loads based on the loading of the adjacent structures located within the surcharge influence zone.

Foundation Settlement

Settlement of the foundation system is expected to occur on initial application of loading. The maximum settlement is expected to be 1½ inch and occur below the heaviest loaded columns. Differential settlement is not expected to exceed ½ inch.

Foundation Observations

It is critical that all foundation excavations are observed by a representative of this firm to verify penetration into the recommended bearing materials. The observation should be performed prior to the placement of reinforcement. Foundations should be deepened to extend into satisfactory geologic materials, if necessary. Foundation excavations should be cleaned of all loose soils prior to placing steel and concrete. Any required foundation backfill should be mechanically compacted, flooding is not permitted.

RETAINING WALL DESIGN

Cantilever retaining walls supporting a level backslope may be designed utilizing a triangular distribution of active earth pressure. Restrained retaining walls may be designed utilizing a triangular distribution of at-rest earth pressure. Retaining walls may be designed utilizing the following table:

Height of Retaining Wall (feet)	Cantilever Retaining Wall Triangular Distribution of Active Earth Pressure (pcf)	Restrained Retaining Wall Triangular Distribution of At-Rest Earth Pressure (pcf)
15 feet	45 pcf	75 pcf

The lateral earth pressures recommended above for retaining walls assume that a permanent drainage system will be installed so that external water pressure will not be developed against the walls. Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures.

The upper ten feet of the retaining wall adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the walls due to normal street traffic. If the traffic is kept back at least ten feet from the retaining walls, the traffic surcharge may be neglected. Foundations may be designed using the allowable bearing capacities, friction, and passive earth pressure found in the "Foundation Design" section above.

Dynamic (Seismic) Earth Pressure

Retaining walls exceeding 6 feet in height shall be designed to resist the additional earth pressure caused by seismic ground shaking. A triangular pressure distribution should be utilized for the additional seismic loads, with an equivalent fluid pressure of 23 pounds per cubic foot. The seismic earth pressure should be combined with the lateral active earth pressure for analyses of cantilever retaining walls and restrained basement walls under seismic loading condition.

Surcharge from Adjacent Structures

The use of conventional foundations may be considered provided that the basement of the Public Safety Building can structurally support surcharge imposed by the proposed building. The

structural integrity of the Public Safety Building basement walls shall be evaluated by the project structural engineer.

The following surcharge equation provided in the LADBS Information Bulletin Document No. P/BC 2008-83, may be utilized to determine the surcharge loads on basement walls and shoring system for existing structures located within the 1:1 (h:v) surcharge influence zone of the excavation and basement.

Resultant lateral force: $R = (0.3*P*h^2)/(x^2+h^2)$

Location of lateral resultant: $d = x*[(x^2/h^2+1)*\tan^{-1}(h/x)-(x/h)]$

where:

R	=	resultant lateral force measured in pounds per foot of wall width.
P	=	resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
x	=	distance of resultant load from back face of wall measured in feet.
h	=	depth below point of application of surcharge loading to top of wall footing measured in feet.
d	=	depth of lateral resultant below point of application of surcharge loading measure in feet.
$\tan^{-1}(h/x)$	=	the angle in radians whose tangent is equal to h/x.

The structural engineer and shoring engineer may use this equation to determine the surcharge loads based on the loading of the adjacent structures located within the surcharge influence zone.

Waterproofing

Moisture effecting retaining walls is one of the most common post construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, or common salt. Efflorescence is common to retaining walls and does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection to below grade walls.

Retaining Wall Drainage

All retaining walls shall be provided with a subdrain in order to minimize the potential for future hydrostatic pressure buildup behind the proposed retaining walls. Subdrains may consist of four-inch diameter perforated pipes, placed with perforations facing down. The pipe shall be encased in at least one-foot of gravel around the pipe. The gravel may consist of three-quarter inch to one inch crushed rocks.

A compacted fill blanket or other seal shall be provided at the surface. Retaining walls may be backfilled with gravel adjacent to the wall to within 2 feet of the ground surface. The onsite earth materials are acceptable for use as retaining wall backfill as long as they are compacted to a minimum of 90 percent of the maximum density as determined by the most recent revision of ASTM D 1557.

Certain types of subdrain pipe are not acceptable to the various municipal agencies, it is recommended that prior to purchasing subdrainage pipe, the type and brand is cleared with the proper municipal agencies. Subdrainage pipes should outlet to an acceptable location.

Where retaining walls are to be constructed adjacent to property lines, there is usually not enough space for placement of a standard perforated pipe and gravel drainage system. Under these circumstances, every other head joints may be left out, or 2-inch diameter weepholes may be placed at the 8 feet on center along the base of the wall. The wall shall be backfilled with a minimum of 1 foot of gravel above the base of the retaining wall. The gravel may consist of three-quarter inch to one inch crushed rocks.

Where retaining walls are to be constructed adjacent to property lines there is usually not enough space for emplacement of a standard pipe and gravel drainage system. Under these circumstances, the use of a flat drainage produce is acceptable.

The lateral earth pressures recommended above for retaining walls assume that a permanent drainage system will be installed so that external water pressure will not be developed against the walls. If a drainage system is not provided, the walls should be designed to resist an external hydrostatic pressure due to water in addition to the lateral earth pressure. In any event, it is recommended that retaining walls be waterproofed.

Retaining Wall Backfill

Any required backfill should be mechanically compacted in layers not more than 8 inches thick, to at least 90 percent of the maximum density obtainable by the most recent revision of ASTM D-1557 method of compaction. Flooding should not be permitted. Proper compaction of the backfill will be necessary to reduce settlement of overlying walks and paving. Some settlement of required backfill should be anticipated, and any utilities supported therein should be designed to accept differential settlement, particularly at the points of entry to the structure.

Proper compaction of the backfill will be necessary to reduce settlement of overlying walks and paving. Some settlement of required backfill should be anticipated, and any utilities supported therein should be designed to accept differential settlement, particularly at the points of entry to the structure.

Sump Pump Design

The purpose of the recommended retaining wall backdrainage system is to relieve hydrostatic pressure. Though groundwater was encountered during exploration between 43½ and 46½ feet below grade, the proposed subterranean level is to be serviced by the backdrainage system is

only on the order of 15 feet below site grade. It is considered improbable that the ambient groundwater level would rise over 30 feet during the design life of the structure to affect the retaining wall backdrainage system. Therefore the only water which could affect the proposed retaining walls would be irrigation waters and precipitation. Additionally the site grading is such that all drainage is directed to the street and the structure has been designed with adequate non-erosive drainage devices.

Based on these considerations the retaining wall backdrainage system is not expected to experience an appreciable flow of water, and in particular, no groundwater will affect it. However, for the purposes of design, a flow of 5 gallons per minute may be assumed.

TEMPORARY EXCAVATIONS

It is anticipated that excavations up to 20 feet in vertical height may be required for the removal and recompaction of existing fill materials, or proposed subterranean level and foundation elements. The excavations are expected to expose fill and dense native soils, which are suitable for vertical excavations up to 5 feet where not surcharged by adjacent traffic or structures. Excavations which will be surcharged by adjacent traffic, public way, properties, or structures should be shored.

Where sufficient space is available, temporary unsurcharged embankments could be sloped back without shoring. Excavations over 5 feet in height should may be excavated at a uniform 1:1 (h:v) slope gradient in its entirety to a maximum height of 20 feet. A uniform sloped excavation does not have a vertical component.

Where sloped embankments are utilized, the tops of the slopes should be barricaded to prevent vehicles and storage loads within seven feet of the tops of the slopes. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested

along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by personnel from this office so that modifications of the slopes can be made if variations in the soil conditions occur.

It is critical that the soils exposed in the cut slopes are observed by a representative of this office during excavation so that modifications of the slopes can be made if variations in the earth material conditions occur. All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on top of the excavation or to flow towards it.

Excavation Observations

It is critical that the soils exposed in the cut slopes are observed by a representative of Geotechnologies, Inc. during excavation so that modifications of the slopes can be made if variations in the geologic material conditions occur. Many building officials require that temporary excavations should be made during the continuous observations of the geotechnical engineer. All excavations should be stabilized within 30 days of initial excavation.

SHORING DESIGN

The following information on the design and installation of the shoring is as complete as possible at this time. It is suggested that a review of the final shoring plans and specifications be made by this office prior to bidding or negotiating with a shoring contractor be made.

One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. The soldier piles may be designed as cantilevers or laterally braced utilizing drilled tie-back anchors or raker braces.

Soldier Piles

Drilled cast-in-place soldier piles should be placed no closer than 2 diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the earth materials. For design purposes, an allowable passive value for the earth materials below the bottom plane of excavation may be assumed to be 500 pounds per square foot per foot for isolated conditions. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed earth materials.

The frictional resistance between the soldier piles and retained earth material may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.25 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 450 pounds per square foot. The minimum depth of embedment for shoring piles is 5 feet below the bottom of the footing excavation, or 7 feet below the bottom of excavated plane, whichever is deeper.

Casing may be required should caving be experienced in the saturated earth materials. If casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet.

Piles placed below the water level will require the use of a tremie to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 10 inches with a hopper at the top. The tube shall be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie shall be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogeneous. The tip of the tremie tube shall always be kept about five feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

A special concrete mix should be used for concrete to be placed below water. The design shall provide for concrete with a strength of 1,000 psi over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. The slump shall be commensurate to any research report for the admixture, provided that it shall also be the minimum for a reasonable consistency for placing when water is present.

Lagging

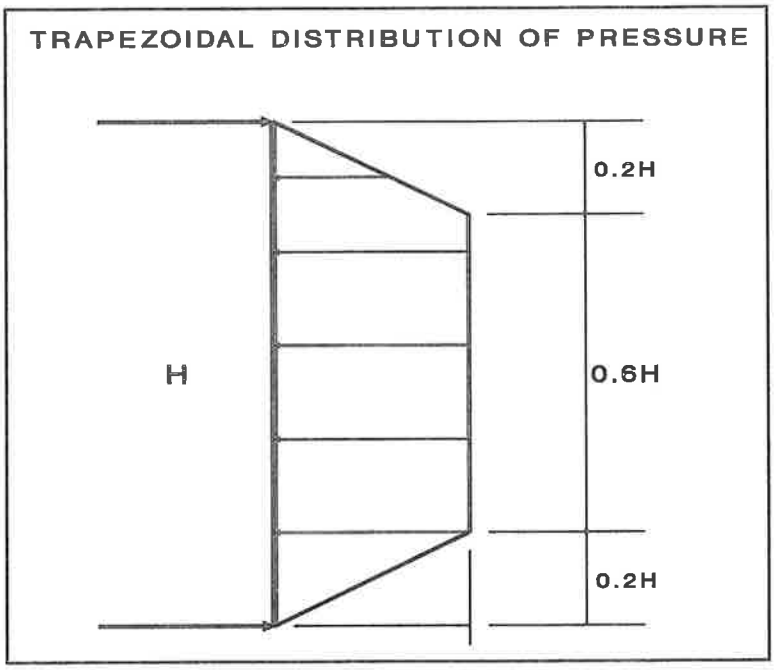
Soldier piles and anchors should be designed for the full anticipated pressures. Lagging will be required throughout the entire depth of the excavation. Due to arching in the geologic materials, the pressure on the lagging will be less. It is recommended that the lagging should be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. It is recommended that a representative of this firm observe the installation of lagging to insure uniform support of the excavated embankment.

Lateral Pressures

A triangular distribution of lateral earth pressure should be utilized for the design of cantilevered shoring system. A trapezoidal distribution of lateral earth pressure would be appropriate where shoring is to be restrained at the top by bracing or tie backs. The design of trapezoidal distribution of pressure is shown in the diagram below. Equivalent fluid pressures for the design of cantilevered and restrained shoring are presented in the following table:

Height of Shoring (feet)	Cantilever Shoring System Equivalent Fluid Pressure (pcf) Triangular Distribution of Pressure	Restrained Shoring System Lateral Earth Pressure (psf)* Trapezoidal Distribution of Pressure
20 feet	30 pcf	20H psf

*Where H is the height of the shoring in feet.



Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressures should be applied where the shoring will be surcharged by adjacent traffic or structures.

The upper ten feet of the retaining wall adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the walls due to normal street traffic. If the traffic is kept back at least ten feet from the retaining walls, the traffic surcharge may be neglected. Foundations may be designed using the allowable bearing capacities, friction, and passive earth pressure found in the "Foundation Design" section above.

Tied-Back Anchors

Tied-back anchors may be used to resist lateral loads. Friction anchors are recommended. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn 35 degrees with the vertical through the bottom plane of the excavation. Friction anchors should extend a minimum of 20 feet beyond the potentially active wedge.

Drilled friction anchors may be designed for a skin friction of 300 pounds per square foot. Pressure grouted anchor may be designed for a skin friction of 2,000 pounds per square foot. Where belled anchors are utilized, the capacity of belled anchors may be designed by assuming the diameter of the bonded zone is equivalent to the diameter of the bell. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads.

It is recommended that at least 3 of the initial anchors have their capacities tested to 200 percent of their design capacities for a 24-hour period to verify their design capacity. The total deflection during this test should not exceed 12 inches. The anchor deflection should not exceed 0.75 inches during the 24 hour period, measured after the 200 percent load has been applied.

All anchors should be tested to at least 150 percent of design load. The total deflection during this test should not exceed 12 inches. The rate of creep under the 150 percent test load should not exceed 0.1 inch over a 15 minute period in order for the anchor to be approved for the design loading.

After a satisfactory test, each anchor should be locked-off at the design load. This should be verified by rechecking the load in the anchor. The load should be within 10 percent of the design load. Where satisfactory tests are not attained, the anchor diameter and/or length should be increased or additional anchors installed until satisfactory test results are obtained. The installation and testing of the anchors should be observed by the geotechnical engineer. Minor caving during drilling of the anchors should be anticipated.

Anchor Installation

Tied-back anchors may be installed between 20 and 40 degrees below the horizontal. Caving of the anchor shafts, particularly within sand deposits, should be anticipated and the following provisions should be implemented in order to minimize such caving. The anchor shafts should be filled with concrete by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. In order to minimize the chances of caving, it is recommended that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is estimated that the deflection could be on the order of one inch at the top of the shored embankment. If greater deflection occurs during

construction, additional bracing may be necessary to minimize settlement of adjacent buildings and utilities in adjacent street and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design. Where internal bracing is used, the rakers should be tightly wedged to minimize deflection. The proper installation of the raker braces and the wedging will be critical to the performance of the shoring.

Monitoring

Because of the depth of the excavation, some mean of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles. Also, some means of periodically checking the load on selected anchors will be necessary, where applicable.

Some movement of the shored embankments should be anticipated as a result of the relatively deep excavation. It is recommended that photographs of the existing buildings on the adjacent properties be made during construction to record any movements for use in the event of a dispute.

Shoring Observations

It is critical that the installation of shoring is observed by a representative of Geotechnologies, Inc. Many building officials require that shoring installation should be performed during continuous observation of a representative of the geotechnical engineer. The observations insure that the recommendations of the geotechnical report are implemented and so that modifications of the recommendations can be made if variations in the geologic material or groundwater conditions warrant. The observations will allow for a report to be prepared on the installation of shoring for the use of the local building official, where necessary.

Raker Brace Foundations

An allowable bearing pressure of 2,000 pounds per square foot may be used for the design a raker foundations. This bearing pressure is based on a raker foundation a minimum of 4 feet in width and length as well as 4 feet in depth. The base of the raker foundations should be horizontal. Care should be employed in the positioning of raker foundations so that they do not interfere with the foundations for the proposed structure.

SLABS ON GRADE

Concrete Slabs-on Grade

Conventional slab on grade may be utilized if all of the construction debris is properly removed, and the fill materials are properly recompacted for slab support. If the proposed structure will be designed with a subterranean level extending below the existing abandoned basement, then a conventional slab on grade may be designed to bear on the undisturbed native soils. If the existing fill materials and the construction debris are to remain and abandoned in place, then a structural slab should be designed to derive support from the foundation system, bridging over the abandoned debris.

The thickness and reinforcement of the structural slab shall be designed by the project structural engineer. Conventional slabs-on-grade should be a minimum of 5 inches in thickness, and should be cast over undisturbed natural geologic materials or properly controlled fill materials. Any geologic materials loosened or over-excavated should be wasted from the site or properly compacted to 90 percent of the maximum dry density.

Outdoor concrete flatwork should be a minimum of 4 inches in thickness. Outdoor concrete flatwork should be cast over undisturbed natural geologic materials or properly controlled fill materials. Any geologic materials loosened or over-excavated should be wasted from the site or properly compacted to 90 percent of the maximum dry density.

Design of Slabs That Receive Moisture-Sensitive Floor Coverings

Geotechnologies, Inc. does not practice in the field of moisture vapor transmission evaluation and mitigation. Therefore it is recommended that a qualified consultant be engaged to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. The qualified consultant should provide recommendations for mitigation of potential adverse impacts of moisture vapor transmission on various components of the structure.

Where dampness would be objectionable, it is recommended that the floor slabs should be waterproofed. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection for concrete slabs-on-grade.

All concrete slabs-on-grade should be supported on vapor retarder. The design of the slab and the installation of the vapor retarder should comply with the most recent revisions of ASTM E 1643 and ASTM E 1745. The vapor retarder should comply with ASTM E 1745 Class A requirements.

Where a vapor retarder is used, a low-slump concrete should be used to minimize possible curling of the slabs. The barrier can be covered with a layer of trimable, compactible, granular fill, where it is thought to be beneficial. See ACI 302.2R-32, Chapter 7 for information on the placement of vapor retarders and the use of a fill layer.

Concrete Crack Control

The recommendations presented in this report are intended to reduce the potential for cracking of concrete slabs-on-grade due to settlement. However even where these recommendations have been implemented, foundations, stucco walls and concrete slabs-on-grade may display some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete cracking may be reduced and/or controlled by limiting the slump of the concrete used, proper concrete placement and curing, and by placement of crack control joints at reasonable intervals, in particular, where re-entrant slab corners occur.

For standard control of concrete cracking, a maximum crack control joint spacing of 12 feet should not be exceeded. Lesser spacings would provide greater crack control. Joints at curves and angle points are recommended. The crack control joints should be installed as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Construction joints should be designed by a structural engineer.

Complete removal of the existing fill soils beneath outdoor flatwork such as walkways or patio areas, is not required, however, due to the rigid nature of concrete, some cracking, a shorter design life and increased maintenance costs should be anticipated. In order to provide uniform support beneath the flatwork it is recommended that a minimum of 12 inches of the exposed subgrade beneath the flatwork be scarified and recompacted to 90 percent relative compaction.

Slab Reinforcing

The thickness and reinforcement of the structural slab shall be designed by the project structural engineer. Conventional slabs-on-grade should be reinforced with a minimum of #4 steel bars on 16-inch centers each way. Outdoor flatwork should be reinforced with a minimum of #3 steel bars on 18-inch centers each way.

PAVEMENTS

Prior to placing paving, the existing grade should be scarified to a depth of 12 inches, moistened as required to obtain optimum moisture content, and recompacted to 95 percent of the maximum density as determined by the most recent revision of ASTM D 1557. The client should be aware that removal of all existing fill in the area of new paving is not required, however, pavement constructed in this manner will most likely have a shorter design life and increased maintenance costs. The following pavement sections are recommended:

Service	Asphalt Pavement Thickness Inches	Base Course Inches
Passenger Cars	3	4
Moderate Truck	4	6
Heavy Truck	6	9

A subgrade modulus of 100 pounds per cubic inch may be assumed for design of concrete paving. Concrete paving for passenger cars and moderate truck traffic shall be a minimum of 6 inches in thickness, and shall be underlain by 4 inches of aggregate base. Concrete paving for heavy truck traffic shall be a minimum of 7½ inches in thickness, and shall be underlain by 6 inches of aggregate base. For standard crack control maximum expansion joint spacing of 15 feet should not be exceeded. Lesser spacings would provide greater crack control. Joints at curves and angle points are recommended.

Aggregate base should be compacted to a minimum of 95 percent of the most recent revision of ASTM D 1557 laboratory maximum dry density. Base materials should conform to Sections 200-2.2 or 200-2.4 of the "Standard Specifications for Public Works Construction", (Green Book), latest edition.

STORMWATER DISPOSAL

Recently regulatory agencies have been requiring the disposal of a certain amount of stormwater generated on a site by infiltration into the site soils. Increasing the moisture content of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designed engineering properties. This means that any overlying structure, including buildings, pavements and concrete flatwork, could sustain damage due to saturation of the subgrade soils. Structures serviced by subterranean levels could be adversely impacted by stormwater disposal by increasing the design fluid pressures on retaining walls and causing leaks in the walls. Proper site drainage is critical to the performance of any structure in the built environment.

Due to the project location relative to the existing surrounding development, the depth of the Public Safety Building basement, and the potential use of deep foundation system, stormwater infiltration in the current development limit is not recommended. Granular soils were encountered below a depth of 20 feet below the existing site grade. It is likely that deep infiltration dry well system could be utilized for stormwater infiltration if the project limit is expanded such that the stormwater infiltration system will not adversely impact any existing or proposed development.

DESIGN REVIEW

Engineering of the proposed project should not begin until approval of the geotechnical report by the Building Official is obtained in writing. Significant changes in the geotechnical recommendations may result during the building department review process. It is recommended that the geotechnical aspects of the project be reviewed by this firm during the design process. This review provides assistance to the design team by providing specific recommendations for

particular cases, as well as review of the proposed construction to evaluate whether the intent of the recommendations presented herein are satisfied.

CONSTRUCTION MONITORING

Geotechnical observations and testing during construction are considered to be a continuation of the geotechnical investigation. It is critical that this firm review the geotechnical aspects of the project during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. All foundations should be observed by a representative of this firm prior to placing concrete or steel. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise Geotechnologies, Inc. at least twenty-four hours prior to any required site visit.

If conditions encountered during construction appear to differ from those disclosed herein, notify Geotechnologies, Inc. immediately so the need for modifications may be considered in a timely manner.

It is the responsibility of the contractor to ensure that all excavations and trenches are properly sloped or shored. All temporary excavations should be cut and maintained in accordance with applicable OSHA rules and regulations.

EXCAVATION CHARACTERISTICS

The exploration performed for this investigation is limited to the geotechnical excavations described. Direct exploration of the entire site would not be economically feasible. The owner, design team and contractor must understand that differing excavation and drilling conditions may be encountered based on boulders, gravel, oversize materials, groundwater and many other

conditions. Fill materials, especially when they were placed without benefit of modern grading codes, regularly contain materials which could impede efficient grading and drilling. Southern California sedimentary bedrock is known to contain variable layers which reflect differences in depositional environment. Such layers may include abundant gravel, cobbles and boulders. Similarly bedrock can contain concretions. Concretions are typically lenticular and follow the bedding. They are formed by mineral deposits. Concretions can be very hard. Excavation and drilling in these areas may require full size equipment and coring capability. The contractor should be familiar with the site and the geologic materials in the vicinity.

CLOSURE AND LIMITATIONS

The purpose of this report is to aid in the design and completion of the described project. Implementation of the advice presented in this report is intended to reduce certain risks associated with construction projects. The professional opinions and geotechnical advice contained in this report are sought because of special skill in engineering and geology and were prepared in accordance with generally accepted geotechnical engineering practice. Geotechnologies, Inc. has a duty to exercise the ordinary skill and competence of members of the engineering profession. Those who hire Geotechnologies, Inc. are not justified in expecting infallibility, but can expect reasonable professional care and competence.

The scope of the geotechnical services provided did not include any environmental site assessment for the presence or absence of organic substances, hazardous/toxic materials in the soil, surface water, groundwater, or atmosphere, or the presence of wetlands.

Proper compaction is necessary to reduce settlement of overlying improvements. Some settlement of compacted fill should be anticipated. Any utilities supported therein should be designed to accept differential settlement. Differential settlement should also be considered at the points of entry to the structure.

GEOTECHNICAL TESTING

Classification and Sampling

The soil is continuously logged by a representative of this firm and classified by visual examination in accordance with the Unified Soil Classification system. The field classification is verified in the laboratory, also in accordance with the Unified Soil Classification System. Laboratory classification may include visual examination, Atterberg Limit Tests and grain size distribution. The final classification is shown on the excavation logs.

Samples of the geologic materials encountered in the exploratory excavations were collected and transported to the laboratory. Undisturbed samples of soil are obtained at frequent intervals. Unless noted on the excavation logs as an SPT sample, samples acquired while utilizing a hollow-stem auger drill rig are obtained by driving a thin-walled, California Modified Sampler with successive 30-inch drops of a 140-pound hammer. The soil is retained in brass rings of 2.50 inches outside diameter and 1.00 inch in height. The central portion of the samples are stored in close fitting, waterproof containers for transportation to the laboratory. Samples noted on the excavation logs as SPT samples are obtained in accordance with the most recent revision of ASTM D 1586. Samples are retained for 30 days after the date of the geotechnical report.

Moisture and Density Relationships

The field moisture content and dry unit weight are determined for each of the undisturbed soil samples, and the moisture content is determined for SPT samples by the most recent revision of ASTM D 4959 or ASTM D 4643. This information is useful in providing a gross picture of the soil consistency between exploration locations and any local variations. The dry unit weight is determined in pounds per cubic foot and shown on the "Excavation Logs", A-Plates. The field moisture content is determined as a percentage of the dry unit weight.

Direct Shear Testing

Shear tests are performed by the most recent revision of ASTM D 3080 with a strain controlled, direct shear machine manufactured by Soil Test, Inc. or a Direct Shear Apparatus manufactured by GeoMatic, Inc. The rate of deformation is approximately 0.005 inches per minute. Each sample is sheared under varying confining pressures in order to determine the Mohr-Coulomb shear strength parameters of the cohesion intercept and the angle of internal friction. Samples are generally tested in an artificially saturated condition. Depending upon the sample location and future site conditions, samples may be tested at field moisture content. The results are plotted on the "Shear Test Diagram," B-Plates.

The most recent revision of ASTM 3080 limits the particle size to 10 percent of the diameter of the direct shear test specimen. The sheared sample is inspected by the laboratory technician running the test. The inspection is performed by splitting the sample along the sheared plane and observing the soils exposed on both sides. Where oversize particles are observed in the shear plane, the results are discarded and the test run again with a fresh sample.

Consolidation Testing

Settlement predictions of the soil's behavior under load are made on the basis of the consolidation tests using the most recent revision of ASTM D 2435. The consolidation apparatus is designed to receive a single one-inch high ring. Loads are applied in several increments in a geometric progression, and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. Samples are generally tested at increased moisture content to determine the effects of water on the bearing soil. The normal pressure at which the water is added is noted on the drawing. Results are plotted on the "Consolidation Test," C-Plates.

Expansion Index Testing

The expansion tests performed on the remolded samples are in accordance with the Expansion Index testing procedures, as described in the most recent revision of ASTM D4829. The soil sample is compacted into a metal ring at a saturation degree of 50 percent. The ring sample is then placed in a consolidometer, under a vertical confining pressure of 1 lbf/square inch and inundated with distilled water. The deformation of the specimen is recorded for a period of 24 hour or until the rate of deformation becomes less than 0.0002 inches/hour, whichever occurs first. The expansion index, EI, is determined by dividing the difference between final and initial height of the ring sample by the initial height, and multiplied by 1,000.

Laboratory Compaction Characteristics

The maximum dry unit weight and optimum moisture content of a soil are determined by use of the most recent revision of ASTM D 1557. A soil at a selected moisture content is placed in five layers into a mold of given dimensions, with each layer compacted by 25 blows of a 10 pound hammer dropped from a distance of 18 inches subjecting the soil to a total compactive effort of about 56,000 pounds per cubic foot. The resulting dry unit weight is determined. The procedure is repeated for a sufficient number of moisture contents to establish a relationship between the dry unit weight and the water content of the soil. The data when plotted represent a curvilinear relationship known as the compaction curve. The values of optimum moisture content and modified maximum dry unit weight are determined from the compaction curve.

Grain Size Distribution

These tests cover the quantitative determination of the distribution of particle sizes in soils. Sieve analysis is used to determine the grain size distribution of the soil larger than the Number 200 sieve. The most recent revision of ASTM D 422 is used to determine particle sizes smaller than the Number 200 sieve. A hydrometer is used to determine the distribution of particle sizes

by a sedimentation process. The grain size distributions are plotted on the E-Plates presented in the Appendix of this report.

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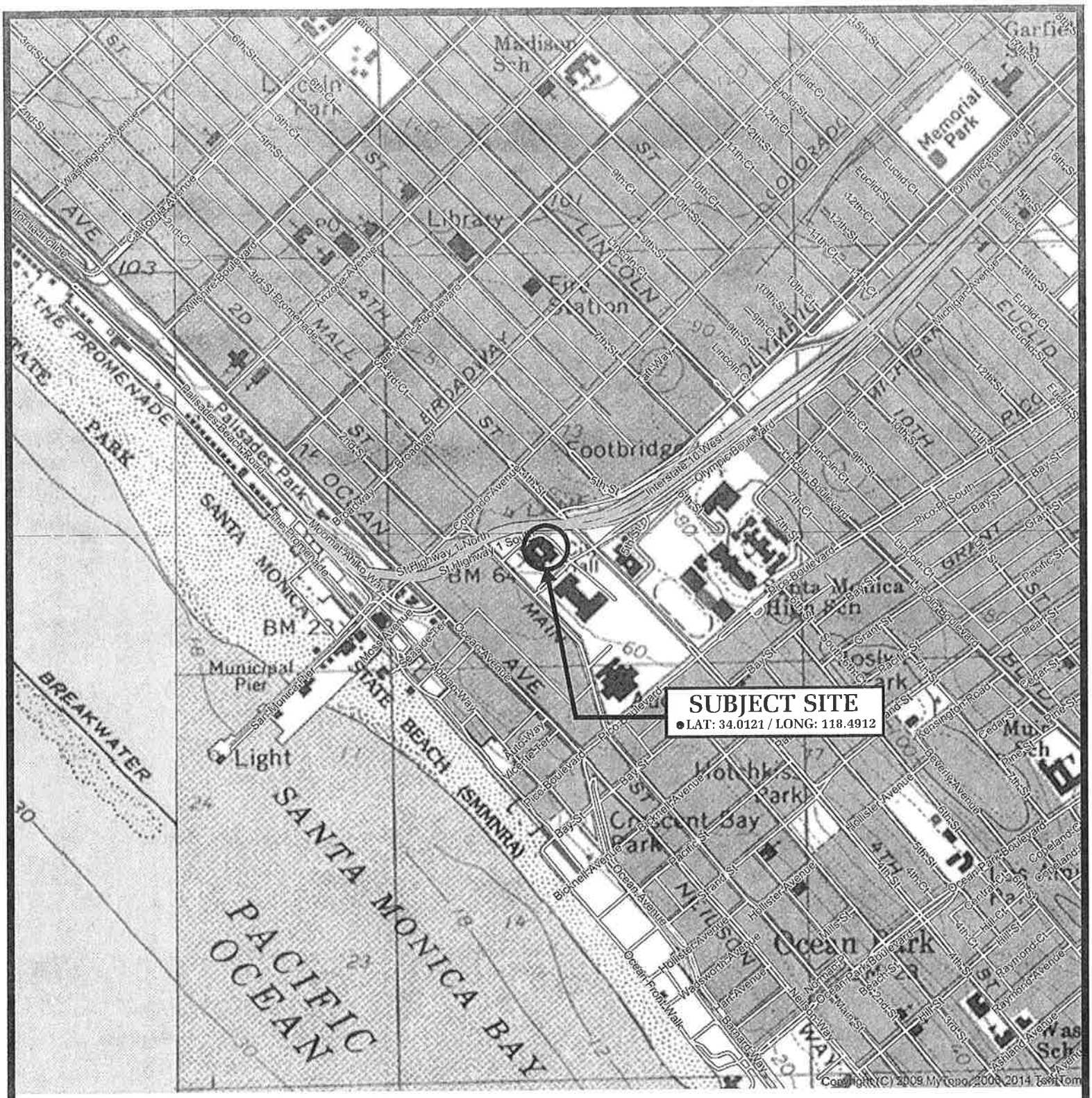
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SCALE 1:12000

0.0 0.1 0.2 0.3 0.4 0.5 0.6
MILES

0 1000 2000 3000
FEET

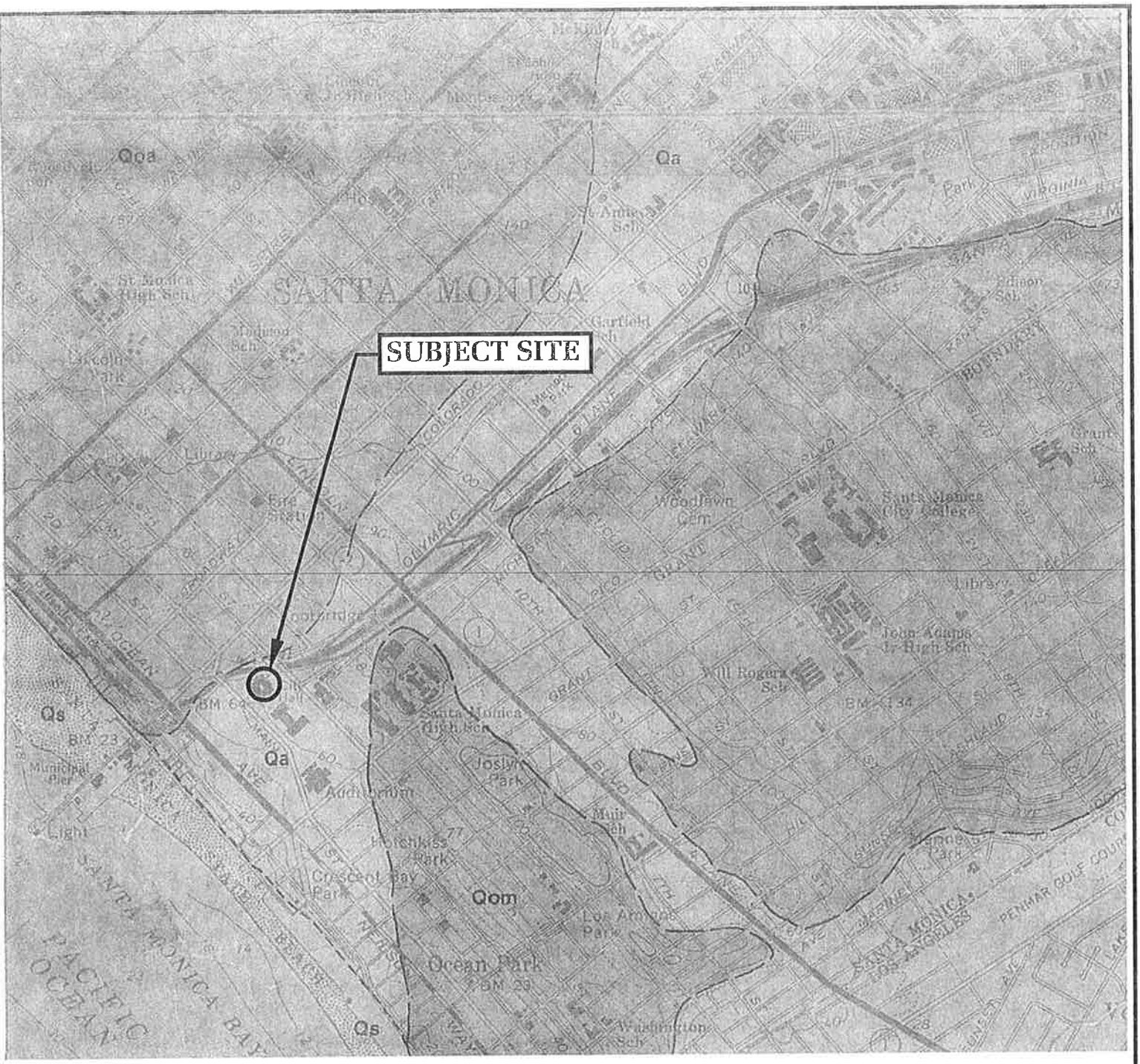
REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES,
BEVERLY HILLS, CA QUADRANGLE

VICINITY MAP

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Consulting Geotechnical Engineers

HATHAWAY DINWIDDIE

FILE NO. 20827



LEGEND

Qs: Surficial Sediments: beach sand

Qa: Surficial Sediments: alluvium gravel, sand and silt-clay mostly from Santa Monica Mountains

Qoa: Older Surficial Sediments: older alluvium of gray to light brown pebble-gravel, sand & silt-clay

Qom: Shallow Marine Sediments: marine deposits of Hoots 1931; light gray to light brown sand, pebbly sand gravel & silt

---+--- Folds - arrow on axial trace of fold indicates direction of plunge

—••••? Fault - dashed where indefinite or inferred, dotted where concealed, queried where existence is doubtful

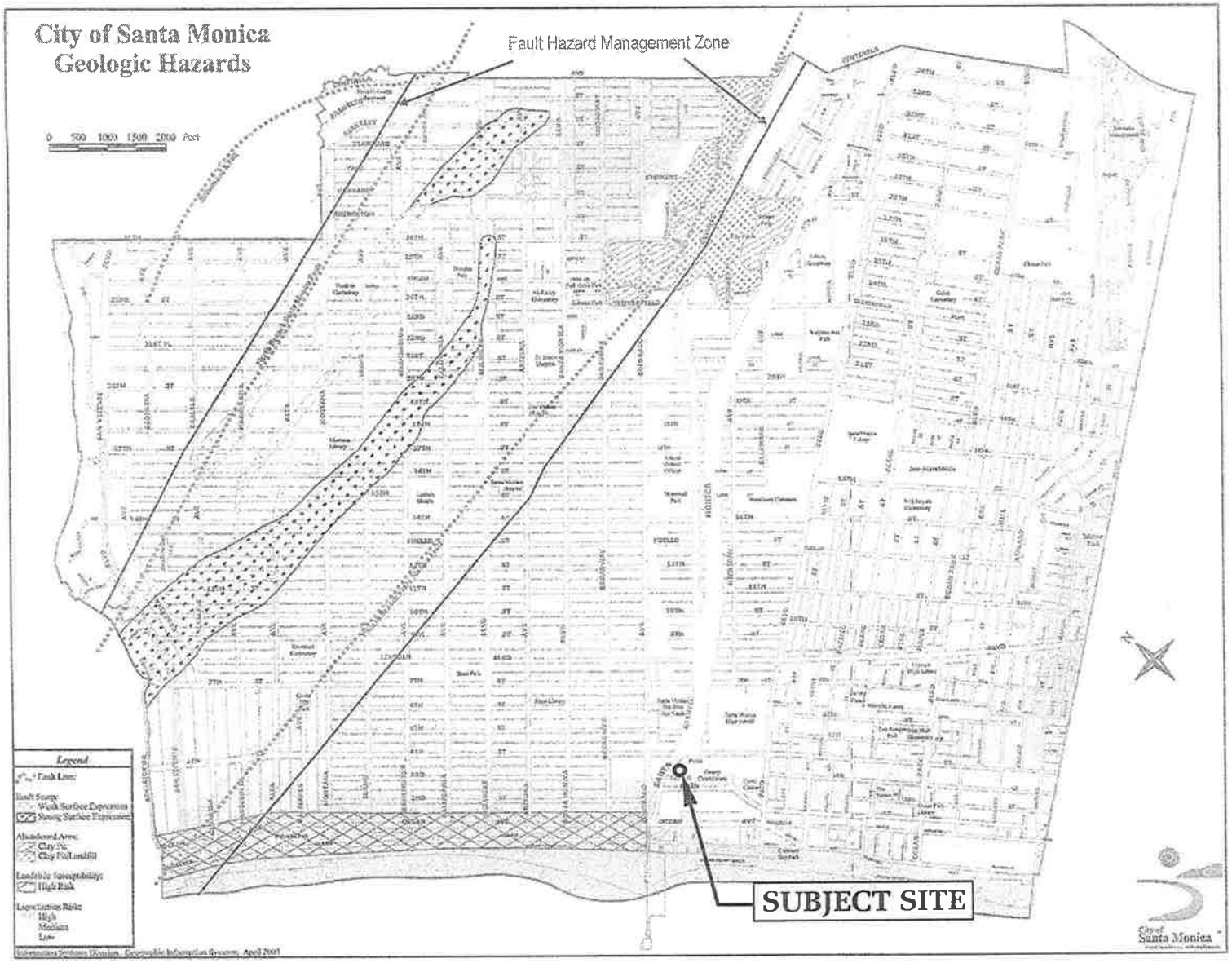
REFERENCE: DIBBLEE, T.W., (1991) GEOLOGIC MAP OF THE BEVERLY HILLS AND VAN NUYS (SOUTH HALF) QUADRANGLES (#DF-31)

REGIONAL GEOLOGIC MAP - DIBBLEE

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HATHAWAY DINWIDDLE

FILE NO. 20827



1. A discussion of fault rupture hazards is required for all projects located within the Fault Hazard Management Zone. (Section 3.3.1). The Fault Hazard Management Zone extends 380 to nearly 500 feet north of the north branch and 100 to nearly 600 feet south of the south branch of the Santa Monica fault.
2. The above map is taken from the "*Technical Background Report to the Safety Element of the City of Santa Monica General Plan*", by Leighton & Associates, Inc., March 30, 1994.
3. The more recent state maps depicting the Hazard Zones associated with liquefaction and landslides supercede those shown above and are used in the application of these geotechnical guidelines.

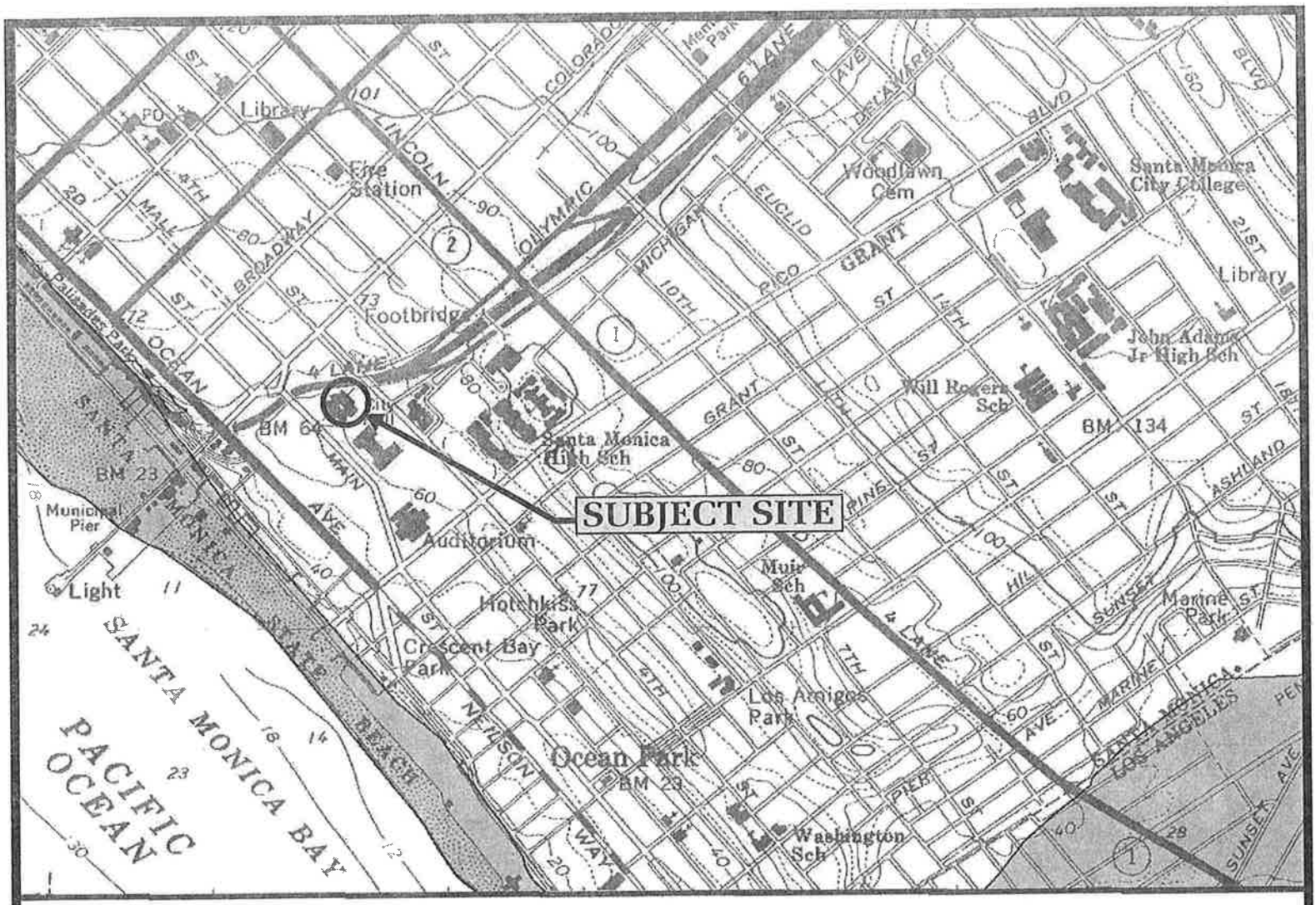
Figure 2

FAULT HAZARD MANAGEMENT ZONE MAP

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HATHAWAY DINWIDDIE

FILE No. 20827



SCALE 1:24,000

1 .5 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

N

Geotechnologies Inc

LIQUEFACTION AREA

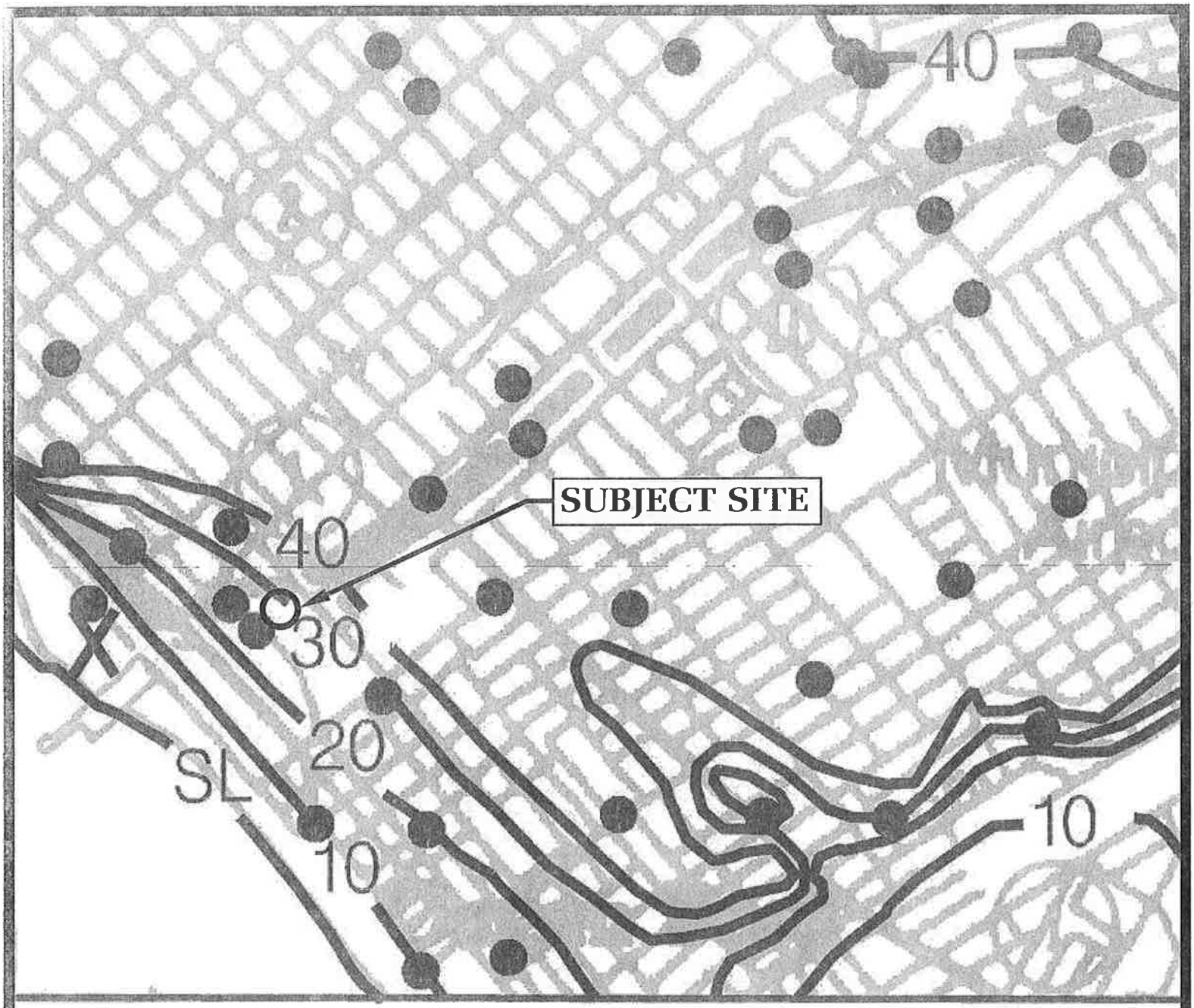
REFERENCE: SEISMIC HAZARD ZONES, BEVERLY HILLS QUADRANGLE OFFICIAL MAP (CDMG, 1999)

SEISMIC HAZARD ZONE MAP

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Consulting Geotechnical Engineers

HATHAWAY DINWIDDIE

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REFERENCE: CDMG, SEISMIC HAZARD ZONE REPORT, 023
BEVERLY HILLS 7.5 - MINUTE QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA (1998, REVISED 2005)

HISTORICALLY HIGHEST GROUNDWATER LEVELS

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HATHAWAY DINWIDDIE

FILE NO. 20827

PROPOSED NEW BUILDING

EXISTING BASEMENT

PROPOSED CONCEPTUAL NEW BUILDING FOOTPRINT

Approximate Location of Old Abandoned Basement

Citadel boring location

Citadel boring location

B1

B2

B3

B4

FIRING RANGE

KENTER CANYON EX. 11' SQ

WATER RISER

STEEL GRATE

STAIRS

HANDRAILS

BIKE LOCKERS

VERIZON

SSMH

WATER RISER

EX. 6" INV 49.65 (SE)
EX. 8" INV 49.84 (NW)

EX. 6" SS

EX. 8" W

EX. 8" SS

"NO OUTLET & NO PARKING ASSIGNED VEHICLES EXEMPT" SIGN

"NO U-TURN" SIGN

"BUS STOP SIGN

"YIELD HERE FOR PEDESTRIAN" SIGN

TRAFFIC/TELEPHONE VAULT

"BIKE LANE" SIGN

"HANDICAP PARKING" SIGN

R 62.23
EX. 8" INV 42.83 (SE & SW)

R 58.85
EX. 8" INV 45.05 (NW, SE & E)

R 54.15
EX. 8" INV 47.00 (NW & NE)

EX. 6" RW

EX. 12" W

STEEL GRATE

SD LID

DRAIN

SSMH
R 65.14
EX. 12" INV 54.39 (SW)
EX. 12" INV 54.44 (NW)

EX. 8" SS
R 65.35
EX. 24" INV 53.40 (SW)

4" RECLAIMED WATER

SCALE IN FEET

0 30 50 100

LEGEND

B4 LOCATION & NUMBER OF BORING

REFERENCE: CITY HALL CAMPUS UTILITIES PLAN BY CITY OF SANTA MONICA ARCHITECTURE SERVICES NOT DATED

Geotechnologies, Inc.
Consulting Geotechnical Engineers

PLOT PLAN

HATHAWAY DINWIDDIE

File No.: 20827

Date: August '14

BORING LOG NUMBER 1

Hathaway Dinwiddie Construction Company **Date: 08/11/14**

File No. 20827 **Method: 8-inch Diameter Hollow Stem Auger**

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Planter Area
				0 --		FILL: Sandy Silt to Silty Sand, dark brown, moist, medium dense, medium firm to stiff, fine grained
				1 --		
				2 --		
				3 --	ML	Sandy to Clayey Silt, dark brown, moist, stiff
				4 --		
5	13	18.3	SPT	5 --		
				6 --		
				7 --		
7.5	50	15.0	119.5	8 --		Sandy to Clayey Silt, dark to grayish brown, moist, stiff
				9 --		
10	21	12.3	SPT	10 --	SM	Silty Sand, dark gray, moist, dense, fine grained, with slate fragments
				11 --		
				12 --		
12.5	13	25.9	95.7	13 --	CL	Sandy Clay, dark brown, moist, firm to stiff, fine grained
				14 --		
15	5	25.7	SPT	15 --		
				16 --		
				17 --		
17.5	28	11.6	109.3	18 --	SM	Silty Sand, dark brown, moist, dense, fine grained
				19 --		
20	25	10.9	SPT	20 --		
				21 --		
				22 --		
22.5	34 50/4"	3.6	124.5	23 --	SP	Sand, yellowish brown, slightly moist, very dense, fine grained
				24 --		
25	15	10.2	SPT	25 --	SM	Silty Sand, dark to grayish brown, moist, dense, fine grained

BORING LOG NUMBER 1

Hathaway Dinwiddie Construction Company

File No. 20827

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				- 26 -- - 27 --		
27.5	47 50/5"	4.2	118.5	- 28 -- - 29 --	SP	Sand, dark to yellowish brown, slightly moist, very dense, fine grained
30	30	8.6	SPT	30 -- - 31 -- - 32 --	SM	Silty Sand, dark brown, slightly moist, dense, fine grained, with minor gravel
32.5	27 50/5"	3.7	121.5	- 33 -- - 34 --	SW	Sand to Gravelly Sand, dark brown, slightly moist, very dense, fine to coarse grained
35	43	10.6	SPT	35 -- - 36 -- - 37 --	SM	Silty Sand, dark to grayish brown, moist, dense, fine to medium grained, with slate fragments
37.5	72	12.4	122.0	- 38 -- - 39 --	SW/ML	Gravelly Sand to Sandy Silt, dark brown, moist, dense to stiff, fine to coarse grained
40	44	9.2	SPT	40 -- - 41 -- - 42 --	SM	Silty Sand, dark to yellowish brown, moist, dense, fine grained
42.5	72	17.8	108.9	- 43 -- - 44 --	SM/SW	Silty Sand to Gravelly Sand, dark to grayish brown, moist, dense, fine to coarse grained
45	88	11.1	SPT	45 -- - 46 -- - 47 --	SW	Gravelly Sand, dark to grayish brown, wet, very dense, fine to coarse grained
47.5	75	10.7	124.0	- 48 -- - 49 --		
50	60	11.4	SPT	50 -- -		

BORING LOG NUMBER 1

Hathaway Dinwiddie Construction Company

File No. 20827

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				51 --		
				52 --		
52.5	42 50/4"	8.7	126.7	53 --		
				54 --		
55	78	17.2	SPT	55 --	SP	Sand, olive brown, wet, very dense, fine to coarse grained
				56 --		
				57 --		
57.5	20 50/5"	13.5	116.2	58 --		
				59 --		
60	100	19.7	SPT	60 --		Total Depth 60 feet Water at 43.5 feet Fill to 3 feet NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual. Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted SPT=Standard Penetration Test
				61 --		
				62 --		
				63 --		
				64 --		
				65 --		
				66 --		
				67 --		
				68 --		
				69 --		
				70 --		
				71 --		
				72 --		
				73 --		
				74 --		
				75 --		

BORING LOG NUMBER 2

Hathaway Dinwiddie Construction Company **Date: 08/12/14**

File No. 20827 **Method: 8-inch Diameter Hollow Stem Auger**

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Planter Area
				0 --		FILL: Sandy to Clayey Silt, dark brown, moist, stiff
				1 --		
				2 --		
				3 --		
				4 --	ML	Sandy to Clayey Silt, dark to grayish brown, moist, stiff
				5 --		
				6 --		
				7 --		
				8 --		
				9 --		
				10 --	SM/SP	Silty Sand to Sand, dark brown, moist, dense, fine grained
				11 --		
				12 --		
				13 --		
				14 --		
				15 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				16 --		Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop
				17 --		Modified California Sampler used unless otherwise noted
				18 --		
				19 --		
				20 --		
				21 --		
				22 --	SP	Sand, olive brown, moist, medium dense, fine grained
				23 --		
				24 --		
				25 --		Total Depth 25 feet, No Water, Fill to 4 feet

BORING LOG NUMBER 3

Hathaway Dinwiddie Construction Company **Date: 08/11/14**

File No. 20827 **Method: 8-inch Diameter Hollow Stem Auger**

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Lawn Area
				0 --		FILL: Sandy Silt to Silty Sand, dark brown, moist, medium dense, fine grained, stiff, with minor concrete fragments
				1 --		
				2 --		
				3 --		
				4 --		
					ML/CL	Clayey Silt to Silty Clay, dark brown, moist, stiff
5	14	20.6	106.2	5 --		
				6 --		
				7 --		
7.5	22	12.9	124.0			
				8 --	ML	Sandy Silt, dark brown, moist, stiff
				9 --		
10	33	13.9	119.2	10 --		
					SM	Silty Sand, dark brown, moist, dense, fine grained
				11 --		
				12 --		
				13 --		
				14 --		
15	36	13.2	121.1	15 --		
				16 --		
				17 --		
				18 --		
				19 --		
20	18	17.9	101.4	20 --		
					SM/ML	Silty Sand to Sandy Silt, dark to grayish brown, moist, dense to stiff, fine grained
				21 --		
				22 --		
				23 --		
				24 --		
25	49	5.7	134.4	25 --		
					SW	Sand, dark to grayish brown, slightly moist, dense, fine to coarse grained, with slate fragments

BORING LOG NUMBER 3

Hathaway Dinwiddie Construction Company

File No. 20827

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26 --		
				27 --		
				28 --		
				29 --		
30	31	19.3	108.7	30 --	ML	Sandy Silt, dark to grayish brown, moist, stiff, fine grained, with slate fragments
				31 --		
				32 --		
				33 --		
				34 --		
35	33	26.3	101.0	35 --	ML/CL	Clayey Silt to Silty Clay, dark and grayish brown, moist, stiff
				36 --		
				37 --		
				38 --		
				39 --		
40	32	24.2	102.1	40 --		Total Depth 40 feet No Water Fill to 4 feet NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual. Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
				41 --		
				42 --		
				43 --		
				44 --		
				45 --		
				46 --		
				47 --		
				48 --		
				49 --		
				50 --		

BORING LOG NUMBER 4

Hathaway Dinwiddie Construction Company **Date: 08/12/14**

File No. 20827 **Method: 8-inch Diameter Hollow Stem Auger**

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Concrete
				0 --		7-inch Concrete
				-		
				1 --		FILL: Sandy Silt, dark brown, moist, stiff
				-		
				2 --		
				-		
3	50	12.2	125.4	3 --		
				-		
				4 --		
				-		
5	45	13.7	122.8	5 --		
				-	ML	Sandy to Clayey Silt, dark brown, moist, stiff
				6 --		
				-		
				7 --		
				-		
				8 --		
				-		
				9 --		
				-		
10	26	9.3	112.9	10 --		
				-	SM	Silty Sand, dark to yellowish brown, moist, dense, fine grained
				11 --		
				-		
				12 --		
				-		
				13 --		
				-		
				14 --		
				-		
15	18	17.9	108.3	15 --		
				-	SM/ML	Silty Sand to Sandy Silt, dark to grayish brown, moist, dense to stiff, fine grained, with occasional slate fragments
				16 --		
				-		
				17 --		
				-		
				18 --		
				-		
				19 --		
				-		
20	42	5.9	123.0	20 --		
				-	SM/SP	Silty Sand to Sand, dark to grayish brown, slightly moist, dense, fine to medium grained
				21 --		
				-		
				22 --		
				-		
				23 --		
				-		
				24 --		
				-		
25	55	4.5	119.6	25 --		
				-	SP	Sand, yellow to grayish brown, slightly moist, very dense, fine grained

BORING LOG NUMBER 4

Hathaway Dinwiddie Construction Company

File No. 20827

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				- 26 -- - 27 -- - 28 -- - 29 -- -		
30	82	4.5	120.7	30 -- - 31 -- - 32 -- - 33 -- - 34 -- -	SW	Sand with Gravel, gray to yellowish brown, slightly moist, very dense, fine to coarse grained, with slate fragments
35	66	4.9	128.7	35 -- - 36 -- - 37 -- - 38 -- - 39 -- -		
40	38 50/2"	9.7	108.0	40 -- - 41 -- - 42 -- - 43 -- - 44 -- -	SP/SW	Sand to Gravelly Sand, dark to grayish brown, slightly moist, very dense, fine to coarse
45	80	32.9	87.6	45 -- - 46 -- - 47 -- - 48 -- - 49 -- -	SP	Sand, yellow to olive brown, wet, very dense, fine grained
50	39 50/5"	11.5	126.1	50 -- -		Sand, gray, wet, very dense, fine to medium grained

BORING LOG NUMBER 4

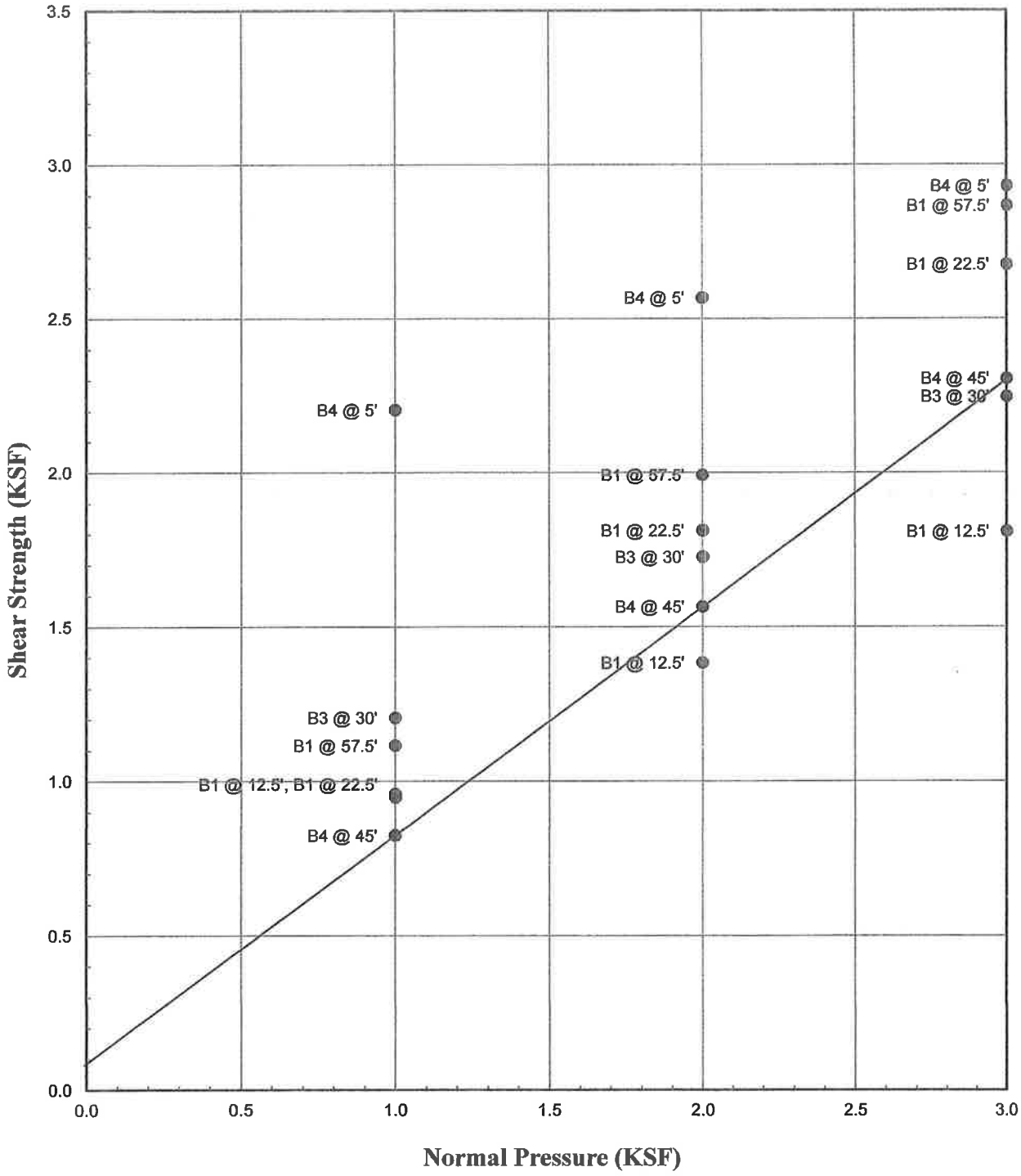
Hathaway Dinwiddie Construction Company

File No. 20827

sa

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				51 --		
				52 --		
				53 --		
				54 --		
55	100	17.7	116.2	55 --		
				56 --		
				57 --		
				58 --		
				59 --		
60	95	22.6	101.2	60 --		Total Depth 60 feet Water at 46.5 feet Fill to 4 feet
				61 --		
				62 --		
				63 --		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				64 --		
				65 --		Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
				66 --		
				67 --		
				68 --		
				69 --		
				70 --		
				71 --		
				72 --		
				73 --		
				74 --		
				75 --		

Saturated Shear



ϕ: 36.5 degrees
c: 85.0 psf

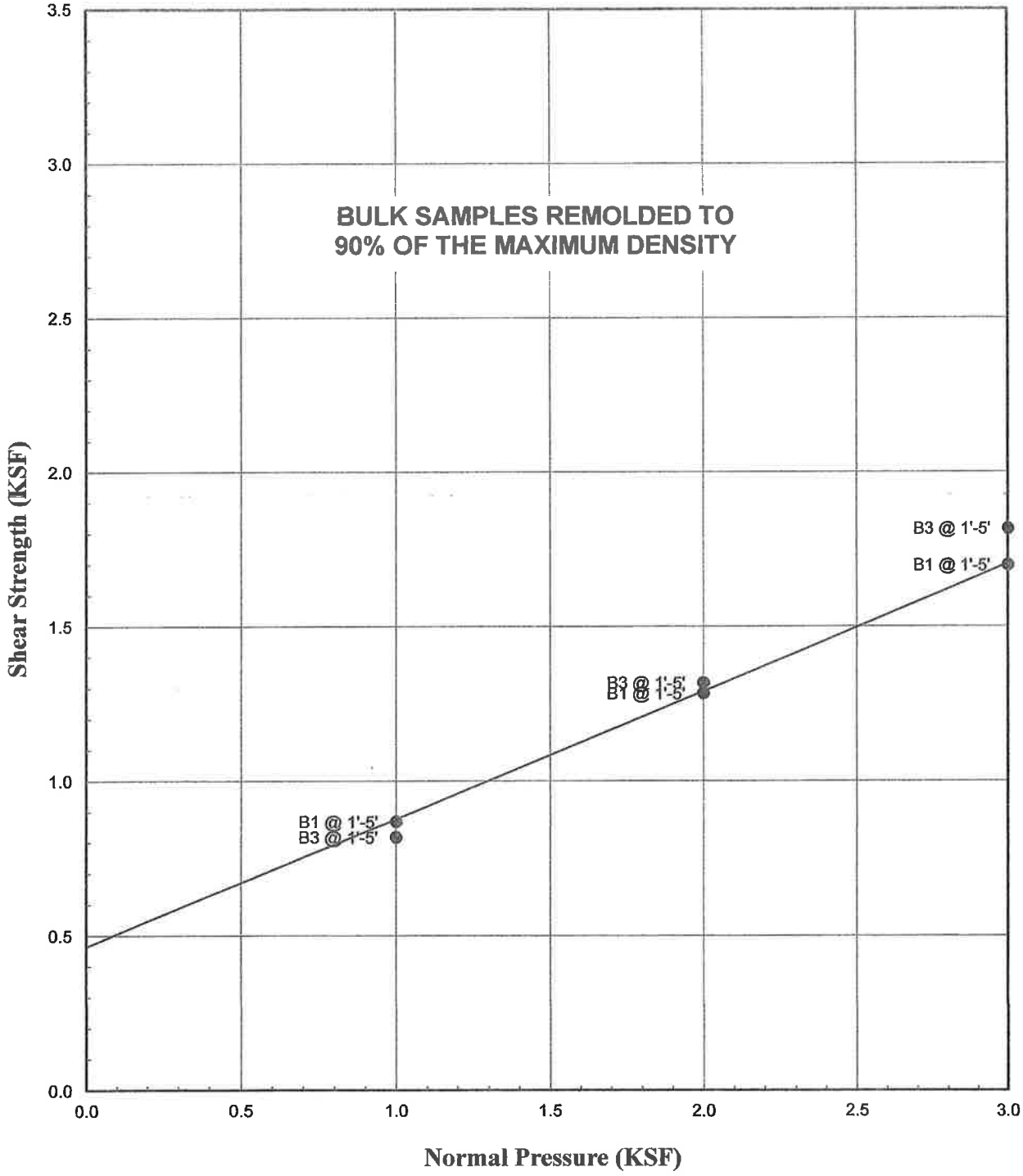
SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

PROJECT: HATHAWAY DINWIDDIE

FILE NO.: 20827 | PLATE: B-1

Saturated Shear



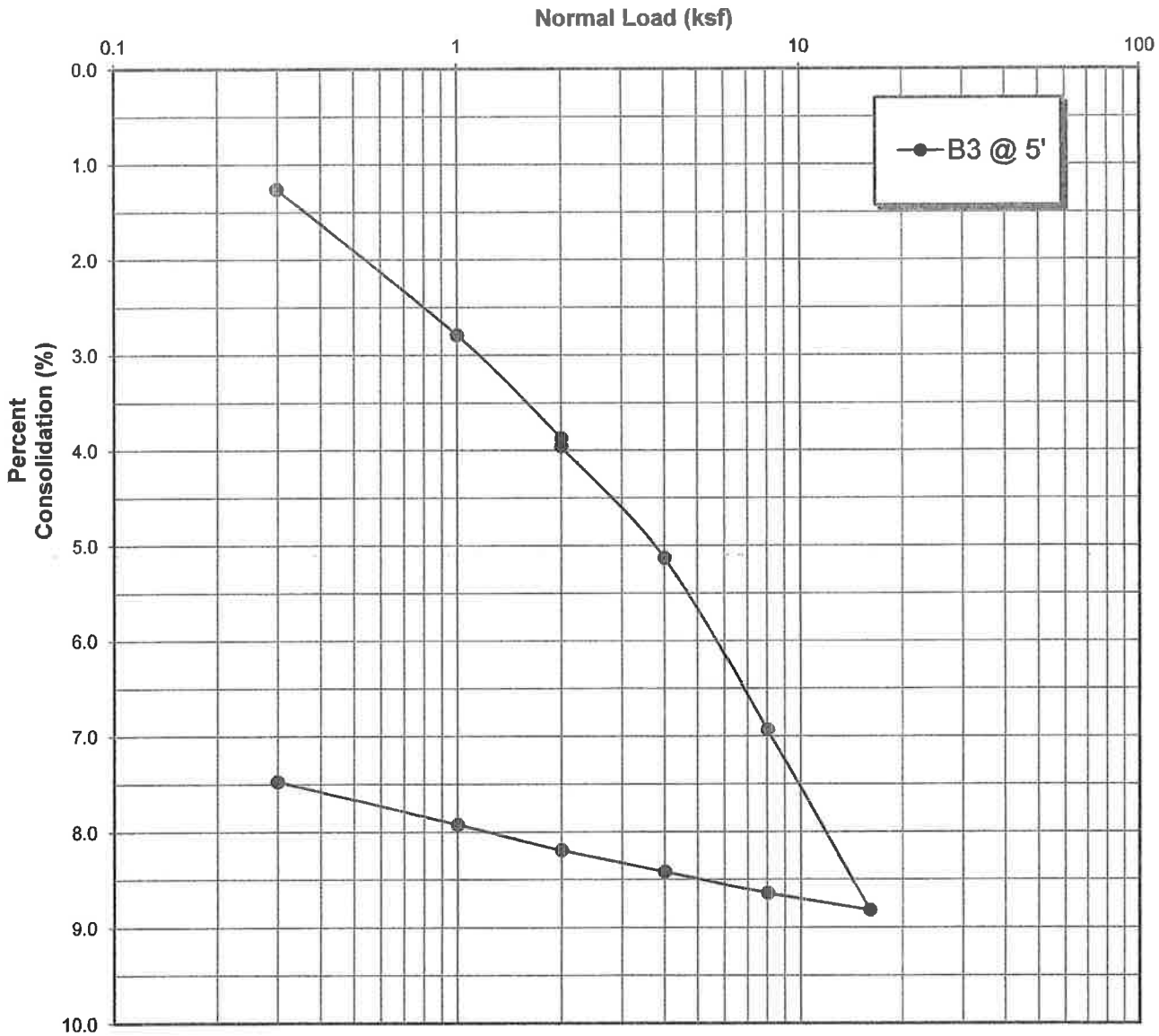
ϕ: 22.5 degrees
c: 455.0 psf

SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

PROJECT: HATHAWAY DINWIDDIE

FILE NO.: 20827 | PLATE: B-2



$\gamma_{(total)}$	128.1 pcf
w	20.6 %
e_o	0.58616
$C_{r\varepsilon}$	0.02926
$C_{c\varepsilon}$	0.06278

Water added at 2 KSF

CONSOLIDATION

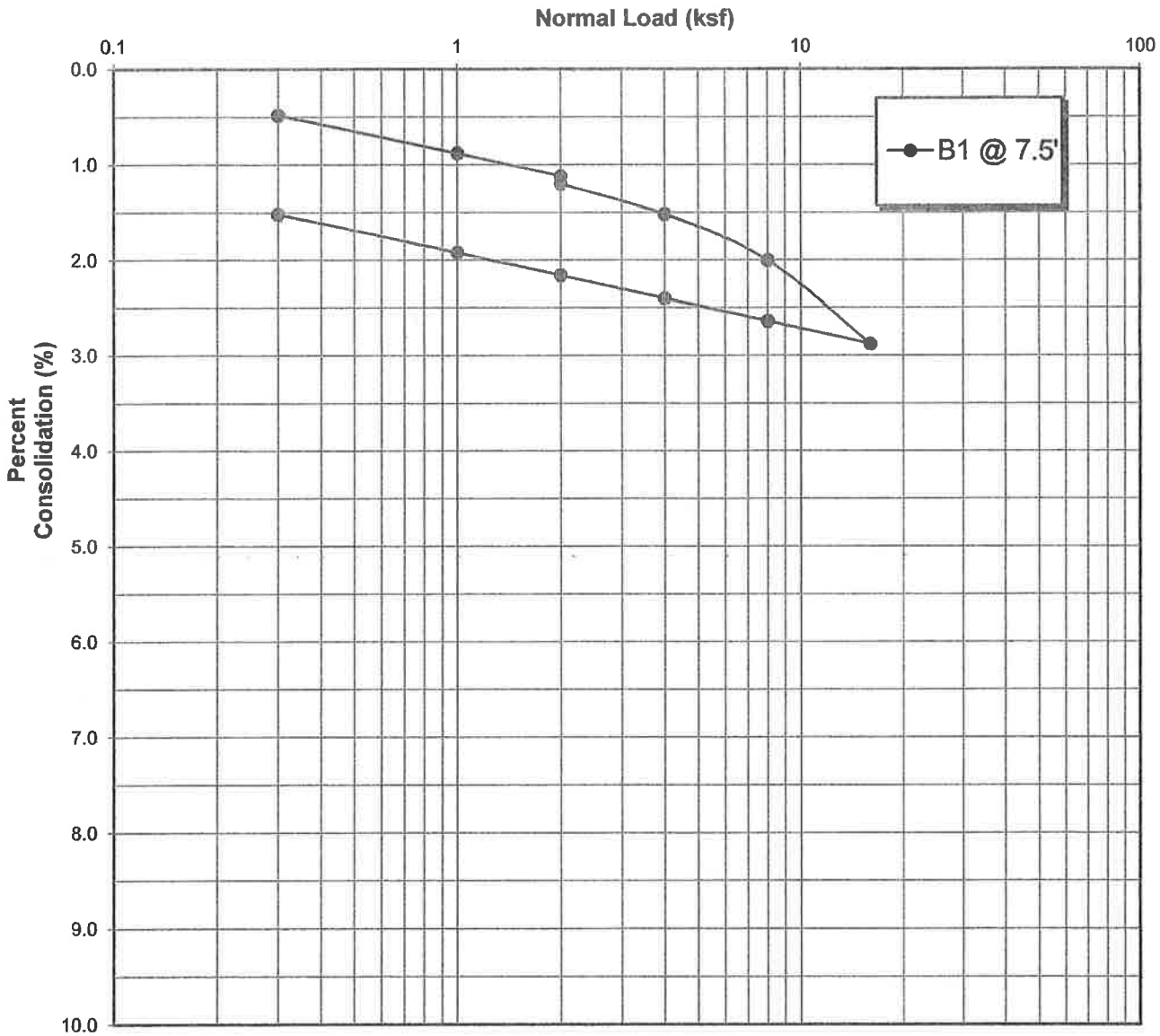
Geotechnologies, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

File No. 20827

PLATE: C-1



$\gamma_{(total)}$	137.4 pcf
w	15.0 %
e_o	0.41013
$C_{r\varepsilon}$	0.00765
$C_{c\varepsilon}$	0.02923

Water added at 2 KSF

CONSOLIDATION

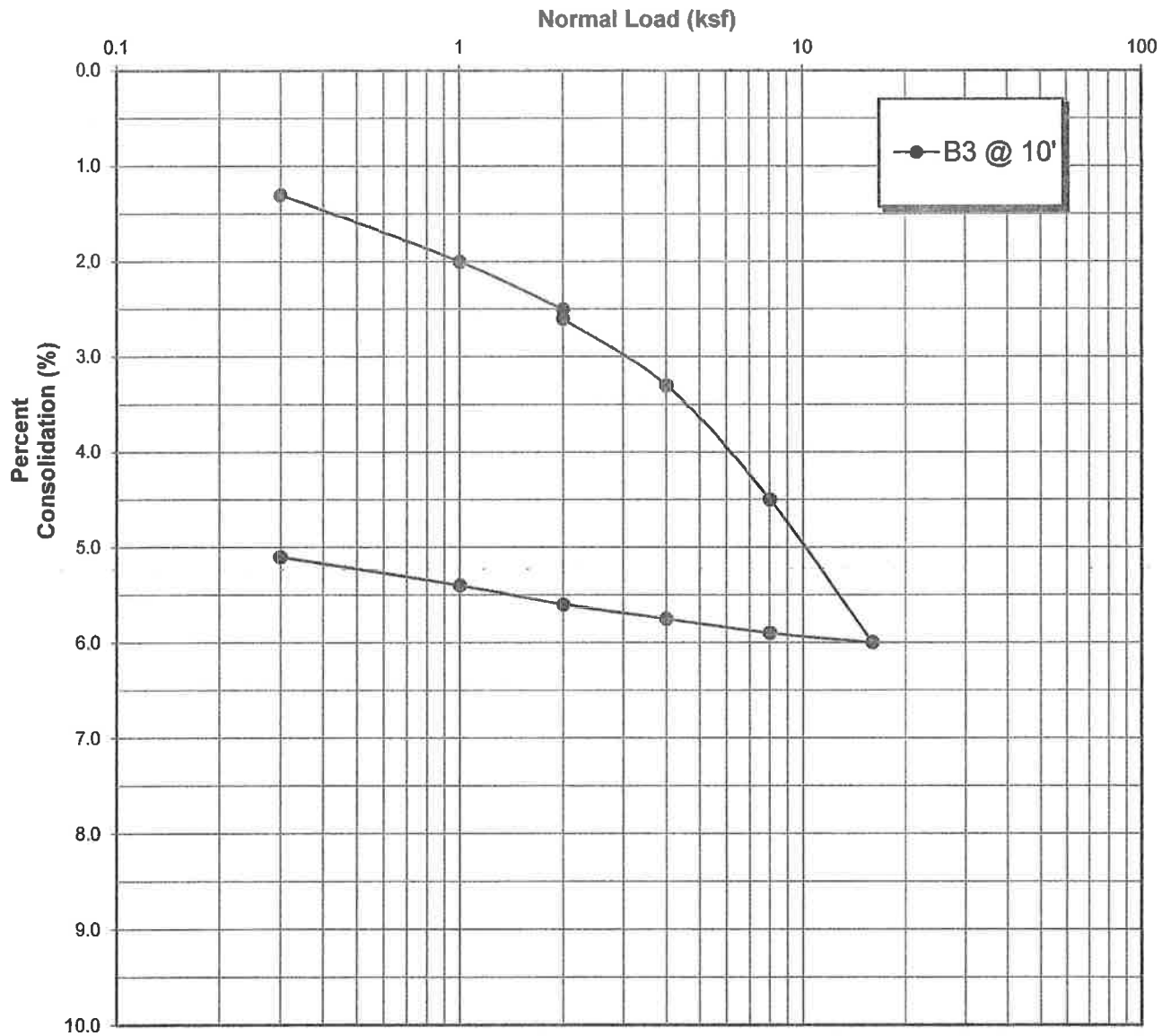
Geotechnologies, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

File No. 20827

PLATE: C-2



$\gamma_{(total)}$	135.8 pcf
w	13.9 %
e_o	0.41310
$C_{r\varepsilon}$	0.01339
$C_{c\varepsilon}$	0.04983

Water added at 2 KSF

CONSOLIDATION

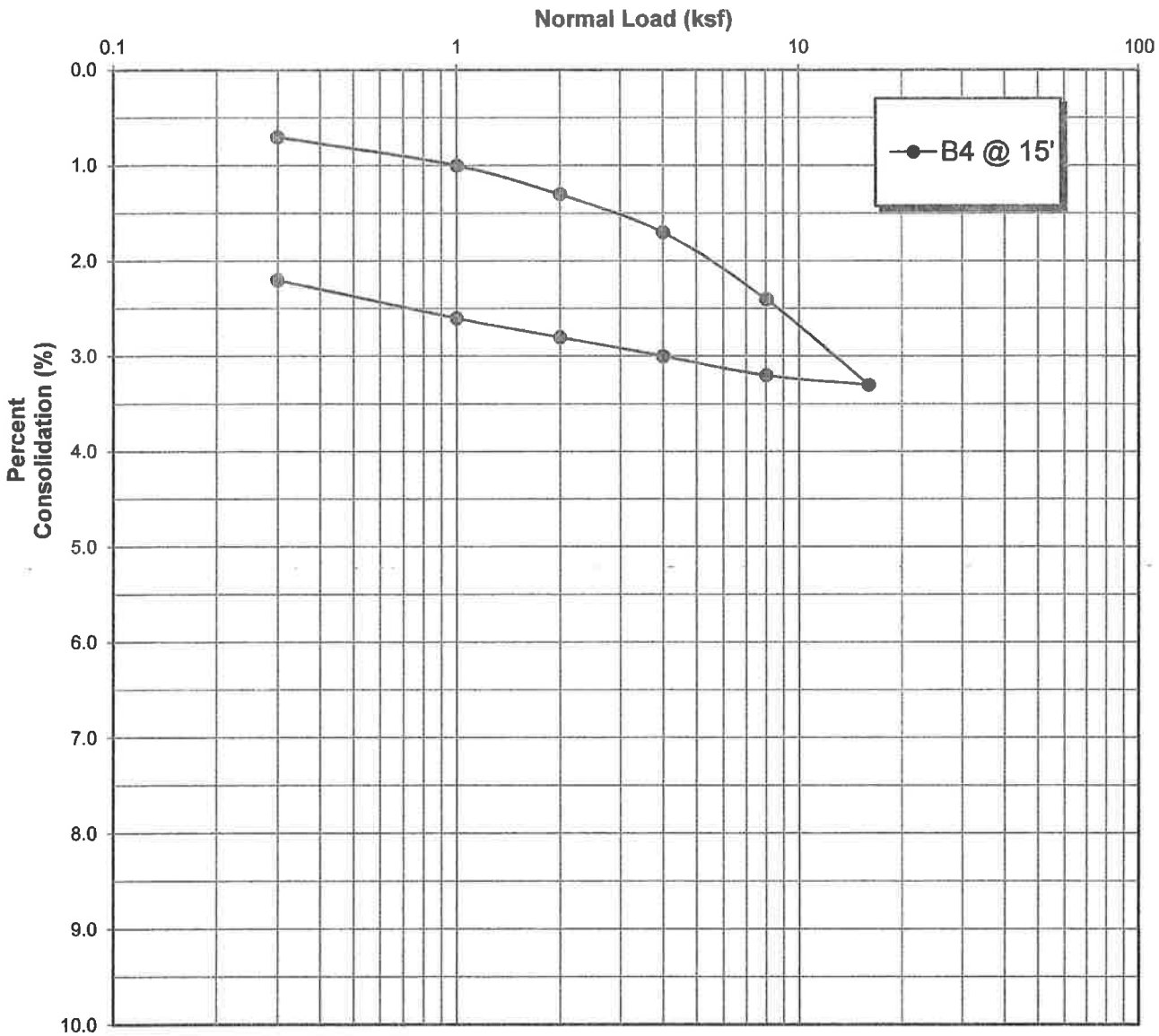
Geotechnologies, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

File No. 20827

PLATE: C-3



$\gamma_{(total)}$	127.7 pcf
w	17.9 %
e_o	0.55550
$C_{r\varepsilon}$	0.00574
$C_{c\varepsilon}$	0.02990

Water added at 2 KSF

CONSOLIDATION

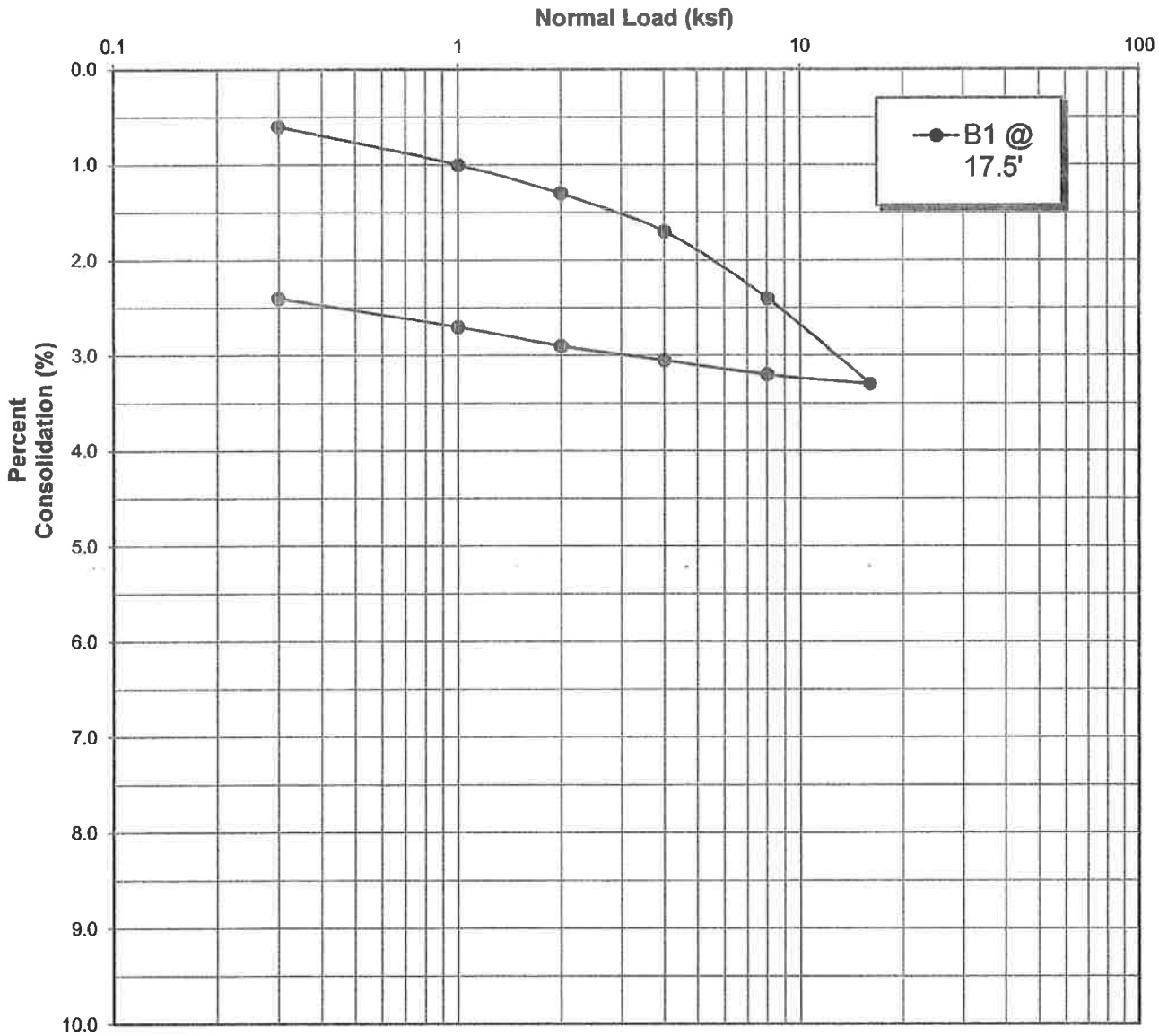
Geotechnologies, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

File No. 20827

PLATE: C-4



$\gamma_{(total)}$	121.9 pcf
w	11.6 %
e_o	0.54244
$C_{r\varepsilon}$	0.00765
$C_{c\varepsilon}$	0.02990

Water added at 2 KSF

CONSOLIDATION

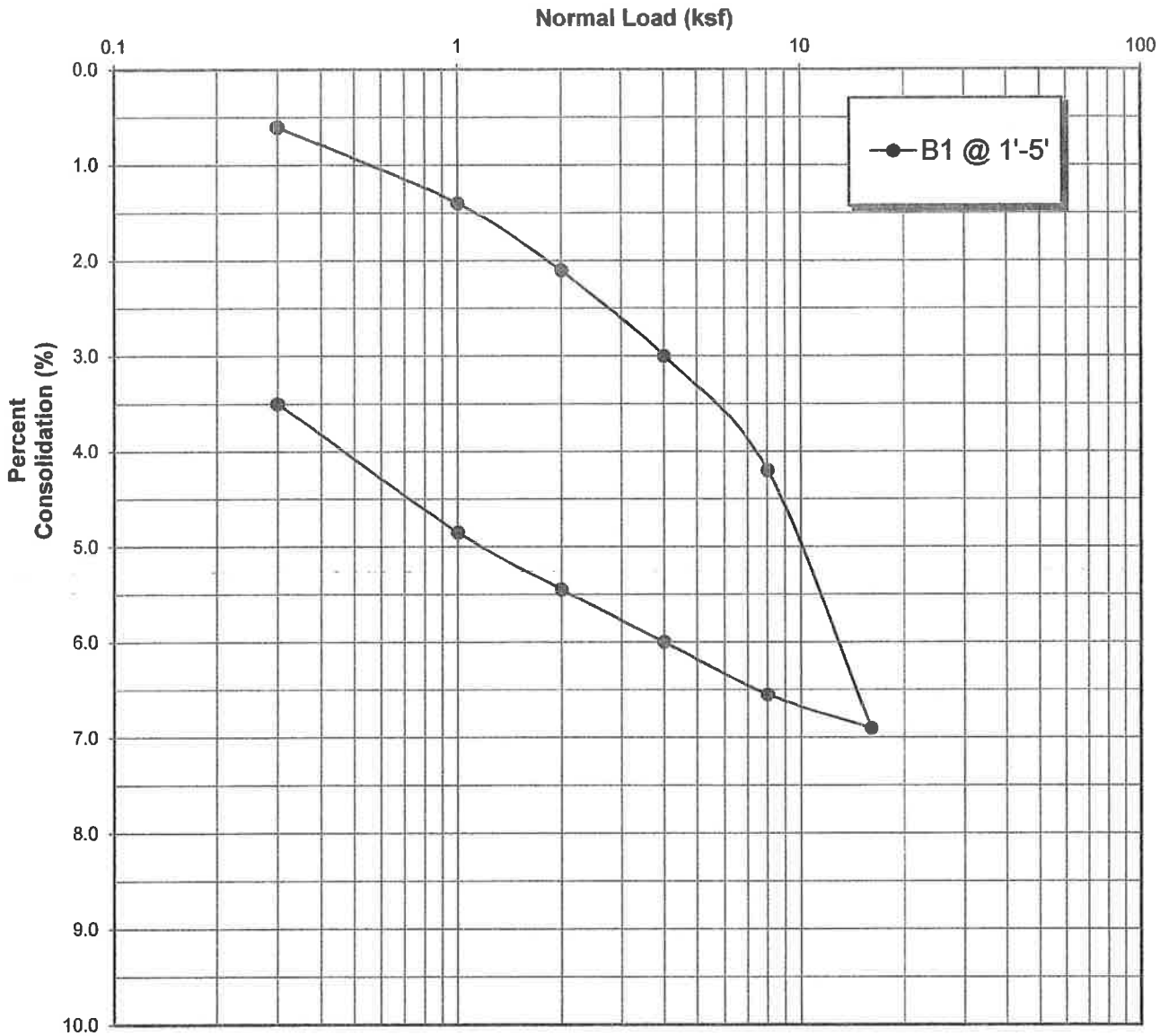
Geotechnologies, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

File No. 20827

PLATE: C-5



$\gamma_{(total)}$	124.1 pcf
w	13.0 %
e_o	0.53443
$C_{r\varepsilon}$	0.01530
$C_{c\varepsilon}$	0.08969

Water added at 2 KSF

CONSOLIDATION

Geotechnologies, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

File No. 20827

PLATE: C-7

Geotechnologies, Inc.
Consulting Geotechnical Engineers
439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

Hathaway Dinwiddie
File No. 20827

COMPACTION/EXPANSION/SULFATE DATA SHEET

ASTM D-1557

Sample	B1 @ 1' – 5'	B3 @ 1' – 5'
Soil Type	SM/CL	SM/CL
Maximum Density (pcf)	122.0	128.0
Optimum Moisture Content (percent)	13.0	10.5

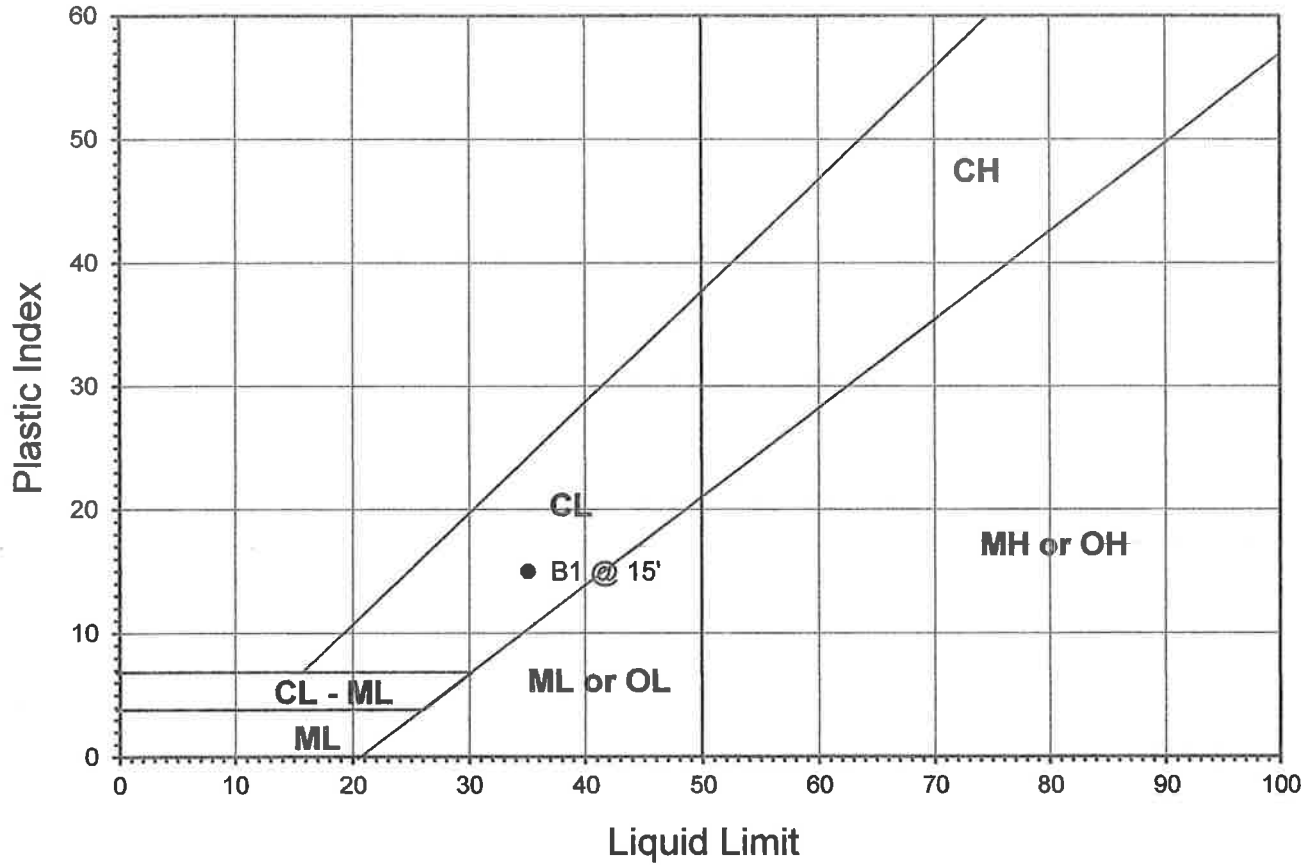
EXPANSION INDEX

Sample	B1 @ 1' – 5'	B3 @ 1' – 5'
Soil Type	SM/CL	SM/CL
Expansion Index – UBC Standard 18-2	74	50
Expansion Characteristic	Moderate	Moderate

SULFATE CONTENT

Sample	B1 @ 1' – 5'	B3 @ 1' – 5'
Sulfate Content (ppm)	<250	<250

PLATE D



Sample ID	Descriptions	Passing #200	Liquid Limit	Plastic Limit	Plastic Index
B1 @ 10'	SM	28.0			
B1 @ 15'	CL	65.0	35.0	20.0	15.0
B1 @ 20'	SM	24.8			
B1 @ 25'	SM	22.5			
B1 @ 40'	SM	13.5			

ATTERBERG LIMITS

Geotechnologies, Inc.
CONSULTING GEOTECHNICAL ENGINEERS

PROJECT: HATHAWAY DINWIDDIE

FILE NO. 20827 | PLATE: F

Geotechnologies, Inc.

Project: Hathaway Dinwiddie (City of Santa Monica)
File No.: 20827
Description: Liquefaction Analysis
Boring Number: 1

EMPIRICAL ESTIMATION OF LIQUEFACTION POTENTIAL

NCEER (1996) METHOD — By Thomas F. Blake (1994-1996) — LIQ2_30.WQ1

EARTHQUAKE INFORMATION:

Earthquake Magnitude:	6.7
Peak Horiz. Acceleration (g):	0.75
Calculated Mag.Wtg.Factor:	0.753

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	43.5
Historic Highest Groundwater Level* (ft):	30.0
Unit Wt. Water (pcf):	62.4

ENERGY & ROD CORRECTIONS:

Energy Correction (CE) for N60:	1.30
Rod Len.Corr.(CR)(0-no or 1-yes):	1.0
Bore Dia. Corr. (CB):	1.00
Sampler Corr. (CS):	1.20
Use Ksigma (0 or 1):	1.0

* Based on California Geological Survey Seismic Hazard Evaluation Report

LIQUEFACTION CALCULATIONS:

Depth to Base (ft)	Total Unit Wt. (pcf)	Current Water Level (0 or 1)	FIELD SPT (N)	Depth of SPT (ft)	Liq.Sus. (0 or 1)	-200 (%)	Est. Dr (%)	CN Factor	Corrected $(N_1)_{60}$	Resist. CRR	rd Factor	Induced CSR	Liquefac. Safe.Fact.
1.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.998	0.366	~
2.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.993	0.364	~
3.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.989	0.363	~
4.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.984	0.361	~
5.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.979	0.359	~
6.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.975	0.358	~
7.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.970	0.356	~
8.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.966	0.354	~
9.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.961	0.353	~
10.0	130.0	0	13.0	5.0	0	0.0		1.902	28.9	~	0.957	0.351	~
11.0	130.0	0	21.0	10.0	0	28.0		1.309	37.5	~	0.952	0.349	~
12.0	130.0	0	21.0	10.0	0	28.0		1.309	37.5	~	0.947	0.348	~
13.0	130.0	0	21.0	10.0	0	28.0		1.309	37.5	~	0.943	0.346	~
14.0	130.0	0	21.0	10.0	0	28.0		1.309	37.5	~	0.938	0.344	~
15.0	130.0	0	21.0	10.0	0	28.0		1.309	37.5	~	0.934	0.343	~
16.0	130.0	0	5.0	15.0	0	65.0		1.060	13.7	~	0.929	0.341	~
17.0	130.0	0	5.0	15.0	0	65.0		1.060	13.7	~	0.925	0.339	~
18.0	130.0	0	5.0	15.0	0	65.0		1.060	13.7	~	0.920	0.338	~
19.0	130.0	0	5.0	15.0	0	65.0		1.060	13.7	~	0.915	0.336	~
20.0	130.0	0	5.0	15.0	0	65.0		1.060	13.7	~	0.911	0.334	~
21.0	130.0	0	25.0	20.0	0	24.8		0.914	36.5	~	0.906	0.333	~
22.0	130.0	0	25.0	20.0	0	24.8		0.914	36.5	~	0.902	0.331	~
23.0	130.0	0	25.0	20.0	0	24.8		0.914	36.5	~	0.897	0.329	~
24.0	130.0	0	25.0	20.0	0	24.8		0.914	36.5	~	0.893	0.328	~
25.0	130.0	0	25.0	20.0	0	24.8		0.914	36.5	~	0.888	0.326	~
26.0	130.0	0	15.0	25.0	0	22.5		0.815	22.3	~	0.883	0.324	~
27.0	130.0	0	15.0	25.0	0	22.5		0.815	22.3	~	0.879	0.323	~
28.0	130.0	0	15.0	25.0	0	22.5		0.815	22.3	~	0.874	0.321	~
29.0	130.0	0	15.0	25.0	0	22.5		0.815	22.3	~	0.870	0.319	~
30.0	130.0	0	15.0	25.0	0	22.5		0.815	22.3	~	0.865	0.318	~
31.0	130.0	0	30.0	30.0	1	0.0	80	0.743	34.8	Infin.	0.861	0.316	Non-Liq.
32.0	130.0	0	30.0	30.0	1	0.0	80	0.743	34.8	Infin.	0.856	0.314	Non-Liq.
33.0	130.0	0	30.0	30.0	1	0.0	80	0.743	34.8	Infin.	0.851	0.312	Non-Liq.
34.0	130.0	0	30.0	30.0	1	0.0	80	0.743	34.8	Infin.	0.847	0.311	Non-Liq.
35.0	130.0	0	30.0	30.0	1	0.0	80	0.743	34.8	Infin.	0.842	0.309	Non-Liq.
36.0	130.0	0	43.0	35.0	1	0.0	91	0.687	46.1	Infin.	0.838	0.307	Non-Liq.
37.0	130.0	0	43.0	35.0	1	0.0	91	0.687	46.1	Infin.	0.833	0.306	Non-Liq.
38.0	130.0	0	43.0	35.0	1	0.0	91	0.687	46.1	Infin.	0.829	0.304	Non-Liq.
39.0	130.0	0	43.0	35.0	1	0.0	91	0.687	46.1	Infin.	0.824	0.302	Non-Liq.
40.0	130.0	0	43.0	35.0	1	0.0	91	0.687	46.1	Infin.	0.819	0.301	Non-Liq.
41.0	130.0	0	44.0	40.0	1	13.5	88	0.642	46.0	Infin.	0.815	0.299	Non-Liq.
42.0	130.0	0	44.0	40.0	1	13.5	88	0.642	46.0	Infin.	0.810	0.297	Non-Liq.
43.0	130.0	0	44.0	40.0	1	13.5	88	0.642	46.0	Infin.	0.806	0.296	Non-Liq.
44.0	130.0	1	44.0	40.0	1	13.5	88	0.642	46.0	Infin.	0.801	0.296	Non-Liq.
45.0	130.0	1	44.0	40.0	1	13.5	88	0.642	46.0	Infin.	0.797	0.297	Non-Liq.
46.0	130.0	1	88.0	45.0	1	0.0	120	0.610	83.7	Infin.	0.792	0.299	Non-Liq.
47.0	130.0	1	88.0	45.0	1	0.0	120	0.610	83.7	Infin.	0.787	0.300	Non-Liq.
48.0	130.0	1	88.0	45.0	1	0.0	120	0.610	83.7	Infin.	0.783	0.301	Non-Liq.
49.0	130.0	1	88.0	45.0	1	0.0	120	0.610	83.7	Infin.	0.778	0.302	Non-Liq.
50.0	130.0	1	88.0	45.0	1	0.0	120	0.610	83.7	Infin.	0.774	0.303	Non-Liq.
51.0	130.0	1	60.0	50.0	1	0.0	97	0.600	56.2	Infin.	0.769	0.304	Non-Liq.
52.0	130.0	1	60.0	50.0	1	0.0	97	0.600	56.2	Infin.	0.765	0.305	Non-Liq.
53.0	130.0	1	60.0	50.0	1	0.0	97	0.600	56.2	Infin.	0.760	0.305	Non-Liq.
54.0	130.0	1	60.0	50.0	1	0.0	97	0.600	56.2	Infin.	0.755	0.306	Non-Liq.
55.0	130.0	1	60.0	50.0	1	0.0	97	0.600	56.2	Infin.	0.751	0.307	Non-Liq.
56.0	130.0	1	78.0	55.0	1	0.0	108	0.600	73.0	Infin.	0.746	0.307	Non-Liq.
57.0	130.0	1	78.0	55.0	1	0.0	108	0.600	73.0	Infin.	0.742	0.307	Non-Liq.
58.0	130.0	1	78.0	55.0	1	0.0	108	0.600	73.0	Infin.	0.737	0.308	Non-Liq.
59.0	130.0	1	78.0	55.0	1	0.0	108	0.600	73.0	Infin.	0.733	0.308	Non-Liq.
60.0	130.0	1	78.0	55.0	1	0.0	108	0.600	73.0	Infin.	0.728	0.308	Non-Liq.

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Foundation Pile Design

Drilled Friction Pile Capacity Calculation

Input Data:

Unit Weight of Overlying Soil Layer	γ_1	0 pcf
Thickness of Overlying Soil Layer	H_1	0 feet
Unit Weight of Bearing Strata	γ_2	120 pcf
Friction Angle of Bearing Strata	ϕ_2	36.5 degrees
Friction Angle between Pile and Soil	δ	27.375 degrees
Cohesion of Bearing Strata	c_2	0 psf
Adhesion	c_A	0 psf
Minimum Embedment into Bearing Strata	H_2	30 feet
Unit Weight of Water	γ_w	62.4 pcf
Depth to Groundwater from Pile Cap	H_w	40 feet

Pile Design:
Drilled <<Driven/Drilled
Circular <<Circular/Square Pile

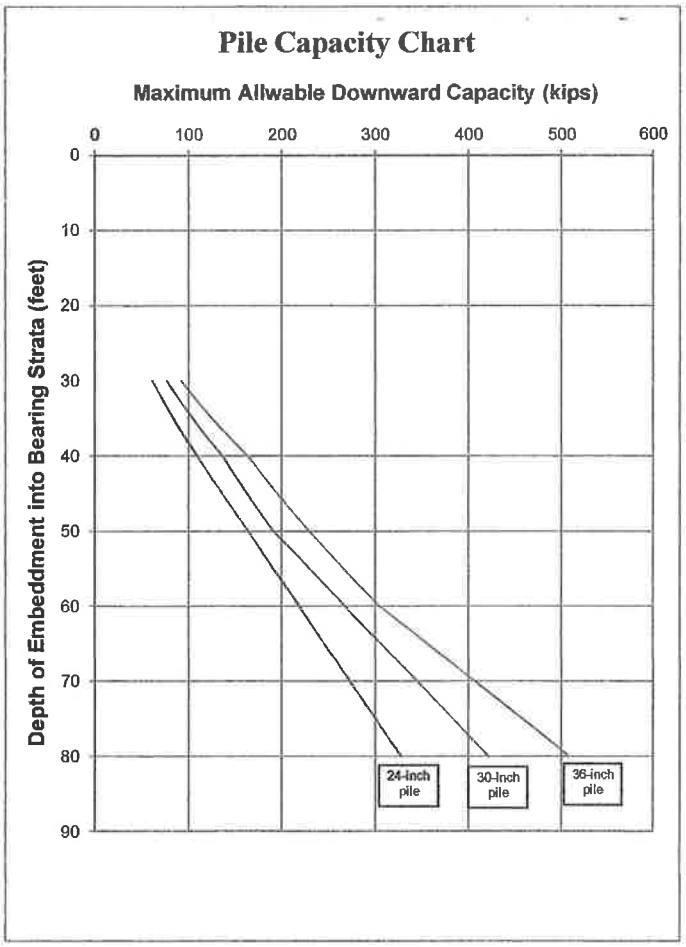
Pile Dimension:
24 inch diameter pile
30 inch diameter pile
36 inch diameter pile

Critical Depth Limit (Dc):
20 B

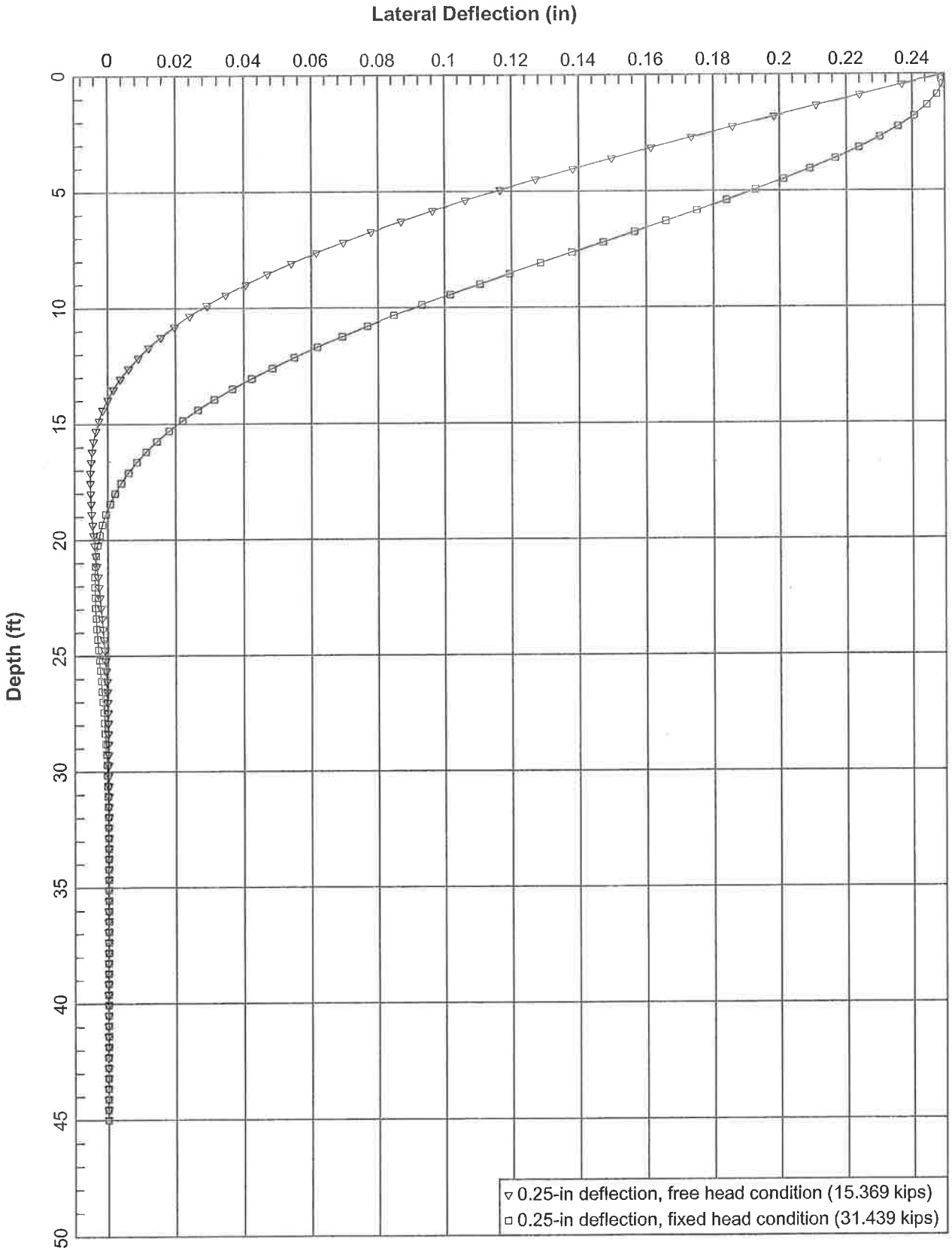
Lateral Earth Pressure Coefficient: $K_{HC} = 0.70$
Applied Factor of Safety: $FS = 2$
Factored Skin Friction $f_s/FS = [K_{HC}*\sigma'_v*(\tan\delta)]/FS$ **or** $fs/FS = c_A/FS$

Pile Capacity:

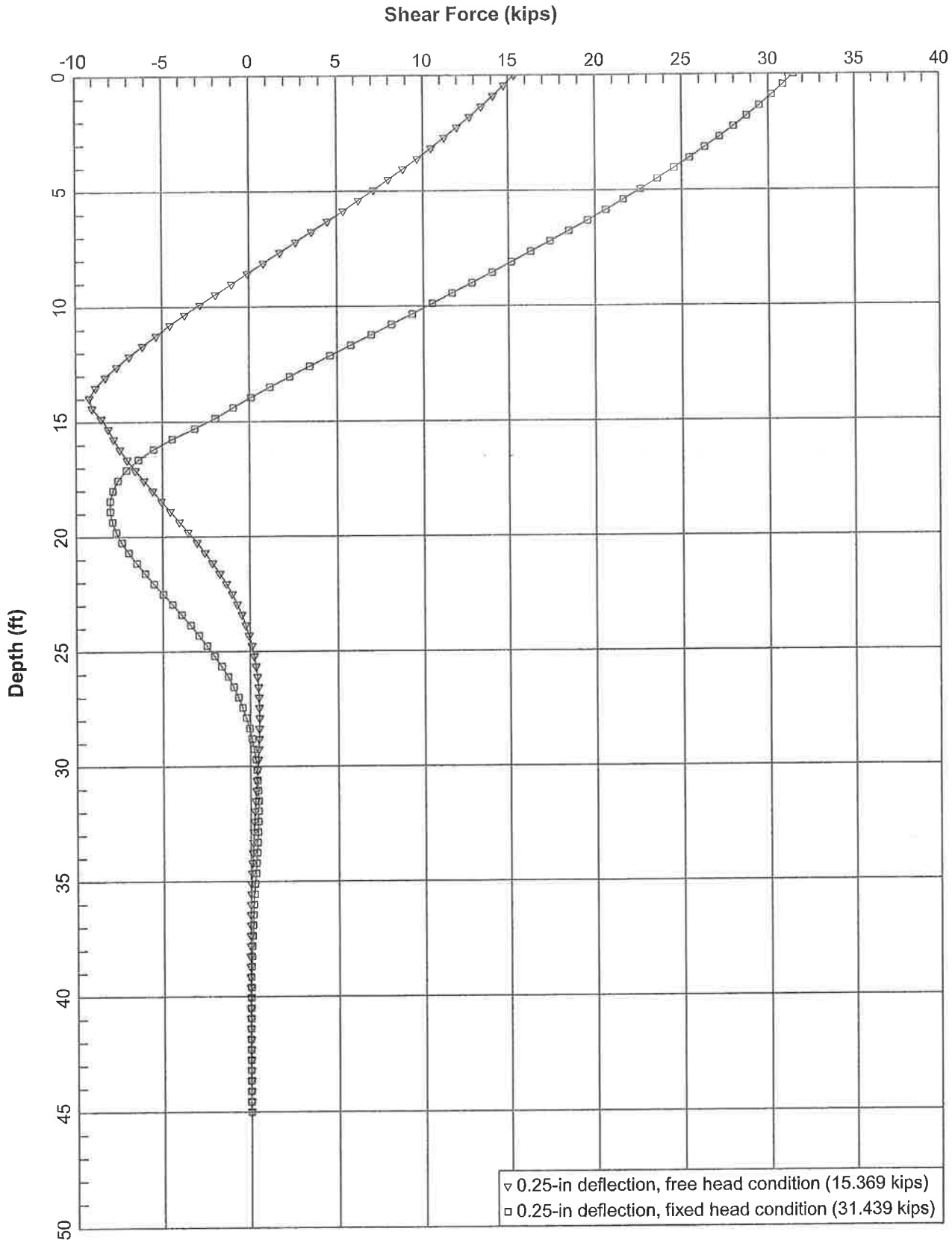
Total Depth of Pile (feet)	Depth of Embeddment into Bearing Strata (feet)	Maximum Allowable Downward Pile Capacity: Capacity of 24 inch diameter pile (kips)	Capacity of 30 inch diameter pile (kips)	Capacity of 36 inch diameter pile (kips)
30	30	61.5	76.9	92.2
31	31	65.7	82.1	98.5
32	32	70.0	87.5	104.9
33	33	74.4	93.0	111.6
34	34	79.0	98.7	118.5
35	35	83.7	104.6	125.5
36	36	88.5	110.7	132.8
37	37	93.5	116.9	140.3
38	38	98.7	123.3	148.0
39	39	103.9	129.9	155.9
40	40	109.3	136.6	164.0
41	41	114.8	141.7	170.1
42	42	120.2	146.9	176.3
43	43	125.7	152.2	182.6
44	44	131.2	157.5	189.0
45	45	136.6	162.9	195.5
46	46	142.1	168.5	202.1
47	47	147.6	174.0	208.9
48	48	153.0	179.7	215.7
49	49	158.5	185.5	222.6
50	50	164.0	191.3	229.6
51	51	169.4	199.0	236.7
52	52	174.9	206.6	243.9
53	53	180.4	214.3	251.2
54	54	185.8	221.9	258.6
55	55	191.3	229.6	266.0
56	56	196.8	237.2	273.6
57	57	202.2	244.9	281.3
58	58	207.7	252.5	289.1
59	59	213.2	260.2	297.0
60	60	218.6	267.8	305.0
61	61	224.1	275.5	315.2
62	62	229.6	283.1	325.3
63	63	235.0	290.8	335.5
64	64	240.5	298.4	345.7
65	65	246.0	306.1	355.8
66	66	251.4	313.7	366.0
67	67	256.9	321.4	376.2
68	68	262.4	329.0	386.3
69	69	267.8	336.7	396.5
70	70	273.3	344.3	406.7
71	71	278.8	352.0	416.8
72	72	284.2	359.6	427.0
73	73	289.7	367.3	437.1
74	74	295.1	374.9	447.3
75	75	300.6	382.6	457.5
76	76	306.1	390.3	467.6
77	77	311.5	397.9	477.8
78	78	317.0	405.6	488.0
79	79	322.5	413.2	498.1
80	80	327.9	420.9	508.3



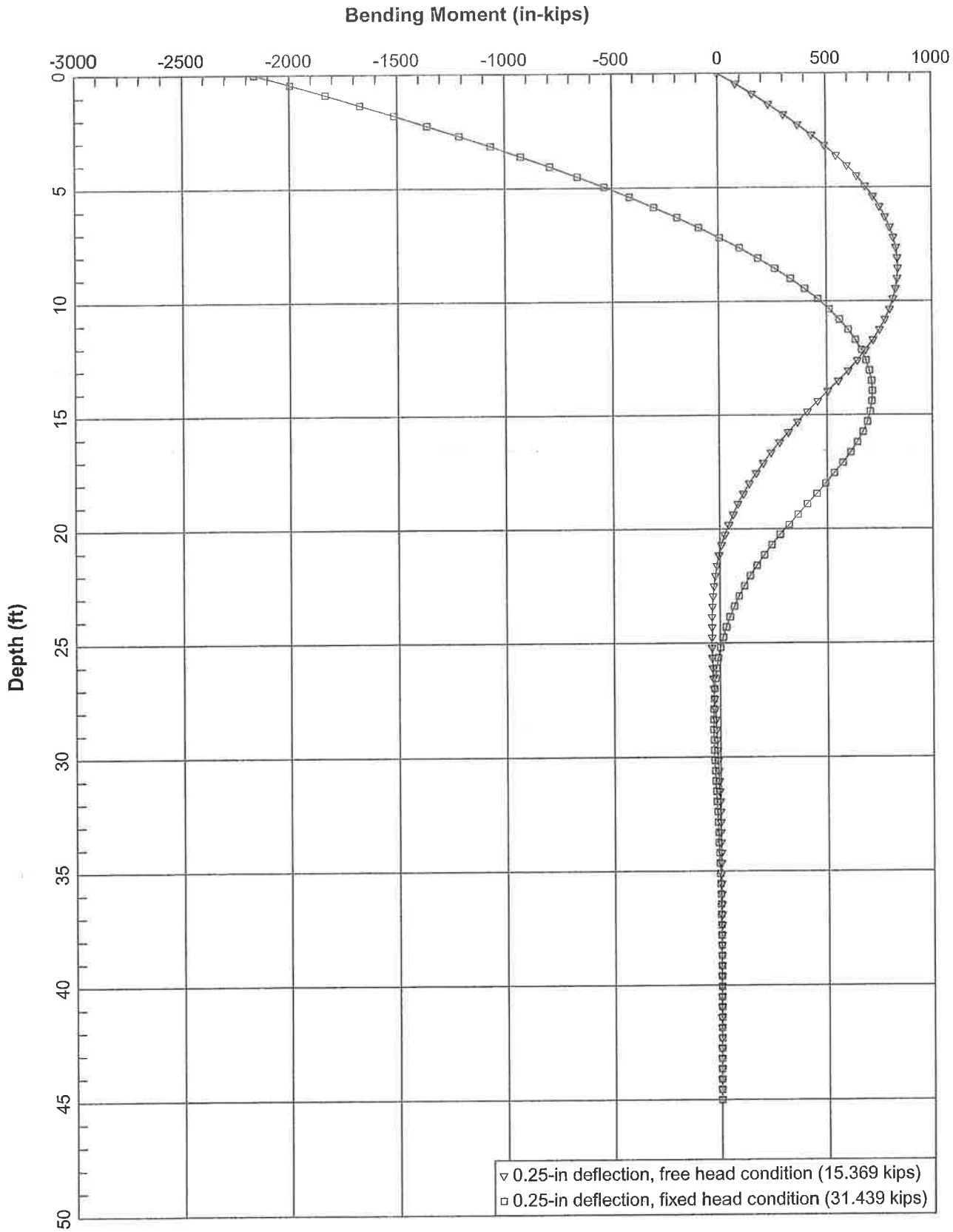
Note: 1. Minimum pile embeddment depth of 30 feet
2. Uplift capacity may be designed using 50% of the downward capacity
3. Pile should be spaced a minimum of 3 diameters on center
4. See text of report for pile details and installation recommendations



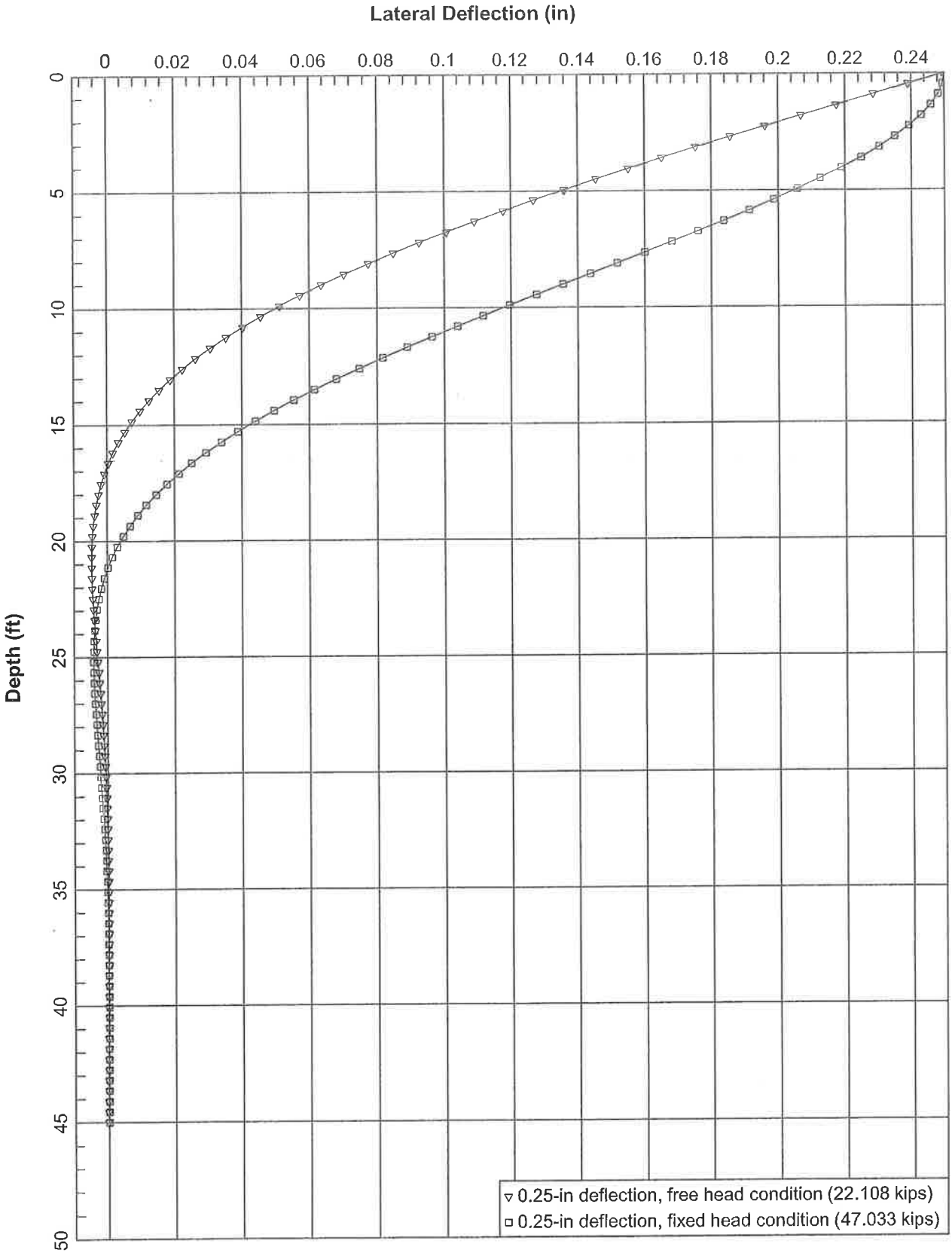
File No. 20827, 24-inch diameter pile



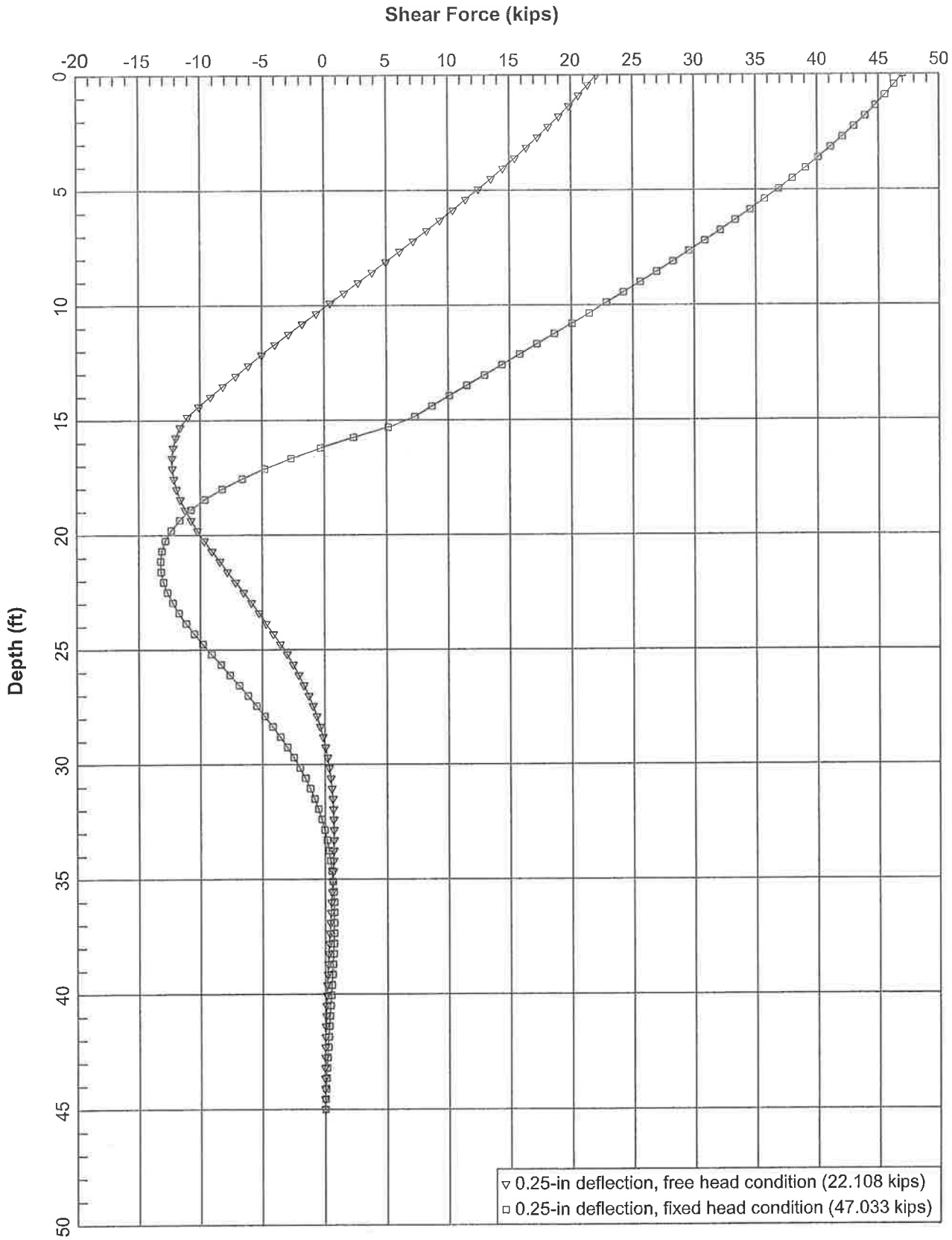
File No. 20827, 24-inch diameter pile



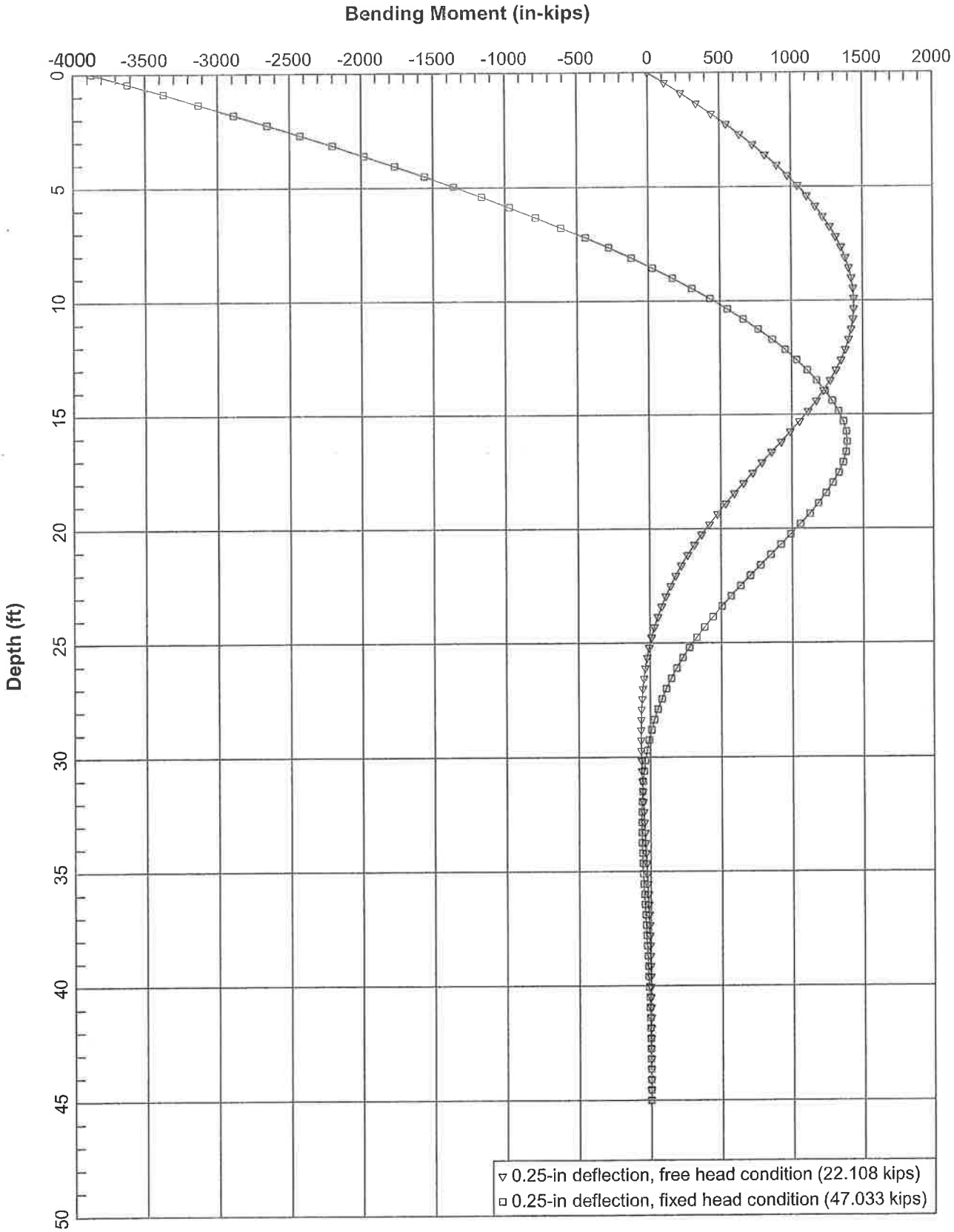
File No. 20827, 24-inch diameter pile



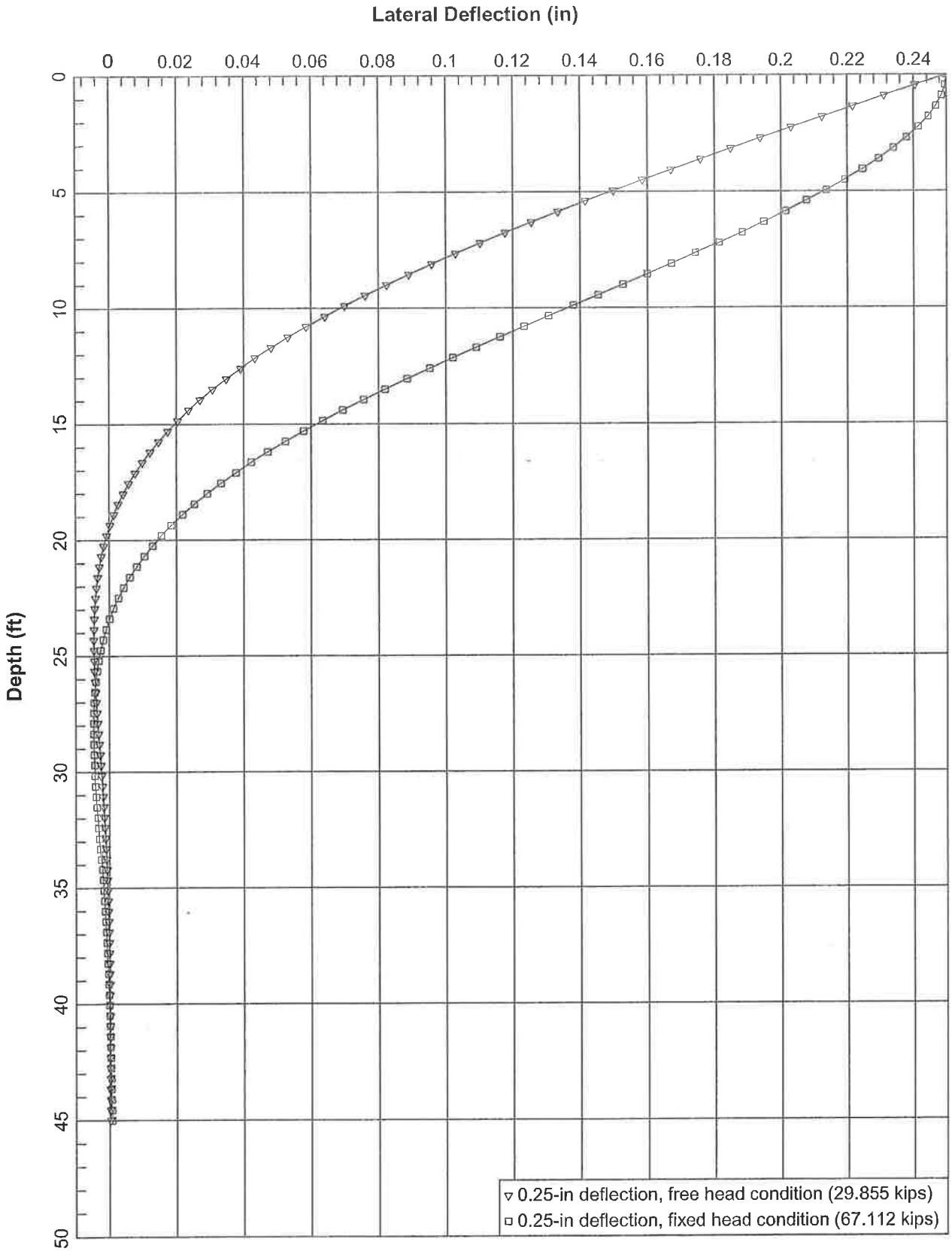
File No. 20827, 30-inch diameter pile



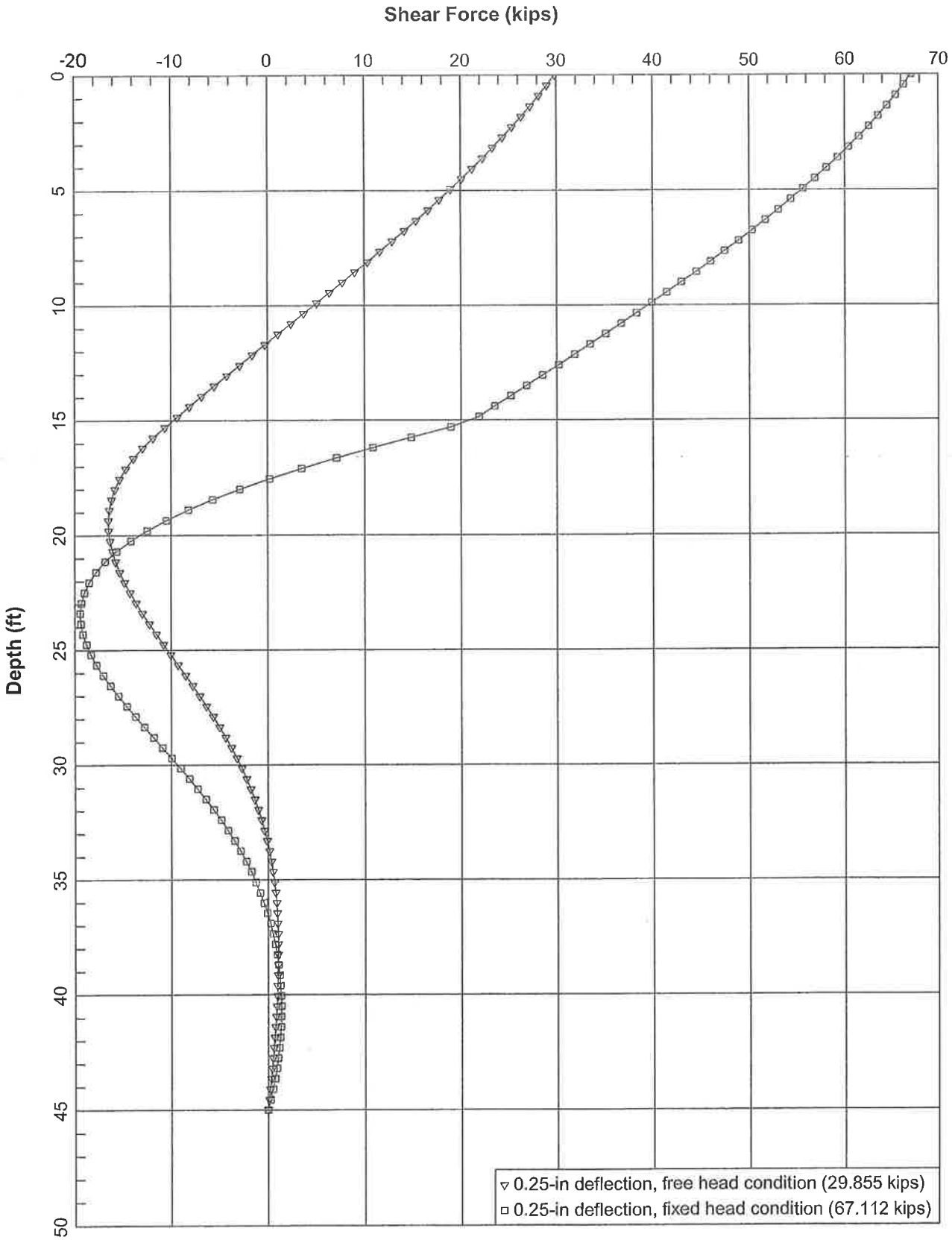
File No. 20827, 30-inch diameter pile



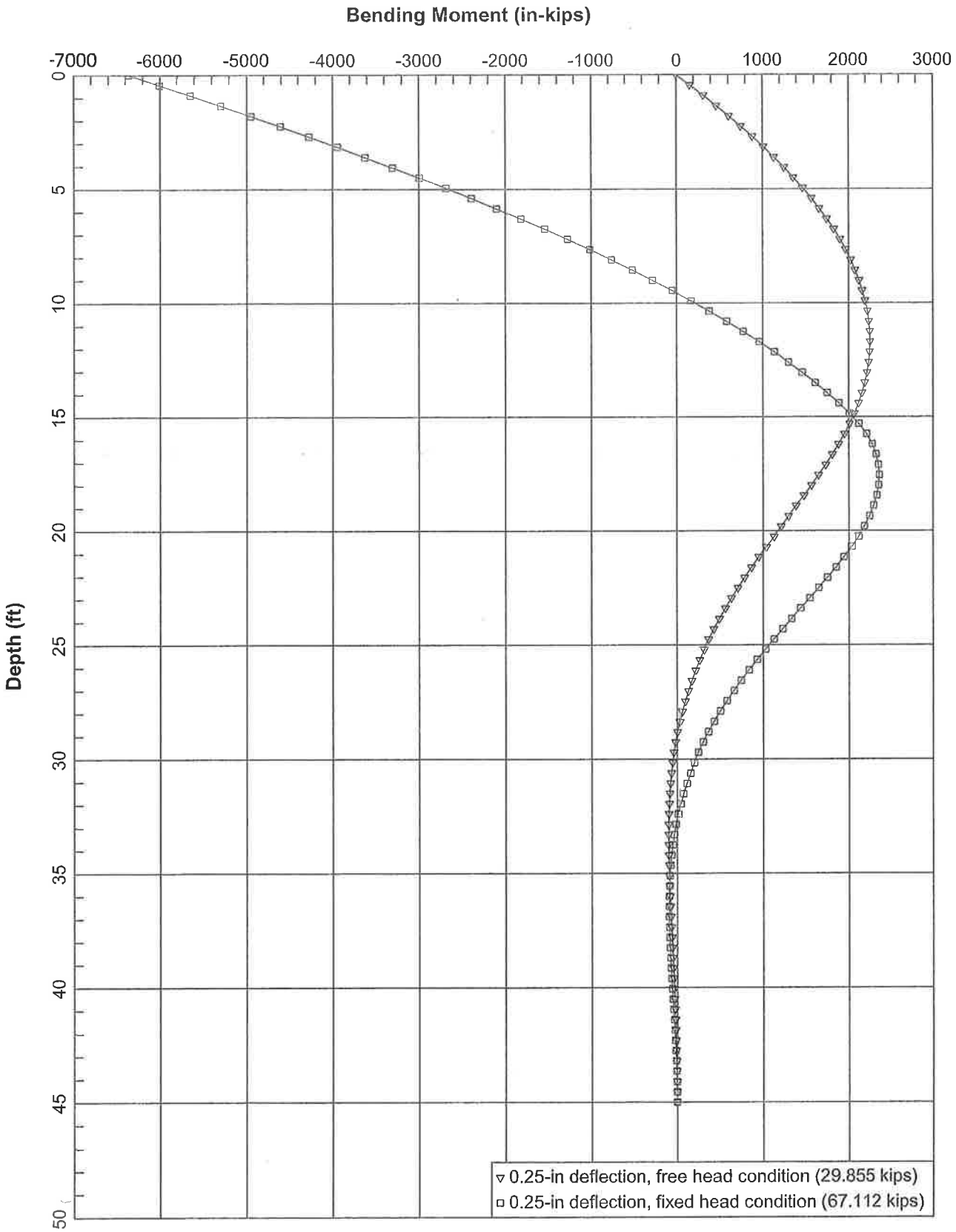
File No. 20827, 30-inch diameter pile



File No. 20827, 36-inch diameter pile



File No. 20827, 36-inch diameter pile



File No. 20827, 36-inch diameter pile

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Surcharge Calculation (Pt. Load)

Horizontal Surcharge Pressure from Point Load

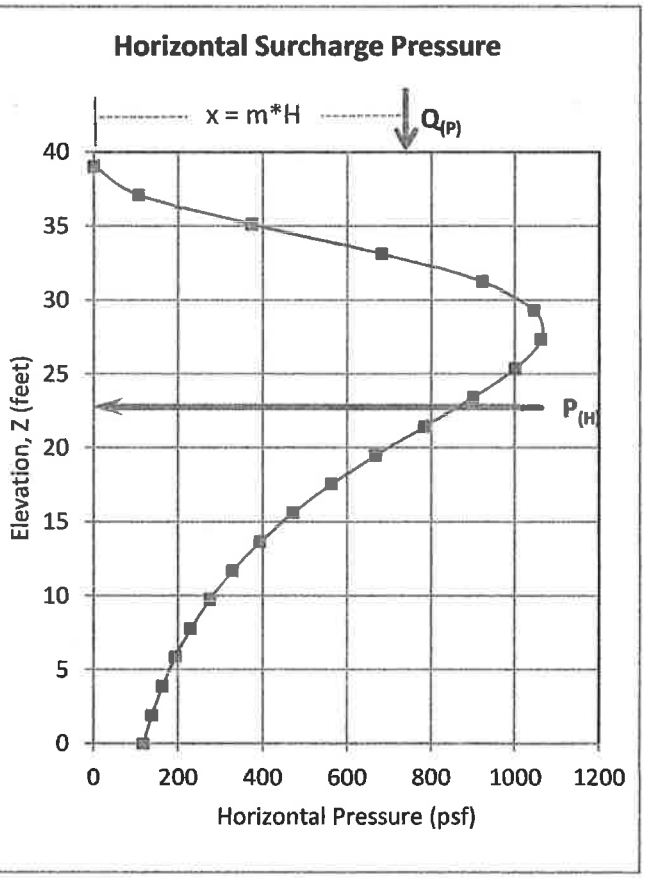
(Ref: NAVFAC 7.2-74)

Description: Point Load from Column located immediately adjacent to Basement @ Ground Surface

Input:

Point Load:	$Q_{(P)}$	1000000.00	lbs
Height of Wall/Cut	H	39.00	feet
Distance to Wall/Cut	x	0.00	feet
	m	0.00	

Elevation Z (feet)	n	Horizontal Pressure (psf) $\sigma_{(H)}$
39.0	0.00	0.00
37.1	0.05	107.25
35.1	0.10	374.70
33.2	0.15	681.43
31.2	0.20	920.45
29.3	0.25	1044.52
27.3	0.30	1060.36
25.4	0.35	1000.25
23.4	0.40	898.87
21.5	0.45	782.58
19.5	0.50	667.76
17.6	0.55	562.88
15.6	0.60	471.33
13.7	0.65	393.52
11.7	0.70	328.46
9.8	0.75	274.56
7.8	0.80	230.11
5.8	0.85	193.52
3.9	0.90	163.38
1.9	0.95	138.51
0.0	1.00	117.94



x = m*H

Z = n*H

Maximum Pressure, $\sigma_{(H)}$ = 1060.36 psf

Total Load per Lineal Foot of Wall, $P_{(H)}$ = 20304.16 plf

Resultant occurs at a Height = 22.78 feet

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Surcharge Calculation (Pt. Load)

Horizontal Surcharge Pressure from Point Load

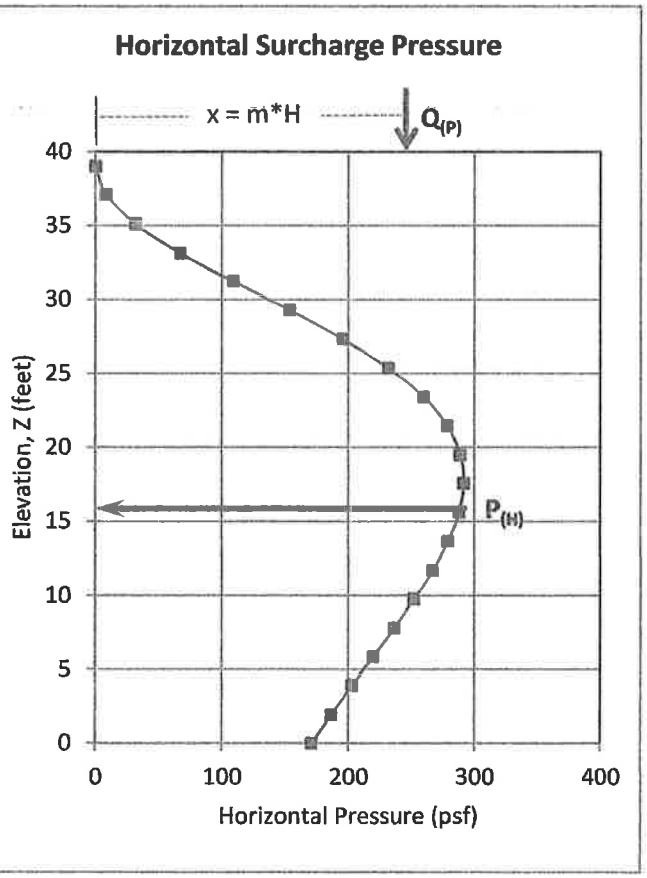
(Ref: NAVFAC 7.2-74)

Description: Point Load from Column located at 30' from Basement @ Ground Surface

Input:

Point Load:	$Q_{(P)}$	1000000.00	lbs
Height of Wall/Cut	H	39.00	feet
Distance to Wall/Cut	x	30.00	feet
	m	0.77	

Elevation Z (feet)	n	Horizontal Pressure (psf) $\sigma_{(H)}$
39.0	0.00	0.00
37.1	0.05	8.20
35.1	0.10	31.61
33.2	0.15	66.86
31.2	0.20	109.26
29.3	0.25	153.70
27.3	0.30	195.61
25.4	0.35	231.53
23.4	0.40	259.37
21.5	0.45	278.33
19.5	0.50	288.67
17.6	0.55	291.31
15.6	0.60	287.57
13.7	0.65	278.86
11.7	0.70	266.57
9.8	0.75	251.89
7.8	0.80	235.83
5.8	0.85	219.18
3.9	0.90	202.52
1.9	0.95	186.28
0.0	1.00	170.75



x = m*H

Z = n*H

Maximum Pressure, $\sigma_{(H)}$ = 291.31 psf

Total Load per Lineal Foot of Wall, $P_{(H)}$ = 7827.11 plf

Resultant occurs at a Height = 15.88 feet

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Surcharge Calculation (Pt. Load)

Horizontal Surcharge Pressure from Point Load

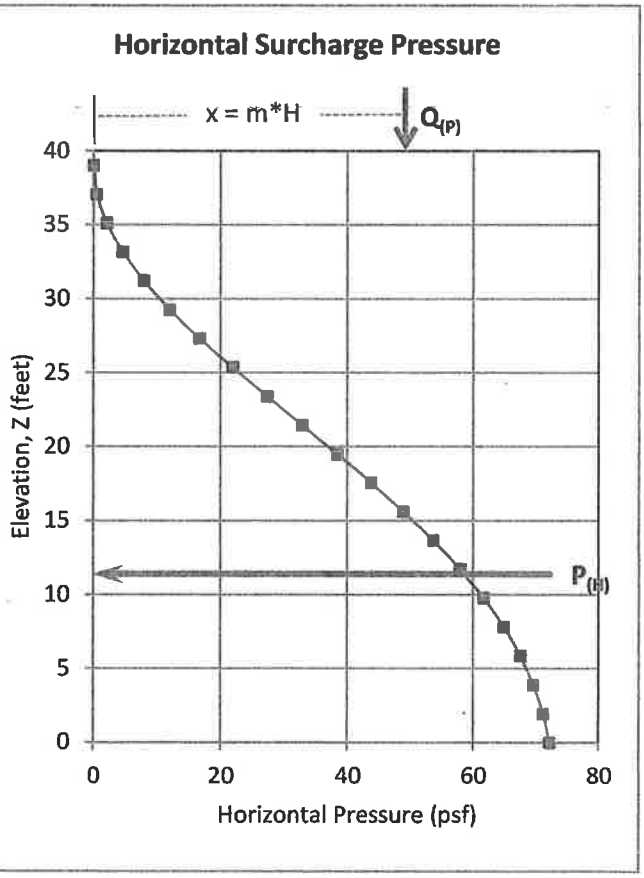
(Ref: NAVFAC 7.2-74)

Description: Point Load from Column located at 60' from Basement @ Ground Surface

Input:

Point Load:	$Q_{(P)}$	1000000.00	lbs
Height of Wall/Cut	H	39.00	feet
Distance to Wall/Cut	x	60.00	feet
	m	1.54	

Elevation Z (feet)	n	Horizontal Pressure (psf) $\sigma_{(H)}$
39.0	0.00	0.00
37.1	0.05	0.52
35.1	0.10	2.05
33.2	0.15	4.54
31.2	0.20	7.90
29.3	0.25	12.01
27.3	0.30	16.72
25.4	0.35	21.87
23.4	0.40	27.31
21.5	0.45	32.88
19.5	0.50	38.43
17.6	0.55	43.80
15.6	0.60	48.90
13.7	0.65	53.62
11.7	0.70	57.88
9.8	0.75	61.63
7.8	0.80	64.84
5.8	0.85	67.49
3.9	0.90	69.58
1.9	0.95	71.13
0.0	1.00	72.17



x = m*H

Z = n*H

Maximum Pressure, $\sigma_{(H)}$ = 72.17 psf

Total Load per Lineal Foot of Wall, $P_{(H)}$ = 1511.82 plf

Resultant occurs at a Height = 11.39 feet

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Surcharge Calculation (Pt. Load)

Horizontal Surcharge Pressure from Point Load

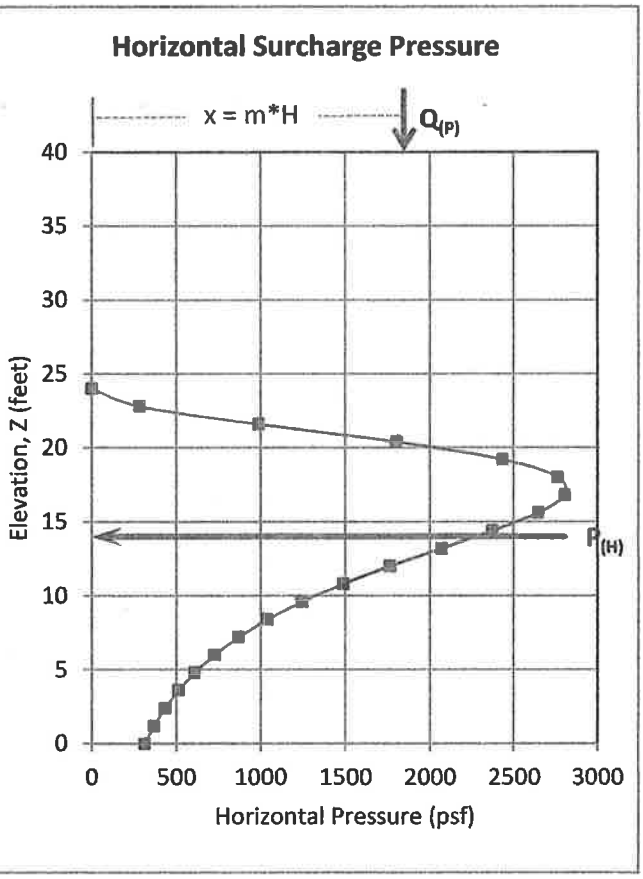
(Ref: NAVFAC 7.2-74)

Description: Point Load from Column located imeidately adjacent to Basement w/ BOF @ -15'

Input:

Point Load:	$Q_{(P)}$	1000000.00	lbs
Height of Wall/Cut	H	24.00	feet
Distance to Wall/Cut	x	0.00	feet
	m	0.00	

Elevation Z (feet)	n	Horizontal Pressure (psf) $\sigma_{(H)}$
24.0	0.00	0.00
22.8	0.05	283.21
21.6	0.10	989.44
20.4	0.15	1799.41
19.2	0.20	2430.56
18.0	0.25	2758.20
16.8	0.30	2800.00
15.6	0.35	2641.29
14.4	0.40	2373.59
13.2	0.45	2066.51
12.0	0.50	1763.29
10.8	0.55	1486.37
9.6	0.60	1244.59
8.4	0.65	1039.14
7.2	0.70	867.34
6.0	0.75	725.01
4.8	0.80	607.64
3.6	0.85	511.01
2.4	0.90	431.43
1.2	0.95	365.76
0.0	1.00	311.43



x = m*H

Z = n*H

Maximum Pressure, $\sigma_{(H)}$ = 2800.00 psf

Total Load per Lineal Foot of Wall, $P_{(H)}$ = 32994.26 plf

Resultant occurs at a Height = 14.02 feet

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Surcharge Calculation (Pt. Load)

Horizontal Surcharge Pressure from Point Load

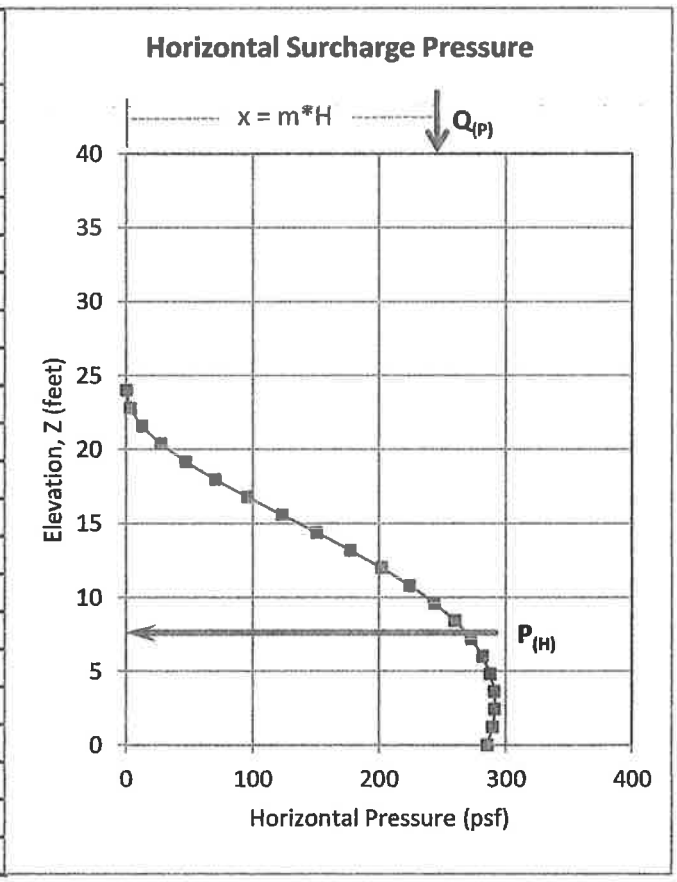
(Ref: NAVFAC 7.2-74)

Description: Point Load from Column located at 30' from Basement w/ BOF @ -15'

Input:

Point Load:	$Q_{(P)}$	1000000.00	lbs
Height of Wall/Cut	H	24.00	feet
Distance to Wall/Cut	x	30.00	feet
	m	1.25	

Elevation Z (feet)	n	Horizontal Pressure (psf) $\sigma_{(H)}$
24.0	0.00	0.00
22.8	0.05	3.13
21.6	0.10	12.35
20.4	0.15	27.13
19.2	0.20	46.67
18.0	0.25	69.93
16.8	0.30	95.76
15.6	0.35	122.94
14.4	0.40	150.32
13.2	0.45	176.83
12.0	0.50	201.59
10.8	0.55	223.90
9.6	0.60	243.26
8.4	0.65	259.37
7.2	0.70	272.09
6.0	0.75	281.46
4.8	0.80	287.61
3.6	0.85	290.77
2.4	0.90	291.23
1.2	0.95	289.31
0.0	1.00	285.35



x = m*H

Z = n*H

Maximum Pressure, $\sigma_{(H)}$ = 291.23 psf

Total Load per Lineal Foot of Wall, $P_{(H)}$ = 4357.23 plf

Resultant occurs at a Height = 7.61 feet

Geotechnologies, Inc.

Project: Hathaway Dinwiddie
File No.: 20827
Description: Surcharge Calculation (Pt. Load)

Horizontal Surcharge Pressure from Point Load

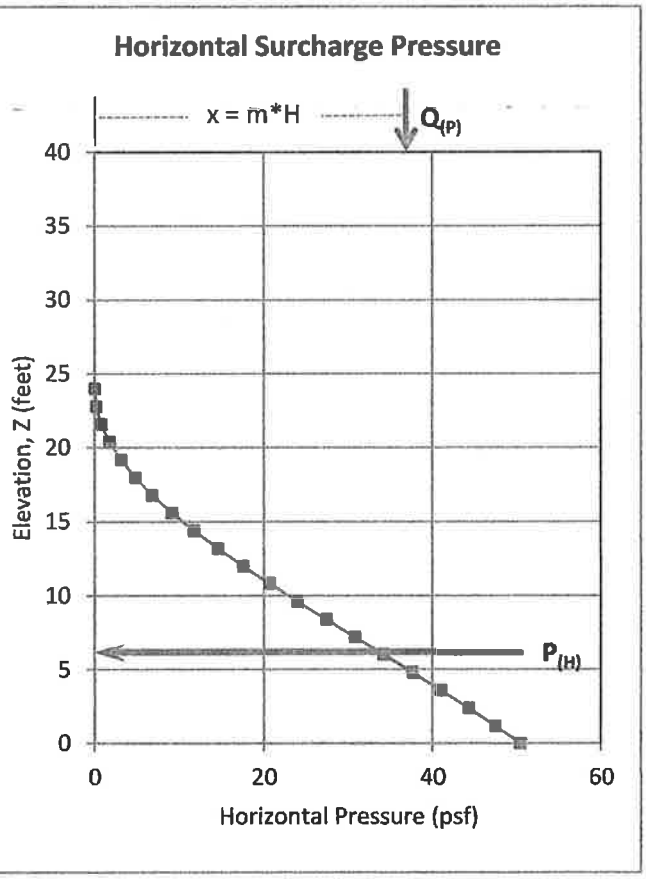
(Ref: NAVFAC 7.2-74)

Description: Point Load from Column located at 60' from Basement w/ BOF @ -15'

Input:

Point Load:	$Q_{(P)}$	1000000.00	lbs
Height of Wall/Cut	H	24.00	feet
Distance to Wall/Cut	x	60.00	feet
	m	2.50	

Elevation Z (feet)	n	Horizontal Pressure (psf) $\sigma_{(H)}$
24.0	0.00	0.00
22.8	0.05	0.20
21.6	0.10	0.78
20.4	0.15	1.75
19.2	0.20	3.09
18.0	0.25	4.77
16.8	0.30	6.78
15.6	0.35	9.09
14.4	0.40	11.67
13.2	0.45	14.48
12.0	0.50	17.48
10.8	0.55	20.65
9.6	0.60	23.94
8.4	0.65	27.31
7.2	0.70	30.74
6.0	0.75	34.17
4.8	0.80	37.58
3.6	0.85	40.94
2.4	0.90	44.21
1.2	0.95	47.37
0.0	1.00	50.40



x = m*H

Z = n*H

Maximum Pressure, $\sigma_{(H)}$ = 50.40 psf

Total Load per Lineal Foot of Wall, $P_{(H)}$ = 512.87 plf

Resultant occurs at a Height = 6.18 feet

APPENDIX C

CITADEL ENVIRONMENTAL SERVICES, INC.

assess
resolve
strengthen

PRIVILEGED AND CONFIDENTIAL

August 25, 2014

Mr. Rashmi Mehta
HATHAWAY DINWIDDIE CONSTRUCTION COMPANY
811 Wilshire Boulevard, Suite 1500
Los Angeles, California 90017-2632

Re: CITADEL Project No. 0575.1003.0
Feasibility Study and Lead Soil Sampling Investigation
City of Santa Monica City Services Building – Former Firing Range
1865 Main Street
Santa Monica, California

Dear Mr. Mehta:

Citadel Environmental Services, Inc. is pleased to provide you with this Feasibility Study and Lead Soil Sampling Investigation Report for the above-referenced location.

The Feasibility Study and Lead Soil Sampling Investigation Report was conducted for Hathaway Dinwiddie Construction Company in accordance with Citadel's Proposal 0575.1003.P, dated July 28, 2014, and a mutually agreed upon scope of work.

If, after your review, you have any questions or require additional information, please do not hesitate to telephone me at the Citadel Office in Glendale at (818) 246-2707.

Sincerely,
CITADEL ENVIRONMENTAL SERVICES, INC.

Joshua Cwikla

Digitally signed by Joshua Cwikla
DN: cn=Joshua Cwikla, o=Citadel Environmental Services, Inc., ou=Staff Geologist, email=jcwikla@citadelenvironmental.com, c=US
Date: 2014.08.25 13:23:53 -07'00'

Joshua Cwikla, P.G.
Project Geologist

Enclosure

CITADEL ENVIRONMENTAL SERVICES, INC.

assess
resolve
strengthen

Hathaway Dinwiddie Construction Company
811 Wilshire Boulevard, Suite 1500
Los Angeles, California 90017-2632

Feasibility Study and Lead Soil Sampling Investigation Report

August 25, 2014

Citadel Project Number 0575.1003.0

City of Santa Monica City Services Building – Former Firing Range
1865 Main Street
Santa Monica, California

www.citadelenvironmental.com

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FIGURES

Figure 1 Site Location Map
Figure 2 Site Plan
Figure 3 Subsurface Profile

APPENDICES

Appendix A Health and Safety Plan
Appendix B Geophysical Survey
Appendix C Boring Logs
Appendix D Laboratory Data

1.0 BACKGROUND

Citadel Environmental Services, Inc. (Citadel) has prepared this Feasibility Study and Lead Soil Sampling Investigation Report for the City of Santa Monica City Services Building, Firing Range, in the City of Santa Monica, California (Site). A Site Location map is included as Figure 1.

Citadel understands that a 36,000 square foot addition to City Hall was constructed in the 1950's for housing the Police Department and underground firing range, Traffic Engineering and the Recreation Department. When the new Public Safety Facility was placed into service in 2005, the 1950's Police/City Hall Addition was demolished. The Police Department's firing range, which was located in the basement of the demolished City Hall Addition, was not removed from the Site.

Analytical testing of the concrete floor and walls of the former firing range resulted in significant finding of lead dust on the concrete surfaces. The lead dust was encapsulated against the surfaces and left in place. Subsequently, the basement was backfilled with approximately five (5) feet of concrete and construction debris overlain by approximately seven (7) feet of imported soil.

Additional asbestos containing flooring material and asbestos containing pipe were discovered and anticipated during demolition activities (Earth Tech, 2005). Within this document, a previously executed Lead Paint Survey was included for the former Police Building. Earth Tech noted that spent bullets and visible dust and debris were identified were observed within the firing range area, whereas wipe samples were then collected. It was indicated prior to sampling that at a pre-proposal job walk that the firing range had been decontaminated of settled lead dust. Results of the wipe sampling confirmed the presence of hazardous lead contaminated dust greater than 50 micrograms per square foot (ug/ft^2) in all six (6) samples obtained. Results of sampling ranged between 1,900 – 16,000 ug/ft^2.

The proposed new development will include an approximately 40,000 square foot (SF) to 50,000 SF addition adjacent to and immediately east of the 1939 historic City Hall Building to house he City Building and Safety permit center in addition to City staff offices and ancillary spaces. At the time of this study, the proposed structural concept was not completed. This Feasibility Study will be used as part of the Phase I Design process. Potential building design could include a subsurface structure in the former firing range area, wherein the existing soils and encapsulated structure would be excavated and removed from the Site. If a subsurface structure is not incorporated into the design, geotechnical analysis could potentially recommend removal of the soils and encapsulated structure as well.

2.0 PURPOSE

Subsurface soil samples were collected below the concrete floor of the former firing range and evaluated for the presence of elevated lead along with determination as to the hazardous characteristics of the soil. The Feasibility Study process was developed to gather sufficient information to support an informed risk management decision to evaluate potential remediation alternatives and address unacceptable risks to human health and the environment that maintain protection over time, and that minimize these risks from untreated waste.

3.0 GEOLOGY AND GROUNDWATER

The Site is identified on the Geologic Map of the Beverly Hills and South half Van Nuys 7.5 Minute Quadrangle (Dibblee and Ehrenspeck, 1991) as being situated on Holocene age unconsolidated alluvium.

Groundwater in this area is part of the Coastal Plain of Los Angeles Basin, Santa Monica Sub-Basin (No. 4-11.01) determined by Department of Water (DWR, 2004). Groundwater is recharged mainly by percolation of precipitation and surface runoff into the sub-basin from the Santa Monica Mountains. Citadel reviewed the Regional Water Quality Control Board's Geotracker database of sites with uncontrolled releases of fuels, solvents, or other material into the soil and groundwater to obtain information regarding depth to first ground water in the Site vicinity. Information was obtained from this database for 1620 6th Street, Santa Monica, California, approximately 420 feet northeast of the Site. A groundwater monitoring well associated with that facility, depth to ground water ranged from approximately 48 to 49 feet below ground surface (bgs).

4.0 SUBSURFACE INVESTIGATION

4.1 HEALTH AND SAFETY PLAN

A site-specific health and safety plan (HASP) was prepared prior to on-site activities. This HASP identified existing and potential hazards for workers at the Site during drilling and sample collection activities. A copy of the signed HASP is included in Appendix A.

4.2 GEOPHYSICAL SURVEY

On August 1, 2014, a geophysical survey was conducted under the supervision of a Citadel Professional Geologist at the Site by SubSurface Surveys and Associates, Inc. of Carlsbad, California to locate and identify pipes, conduits, utilities, and other underground obstructions within a 10 foot radius of proposed borings.

Piping and utilities detected during the survey were marked with spray chalk paint on the ground cover, using orange for anomaly, yellow for gas and green for storm drain.

A copy of the geophysical survey report is included in Appendix B.

4.3 SUBSURFACE INVESTIGATION

As part of a limited subsurface investigation, using a truck mounted CME 95 drill rig Citadel advanced two (2) soil borings within the approximate boundary of the former firing range. Due to incomplete records of the exact boundaries, additional areas were not sampled. Additional sampling locations may yield different results. From these soil borings, soil samples were collected to confirm the presence or absence of lead-contaminated soil within the subsurface below the former firing range structure. Soil samples were collected from the two (2) borings at

depths of 1, 5 and 10 feet below the finished concrete floor elevation of the former basement. Please see the attached Figure - 2 for approximate soil boring locations.

The soil borings were logged by a Professional Geologist. The collected samples were placed within a cooler and delivered under proper Chain-of-Custody protocols to a state certified laboratory for analyses.

Soil cuttings remaining from drilling operations below the firing range foundation were placed in drums and will be disposed of through an approved hauler to the appropriate disposal.

The soil borings were backfilled with bentonite slurry to approximately one-foot below grade. Soil was placed above the slurry and the surface was finished to existing grade to match the surrounding surface cover.

4.4 LABORATORY ANALYSIS

Soil samples were analyzed for Total Lead per EPA method 6010B.

5.0 FINDINGS

5.1 SUBSURFACE INVESTIGATION

The subsurface profile observed during drilling activities within the two (2) borings revealed very similar materials. The short and relatively wet grassy lawn area was underlain by approximately seven (7) feet of dark brown very clayey SAND, assumed to be imported soil used to fill in the former excavation. Beneath the imported soil was approximately three (3) feet of reddish brick and concrete debris interpreted to be rubble associated with the former demolished building. At ten (10) feet below the ground surface (bgs) in both borings, the former basement concrete slab was encountered. The thickness of the concrete slab was approximately 18-24 inches in both borings. Below the concrete slab, the native soil profile was observed to consist of varying layers of silty fine to coarse SAND, slightly clayey SAND, and slightly clayey silty fine SAND with rock fragments. The moisture of the native soils increased with depth. Both borings extended to a total depth of twenty two (22) feet bgs, with soil samples obtained at depths of twelve (12), seventeen (17) and twenty two (22) feet. Samples were identified by their respective boring location and depth sampled (B-1-12). Groundwater was not encountered in either boring. A copy of the Boring Logs is included in Appendix C.

Analytical results reported by the laboratory indicated non-detect (ND) to low levels of total lead concentrations below the CHHSLs for residential and commercial/industrial land use. Lead concentrated soils are considered a California regulated hazardous waste if above the Total Threshold Limit Concentrations (TTLC) of 1,000 mg/Kg, and above the soluble threshold limit concentration (STLC) of 5 mg/L. Laboratory results are included in Appendix D.

Table 1.0 – Summary of Lead Concentrations in Soil

The following table represents the laboratory findings, along with corresponding California Human Health Screening Levels (CHHSLS), EPA's Regional Screening Levels (RSL's), and Total Threshold Limit Concentrations (TTLC) Limits:

Sample Location	Laboratory Result	CHHSLS – Residential Land Use	CHHSLS – Commercial/Industrial Land Use	RSL's – Residential Soil	RSL's – Industrial Soil	TTLC Regulatory Limit – Cal Haz Waste
B-1-12	ND	150 mg/Kg	3,500 mg/Kg	400 mg/Kg	800 mg/Kg	1,000 mg/Kg
B-1-17	5.37 mg/Kg	150 mg/Kg	3,500 mg/Kg	400 mg/Kg	800 mg/Kg	1,000 mg/Kg
B-1-22	5..37 mg/Kg	150 mg/Kg	3,500 mg/Kg	400 mg/Kg	800 mg/Kg	1,000 mg/Kg
B-2-12	3.13 mg/Kg	150 mg/Kg	3,500 mg/Kg	400 mg/Kg	800 mg/Kg	1,000 mg/Kg
B-2-17	7.50 mg/Kg	150 mg/Kg	3,500 mg/Kg	400 mg/Kg	800 mg/Kg	1,000 mg/Kg
B-2-22	7.23 mg/Kg	150 mg/Kg	3,500 mg/Kg	400 mg/Kg	800 mg/Kg	1,000 mg/Kg

6.0 CONCLUSIONS

6.1 SUBSURFACE INVESTIGATION

A. Due to incomplete records of the exact boundaries, additional areas were not sampled. Additional sampling should be conducted if the subsurface area is to be disturbed.
B. The subsurface soil profile encountered and observed during drilling activities did not reveal the presence of a substantial concrete cap overlying the encapsulated material as previously noted. It is possible that the concrete cap may exist as a very thin layer that was not detectable due to the heavy duty nature of drilling equipment. Details of the exact thickness of the concrete cap were not available in documents reviewed.
C. Review of all documents provided to Citadel did not reveal any lead based paint or settled lead dust abatement oversight during or prior to demolition activities. High concentrations of lead covered or lead based materials may be present in the construction debris overlying the original basement concrete slab.
D. Lead identified above detectable concentrations was below 10% of the Total Threshold Limit Concentrations (TTLC), below ten times (10X) the soluble threshold limit concentration (STLC) and below 20 times (20X) the Toxicity Characteristic Leaching Procedure (TCLP) and appear to be consistent with naturally occurring concentrations in soil.
E. While this limited screening of subsurface soils revealed non-detect to low concentrations of lead in soil below the existing basement concrete slab, there is a high probability that increased concentrations may exist throughout the proposed building footprint subsurface profile due to historical site use and historical building material composition with the use of lead based paints.

F. Based on results of the limited soil sampling, the potential for leaching of lead into groundwater is low.
G. Based on results of this limited soil sampling investigation, classification of the drummed soil is considered non-hazardous and is not a regulated waste.

7.0 RISK BASED REMEDIAL GOALS

7.1 CONSTITUENTS OF CONCERN - LEAD

Inorganic lead is a malleable, blue-gray, heavy metal that occurs naturally in the Earth's crust. Lead-formed alloys are typically found in ammunition, pipes, cable covering, building material, solder, radiation shielding, collapsible tubes, and fishing weights. Lead enters the body primarily through inhalation and ingestion. Adults are mainly exposed to lead by breathing in lead-containing dust and fumes at work, or from hobbies that involve lead. Lead passes through the lungs into the blood where it can harm many of the body's organ systems. While inorganic lead does not readily enter the body through the skin, it can enter the body through accidental ingestion (eating, drinking, and smoking) via contaminated hands, clothing, and surfaces. Workers may develop a variety of ailments, such as neurological effects, gastrointestinal effects, anemia, and kidney disease.

Lead wastes for the Site include encapsulated lead dust and potential lead waste from spent ammunition below the concrete floor of the former firing range. Human health concerns related to the presence of the lead wastes include occupational exposure, releases to groundwater and disposal.

7.2 HYPOTHETICAL RECEPTORS AND EXPOSURE PATHWAYS

Lead contaminated dust is an important pathway of human lead exposure. Potential for lead dust exposure is likely with the removal of the concrete walls and floor during construction. Additional environmental exposure to lead waste is leaching of lead into the shallow groundwater. Future occupational workers are hypothetical receptors associated with potentially contaminated soil at the Site.

7.3 HUMAN HEALTH RISK BASED REMEDIAL GOALS

California Human Health Screening Levels (CHHSLS) for Residential land use and Regional Screening Levels (RSL's) established by Region IX of the U.S. EPA for commercial soil were used to determine Risk Based Remedial Goals (RSL's). The CHHSL for lead in soil for Residential land use is 150 milligram per kilogram (mg/Kg). The more conservative residential screening levels were used as opposed to the less stringent Commercial/Industrial land use levels of 3,500 mg/Kg. The RSL for residential soil is 400 mg/Kg, while the industrial soil level is 800 mg/Kg.

7.4 REMEDY

The remedy required for cleanup of all soil exceeding CHHSLs and RSL's for lead is to excavate and remove the affected materials.

7.5 TARGET REMEDIAL AREA

The target remedial area consists of the area delineated within the proposed building footprint of the former firing range.

8.0 REMEDIAL ALTERNATIVES

8.1 ALTERNATIVE 1 - NO FURTHER ACTION

A. Institutional Controls

This alternative provides no additional cleanup of lead in soils or dust, but relies on current Institutional Controls (IC). The Environmental Protection Agency (EPA) defines ICs as non-engineered instruments, such as administrative and legal controls, that help to minimize the potential for exposure to contamination and/or protect the integrity of a response action. If the project were not to be developed, any development in the future would need to be re-evaluated through comprehensive sampling of soil and concrete surfaces.

B. Implementation

No Further Action would only be implemented if the project were not to be developed, geotechnical engineering recommendations allowed the subsurface to not be disturbed to approximately seven (7) feet below the ground surface, or no subsurface construction were to occur. Any disturbance to the encapsulated debris or protected slab could cause a release of lead contaminated dust into the soil and atmosphere affecting human health concerns.

C. Effectiveness

If the assumed lead affected construction debris were not encountered, currently at approximately seven (7) feet bgs as seen in the subsurface drilling activities, no contact with lead would occur protecting worker health. However, due to limited sampling locations, additional lead affected soil and debris may be present in other locations.

D. Cost

There would be no cost for No Further Action due to removal of material would not be completed.

E. Schedule

The schedule for No Further Action would be not relevant.

8.2 ALTERNATIVE 3 - EXCAVATION AND REMOVAL OF LEAD AFFECTED MATERIALS

A. Excavation and Removal of Lead Affected Materials

This alternative directly removes the lead concentrated soil and construction debris that site workers could encounter during project development.

B. Implementation

Excavation and removal would be implemented if proposed development would disturb the subsurface at a minimum depth encountering the formerly placed construction debris. It is assumed that the soil overlying the construction debris was properly screened for contaminants prior to placement, however should also be screened by intermittent sampling during removal. A Soil Management Plan would be implemented to protect workers and the environment during excavation and removal of affected material. The Soil Management Plan would recommend monitoring and sampling during excavation to identify lead concentrated soil, along with specific handling and separating recommendations. Sampling soil would help determine specific disposal locations for excavated material.

C. Effectiveness

Excavation and removal would be very effective to reduce the potential for future contact with lead concentrated debris and soils, as well as limit the potential for additional lead in soil to leach toward and enter the groundwater system.

D. Cost

The cost for excavation and removal would vary based on the final amount of material identified as being lead concentrated soils. Approximate costs would include:

Environmental Consultation including Soil Management Plan preparation, monitoring, sampling and reporting - $10,000-20,000

Excavation and disposal of soil and debris, assumed excavation of approximately 5,000 cubic yards of material - $200,000-400,000

E. Schedule

Excavation of material could take as much as 2-4 weeks to complete.

9.0 COMPARATIVE ANALYSIS/EVALUATION OF REMEDIAL ALTERNATIVES

9.1 COMPARISON CRITERIA

A. Protection of Human Health and the Environment

Alternative 1 – Effective in protecting direct worker and human health, however, less effective to the environment due to potential failing of the encapsulated material contaminating the subsurface. Limited sampling locations could skew findings resulting in additional lead contamination in the subsurface as well.

Alternative 2 – Effective in protecting human health and the environment by removing the source of potential hazardous materials.

B. Compliance with Relevant federal and local Requirements

Alternative 1 – Less effective due to potential failing of encapsulated area.

Alternative 2 – By removing the source of potential contamination, this alternative is most effective.

C. Long-term Effectiveness

Alternative 1 – Less effective due to potential leaching concerns.

Alternative 2 – By removing the source of potential contamination, this alternative is most effective.

D. Reduction of Toxicity

Alternative 1 – Less effective to the environment due to potential failing of the encapsulated material contaminating the subsurface. Limited sampling locations could skew findings resulting in additional lead contamination in the subsurface as well.

Alternative 2 – By removing the source of potential contamination, this alternative is most effective.

E. Short-term Effectiveness

Alternative 1 – Less effective by leaving potential contaminants in place.

Alternative 2 – By removing the source of potential contamination, this alternative is most effective.

F. Implementability

Alternative 1 – This alternative has no implementation issues.

Alternative 2 – This alternative has more difficult implementation issues due to the additional funding, coordination, consultation and excavation process.

G. Cost

Alternative 1 – Limited to no costs associated with this alternative.

Alternative 2 – Estimated costs of $200,000-400,000 could be incurred to remove the source of potential contamination, however, if grading of the Site would already include excavation and removal of subsurface soils and debris from a geotechnical engineering standpoint, the remediation costs would be reduced to disposal of lead affected material to appropriate facilities.

9.2 PREFERRED REMEDIAL ALTERNATIVE

In order to reduce the potential failing of the encapsulated material contaminating the subsurface, along with removing the source of potential contamination, excavation and removal of lead affected materials should be implemented along with a Soil Management Plan.

10.0 REFERENCES

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12.0 SIGNATURES

Report Prepared by:

Joshua Cwikla

Digitally signed by Joshua Cwikla
DN: cn=Joshua Cwikla, o=Citadel Environmental Services, Inc., ou=Staff Geologist, email=jcwikla@citadelenvironmental.com, c=US
Date: 2014.08.25 13:24:13 -07'00'

Joshua Cwikla
Professional Geologist 8590

Report Reviewed by:

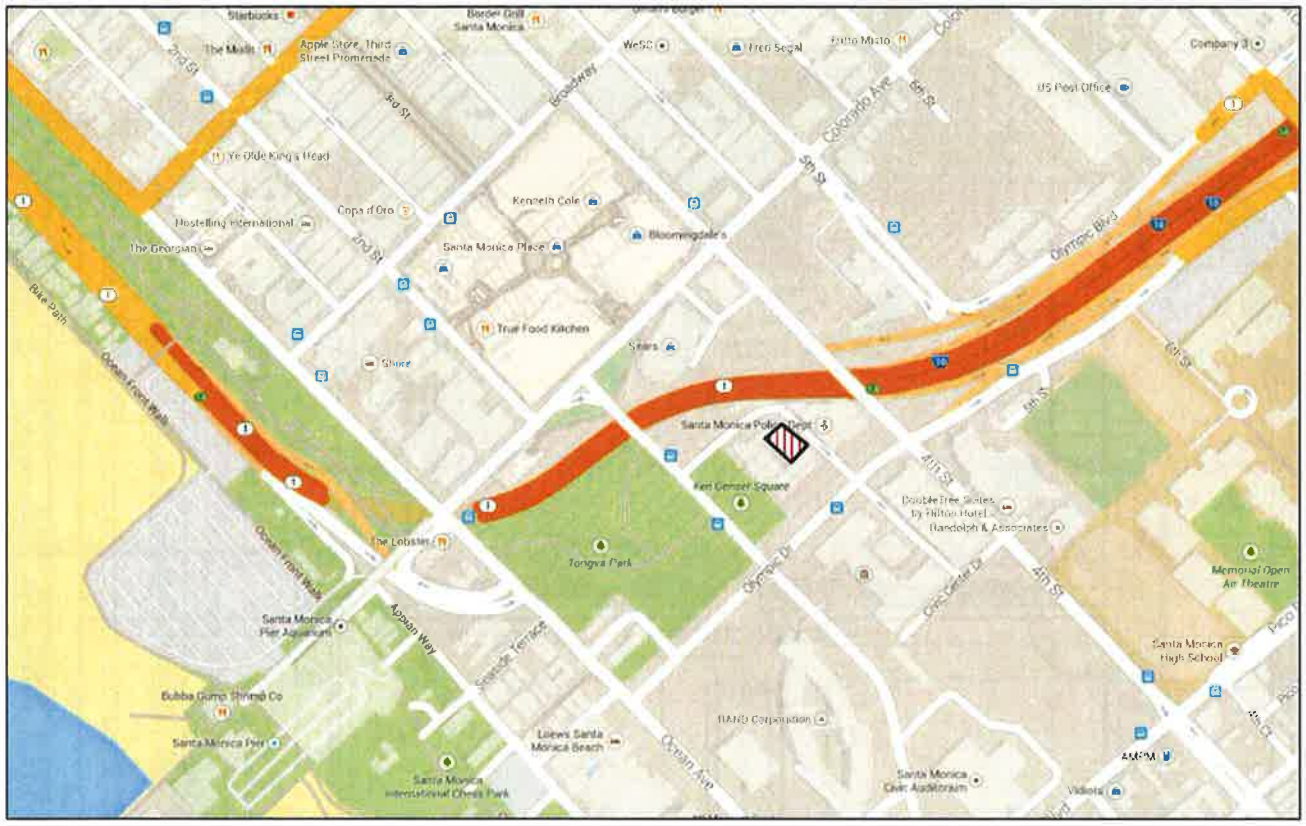
Mark Drollinger

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Date: 2014.08.25 13:24:29 -07'00'

Mark Drollinger, M.Eng, CSP, CHMM, EIT
Director, Environmental Geology and Engineering

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Figures



= Site Location

N

Not to Scale

Source: Google Maps

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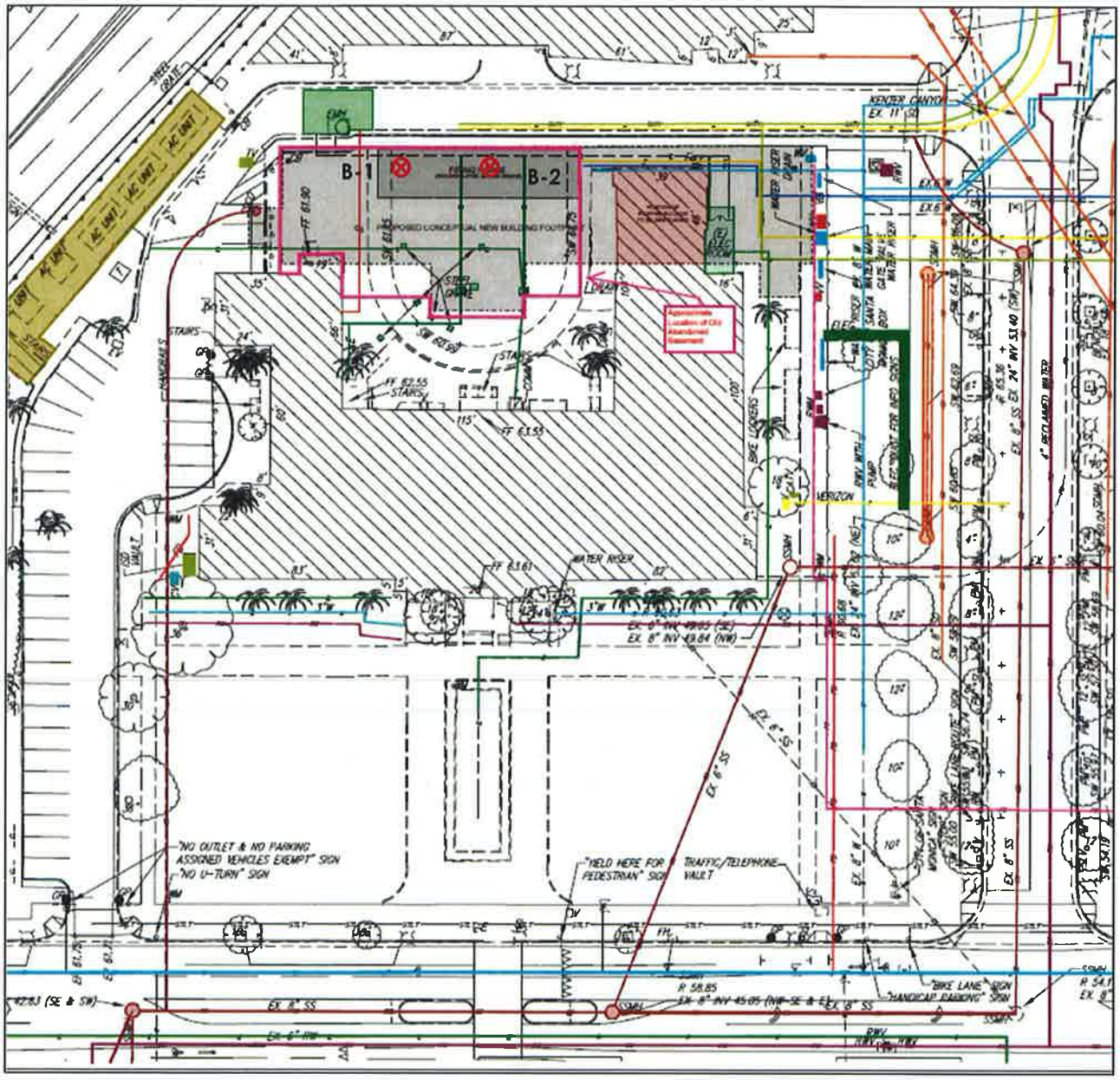
HATHAWAY DINWIDDIE CONSTRUCTION COMPANY
City of Santa Monica City Services Building - Firing Range
1865 Main Street
Santa Monica, California

Figure 1

PROJECT NO.: 0575.1003.0

DATE: August 2014

Location Map



⊗ = Approximate Boring Location

N

Not to Scale

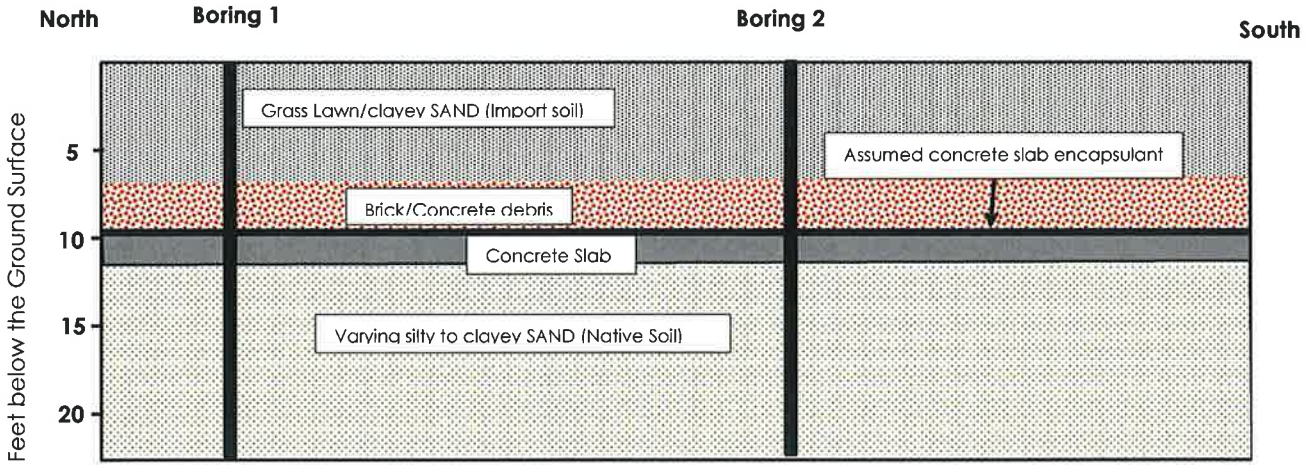
CITADEL
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HATHAWAY DINWIDDIE CONSTRUCTION COMPANY
City of Santa Monica City Services
Building - Firing Range
1865 Main Street
Santa Monica, California

Figure 2

PROJECT NO.: 0575.1003.0
DATE: August 2014

Site Map



Subsurface profile of the firing range area interpreted from subsurface drilling

N

Not to Scale

CITADEL ENVIRONMENTAL SERVICES, INC.

HATHAWAY DINWIDDIE CONSTRUCTION COMPANY
City of Santa Monica City Services Building - Firing Range
1865 Main Street
Santa Monica, California

Figure 3

PROJECT NO.: 0575.1003.0

DATE: August 2014

Subsurface Profile

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Appendix A
Health and Safety Plan

CITADEL ENVIRONMENTAL SERVICES, INC.

assess
resolve
strengthen

Hathaway Dinwiddie Construction Company
811 Wilshire Boulevard, Suite 1500
Los Angeles, California 90017-2632

Health and Safety Plan

August 7, 2014

Citadel Project Number 0575.1003.P

City of Santa Monica City Services Building - Firing Range
1865 Main Street
Santa Monica, California

www.citadelenvironmental.com

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1.0 SITE DESCRIPTION

The City of Santa Monica City Services Building, Firing Range, is located at 1865 Main Street in Santa Monica, Los Angeles County California (Site).

Citadel Environmental Services, Inc. (Citadel) has prepared this Health and Safety Plan (HASP) for use during drilling activities to be conducted at the Site. Activities conducted under Citadel's direction at the Site will be in compliance with applicable Occupational Safety and Health Administration (OSHA) regulations, particularly those in Title 8 California Code of Regulations (CCR) 5192, and other applicable federal, state, and local laws, regulations, and statutes. A copy of this HASP will be kept onsite during scheduled field activities.

2.0 BACKGROUND

Citadel understands that a 36,000 square foot addition to City Hall was constructed in the 1950's for housing the Police Department and firing range, Traffic Engineering and the Recreation Department. When the new Public Safety Facility was placed into service in 2005, the 1950's Police/City Hall Addition was demolished. The Police Department's firing range, which was located in the basement of the demolished City Hall Addition, was not removed from the Site but was encapsulated with concrete and remains in the subsurface.

Citadel was contracted by Hathaway Dinwiddie Construction Company (Client) to collect subsurface soil from below the concrete cap of the former firing range and evaluate the soil for the presence of elevated lead. Soil samples will be collected from two borings at depth of one (1), five (5), and ten (10) feet below the finished concrete floor elevation of the former basement.

3.0 SAFETY POLICY

Safety will be given primary importance in the planning and operation of this project. It is the policy of Citadel to conform to current OSHA standards in construction and local government agency requirements having authority over the project as regards to Citadel employees, subcontractors and public safety.

Each subcontracting firm will assume primary responsibility for the safety of their own work in regards to their employees and other persons. Subcontractors will assume the duty to comply with OSHA, and all other federal, state and local regulations.

The subcontractors work will be monitored by Citadel project managers for implementation of the Citadel HASP, while adhering to their own safety program. Citadel will retain the authority and power to enforce this HASP during the progress of the work. Any deficiencies in safe work practices will be brought to the attention of the subcontractor firm's supervisor for immediate corrective action. If the subcontractor fails or refuses to take corrective action promptly a stop work order shall be issued and the subcontractor or the subcontractor employee may be removed from the project.

4.0 WORK DESCRIPTION

The work will consist of performing a Geophysical Survey to evaluate the potential presence of any underground utilities, USTs or other buried structures associated with previous Site activities.

Upon completion of the Geophysical Survey, soil samples will be collected to confirm the presence or absence of potential contamination within the subsurface.

Using a truck mounted CME 95 drill rig Citadel will advance two (2) soil borings within the approximate boundary of the former firing range. The drill rig will be staged in such a way as to minimize impact with the surrounding landscape features and not to inhibit any public right of way areas. The Site will be inspected by the drilling crew prior to equipment placement and closely monitored. Any settling of the equipment will cause the work to stop immediately. Prior to drilling with the drill rig, hand augering equipment will be used as a pilot hole for the upper 3-5 feet of surface material to prevent encountering any near surface utilities. From these soil borings, soil samples will be collected to confirm the presence or absence of lead-contaminated soil within the subsurface below the former firing range structure. Soil samples will be collected from the two (2) borings at depths of 1, 5 and 10 feet below the finished concrete floor elevation of the former basement.

Hazards that may be associated with the project include traffic, heavy and rotating equipment, and soil potentially impacted with high lead concentrations.

5.0 KEY PROJECT PERSONNEL AND RESPONSIBILITIES

Project Manager	Mark Drollinger (Citadel)
Site Safety Officer (SSO)/Project Monitor	Joshua Cwikla (Citadel)
Subcontractor Personnel	Choice Drilling
Site Representative	Rashmi Mehta Hathaway Dinwiddie Construction Company

PROJECT MANAGER

The Project Manager has the ultimate responsibility for the health and safety of personnel at the Site. The Project Manager is responsible for:

- Ensuring that project personnel review and understand the requirements of this HASP;
- Keeping on-site personnel, including subcontractors, informed of the expected hazards and appropriate protective measures at the Site; and
- Providing resources necessary for maintaining a safe and health work environment.

SITE SAFETY OFFICER/PROJECT MONITOR

The SSO is responsible for enforcing the requirements of this HASP once site work begins. The SSO has the authority to immediately correct situations where noncompliance with this HASP is noted and to immediately stop work in cases where an immediate danger to site workers or the environment is perceived. Responsibilities of the SSO also include:

- Obtaining and distributing PPE and air monitoring equipment necessary for this project;
- Limiting access at the Site to authorized personnel;
- Communicating unusual or unforeseen conditions at the Site to the Project Manager;
- Supervising and monitoring the safety performance of site personnel to evaluate the effectiveness of health and safety procedures and correct deficiencies;
- Conducting daily tailgate safety meetings before each day's activities begin; and
- Conducting a site safety inspection prior to the commencement of each day's field activities.

SUBCONTRACTOR PERSONNEL

Subcontractor personnel are expected to comply with the minimum requirements specified in this HASP. Failure to do so may result in the dismissal of the subcontractor or any of the subcontractor's workers from the job site. Subcontractors may employ health and safety procedures that afford them a greater measure of personal protection than those specified in this plan as long as they do not pose additional hazards to themselves, the environment, or others working in the area.

6.0 SITE CONTROL MEASURES

The SSO or Project Manager has been designated to coordinate access and security on site.

7.0 STANDARD OPERATING PROCEDURES

GENERAL SAFETY

- Maintain good housekeeping at all times in all project work areas.
- Check the work area to determine what problems or hazards may exist.
- Designate specific areas for the proper storage of materials.
- Store tools, equipment, materials, and supplies in an orderly manner.
- Provide containers for collecting trash and other debris.
- Clean up all spills quickly.
- Report unsafe conditions or unsafe acts to your supervisor immediately.
- Report all occupational illnesses, injuries, and vehicle accidents.
- Do not wear loose clothing, wristwatches, and other loose accessories when within arm's reach of moving machinery.
- Emergency exits and evacuation areas should be clearly marked during work activities.
- Personnel fall protection is required when climbing to perform maintenance six feet or higher above ground.
- Inspect hand tools and use proper PPE.
- Ensure proper grounding and guarding of equipment.
- Keep hands and fingers out of pinch points.
- Use good ergonomic posturing when working with heavy items.

COMMUNICATION PROCEDURES

Due to the close proximity of all field crew members the necessity for radio communication is not necessary.

The following standard hand signals will be used:

Hand drawn across throat ..... Cease operation immediately
Hand gripping throat ..... Out of air, can't breathe
Grip partner's wrist or both hands around waist ..... Leave area immediately
Hands on top of head ..... Need assistance
Thumbs up ..... OK, I am alright, understood
Thumbs down ..... No, negative

FIELD VEHICLES

- Equip vehicles with emergency supplies and equipment.
- Maintain both a first aid kit and fire extinguisher in the field vehicle at all times.
- Utilize a rotary beacon on vehicle if working adjacent to active roadway.
- Always wear seatbelt while operating vehicle.
- Tie down loose items.

MANUAL LIFTING

- Personnel shall seek assistance when performing manual lifting tasks that appear beyond their physical capabilities.
- Assess the situation before lifting, ensure good lifting and body positioning practices, and ensure good carrying and setting down practices.

Subsurface Drilling Activities

- Wear the appropriate PPE when sampling, including safety glasses, nitrile gloves, and steel-toe boots (refer to Section G).
- Use proper mounting and dismounting techniques when climbing into and from vehicles or equipment.
- Look for overhead and underground power and other utility lines.
- If present, verify that the rig is being set up a safe distance from these lines (a minimum of 10 feet in all directions).
- Check boring locations for proximity to any overhead lines. Assume a line is energized until verified that it is not
- Examine the actual location where the drill is to be set. If possible, it is best to have a level and clean area. Remove rock and other debris that may interfere with the drilling operation or pose safety hazards.
- Walk the path of travel for the rig in order to delineate any soft or wet ground.
- Using traffic control devices, establish work zone.
- When possible, an exclusion zone with a radius of at least one mast length shall be created around the rig. Unauthorized personnel shall be kept clear of this zone.
- Do not attempt to commence drilling before everything is unloaded and organized.
- Drill rod, casing, augers and similar tools should be stacked orderly on racks to prevent sliding, rolling, spreading, or falling. When stationed on the ground prior to use, these tools may need to be blocked to prevent inadvertent or unanticipated rolling.
- In order to minimize the tripping, slipping and falling hazards around the drill rig, work areas, platforms, walkways and other access-ways should be kept free of obstructions such as materials and tools, and substances such as debris, grease, ice, and mud.
- All unattended boreholes must be adequately covered or otherwise protected to prevent drill rig personnel, visitors or animals from stepping or falling into the hole.
- Keep all flammable liquids in proper containers and stored away from heat and spark sources.
- All drilling fluids must be contained in DOT-approved drums and disposed off-site.
- Fire extinguishers of the appropriate size and type for the particular fire hazard involved must be present on the drill site.

HEAT EXPOSURE

- Limit exposure to the sun, or take extra precautions when the UV index rating is high.
- Take lunch and breaks in shaded areas.
- Create shade by using umbrellas, tents, and canopies.
- Wear proper clothing: long sleeved shirts with collars, long pants, and UV-protective sunglasses or safety glasses.
- Apply sunscreen generously to all exposed skin surfaces at least 20 minutes before exposure. Re-apply sunscreen at least every 2 hours, and more frequently when sweating or performing activities where sunscreen may be wiped off.
- Communicate any concerns regarding heat stress to a supervisor.
- Keep hydrated throughout the day (about 4 cups per hour).
- OHSA's Heat Index:

Heat Index	Risk Level	Protective Measures
Less than 91°F	Lower (Caution)	Basic heat safety and planning
91°F to 103°F	Moderate	Implement precautions and heighten awareness
103°F to 115°F	High	Additional precautions to protect workers
Greater than 115°F	Very High to Extreme	Triggers even more aggressive protective measures

Utilities (Under Ground and Above Ground): Low Hazard. Utilities have been cleared during a geophysical survey.

Biological Hazards: Low to medium Hazard. Beware of spiders, insects and other possible animals.

Site Instability: Low to medium Hazard. The Site will be inspected prior to equipment placement and closely monitored. Any settling of the equipment will cause the work to stop immediately.

Equipment Refueling: Low Hazard. Equipment shall not be refueled with the engine running. Cigarettes, open flames, or other ignition sources are not allowed within 50 feet of the fueling location.

Personnel Injury: Upon notification of an injury the Project Field Leader should evaluate the nature of the injury, and the affected person should be decontaminated to the extent possible prior to movement. The Project Field Leader shall initiate the appropriate first aid, and contact should be made for an ambulance and with the designated medical facility (if required).

Fire/Explosion: The fire department shall be alerted and all personnel moved to a safe distance from the involved area.

Other Equipment Failure: If any other equipment on site fails to operate properly, the Project Team Leader shall be notified and then determine the effect of this failure on continuing operations on site. If the failure affects the safety of personnel or prevents completion of the Work Plan tasks, work will cease until the situation is evaluated and appropriate actions taken.

8.0 EXPOSURE MONITORING

The following substances are known or suspected to be on site. The primary hazards of each are identified as follow:

Substances	Concentration	Primary Hazards
Lead	50 ug/m^3 (8 hr avg)	Inhalation

LEAD: Inorganic lead is a malleable, blue-gray, heavy metal that occurs naturally in the Earth's crust. Lead-formed alloys are typically found in ammunition, pipes, cable covering, building material, solder, radiation shielding, collapsible tubes, and fishing weights. Lead enters the body primarily through inhalation and ingestion. Adults are mainly exposed to lead by breathing in lead-containing dust and fumes at work, or from hobbies that involve lead. Lead passes through the lungs into the blood where it can harm many of the body's organ systems. While inorganic lead does not readily enter the body through the skin, it can enter the body through accidental ingestion (eating, drinking, and smoking) via contaminated hands, clothing, and surfaces. Workers may develop a variety of ailments, such as neurological effects, gastrointestinal effects, anemia, and kidney disease.

The SSO will monitor on-site worker exposure to airborne contaminants during intrusive site activities. Dust suppression efforts should be available during drilling activities to minimize exposure to lead in the atmosphere.

ACTION LEVELS

The following concentrations must not be exceeded when working in areas where lead may be present in the air:

- Lead: Not to exceed 30 ug/m3 (8 hr avg)

If these concentrations are exceeded and cannot be controlled by local methods, an evacuation of the immediate area and possibly the site will be ordered in accordance with the evacuation route in Section 10.0.

9.0 PERSONAL PROTECTIVE EQUIPMENT

The purpose of PPE is to protect employees from hazards and potential hazards they are likely to encounter during site activities. The amount and type of PPE used will be based on the nature of the hazard encountered or anticipated. Respiratory protection will be utilized when an airborne hazard has been identified using real-time air monitoring devices, or as a precautionary measure in areas designated by the SSO, elevating to level C. If this occurs, contractor personnel shall be respirator-approved.

Dermal protection, primarily in the form of chemical-resistant gloves and coveralls, will be worn whenever contact with chemically affected materials (e.g. soils, groundwater, sludge) is anticipated, without regard to the level of respiratory protection required.

Based on evaluation of potential hazards, the following levels of personal protection have been designated for the applicable work areas or tasks:

Location	Job Function	Level of Protection
Controlled Area	All workers	A B C (D) Other

Specific protective equipment for each level of protection is as follows:

Level A
- Fully-encapsulating suit
- SCBA
- Disposable coveralls

Level B
- Splash gear
- SCBA

Level C
- Splash gear
- Half-face canister respirator with H_2S/VOC cartridge
- Mouth/nose canister respirator
- Efficiency 100 (HEPA)

Level D
- Hard hat
- Ear plugs
- Neoprene or leather gloves - nitrile gloves
- Safety vests and Glasses
- Hard toe boots

NO CHANGES TO THE SPECIFIED LEVELS OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SSO OR PROJECT MANAGER.

10.0 DECONTAMINATION PROCEDURES

Despite protective procedures, personnel may come in contact with potentially hazardous compounds while performing work tasks. If so, decontamination needs to take place using an Alconox or tri-sodium phosphate (TSP), followed by a rinse with clean water. Standard decontamination procedure for levels C and D are as follows:

- Equipment drop
- Boot cover and outer glove wash and rinse
- Boot cover and out glove removal
- Suit wash and rinse
- Suit removal
- Safety boot wash and rinse
- Inner glove wash and rinse
- Respirator removal
- Inner glove removal
- Field wash of hands and face

Workers should employ only applicable steps in accordance with level of PPE worn and extent of contamination present. The SSO shall maintain adequate quantities of clean water to be used for personal decontamination (i.e. field wash of hands and face) whenever a suitable washing facility is not located in the immediate vicinity of the work area. Disposable items will be disposed of in an appropriate container. Wash and rinse water generated from decontamination activities will be handled and disposed of properly. Non-disposable items may need to be sanitized before reuse. Each site worker is responsible for the maintenance, decontamination, and sanitizing of his/her own

PPE.

Used equipment may be decontaminated as follows:

- An Alconox or TSP and water solution will be used to wash the equipment.
- The equipment will then be rinsed with clean water.

Each person must follow these procedures to reduce the potential for transferring chemically affected materials offsite.

11.0 EMERGENCY PROCEDURES

In the event of an emergency, site personnel will signal distress with three blasts of a horn (a vehicle horn will be sufficient), or other predetermined signal. Communication signals, such as hand signals, must be established where communication equipment is not feasible or in areas of loud noise.

The SSO will designate evacuation routes and refuge areas to be used in the event of an emergency. Site personnel will stay upwind from vapors or smoke and upgradient from spills. Workers should exit through the established decontamination areas wherever possible. If evacuation cannot be done through an established decontamination area, site personnel will go to the nearest safe location and remove contaminated clothing there. Personnel will assemble at the predetermined refuge following evacuation and decontamination. The SSO will count and identify site personnel to verify that all personnel have been evacuated safely. Please refer to Figure 1.0 for the evacuation route and refuge location.

FIGURE 1.0 – EVACUATION ROUTE AND REFUGE AREAS

= Approximate Site Boundaries

= Proposed Boring Locations

= Refuge Areas



The designated medical facility is:

Santa Monica Urgent Care
524 Colorado Avenue
Santa Monica, CA 90401
(310) 394-2273



Directions:

Head north-northeast on Main SStreet toward Colorado Avenue
Turn left onto 4th Street
Turn right onto Broadway
Turn right onto 5th Street
Turn left onto Colorado Avenue
Hospital will be on the right

Local ambulance service is available from:

Name Local Paramedics
Phone 911

First-aid equipment is available in the SSO's vehicle.

List of emergency phone numbers:

Agency/Facility	**Phone#**
Police	911
Fire	911
Hospital	(310) 394-2273

This HASP has been prepared by:

Shirley Lee
Environmental Specialist

Mark Drollinger, M.Eng, CSP, CHMM, EIT
Director, Environmental Geology and Engineering

SIGNATURE PAGE

The following signatures indicate that this Health and Safety Plan (HASP) has been read and accepted by all site personnel.

NAME	COMPANY	SIGNATURE	DATE
JAVIER ZERAPIO	CHOICE DRILLING		8/8/14
John Santos	HDCC		8-8-14
Gabriel Robles	Choice Drilling		8.8.14
Joshua Cwikla	CH2M		8/8/14

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Appendix B
Geophysical Survey

SubSurface Surveys & Associates, Inc.
An Applied Geophysical Company

2075 Corte Del Nogal, Suite W
Carlsbad, CA 92011

Office: (760) 476-0492
Fax: (760) 476-0493

August 7, 2014

Project/Invoice No. 14-304

Citadel Environmental Services
1725 Victory Blvd
Glendale, California 91201

Attn: **Shirley Lee**

Re: Geophysical Investigation Report, Santa Monica City Hall, 1865 Main St, Santa Monica, California.

This report is to present the results of our geophysical survey carried out over portions of the Santa Monica City Hall located at 1865 Main St, Santa Monica, California (Figure 1). The survey was performed on August 1, 2014, and its purpose was to locate and identify, insofar as possible, pipes, conduits, utilities, and other underground obstructions within a 10 foot radius of eight (8) proposed boreholes.

A combination of electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR) were applied to the search. Utility locators with line tracing capabilities were also brought to the field and used where risers exist onto which a signal could be impressed and traced.



FIGURE 1. Site location map.

Survey Design –The area to be surveyed was indicated in the field by the client and included eight proposed borehole locations that were all located within the Santa Monica City Hall.

In site situations and survey objectives such as this, the best use of time is achieved by systematically free-traversing with the instruments while monitoring them continuously to determine which responses are significant and due to true subsurface targets, and which are due to other non-target or above-ground features and must be ignored (an example being nearby reinforced concrete). Where applicable, the EM devices, magnetic gradiometer, and GPR were traversed systematically over the survey areas in multiple, organized directions. Other traverses were taken for detailing and confirmation where anomalous conditions were found.

In addition, the line tracers were used to impress signals onto pipes, generally through accessible risers and tracer wires when present, to delineate the lines' locations and orientations. The instruments were also used in passive mode, configured to detect 60 Hz electrical signals and other common radio-frequency signals found in active electrical and communication lines.

Hard copy of the EM data was not acquired, that is, discrete readings on the nodes of a grid were not recorded that could be put into a contoured map format. Rather, the instruments' meters were read continuously, and in real-time, during each traverse. This free-traversing method allowed for immediate detection of anomalous objects and facilitated the opportunity to investigate them further, without the need to first download and process data in the office. The lack of hard copy for EM data sets does not degrade the quality of the survey in any way. Hard copy merely provides a basis for report documentation of these geophysical fields, if such documentation is needed.

A Geonic's model EM61, and a Fischer M-Scope, was used for the EM sampling. A Sensors & Software Noggin Ground Penetrating Radar unit with a 500 MHz antenna produced the radar images. The magnetic gradiometer was a Schonstedt GA-52, and a Metrotech 9890 and RIDGID SR-60 SeekTech utility locator rounded out the tools applied.

Brief Description of the Geophysical Methods Applied – The EM61 instrument is a high resolution, time-domain device for detecting buried conductive objects. It consists of a powerful transmitter that generates a pulsed primary magnetic field when its coils are energized, which induces eddy currents in nearby conductive objects. The decay of the eddy currents, following the input pulse, is measured by the coils, which in turn serve as receiver coils. The decay rate is measured for two coils, mounted concentrically, one above the other. By making the measurements at a relatively long time interval (measured in milliseconds) after termination of the primary pulse, the response is nearly independent of the electrical conductivity of the ground. Thus, the instrument is a super-sensitive metal detector. Due to its unique coil arrangement, the response curve is a single well-defined positive peak directly over a buried conductive object. This facilitates quick and accurate location of targets.

The M-Scope device energizes the ground by producing an alternating primary magnetic field with AC current in a transmitting coil. If conducting materials are within the area of influence of the primary field, AC eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs the response as anomalous conditions. The strength of the secondary field is a function of the conductivity of the object; say a pipe, tank or cluster of drums, its

size, and its depth and position relative to the instrument's two coils. Conductive objects, to a depth of approximately 7 feet below ground surface (bgs) for the M-Scope are sensed. The device is also somewhat focused; that is, it is more sensitive to conductors below the instrument than they are to conductors off to the side.

The magnetic gradiometer has two flux gate magnetic fixed sensors that are passed closely to and over the ground. When not in close proximity to a magnetic object, that is, only in the earth's field, the instrument emits a sound signal at a low frequency. When the instrument passes over a buried iron or steel object, so that locally there is a high magnetic gradient, the frequency of the emitted sound increases. The frequency is a function of the gradient between the two sensors.

The line locator is used to passively detect energized high voltage electric lines and electrical conduit (50-60 Hz), VLF signals (14-22 kHz), as well as to actively trace other utilities. Where risers are present, the utility locator transmitter can be connected directly to the object, and a signal (9.8-82 kHz) is sent traveling along the conductor, pipe, conduit, etc. In the absence of a riser, the transmitter can be used to impress an input signal on the utility by induction. In either case, the receiver unit is tuned to the input signal, and is used to actively trace the signal along the pipe's surface projection.

The GPR instrument beams energy into the ground from its transducer/antenna, in the form of electromagnetic waves. A portion of this energy is reflected back to the antenna at a boundary in the subsurface across which there is an electrical contrast. The instrument produces a continuous record of the reflected energy as the antenna is traversed across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The radar wave travels at a velocity unique to the material properties of the ground being investigated, and when these velocities are known, the two-way travel times can be converted to depth. The depth of penetration and image resolution produced are a function of ground electrical conductivity and dielectric constant.

Interpretation and Conclusions - The interpretation took place in real time as the survey progressed, and accordingly, the findings of our investigation were marked on the ground cover at the site using spray chalk, reported to the client, and are further documented with site photographs of the areas investigated (Figures 2-8)

Items detected in the vicinity of the boreholes were marked in industry standard colors including blue for water, orange for communication, green for sewer, red for electric, yellow for gas and white for lines of unknown utility type.

We found multiple lines near all the boreholes. We had to move a few of the proposed locations. We positioned the final locations away from detected lines. Please refer to the photos for the locations and orientations of all detected items found near the boreholes.

At the conclusion of the survey, the proposed boreholes were located so as to avoid all detected obstructions. They were marked in white a yellow "SSS" to indicate that each had been checked by company personnel.

Limitations and Further Recommendations - It should be understood that limitations inherent in geophysical instruments and/or surveying techniques exist at all sites, and nearly all sites exhibit conditions under which such might not perform optimally. Consequently, the detection of buried objects in all

circumstances **cannot be guaranteed**. Such limitations are numerous and include, but are not limited to, rebar-reinforced ground cover, abrupt changes in ground cover type, above-ground obstacles preventing full traverses or traverses in one direction only, above-ground conductive objects interfering with instrument signal, nearby powerlines or EM transmitters, highly conductive background soil conditions, limited GPR penetration, non-metallic targets, shallower or larger objects shielding deeper or smaller targets, tracing signal jumping from one line to another, and inaccessible risers, cleanouts, valve boxes, and manholes. If one or more geophysical instrument is rendered ineffective and cannot be utilized, the quality of the survey can be somewhat degraded.

For the above reasons, and in the interest of maximum safety, we encourage our clients to take advantage of Underground Service Alert (USA), Dig Alert, or other similar services, when possible. Furthermore, we recommend hand-auguring and the use of a drilling method known as air knifing or vacuum extraction, when feasible or if applicable to this project. These methods may significantly limit damage to underground pipes, conduits, and utilities that might not have been detectable during the course of this survey. Please bear in mind, that geophysical surveying is only one of several levels of protection that is available to our clients.

SubSurface Surveys may include maps in some reports. While they are an accurate general representation of the site and our findings, they are not of engineering quality (i.e., measured and mapped by a licensed land surveyor).

SubSurface Surveys and Associates makes no guarantee either expressed or implied regarding the accuracy of the findings and interpretations present. And, in no event will SubSurface Surveys and Associates be liable for any direct, indirect, special, incidental, or consequential damages resulting from interpretations and opinions presented herewith.

All data generated on this project are in confidential file in this office, and are available for review by authorized persons at any time. The opportunity to participate in this investigation is very much appreciated. Please call, if there are questions.



Todd Barker
Staff Geophysicist, SubSurface Surveys



Travis Crosby
California State Geophysics Registration GP1044
Senior Geophysicist, SubSurface Surveys

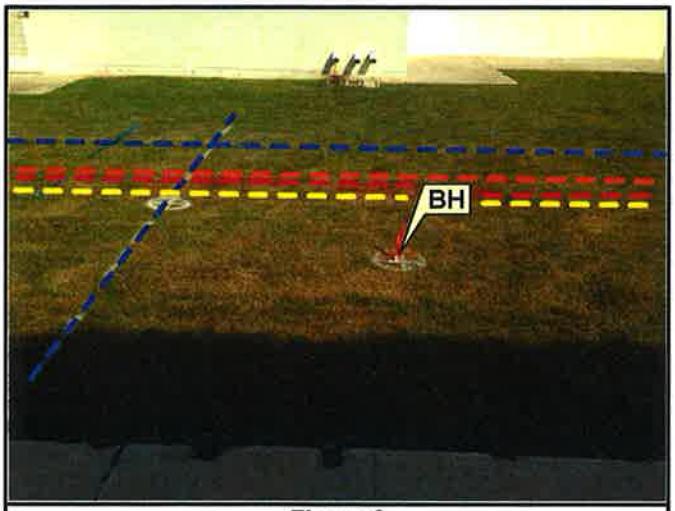


Figure 2



Figure 3



Figure 4



Figure 5

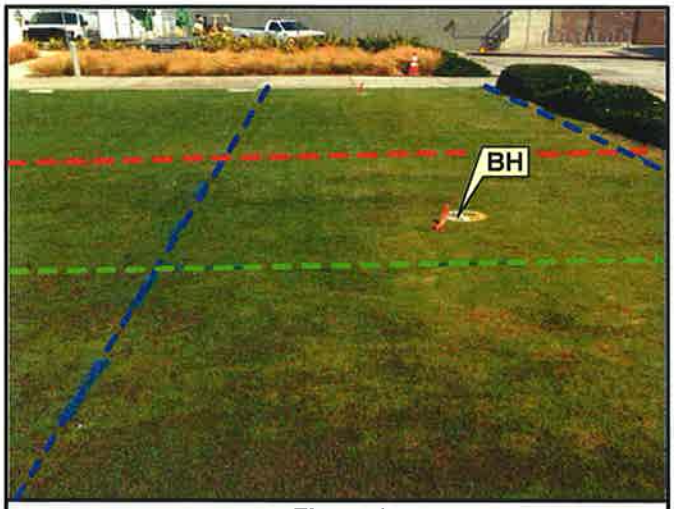


Figure 6



Figure 7

Sub Surface Surveys	SITE: **Santa Monica City Hall** **1865 Main St** **Santa Monica, California**	TITLE: **Utility Clearance for Boreholes**	SURVEY DATE: **August 1, 2014**
		PREPARED FOR: **Citadel Environmental Services**	SSS PROJECT NO: **14-304**

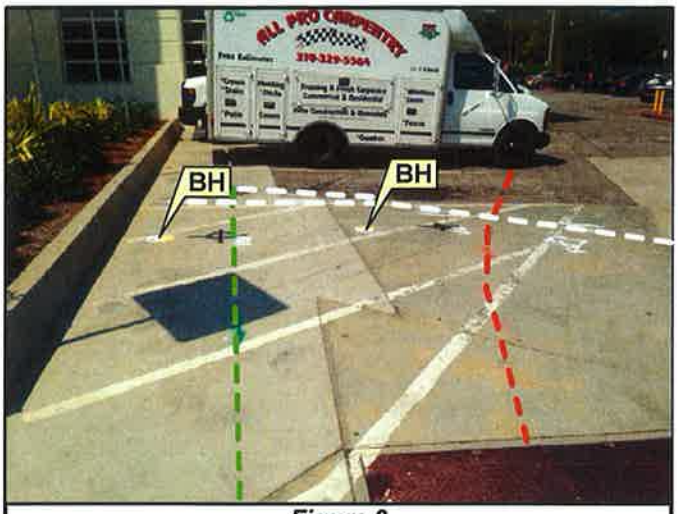


Figure 8

Sub Surface Surveys	SITE: **Santa Monica City Hall** **1865 Main St** **Santa Monica, California**	TITLE: **Utility Clearance for Boreholes**	SURVEY DATE: **August 1, 2014**
		PREPARED FOR: **Citadel Environmental Services**	SSS PROJECT NO: **14-304**

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Appendix C
Boring Logs

CITADEL ENVIRONMENTAL SERVICES, INC. BORING LOG

Boring I.D.	Project No.	Project	
B-1	0575.1003.0	Santa Monica City Hall Firing Range	
Location		Logged By:	
Santa Monica, CA		JC	
Drilling Method	Driller	Checked By:	
Hollow Stem	Choice Drilling		

Drilling Date	Start Time	Completion Time	Backfilling	Total Depth	Depth to Groundwater
8/8/2014	830	930	Soil 0-10'/Grout-10'-22'	22'	NE

Depth (feet)	Time	Sample Type	Sample I.D.	PID (ppb)	Blow Count	USCS	Soil Description
1						SC	Lawn/Grass - Very wet Dark brown very clayey SAND - Very moist, loose
2							
3							
4							Medium dense
5							
6							
7							Mix of reddish brick, concrete, soil
8							
9							
10							
11							Concrete Slab (24" thick)
12							
13		Tube	B-1-12			SM	Tan silty fine to coarse SAND, moist, medium dense
14							
15							
16							
17							
18		Tube	B-1-17			SC	Brown slightly clayey fine SAND, very moist, medium dense
19							
20							
21							
22							
23		Tube	B-1-22			SM-SC	Brown silty clayey fine to medium SAND with rock fragments Very moist, mdeium dense
24							Total depth at 22'
25							

CITADEL ENVIRONMENTAL SERVICES, INC. BORING LOG

Boring I.D.	Project No.	Project	
B-2	0575.1003.0	Santa Monica City Hall Firing Range	
Location		Logged By:	
Santa Monica, CA		JC	
Drilling Method	Driller	Checked By:	
Hollow Stem	Choice Drilling		

Drilling Date	Start Time	Completion Time	Backfilling	Total Depth	Depth to Groundwater
8/8/2014	1035	1200	Soil 0-10'/Grout-10'-22'	22'	NE

Depth (feet)	Time.	Sample Type	Sample I.D.	PID (ppb)	Blow Count	USCS	Soil Description
1						SC	Lawn/Grass - Very wet Dark brown very clayey SAND - Very moist, loose
2							
3							
4							Medium dense
5							
6							
7							Mix of reddish brick, concrete, metal, soil
8							
9							
10							
11							Concrete Slab (18" thick)
12							
13		Tube	B-2-12			SM	Reddish brown silty fine to coarse SAND, moist, medium dense
14							
15							
16							
17							
18		Tube	B-2-17			SM-SC	Brown slightly clayey silty fine SAND, very moist, medium dense
19							
20							
21							
22							
23		Tube	B-2-22			SM-SC	Brown sl clayey fine to medium SAND with rock fragments Very moist, mdeium dense
24							Total depth at 22'
25							

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ENVIRONMENTAL SERVICES, INC.

Appendix D
Laboratory Data

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

Ordered By

Citadel Environmental Services, Inc
1725 Victory Boulevard
Glendale, CA 91201-

Telephone: (818)246-2707
Attention: Mark Drollinger

Number of Pages	**4**
Date Received	**08/08/2014**
Date Reported	**08/13/2014**

Job Number	Order Date	Client
74019	08/08/2014	CES

Project ID: 0575.1003.0
Project Name: City of Santa Monica
Site: Firing Range
1865 Main Street
Santa Monica, CA 90401

Enclosed please find results of analyses of 6 soil samples which were analyzed as specified on the attached chain of custody. If there are any questions, please do not hesitate to call.

Checked By: _____ Approved By: C. Razmara

Cyrus Razmara, Ph.D.
Laboratory Director

American Environmental Testing Laboratory Inc.

2834 & 2908 North Naomi Street, Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

CHAIN OF CUSTODY RECORD

№ 86071

AETL JOB No. 74019

Page 1 of 1

COMPANY	Citadel Environmental
PROJECT MANAGER	Mark Prollinger
COMPANY ADDRESS	1725 Victory Blvd Glendale CA
PHONE	818 246 2707
FAX	
PROJECT NAME	City of Santa Monica - Firing Range
PROJECT #	0575.10030
SITE NAME AND ADDRESS	1865 Main Street
PO #	

	SAMPLE ID	LAB ID	DATE	TIME	MATRIX	CONTAINER NUMBER/SIZE	PRES.
1	B-1-12	74019.01	8/8/14	845	SOIL	Tubes	ICE
2	B-1-17	74019.02		900			
3	B-1-22	74019.03		915			
4	B-2-12	74019.04		1015			
5	B-2-17	74019.05		1030			
6	B-2-22	74019.06		1100			
7							
8							
9							
10							
11							
12							
13							
14							
15							

ANALYSIS REQUESTED

Total Lead 6010B
X
—
—
—
—
—
X

TEST INSTRUCTIONS & COMMENTS

SAMPLE RECEIPT - TO BE FILLED BY LABORATORY

TOTAL NUMBER OF CONTAINERS	6	PROPERLY COOLED (Y) / N / NA	
CUSTODY SEALS Y (N) / NA		SAMPLES INTACT (Y) / N / NA	
RECEIVED IN GOOD COND. (Y) N		SAMPLES ACCEPTED (Y) / N	

TURN AROUND TIME

[X] NORMAL [ ] RUSH [ ] SAME DAY [ ] NEXT DAY [ ] 2 DAYS [ ] 3 DAYS

DATA DELIVERABLE REQUIRED

[ ] HARD COPY
[ ] PDF
[ ] GEOTRACKER (GLOBAL ID) _____
[ ] OTHER (PLEASE SPECIFY) _____

	1.	2.	3.
RELINQUISHED BY SAMPLER: / RELINQUISHED BY:	Signature:	Signature:	Signature:
	Printed Name: Josh Cmiel	Printed Name:	Printed Name: C. Prollinger
	Date: 8/8/14 Time: 1200	Date: Time:	Date: 8/8/14 Time: 1305
RECEIVED BY: / RECEIVED BY LABORATORY:	Signature:	Signature:	Signature:
	Printed Name: C. PROLLINGER	Printed Name:	Printed Name:
	Date: 8/8/14 Time: 1200	Date: Time:	Date: 8/8/14 Time: 1305

DISTRIBUTION: WHITE - Laboratory, CANARY - Laboratory, PINK - Project/Account Manager, YELLOW - Sampler/Originator

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

Ordered By

Citadel Environmental Services, Inc
1725 Victory Boulevard
Glendale, CA 91201-

Telephone: (818)246-2707
Attention: Mark Drollinger

Project ID: 0575.1003.0
Date Received 08/08/2014
Date Reported 08/13/2014

Job Number	Order Date	Client
74019	08/08/2014	CES

CERTIFICATE OF ANALYSIS
CASE NARRATIVE

AETL received 6 samples with the following specification on 08/08/2014.

Lab ID	Sample ID	Sample Date	Matrix	Quantity Of Containers
74019.01	B-1-12	08/08/2014	Soil	1
74019.02	B-1-17	08/08/2014	Soil	1
74019.03	B-1-22	08/08/2014	Soil	1
74019.04	B-2-12	08/08/2014	Soil	1
74019.05	B-2-17	08/08/2014	Soil	1
74019.06	B-2-22	08/08/2014	Soil	1

Method ^ Submethod	Req Date	Priority	TAT	Units
(6010B.LEAD)	08/15/2014	2	Normal	mg/Kg

The samples were analyzed as specified on the enclosed chain of custody.
No analytical non-conformances were encountered.

Checked By: _____ Approved By: C. Razmara

Cyrus Razmara, Ph.D.
Laboratory Director

American Environmental Testing Laboratory Inc.
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ANALYTICAL RESULTS

Ordered By

Citadel Environmental Services, Inc
1725 Victory Boulevard
Glendale, CA 91201-

Telephone: (818)246-2707
Attn: Mark Drollinger

Site

Firing Range
1865 Main Street
Santa Monica, CA 90401

Page: 2

Project ID: 0575.1003.0
Project Name: City of Santa Monica

AETL Job Number	Submitted	Client
74019	08/08/2014	CES

Method: (6010B.LEAD), Lead, ICP

QC Batch No: 0811142C1

Our Lab I.D.			Method Blank	74019.01	74019.02	74019.03	74019.04
Client Sample I.D.				B-1-12	B-1-17	B-1-22	B-2-12
Date Sampled				08/08/2014	08/08/2014	08/08/2014	08/08/2014
Date Prepared			08/11/2014	08/11/2014	08/11/2014	08/11/2014	08/11/2014
Preparation Method			3050B	3050B	3050B	3050B	3050B
Date Analyzed			08/11/2014	08/11/2014	08/11/2014	08/11/2014	08/11/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Lead	2.5	5.0	ND	ND	5.37	5.37	3.13J

American Environmental Testing Laboratory Inc.
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ANALYTICAL RESULTS

Ordered By

Citadel Environmental Services, Inc
1725 Victory Boulevard
Glendale, CA 91201-

Telephone: (818)246-2707
Attn: Mark Drollinger
Page: 3

Site

Firing Range
1865 Main Street
Santa Monica, CA 90401

Project ID: 0575.1003.0
Project Name: City of Santa Monica

AETL Job Number	Submitted	Client
74019	08/08/2014	CES

Method: (6010B.LEAD), Lead, ICP

QC Batch No: 0811142C1

Our Lab I.D.			74019.05	74019.06			
Client Sample I.D.			B-2-17	B-2-22			
Date Sampled			08/08/2014	08/08/2014			
Date Prepared			08/11/2014	08/11/2014			
Preparation Method			3050B	3050B			
Date Analyzed			08/11/2014	08/11/2014			
Matrix			Soil	Soil			
Units			mg/Kg	mg/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Lead	2.5	5.0	7.50	7.23			

American Environmental Testing Laboratory Inc.

2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

QUALITY CONTROL RESULTS

Ordered By

Citadel Environmental Services, Inc
1725 Victory Boulevard
Glendale, CA 91201-

Telephone: (818)246-2707
Attn: Mark Drollinger

Site

Firing Range
1865 Main Street
Santa Monica, CA 90401

Page: **4**

Project ID: 0575.1003.0
Project Name: City of Santa Monica

AETL Job Number	Submitted	Client
74019	08/08/2014	CES

Method: (6010B.LEAD), Lead, ICP

QC Batch No: 0811142C1; Dup or Spiked Sample: 74019.01; LCS: Clean Sand; QC Prepared: 08/11/2014; QC Analyzed: 08/11/2014; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Lead	0.00	50.0	48.5	97.0	50.0	49.3	98.6	1.6	75-125	<15

QC Batch No: 0811142C1; Dup or Spiked Sample: 74019.01; LCS: Clean Sand; QC Prepared: 08/11/2014; QC Analyzed: 08/11/2014; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Lead	50.0	48.9	97.8	50.0	49.1	98.2	<1	75-125	<15	

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street, Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

Data Qualifiers and Descriptors

Data Qualifier:

#:	Recovery is not within acceptable control limits.
*:	In the QC section, sample results have been taken directly from the ICP reading. No preparation factor has been applied.
B:	Analyte was present in the Method Blank.
D:	Result is from a diluted analysis.
E:	Result is beyond calibration limits and is estimated.
H:	Analysis was performed over the allowed holding time due to circumstances which were beyond laboratory control.
J:	Analyte was detected . However, the analyte concentration is an estimated value, which is between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).
M:	Matrix spike recovery is outside control limits due to matrix interference. Laboratory Control Sample recovery was acceptable.
MCL:	Maximum Contaminant Level
NS:	No Standard Available
S6:	Surrogate recovery is outside control limits due to matrix interference.
S8:	The analysis of the sample required a dilution such that the surrogate concentration was diluted below the method acceptance criteria.
X:	Results represent LCS and LCSD data.

Definition:

%Limi:	Percent acceptable limits.
%REC:	Percent recovery.
Con.L:	Acceptable Control Limits
Conce:	Added concentration to the sample.
LCS:	Laboratory Control Sample
MDL:	Method Detection Limit is a statistically derived number which is specific for each instrument, each method, and each compound. It indicates a distinctively detectable quantity with 99% probability.

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street, Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

Data Qualifiers and Descriptors

MS:	Matrix Spike
MS DU:	Matrix Spike Duplicate
ND:	Analyte was not detected in the sample at or above MDL.
PQL:	Practical Quantitation Limit or ML (Minimum Level as per RWQCB) is the minimum concentration that can be quantified with more than 99% confidence. Taking into account all aspects of the entire analytical instrumentation and practice.
Recov:	Recovered concentration in the sample.
RPD:	Relative Percent Difference

City of
Santa Monica®

Memorandum

To: Liz Bar-El, Senior Planner, Planning and Community Development
From: Joel Cesare, Sustainable Building Advisor, Office of Sustainability and the Environment
Date: 12/21/2016
Re: City Services Building Appeal – Composting Toilet Concerns

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This memo is presented by staff from the Office of Sustainability and the Environment (OSE) for the purpose of addressing concerns raised by the appellant to the City Services Building (CSB) Development Review Permit. The appellant first raised concerns in an email to City Council prior to the November 16, 2016 Planning Commission Meeting and subsequently listed additional concerns in the appeal.

The appellant references information cited from a July 2011 Health Hazard Evaluation Report conducted by the Center for Disease Control (CDC) titled, "Evaluation of Exposures Associated with Cleaning and Maintaining Composting Toilets – Arizona."

Summary of notable assertions from the appellant:

- The use of composting toilets in the new building could put staff and residents at risk of public health problems.
- These systems are complicated and can lead to the spread of pathogens.
- There is the potential for the spread of dangerous pathogens related to plans to spread the compost material from the toilet system around City Hall planting areas.

OSE Staff Response to Appellant's Assertions:

- City of Santa Monica staff (Staff) consider the health and safety of Staff and residents the highest priority in the design of a new building.
- Composting human waste is not a complicated process. By using the method of aerobic digestion, converting waste to EPA-approved Biosolids has been proven in American buildings for decades. It is a passive process that allows nature to breakdown waste. When nitrogen, carbon and moisture ratios are properly balanced, the system is safe, effective and efficient.
- Over the past two and a half years, Staff has conducted extensive research into the feasibility of composting toilets as a water conservation strategy. This has involved site visits and interviews with industry experts, academics, health officials and agency executives including:
    - Site Visits: Two existing buildings with similar occupancy to CSB using composting toilets for all sanitary waste.
        - Bullitt Center (Seattle, WA): 2015 – Seattle Water Forum
        - Chesapeake Bay Foundation (Annapolis, MD): 2015
    - Interviews:
        - Pam Elardo – Director, King County Wastewater Treatment Division
        - Denise Lahmann – Reclaimed Water Programs Supervisor, Washington State Department of Health

        - Jacqueline Taylor – Bureau Director, Los Angeles County Public Health, Environmental Protection
        - Dr. Michael Dodd, Professor, Department of Civil and Environmental Engineering, University of Washington
- The proposed composting toilet system will not be included in the CSB unless it is permitted by the Los Angeles County Department of Public Health and the City of Santa Monica Building & Safety division. The review and permitting processes of both of those agencies are specifically designed to safeguard against negative impacts to the public health and the environment.
- The CSB will have a full-time building engineer responsible for the monitoring and maintenance of the composting system.
- The referenced CDC report has little relevance to the CSB for the following reasons:
    - Exposure examples cited in the report involved Romtecs toilets (pit toilets) in an Arizona state park facility, which have no active ventilation and allow ammonia to concentrate. The composting toilet system proposed for the CSB will have constant ventilation so that this will not occur.
    - Wildlife will not be present in the CSB.
    - Since the CDC report was published in 2011, the park identified has replaced the Romtecs and Clivus Multrum waste systems with the Phoenix system because maintenance staff prefer the Phoenix system. The Phoenix system is the basis of design for the system that will be installed in the CSB.
    - Maintenance personnel respiratory concerns in the CSB will be mitigated by constant negative pressure within the composter that will be controlled by a central exhaust fan.
- Staff has collaborated closely with Bullitt Center design and maintenance staff, as well as Seattle-area regulatory officials.
    - Staff has maintained consistent dialogue with Bullitt Center facilities manager, Corey Reilly for over 2 years. Additionally, Staff met and interviewed Mr. Reilly when they toured the Bullitt Center composters. Mr. Reilly indicates that he attributes about 10 minutes/day to servicing the composters in that building to provide oxygen activation of the compost material.
    - Compost in Bullitt Center's Phoenix composting toilet system is processed to EPA Class B levels for Biosolids, which means it achieves above 99% pathogen reduction.
    - Bullitt Center transports Class B compost to a King County compost facility, which exposes the pile to natural elements to further process the compost to Class A. This compost is sold commercially at various Seattle-area stores.
- Composting Toilets compared to conventional water closets:
    - Foam-flush composting toilets are arguably less of a risk for the spread of bacteria/pathogens. Health facilities are moving away from water flushing toilets because research is indicating plumes of bacteria leave the toilet bowl at every flush.
    - In the event of an earthquake that damages water lines, compost toilets would continue to function, processing waste with passive aerobic digestion.
- Processed compost from the CSB <u>will not</u> be spread on City Hall grounds.
    - Any land application of building produced compost would be regulated per EPA guidelines for beneficial reuse of Biosolids (40 CFR Part 503).
    - Santa Monica will monitor, test and coordinate with the Los Angeles County Department of Public Health prior to the removal of compost from the building.
    - CSB produced compost would only be land applied in Santa Monica if it meets the rigorous EPA requirements classifying it as Class A. In order to be classified Class A, the compost has been disinfected to a level that inactivates pathogens.

- Compost removal is anticipated to occur infrequently and include small volumes. The Bullitt Center, which is similar size and occupancy to the CSB, has removed Class B Biosolids one time in over two-years of occupancy and it was approximately 13 cubic feet.

Inter-agency collaboration has included, but not limited to:

Meeting	Date	Topic(s)	Attendees
Los Angeles County Department of Public Health	September 2014	• Living Building Challenge • Compost toilets	• LA County Health – Environmental Protection Senior Staff • City of Santa Monica (CSM) OSE • CSM Architectural Services • CSM Public Works
Seattle Water Forum	January 2015	• Bullitt Center Permitting • Compost toilets • Rainwater to potable • Graywater to edible landscape	• Bullitt Foundation • ILFI • King County (WA) • State of Washington • Bullitt Center Designers • LA County Health – Environmental Protection Senior Staff • CSM OSE • CSM Architectural Services • CSM Public Works • CSM Building & Safety • CSM Facilities Maintenance • CSM Plumbing Plan Check/Inspection
California State Division of Drinking Water (DDW)	December 2015	• Rainwater to Potable • Groundwater well to potable • Graywater to edible landscape	• CA Regional Water Quality Control Board (RWQCB) • CA DDW • LA County Health – Environmental Protection Senior Staff • CSM OSE • CSM Architectural Services • CSM Public Works • CSM Building & Safety • CSM Water Resources • CSB Design-Build Team

Notable projects in the United States that currently utilize composting toilets:

Project Name	Location	Year
Oakes Hall at Vermont Law School	South Royalton, VT	1998
Chesapeake Bay Foundation's Phillip Merrill Environmental Center	Annapolis, MD	2001
Islandwood	Bainbridge Island, WA	2002
Debevoise Hall at Vermont Law School	South Royalton, VT	2005
Bronx Zoo	New York, NY	2006
Bertschi School	Seattle, WA	2010
Southface Eco Office	Atlanta, GA	2010
El Polin Spring, in the Presidio	San Francisco, CA	2011
Stroud Water Research Center	Avondale, PA	2012
Bullitt Center	Seattle, WA	2013
Chesapeake Bay Foundation's Brock Environmental Center	Virginia Beach, VA	2014
San Jose Environmental Innovation Center (SJEIC)	San Jose, CA	2014
Hard Bargain Farm	Accokeek, MD	2015

January 18, 2017

Dear City Council and City Manager Cole,

I am writing about my upcoming, January 24th, City Council appeal hearing of the $86 million that is about to be spent on an annex to the backside of the Santa Monica City Hall. The annex is officially being called the, "City Services Building." It is my opinion that this is an exorbitant amount of taxpayer money to be spent for only 50,000 square feet of space and 239 workers. Also, let's not forget that this $86 million will be financed with municipal bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years. This brings the total project cost up to $141 million.

Below, I have put together some important details about the proposed project that will help explain the situation.

Why would we need to spend so much for so little space? The answer lies in a magical level of supreme green "sustainability" called the Living Building Challenge. Presently, it is the highest level of architectural sustainability in the world. This trophy level of sustainability has been conceived by a non-profit organization called the Living Future Institute. The Challenge includes a list of twenty sustainability imperatives that are required to win the prize. These imperatives include being zero energy, zero water and zero waste among other detailed requirements. It all sounds good until you begin to look under the hood. I did some research on who sponsors the Living Future Institute and guess what, it is a cadre of companies with a mission that likely has another kind of "green" in mind. Leading the list is Mohawk Industries a major flooring manufacturer. In fact, almost every single one of the sponsors of the Living Building Challenge has something to gain from our hard earned tax dollars. The list includes paint makers, workplace interior manufacturers, multinational construction companies, real estate developers, architecture and engineering firms as well sustainability testers.

I am all for sustainability, but at what cost and for what benefit?

As usual there is a beginning to this story. It starts back in April of 2016 with my signature gathering for Measure LV at the main Santa Monica post office. One morning, I met and had a lengthy discussion with a longtime Santa Monica city staff member who wishes to remain anonymous. This person works for our city Building & Safety department as a plans examiner. He explained to me that there are some very serious public health pathogen issues with composting toilets, which are included in the proposed City Services Building plans. It is the Living Building Challenge trophy that requires composting toilets as part of the zero water and zero waste imperatives. Our city plans examiner also explained that he was removed from the planning group for the City Services Building project because he made the pathogen and public health issues position known to the supervisors who are planning this project. Apparently, there is great pressure coming from somewhere to make this building win the Living Building Challenge. Our city employee is concerned that this pressure could lead to putting city staff and residents at risk as a

result of the use of composting toilets in the new building. Composting toilets are not currently Santa Monica and LA County code compliant.

As it turns out, our plans examiner is not alone. Of the ten projects that have presently qualified for the Living Building Challenge trophy most have run into regulatory hurdles with the quest to be zero water and zero waste. Here are details from the Living Future Institute's own website (https://living-future.org/lbc/):

> 1) The Seattle Bullitt Center was awarded the Living Building trophy even though the Center's composting toilet waste must be transported and treated off site at the end of its process. Because this material is from human origin, it must be treated as a bio-solid and processed at a secondary facility that meets the Washington State Department of Ecology's criteria.
>
> 2) The Smith College Bechtel Environmental Classroom was awarded the Living Building trophy even though the project's composting toilets necessitate licensed haulers to move leachate to a sanctioned facility. The State of Massachusetts's current code does not allow treatment or application of composted liquids, or 'leachate', on site.
>
> 3) The Omega Center for Sustainable Living was awarded the Living Building trophy even though the Center's underground septic storage tanks which provide primary treatment and removal of settle-able solids will eventually need to be pumped and hauled offsite.
>
> 4) The Phipps Center For Sustainable Landscapes was awarded the Living Building trophy even though potable water is drawn from municipal sources per temporary exception due to local health regulations.
>
> 5) The Chesapeake Bay Brock Environmental Center was awarded the Living Building trophy even though state health coding required the addition of chlorine chemicals to it's potable water processing system and composting toilet leachate is sent offsite. Also, they learned that rainwater is very "soft" and takes on high levels of copper from the copper piping that distributes it. This could lead to long-term health concerns as well as to decrease the longevity of the copper piping. The solution was to install a calcium contactor – a water hardener – to stabilize the rainwater, improve its taste, and eliminate concerns over corrosion.
>
> 6) The Old Oak Dojo was awarded the Living Building trophy even though the project uses municipal potable water and the owner hauls the blackwater, greywater and solid compost produced from the toilet for disposal. Proposed variances for rainwater catchment through a green roof, with filtered rainwater used for hand washing, filtered graywater used for irrigation, or on-site leach field treatment of gray and blackwater were all rejected.

In all of these cases the projects were awarded trophies even though they are not following the Living Building Challenge imperatives. One might ask, are these

imperatives just fictional? As this appears to be the situation, why spend all this money and possibly risk public health? Maybe we should save some much needed public funding, forgo the Living Building Challenge - zero water / zero waste requirements and construct the new City Services Building at the LEED Platinum level. Particularly, since the location already includes onsite hookups to potable water and a sanitary sewer connection. Do we really need a supreme "Sustainability" trophy in Santa Monica?

Finally, a quote from City Manager Rick Cole, heard during last week's Northeast Neighbors meeting. In reference to exorbitant city employee salaries, he said, "Sustainability should extend to finances!" Surely it should also extend to our City's building projects.

I am very appreciative of your time and want to also thank you for your dedication and commitment to our wonderful city.

Sincerely,

David Garden
2328 6th Street #4
Santa Monica, CA 90405
(310)880-3278

P.S. I have included a list of bullet points that I will be discussing during my public testimony.

Bullet Points – City Services Building Appeal (16ENT-140)

Scheduled for Hearing Before City Council on Tuesday, Jan 24th, 2017 at 6:30 PM

• Proposed building "massing" overhangs the historic City Hall building on the south side as it will project all the way to the sidewalk and disturbs the historically significant streetscape view of City Hall from Main Street. The historic landmark significance of City Hall is being chipped away at bit by bit. A recent example was the removal of the City Hall entrance steps during the construction of Ken Genser Square.

• Proposed plans to win the Living Building Challenge (LBC) extreme sustainability level of "Living Building" require that the new City Services Building maintain it's own water well. The location is close to the Pacific Ocean and over time the well will produce water infused with salt. This would necessitate the inclusion of a very expensive and energy demanding desalination plant inside the building. This added infrastructure will require a large amount of expensive future maintenance.

• Proposed plans to win the Living Building Challenge (LBC) extreme sustainability level of "Living Building" require that the new City Services Building maintain its own composting toilet system. This directly conflicts with City Code 5.20.060 - No private sewage disposal systems shall be permitted within the City. All such systems must be removed and the lots thereto attached connected to the public sewer system. The connection to the public sewer system in accordance with Chapter 7.04 and this Chapter of this Code, must be completed by July 1, 1987. The removal of the private sewage disposal system must be completed by October 1, 1987. (Added by Ord. No. 1825CCS § 1, adopted 11/7/95; amended by Ord. No. 2461CCS § 1, adopted 7/8/14). Also relevant to this is the definition of "private sewage disposal system." It is defined in section 5.20.020 - **Private Sewage Disposal System (PSDS).** Any system such as a septic tank, cesspool, seepage pit, leach field or any other receptacle, or any combination thereof, which receives any wastewater not discharged to a public sewer.

Also, there exist possible health risks to City staff, maintenance contractors and the general public due to the potential for the spread of dangerous pathogens related to the project's composting toilets and the LBC required plans to spread the compost material around City Hall planting areas, we request that before any final approval is granted to this project that the City Council first direct staff to consult a professional industrial hygienist and for the consultant to prepare a report on the proposed City Services Building sewage system and compost distribution to be presented at a public meeting. In our cursory investigation and research we have found that a composting toilet system of this extensive capacity is unproven and does not currently exist anywhere in the United States. We have found various professional reports stating that the composting process does not reach temperature levels

sufficient to kill off human pathogens and that because of this the proposed project stands to put City staff at risk.

• There is concern that by compacting the proposed City Services Building into such a small footprint, behind City Hall, there are no opportunities for growth, which will likely occur in the near future. It is important to hear a full discussion and disclosure of other possible locations for this new building such as on top of the Santa Monica Sustainable Water Infrastructure Project (SWIP) location to the south side of the County Courthouse.

• Proposed plans to win the Living Building Challenge (LBC) extreme sustainability level of "Living Building" require that the new City Services Building be exorbitantly expensive. There is concern that in attempting to qualify for this level of sustainability the City Services Building project has become "financially" unsustainable. We would like to see a complete cost-benefit analysis regarding the issue of "green sustainability" versus ultimate "financial sustainability" including a discussion of the long-term maintenance of the building's unproven subsystems and what taxpayers should be expected to pay for City staff office space. This analysis should include costs of recently constructed "typical" city office space in other southern California municipalities.

Presently, the new City Services Building is budgeted at $86 million for 50,000 square feet of office space. Plans include financing the project with lease revenue bonds. With the City's "AAA" credit / bond rating, the current interest rate is at 3.25% for twenty years. This will add an additional $55 million of interest to the projected cost for a total amount of $141 million dollars.

- Final cost $1,720 per square foot ($86 million / 50,000 square feet)
- Final cost $360,000 per building worker ($86 million / 239 workers)
- Final cost $915 per Santa Monica resident ($86 million / 94,000)

Presently, the City leases office space for these 239 workers at various locations around the City at a yearly lease rate of $2 to $3 million dollars per year. Using the $3 million figure, it will take 47 years to break even on the proposed City Services Building considering the project's budget combined with the debt obligation.

Also, as a point of reference, let us compare the presently proposed City Services Building project to the recently opened LEED Gold - African American History & Culture Museum on the National Mall in Washington DC. This new Smithsonian building is built at a very high quality and cost $270 million for 350,000 square feet. This works out to about $771 per square foot. The Santa Monica City Services Building, at its current $86 million budget and 50,000 square feet will cost more than twice as much at $1720 per square foot.

• Additional questions beyond cost. Who will regulate the building's day-to-day operations? What about public health redundancy? Do the building plans include multiple barrier quality control protection? Safe drinking water is essential to our physical health and to the economic health of our communities. However, drinking

water is vulnerable to contamination from many potential threats. The 1996 Safe Drinking Water Act Amendments created a coordinated set of programs and requirements to help water systems make sure they have a safe supply of drinking water. These programs and requirements form a Multiple Barrier Approach complete with technical and managerial barriers that help prevent contamination at the source, enhance treatment, and ensure a safe supply of drinking water for consumers.

SPONSORS OF THE LIVING BUILDING INSTITUTE

Living Future Institute Sponsors	Business	Revenue per Year	Living Future Donation
Mohawk Industries	Flooring manufacturer	$8.1 Billion	$100,000.00
Valspar Corporation	Manufacturer of paint and coatings	$3.2 Billion	$25,000.00
Teknion Corporation	Designs & Manufactures Workplace Interiors	Privately Held	$25,000.00
Skanska Corporation	Multinational Construction Company	$17.1 Billion	$25,000.00
Prosoco Corporation	Manufacturer of supplies & products for construction	Privately Held	$25,000.00
Coldspring Company	Quarreler of Granite and Bronze Manufacturer	Privately Held	$25,000.00
Assa Abloy Corporation	World's Largest Lock Manufacturer	$7.6 Billion	$25,000.00
Perkins + Will	Architecture Firm with 2000 employees	Privately Held	$15,000.00
Mecho Systems Inc.	Manufacturer of Window Shades	Privately Held	$15,000.00
Glumac Inc	Mechanical, Electrical & Plumbing Consulting Engineering	Privately Held	$15,000.00
DPR Construction	Commercial General Construction and Management	$2.9 Billion	$15,000.00
Vulcan Real Estate	A Paul Allen Company offers real estate development	Privately Held	$10,000.00
Phipps Conservatory	Part of the Bessmer Trust	Privately Held	$10,000.00
Interface	World's Largest Manufacturer of Carpet Tile	$.93 Billion	$10,000.00
Biohabitats	Conservation Planning Company	Privately Held	$10,000.00
ZGF Architects	Architecture and Urban Design Company	Privately Held	$5,000.00
WRNS Studio	Architecture and Planning Company	Privately Held	$5,000.00
USGBC Massachusetts	US Green Building Council Massachusetts Chapter	Non-Profit	$5,000.00
Thornton Tomasetti	Structural Engineering Consulting Firm	Privately Held	$5,000.00
SmithGrioupJJR	Architectural Firm	Privately Held	$5,000.00
SERA Design	Architecture and Urban Design Company	Privately Held	$5,000.00
PAE Engineers	Mechanical, Electrical & Plumbing Consulting Engineering	Privately Held	$5,000.00
Owens Corning	Manufacturer of Roofing and Insulation	$5.3 Billion	$5,000.00
Miller Hull Architecture	Architectural Firm	Privately Held	$5,000.00
McLennan Design	Architecture and Planning Company	Privately Held	$5,000.00
Lord Aeck Sargent	Architecture and Design Company	Privately Held	$5,000.00
Integrated Ecostrategy	Green Building Certification Company	Privately Held	$5,000.00
HDR Inc	Architectural Engineering Firm	Privately Held	$5,000.00
GGLO Design	Architecture and Design Company	Privately Held	$5,000.00
GCI General Contractors	Commercial Contracting and Construction Management	Privately Held	$5,000.00
Epsten Group	Architecture and Design Company	Privately Held	$5,000.00
DLR Group	Architecture, Engineering and Planning Company	Privately Held	$5,000.00
Building Green	Publisher of Environmental Building News	Privately Held	$5,000.00
BEF	Sustainability Products and Services	Non-Profit	$5,000.00
Arch Nexus	Architecture and Planning Company	Privately Held	$5,000.00
Ankrom Moisan	Architecture and Urban Design Company	Privately Held	$5,000.00

PROJECT INFORMATION

PROJECT NAME: SANTA MONICA CITY SERVICES BUILDING

ADDRESS: 1685 MAIN STREET

OWNER: CITY OF SANTA MONICA

APPLICANT: CHRISTOPHER DISHLIP
INTERIM DIVISION MANAGER
1437 FOURTH STREET, SUITE 300
SANTA MONICA, CA
P: 310-458-2205
E: christopher.dishlip@smgov.net

PROJECT DESCRIPTION: 3-STORY (W/ ONE BASEMENT LEVEL) MIXED-USE BUILDING

CONSTRUCTION TYPE: II-B

AREA SCHEDULE (FLOOR AREA)

LEVEL	OCCUPANCY TYPE	AREA (SF)
BASEMENT	S-2	10,950
LEVEL 1	B	11,545
LEVEL 2	B	13,854
LEVEL3	B	13,854
TOTAL BUILDING AREA		**50,203**
CENTRAL COURTYARD (EXTERIOR)	A	6,790

ZONING REQUIREMENTS

(CIVIC CENTER SPECIFIC PLAN ADOPTED JUNE 28, 2005 UPDATED WITH AMENDMENTS THROUGH OCTOBER 2015)

CURRENT ZONING DISTRICT: CIVIC CENTER

SPECIAL USE DISTRICT: CIVIC CORE

GOVERNING ZONING ORDINANCES: CITY OF SANTA MONICA MUNICIPAL CODE ZONING ORDINANCE, CIVIC CENTER SPECIFIC PLAN

PARCEL SIZE: 320,642 SF (7.36 ACRES)

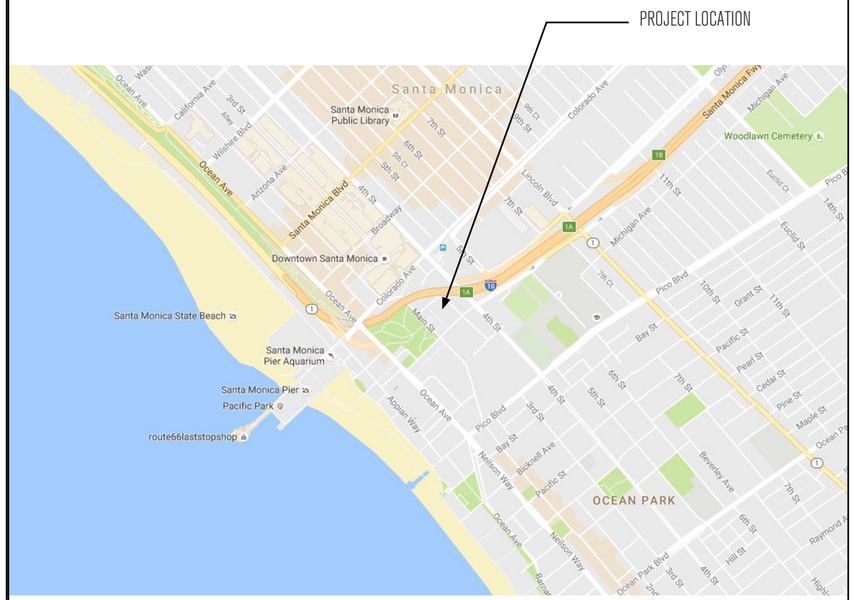
MAX HEIGHT ALLOWED (ABOVE SANG*): 45' (3 FLOORS) PREDOMINANT HEIGHT

PROPOSED HEIGHT (ABOVE SANG*): 35'

ALLOWABLE NEW BUILDING AREA: 40,000 SF (NOT INCLUSIVE OF BASEMENT)

PROPOSED NEW BUILDING AREA: 39,250 SF (NOT INCLUSIVE OF BASEMENT)
50,200 SF (INCLUSIVE OF BASEMENT)

VICINITY MAP



SANTA MONICA CITY SERVICES BUILDING
1685 MAIN STREET
SANTA MONICA, CA

BICYCLE PARKING CALCULATIONS

(SMMC 9.28.140 - BICYCLE PARKING)

LONG TERM BIKE STORAGE:

PER TABLE 9.28.140 BICYCLE PARKING REGULATIONS:
PROVIDE 1 SPACE PER 2,000 SF OF FLOOR AREA, MINIMUM 4 SPACES PER PROJECT.
25 NEW SPACES REQUIRED FOR NEW 50,000 SF BUILDING (10% FOR 10' BICYCLES)

REQUIRED NUMBER OF LONG-TERM LOCKERS:
28 REPLACEMENT (REGULAR-SIZED) TO REPLACE LOCKERS REMOVED ON SOUTH SIDE OF CITY HALL
22 NEW (REGULAR-SIZED) WITH ONE CHARGING STATION
3 NEW (10' BICYCLE) WITH ONE CHARGING STATION
TOTAL REQUIRED LONG TERM BIKE STORAGE: 25 BIKES
TOTAL PROVIDED: 53 (36 LOCATED IN SOUTH YARD, 17 IN NORTH PARKING AREA)

LOCKERS RELATED TO LONG-TERM BICYCLE PARKING:

PER MUNICIPAL CODE 9.28.170.A.2 LOCKERS
PROVIDE ONE CLOTHES LOCKER FOR 75% OF THE REQUIRED LONG-TERM EMPLOYEE BICYCLE PARKING SPACES
25 LONG TERM SPACES X 75% = 19 REQUIRED LOCKERS

TOTAL REQUIRED BIKE LOCKERS:	**19 LOCKERS**
TOTAL PROVIDED BIKE LOCKERS:	**30 LOCKERS**

SHORT TERM BIKE STORAGE:

PER TABLE 9.28.140 BICYCLE PARKING REGULATIONS:
PROVIDE 1 SPACE PER 8,000 SF OF FLOOR AREA, MINIMUM 4 SPACES PER PROJECT.
7 NEW SPACES REQUIRED FOR NEW 50,000 SF BUILDING

24 REPLACEMENT SPACES (REGULAR-SIZED) TO REPLACE SPACES REMOVED FROM COURTYARD (12 RACKS)
6 NEW REGULAR-SIZED BIKES (3 RACKS)
1 NEW 10' BIKE SPACE (1 RACK)
TOTAL REQUIRED SHORT TERM BIKE STORAGE: 7 BIKES
TOTAL SHORT TERM BIKE STORAGE: 31 BIKES (16 RACKS)

NOTE: ADDITIONAL (E) BIKE RACKS PROVIDED ALONG MAIN ENTRY TO CITY HALL AND TO THE WEST OF PSF BUILDING.

VEHICLE PARKING REQUIREMENTS

(SMMC 9.28.060 - PARKING OVERLAY AREA 1 - OFFICES - BUSINESS, PROFESSIONAL, CREATIVE, 2,500+ SF)

STAFF PARKING:

EXISTING RIGHTS TO PARK IN CIVIC PARKING STRUCTURE:

CSB STAFF:	216 PEOPLE
STAFF INTERNS (PARKING RIGHTS NEGOTIATED):	23 PEOPLE
TOTAL STAFF IN CSB:	**239 PEOPLE (239 SPACES)**

PARKING SPACE REQUIREMENTS:

PARKING SPACES REQ'D BY ZONING (1 SPACE PER 450 SF):	111 SPACES
ELECTRIC VEHICLE CHARGING STATIONS REQUIRED (2 FOR 50-99 PARKING SPACES REQ'D PLUS 1 PER EACH ADD'L 50 SPACES REQ'D):	3 CHARGING STATIONS

3 ELECTRIC VEHICLE CHARGING STATIONS PROVIDED:
1 IN NORTH PARKING AREA
2 IN CIVIC PARKING STRUCTURE (LOCATED 360' WALKING DISTANCE FROM CITY SERVICES BUILDING)

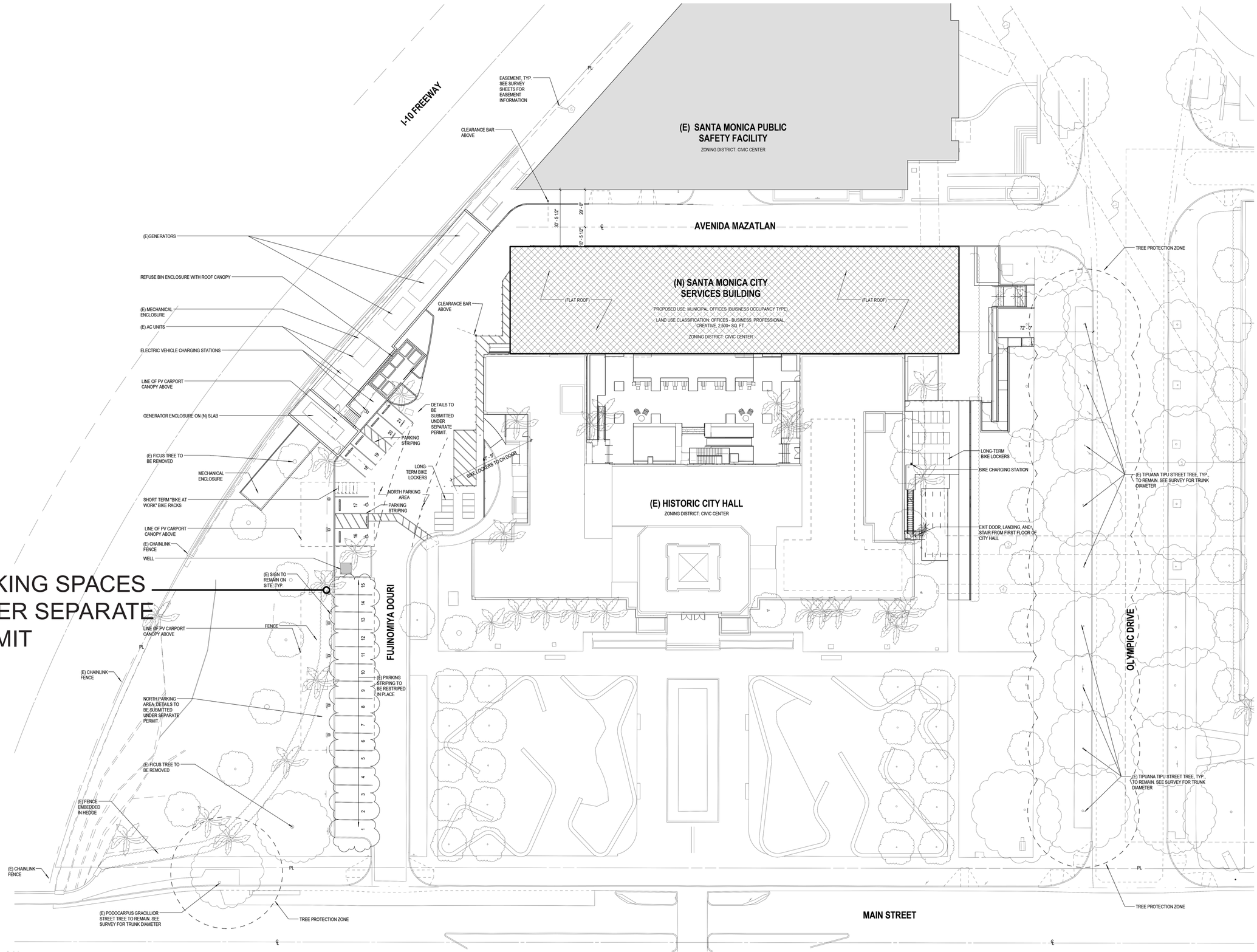
ON-SITE PARKING:

STANDARD SURFACE PARKING SPACES IN NORTH LOT:	4 SPACES
ACCESSIBLE SURFACE PARKING SPACES IN NORTH LOT:	1 SPACE
ACCESSIBLE VAN SURFACE PARKING SPACES IN NORTH LOT:	1 SPACE
TOTAL ON-SITE PARKING SPACES PROVIDED:	**6 SPACES**

NOTE: NORTH PARKING AREA SPACES 5-23 TO BE SUBMITTED UNDER SEPARATE PERMIT. SEE PLOT PLAN.

NOTE: SITE PLAN AS APPROVED BY PLANNING COMMISSION ON 11.16.16

PARKING SPACES UNDER SEPARATE PERMIT



NOTES

APPLICANT NAME: CHRISTOPHER DISHLIP, INTERIM DIVISION MANAGER
CITY OF SANTA MONICA
1437 SOUTH FOURTH ST, SUITE 300
SANTA MONICA, CA
310-458-2205
christopher.dishlip@smgov.net

ARCHITECT: FREDERICK FISHER AND PARTNERS
12248 SANTA MONICA BLVD.
LOS ANGELES, CA 90025
310-820-6680
CONTACT: RON BENSON
ronb@fisherpartners.net

LOT COVERAGE:
BUILDING FOOTPRINT: 13,700 SF
PARCEL AREA: 320,642 SF

LOT COVERAGE OF SANTA MONICA CITY SERVICES BUILDING: 4.3%

*CONSTRUCTION STAGING DRAWINGS FORTHCOMING

*SEE A.L.T.A./ A.C.S.M. LAND TITLE SURVEY (SHEET SURVEY EX4) FOR INFORMATION REGARDING PROPERTY DIMENSIONS, ADJACENT STREETS, RIGHT-OF-WAYS, EASEMENT INFORMATION, AND ADJACENT PROPERTIES.

*EXISTING PARKING AREAS SHOWN ON "EXISTING PARKING INVENTORY" SHEET OF APPLICATION DOCUMENT

*SEE LANDSCAPE SHEETS FOR TREE DISPOSITION PLAN AND PROPOSED PLANTING PLAN

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

CONSULTANT
Hathaway Dinwiddie
811 Wilshire Blvd
Suite 1500
LA, CA 90017
T 213.250.0500
F 213.250.0501
www.HDCCO.com

ARCHITECTS
FREDERICKFISHERANDPARTNERS
12248 SANTA MONICA BOULEVARD | LOS ANGELES CA 90025 | 310 820 6680 | www.fisherpartners.net

ISSUE DATES
2015 thru 2016 SCHEMATIC DESIGN
2016.01.26 100% SCHEMATIC DESIGN
2016.06.06 50% DESIGN DEVELOPMENT
2016.08.22 75% DESIGN DEVELOPMENT
2016.10.17 100% DESIGN DEVELOPMENT
2016.12.15 PLAN CHECK SUBMISSION

PLOT PLAN
1" = 20'-0"
1"=40'

PL1.01

A.L.T.A./.A.C.S.M. Land Title Survey

Santa Monica City Hall

Date of Plan:

APRIL 7, 2016 (updated per team comments)
FEBRUARY 15, 2016 (updated per team comments)
DECEMBER 1, 2015 (original)

Date of Field Survey:

APRIL 2016
JANUARY 2016
NOVEMBER 2015

Address:

1685 MAIN STREET, SANTA MONICA, CA 90401

Adjoining Addresses and Owner's Information:

THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DOCEDGE.COM AND L.A. COUNTY TAX ASSESSOR.

Assessor's Parcel Map:

4290-012-902 AND 4290-012-904

General:

ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARS ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE. FENCING IS DEPICTED TO CENTER OF FENCE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

SUBJECT PROPERTY IS NOT SITUATED WITHIN A WETLANDS AREA.

NO OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.

WE DO NOT HAVE EVIDENCE OF ANY CHANGES PROPOSED TO STREET RIGHT OF WAY LINES.

Basis of Bearings:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM-NAD 83 (2011) ZONE 5, AS DERIVED FROM STATIC GPS OBSERVATIONS AND THE NGS-OPUS UTILITY. THE BEARING BETWEEN CORS BASE STATIONS LORS AND SFDM BEING N68°23'24"W PER NGS DATA SHEETS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary:

PER PTR LEGAL DESCRIPTION, ESTABLISHED BY FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Bench Mark:

THE ELEVATION OF 64.25 FT ON BENCH MARK NO. 454-27 (AT CITY HALL UNITED STATES COAST AND GEOGRAPHIC SURVEY TIDAL NO. 5 STANDARD SURVEY DISC IN TOP OF 3.0 FT HIGH WALL 24.0 FT. NORTHWEST OF CENTERLINE ENTRANCE 18.0 FT. SOUTHWEST OF SOUTHWEST WALL OF THE CITY HALL – REPLACED DURING CONSTRUCTION, SEE PWTB 1113, PAGE 420 ON TOP OF 3 1/4" BRASS DISK STAMPED "BILL CARR SURVEYS" 941 0840 U, 2013, LS 8671) HELD ELEVATION OF 64.26, NGVD 1929 DATUM, 1980 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Area:

GROSS AREA: 320,642 SQUARE FEET, 7.36 ACRES

Flood Zone:

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1590F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Zoning Information:

REFERENCE: CITY OF SANTA MONICA ZONING MAP – DATED JULY 24, 2015 (HTTP://WWW.SMGOV.NET/DEPARTMENTS/PCD/ZONING/)

ZONE: CC – CIVIC CENTER (PARCEL 1 OF PTR)
OS – PARKS AND OPEN SPACE (PARCELS 2, 3 AND 4 OF PTR)

ADDITIONAL ZONING CLASSIFICATIONS AND REQUIREMENTS HAVE NOT BEEN PROVIDED BY INSURER.

Utilities Plotted per Records:

IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

REFERENCE MAPS USED:
COMMUNICATIONS, SEWER, STORM DRAIN AND WATER UTILITIES ARE SHOWN HEREON PER CITY OF SANTA MONICA GIS RECORDS.
STORM DRAIN – LACFCD, KENTER CANYON DRAINAGE PROJECT MAP NO. 95-D1, SHEETS 1-12,
GAS – LA 2447-2
ELECTRIC – LOS ANGELES CO. 59-58A-8

Utilities Located by C-Below:

ONSITE BURIED UTILITIES ARE LOCATED BY C BELOW VIA ELECTRO-MAGNETIC METHODS. THE LINE IS MAGNETICALLY CHARGED AT ITS SOURCE WITH A TRANSPONDER AND THEN TRACED OUT USING A HAND-HELD TRANSPONDER. THIS METHOD IS USED TO LOCATE METAL PIPES/CONDUIT. FOR NON-CONDUCTIVE UTILITIES GROUND-PENETRATING RADAR AND/OR SONDES , CCTV CAMERAS, AND RAM RODS WERE USED.
FACILITIES (UTILITY LINES) SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION. CALL (800) 90-BELOW.

CONTRACTOR SHALL HAND-EXPOSE TO A POINT OF NO CONFLICT 24" ON EITHER SIDE OF THE UNDERGROUND FACILITY, REGARDLESS OF THE ESTIMATED DEPTH.

DEPTHS SHOWN ARE APPROXIMATE. ESTIMATED DEPTHS ARE FROM THE GROUND SURFACE TO THE CENTER OF THE FACILITY, INVERT OF WASTE LINES, OR TO THE FACILITY TRACER WIRE. DEPTH ESTIMATES SHOULD BE USED WITH CAUTION AND MAY VARY ALONG THE LENGTH OF THE FACILITY.

THIS SCOPE DOES NOT INCLUDE FACILITY SIZE OR NUMBER OF CONDUIT IN MULTIPLE CONDUIT RUNS. IRRIGATION LINES ARE NOT INCLUDED IN THIS SURVEY.

IN THE EVENT THE INFORMATION SHOWN IN THIS PLAN VARIES FROM THE ACTUAL SITE CONDITIONS, C BELOW SHALL BE NOTIFIED WITHIN 24 HOURS AFTER DISCOVERY OF THE CONFLICT.

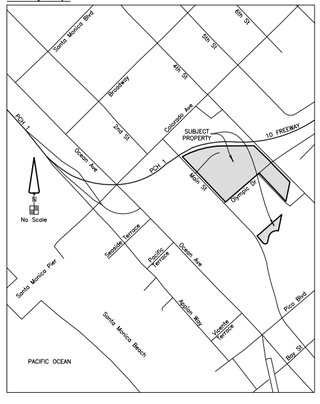
NOTE:
THE SERVICES PROVIDED BY C BELOW, INC. DO NOT RELIEVE THE CLIENT AND/OR PROPERTY OWNER OF THE RESPONSIBILITY OF HAVING TO COMPLY WITH CALIFORNIA GOVERNMENT CODE 4216-4216.9. IT IS EXPRESSLY UNDERSTOOD BY THE CLIENT AND/OR OWNER THAT CBSI SERVICES ARE NOT A SUBSTITUTE FOR COMPLIANCE WITH CALIFORNIA CODE 4216-4216.9.

Existing Painted On-Site Parking:

STANDARD: 35 SPACES

TOTAL PARKING: 35 SPACES

Vicinity Map:



Preliminary Title Report (PTR):

PREPARED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO.: 08015570,
DATED OCTOBER 30, 2015.

Legal Description Per PTR:

Parcel 1:

THAT PORTION OF THE RANCHO SAN VICENTE Y SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 3, PAGES 30 AND 31 OF PATENTS, RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY LINE OF THE CALIFORNIA STATE HIGHWAY (80 FEET WIDE), FIRSTLY DESCRIBED IN PARCEL 11 OF FINAL ORDER OF CONDEMNATION, LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 378110, DATED DECEMBER 13, 1934 RECORDED DECEMBER 14, 1934, IN JUDGMENT BOOK 899, PAGE 170, LOS ANGELES COUNTY SUPERIOR COURT RECORDS, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 13179, PAGE 100, OFFICIAL RECORDS OF SAID COUNTY; BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THE QUITCLAIM DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 3950, PAGE 81 OF OFFICIAL RECORDS; BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF MAIN STREET (80 FEET WIDE) AS CONDEMNED BY DECREE IN CASE NO. 131082, LOS ANGELES SUPERIOR COURT, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4818, PAGE 195, OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THE PARCEL OF LAND THIRDLY DESCRIBED IN A FORE SAID PARCEL NO. 11, RECORDED IN JUDGMENT BOOK 899, PAGE 170, LOS ANGELES COUNTY SUPERIOR COURT RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF WITHIN THE BOUNDARY LINES OF FOURTH STREET (60 FEET WIDE) AS NOW LOCATED.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF PARCEL A, AS MORE FULLY DESCRIBED IN THAT CERTAIN DEED TO COUNTY OF LOS ANGELES, A BODY POLITIC AND CORPORATE, RECORDED DECEMBER 14, 1962 AS INSTRUMENT NO. 5186 OF OFFICIAL RECORDS.

Parcel 2:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN REAL PROPERTY IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO LOS ANGELES PACIFIC COMPANY AND TO PACIFIC ELECTRIC RAILWAY COMPANY RECORDED RESPECTIVELY IN BOOK 3226, PAGE 117, OF DEEDS AND IN BOOK 3950, PAGE 81, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY BOUNDARY OF SAID REAL PROPERTY, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY RECORDED IN BOOK 3950, PAGE 81 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, WITH THE SOUTHERLY LINE OF 4TH STREET, 60 FEET WIDE, AS SHOWN ON MAP OF THE BANDINI TRACT, RECORDED IN BOOK 55, PAGE 56, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY; THENCE SOUTH 44°44'40" EAST ALONG SAID SOUTHERLY LINE OF 4TH STREET 119.64 FEET TO ANGLE POINT IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 4TH STREET SOUTH 45°27'25" EAST A DISTANCE OF 78.40 FEET; THENCE SOUTH 8°08'05" WEST A DISTANCE OF 384.41 FEET TO A POINT IN A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1135.007 FEET, WHENCE THE RADIAL LINE BEARS NORTH 73°31'45" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 105.87 FEET TO A POINT IN A TANGENT LINE; THENCE SOUTH 21°49'05" WEST ALONG SAID TANGENT LINE 35.32 FEET TO A POINT IN A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 435.66 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST MENTIONED CURVE 100.21 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 24.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE 1.33 FEET TO A POINT IN A TANGENT LINE; THENCE NORTH 44°45'30" WEST ALONG THE LAST MENTIONED TANGENT LINE 90.92 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID REAL PROPERTY DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY RECORDED IN BOOK 3950, PAGE 81, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY; SAID CURVE OF RADIUS 24.84 FEET AND SAID TANGENT LINE BEARING NORTH 44°45'30" WEST A DISTANCE OF 90.92 FEET BEING IDENTICAL WITH THE NORTHERLY LINE OF MAIN STREET, 80 FEET WIDE, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION CASE NO. 131082 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, ENTERED JANUARY 2, 1925 IN JUDGMENT BOOK 574, PAGE 135, LOS ANGELES COUNTY RECORDS; THENCE NORTH 1°59'30" WEST ALONG THE LAST MENTIONED WESTERLY BOUNDARY 114.67 FEET TO A POINT IN A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1851.91 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTHERLY 367.85 FEET ALONG THE ARC OF LAST MENTIONED CURVE TO A POINT IN A TANGENT LINE; THENCE NORTH 9°23'20" EAST ALONG THE LAST MENTIONED TANGENT LINE 206.10 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF PARCEL A, AS MORE FULLY DESCRIBED IN THAT CERTAIN DEED TO COUNTY OF LOS ANGELES, A BODY POLITIC AND CORPORATE, RECORDED DECEMBER 14, 1962 AS INSTRUMENT NO. 5186 OF OFFICIAL RECORDS.

Parcel 3:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN REAL PROPERTY IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED FROM ROBERT C. GILLIS, ET UX., TO LOS ANGELES PACIFIC COMPANY RECORDED NOVEMBER 27, 1907 IN BOOK 3226 PAGE 117 OF DEEDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PICO BOULEVARD, 80 FEET WIDE, WITH THE CENTER LINE OF FOURTH STREET, 60 FEET WIDE, EXTENDING NORTHWESTERLY FROM SAID PICO BOULEVARD, AS SHOWN AND MONUMENTED IN FIELD BOOK 310 PAGE 54 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF SANTA MONICA; THENCE NORTH 45°25'55" WEST ALONG THE CENTER LINE OF SAID FOURTH STREET, A DISTANCE OF 1045.03 FEET; THENCE SOUTH 8°08'05" WEST, A DISTANCE OF 37.29 FEET TO THE SOUTHWESTERLY LINE OF SAID FOURTH STREET; THENCE SOUTH 45°25'55" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 12.61 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING ALSO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 581 FEET AND WHENCE THE RADIAL LINE BEARS NORTH 84°58'35" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.55 FEET TO A POINT WHENCE THE RADIAL LINE BEARS NORTH 81°51'55" WEST; THENCE SOUTH 8°08'05" WEST, A DISTANCE OF 163.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1157.007 FEET AND WHENCE THE RADIAL LINE BEARS NORTH 81°51'55" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE, A DISTANCE OF 276.32 FEET TO A POINT WHENCE THE RADIAL LINE BEARS NORTH 68°10'55" WEST; THENCE SOUTH 21°49'05" WEST, A DISTANCE OF 29.89 FEET; THENCE SOUTH 2°14'54" EAST, A DISTANCE OF 24.11 FEET TO A POINT IN THE WESTERLY LINE OF MAIN STREET, 80 FEET WIDE, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 131082 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES JANUARY 2, 1925 IN JUDGMENT BOOK 574 PAGE 135 OF LOS ANGELES COUNTY RECORDS; THE LAST MENTIONED POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 80 FEET AND WHENCE THE RADIAL LINE BEARS SOUTH 76°04'55" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE, A DISTANCE OF 117.62 FEET TO THE EASTERLY BOUNDARY OF SAID REAL PROPERTY DESCRIBED IN SAID DEED FROM ROBERT C. GILLIS, ET UX., SAID EASTERLY BOUNDARY BEING IDENTICAL WITH THE WESTERLY LINE OF BLOCK 3 OF THE BANDINI TRACT SHOWN ON MAP THEREOF, RECORDED IN BOOK 55 PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY; THENCE NORTH 8°09'35" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 3, A DISTANCE OF 416.55 FEET TO THE SOUTHWESTERLY LINE OF SAID FOURTH STREET; THENCE NORTH 45°25'55" WEST ALONG SAID SOUTHWESTERLY LINE OF SAID FOURTH STREET, A DISTANCE OF 56.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF PARCEL A, AS MORE FULLY DESCRIBED IN THAT CERTAIN DEED TO COUNTY OF LOS ANGELES, A BODY POLITIC AND CORPORATE, RECORDED DECEMBER 14, 1962 AS INSTRUMENT NO. 5186 OF OFFICIAL RECORDS.

Parcel 4:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN REAL PROPERTY, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED FROM ROBERT C. GILLIS, ET UX., TO LOS ANGELES PACIFIC COMPANY RECORDED NOVEMBER 27, 1907 IN BOOK 3226 PAGE 117 OF DEEDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PICO BOULEVARD, 80 FEET WIDE, WITH THE CENTER LINE OF FOURTH STREET, 60 FEET WIDE, EXTENDING NORTHWESTERLY FROM SAID PICO BOULEVARD, AS SHOWN AND MONUMENTED IN FIELD BOOK 310 PAGE 54 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF SANTA MONICA; THENCE NORTH 45°25'55" WEST ALONG THE CENTER LINE OF SAID FOURTH STREET, A DISTANCE OF 1045.03 FEET; THENCE SOUTH 8°08'05" WEST, A DISTANCE OF 37.29 FEET TO THE SOUTHWESTERLY LINE OF SAID FOURTH STREET; THENCE SOUTH 45°25'55" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 12.61 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING ALSO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 581 FEET AND WHENCE THE RADIAL LINE BEARS NORTH 84°58'35" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.55 FEET TO A POINT WHENCE THE RADIAL LINE BEARS NORTH 81°51'55" WEST; THENCE SOUTH 8°08'05" WEST, A DISTANCE OF 163.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1157.007 FEET AND WHENCE THE RADIAL LINE BEARS NORTH 81°51'55" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE, A DISTANCE OF 276.32 FEET TO A POINT WHENCE THE RADIAL LINE BEARS NORTH 68°10'55" WEST; THENCE SOUTH 21°49'05" WEST, A DISTANCE OF 29.89 FEET; THENCE SOUTH 2°14'54" EAST, A DISTANCE OF 24.11 FEET TO A POINT IN THE WESTERLY LINE OF MAIN STREET, 80 FEET WIDE, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 131082 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES JANUARY 2, 1925 IN JUDGMENT BOOK 574 PAGE 135 OF LOS ANGELES COUNTY RECORDS; THE LAST MENTIONED POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 80 FEET AND WHENCE THE RADIAL LINE BEARS SOUTH 76°04'55" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE, A DISTANCE OF 117.62 FEET TO THE EASTERLY BOUNDARY OF SAID REAL PROPERTY DESCRIBED IN SAID DEED FROM ROBERT C. GILLIS, ET UX., SAID EASTERLY BOUNDARY BEING IDENTICAL WITH THE WESTERLY LINE OF BLOCK 3 OF THE BANDINI TRACT SHOWN ON MAP THEREOF, RECORDED IN BOOK 55 PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY; THENCE NORTH 8°09'35" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 3, A DISTANCE OF 416.55 FEET TO THE SOUTHWESTERLY LINE OF SAID FOURTH STREET; THENCE NORTH 45°25'55" WEST ALONG SAID SOUTHWESTERLY LINE OF SAID FOURTH STREET, A DISTANCE OF 56.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF PARCEL A, AS MORE FULLY DESCRIBED IN THAT CERTAIN DEED TO COUNTY OF LOS ANGELES, A BODY POLITIC AND CORPORATE, RECORDED DECEMBER 14, 1962 AS INSTRUMENT NO. 5186 OF OFFICIAL RECORDS.

Exceptions per PTR:

△ A. NOT A SURVEY MATTER.

△ B. INTENTIONALLY DELETED.

△ C. NOT A SURVEY MATTER.

△ 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

⬠ 2. A RIGHT OF WAY FOR A STORM DRAIN AND SEWER PIPELINE OVER A STRIP OF LAND 25 FEET WIDE BENEATH SAID LAND, AS GRANTED TO THE CITY OF SANTA MONICA, BY AGREEMENT DATED JUNE 27, 1927, RECORDED IN BOOK 6738 PAGE 396 OFFICIAL RECORDS.

AND RECORDING NO: IN BOOK 14362 PAGE 230 OFFICIAL RECORDS
THIS EASEMENT HAS BEEN PLOTTED USING EXISTING CONSTRUCTION, DEED DOCUMENTS AND OLD DESIGN PLANS. THE PLACEMENT OF THIS EASEMENT IS SUBJECT TO INTERPRETATION AND CAN VARY BY A FEW FEET DEPENDING ON MANY VARIABLES.

⬠ 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF NATURAL GAS PIPELINES
RECORDING DATE: JUNE 7, 1950
RECORDING NO: 3089 IN BOOK 33324 PAGE 29 OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN.

⬠ 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A SANITARY SEWER PIPE LINE
RECORDING DATE: JUNE 7, 1950
RECORDING NO: 3090 IN BOOK 33324 PAGE 72 OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN.

⬠ 5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: COVENANT AND AFFIDAVIT REGARDING MAINTENANCE OF YARDS FOR BUILDING AREA LIMITATIONS
EXECUTED BY: COUNTY OF LOS ANGELES, JOHN A. LAMBLE, COUNTY ENGINEER
IN FAVOR OF: CITY OF SANTA MONICA
RECORDING DATE: MAY 28, 1962
RECORDING NO: AS INSTRUMENT NO. 5393, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AMENDMENT TO THE COVENANT AND AFFIDAVIT REGARDING MAINTENANCE OF YARDS FOR BUILDING AREA LIMITATIONS
DATED: NOVEMBER 15, 2004
EXECUTED BY: COUNTY OF LOS ANGELES AND THE CITY OF SANTA MONICA
RECORDING DATE: MARCH 10, 2005
RECORDING NO: AS INSTRUMENT NO. 05-0553404, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⬠ 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: HIGHWAY STRUCTURE FOOTINGS, STORM DRAIN AND DRAINAGE
RECORDING DATE: JULY 1, 1965
RECORDING NO: 1517 IN BOOK D2961 PAGE 503 OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

THE EFFECT OF A DIRECTOR'S DEED, RELEASE AND QUITCLAIM TO CITY OF SANTA MONICA, A MUNICIPAL CORPORATION, RECORDED APRIL 18, 2006 AS INSTRUMENT NO. 06-0848239 OFFICIAL RECORDS.

⬠ 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: DRAINAGE
RECORDING DATE: MARCH 9, 1970
RECORDING NO: 231 IN BOOK D4651 PAGE 554 OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN.

THE EFFECT OF A DIRECTOR'S DEED, RELEASE AND QUITCLAIM TO CITY OF SANTA MONICA, A MUNICIPAL CORPORATION, RECORDED APRIL 18, 2006 AS INSTRUMENT NO. 06-0848239 OFFICIAL RECORDS.

③ ⬠ 8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GROUND LEASE
EXECUTED BY: CITY OF SANTA MONICA, A MUNICIPAL CORPORATION AND CHARTER CITY, AND THE SANTA MONICA PUBLIC FINANCING AUTHORITY, A JOINT EXERCISE OF POWERS ENTITY
RECORDING DATE: DECEMBER 10, 2004
RECORDING NO: AS INSTRUMENT NO. 04-3188735, OFFICIAL RECORDS

THE EFFECT OF DOCUMENT ENTITLED TERMINATION AGREEMENT DATED JULY 1, 2015 EXECUTED BY AND BETWEEN CITY OF SANTA MONICA AND SANTA MONICA PUBLIC FINANCING AUTHORITY AND MUFG UNION BANK, N. A., AS TRUSTEE, RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150822893 OF OFFICIAL RECORDS.

WHICH AMONG OTHER THINGS SAID DOCUMENT PROVIDES:

THE CITY HAS PAID ALL OF THE BASE RENTAL PAYMENTS PURSUANT TO, AND IN ACCORDANCE WITH THE TERMS OF, THE LEASE AGREEMENT AND, THEREFORE, THE GROUND LEASE, THE LEASE AGREEMENT, THE MEMORANDUM OF LEASE AND THE ASSIGNMENT OF AGREEMENT ARE TERMINATED AND ALL OF THE OBLIGATIONS OF THE CITY, AUTHORITY AND THE TRUSTEE THEREUNDER HAVE CEASED.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

③ △ 9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF LEASE AGREEMENT
EXECUTED BY: CITY OF SANTA MONICA, A MUNICIPAL CORPORATION AND CHARTER CITY, AND SANTA MONICA PUBLIC FINANCING AUTHORITY, A JOINT EXERCISE OF POWERS ENTITY
RECORDING DATE: DECEMBER 10, 2004
RECORDING NO: AS INSTRUMENT NO. 04-3188736, OFFICIAL RECORDS

THE EFFECT OF DOCUMENT ENTITLED TERMINATION AGREEMENT DATED JULY 1, 2015 EXECUTED BY AND BETWEEN CITY OF SANTA MONICA AND SANTA MONICA PUBLIC FINANCING AUTHORITY AND MUFG UNION BANK, N. A., AS TRUSTEE, RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150822893 OF OFFICIAL RECORDS.

WHICH AMONG OTHER THINGS SAID DOCUMENT PROVIDES:

THE CITY HAS PAID ALL OF THE BASE RENTAL PAYMENTS PURSUANT TO, AND IN ACCORDANCE WITH THE TERMS OF, THE LEASE AGREEMENT AND, THEREFORE, THE GROUND LEASE, THE LEASE AGREEMENT, THE MEMORANDUM OF LEASE AND THE ASSIGNMENT OF AGREEMENT ARE TERMINATED AND ALL OF THE OBLIGATIONS OF THE CITY, AUTHORITY AND THE TRUSTEE THEREUNDER HAVE CEASED.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

③ △ 10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ASSIGNMENT AGREEMENT
EXECUTED BY: SANTA MONICA PUBLIC FINANCING AUTHORITY, A JOINT EXERCISE OF POWERS ENTITY, AND UNION BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION
RECORDING DATE: DECEMBER 10, 2004
RECORDING NO: AS INSTRUMENT NO. 04-3188737, OFFICIAL RECORDS

THE EFFECT OF DOCUMENT ENTITLED TERMINATION AGREEMENT DATED JULY 1, 2015 EXECUTED BY AND BETWEEN CITY OF SANTA MONICA AND SANTA MONICA PUBLIC FINANCING AUTHORITY AND MUFG UNION BANK, N. A., AS TRUSTEE, RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150822893 OF OFFICIAL RECORDS.

WHICH AMONG OTHER THINGS SAID DOCUMENT PROVIDES:

THE CITY HAS PAID ALL OF THE BASE RENTAL PAYMENTS PURSUANT TO, AND IN ACCORDANCE WITH THE TERMS OF, THE LEASE AGREEMENT AND, THEREFORE, THE GROUND LEASE, THE LEASE AGREEMENT, THE MEMORANDUM OF LEASE AND THE ASSIGNMENT OF AGREEMENT ARE TERMINATED AND ALL OF THE OBLIGATIONS OF THE CITY, AUTHORITY AND THE TRUSTEE THEREUNDER HAVE CEASED.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

△ 11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AMENDED AND RESTATED OFF-SITE PARKING EASEMENT AND PERMIT AGREEMENT
RECORDING DATE: AUGUST 5, 2010
RECORDING NO: 20101087259 OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: ASSIGNMENT AND ASSUMPTION OF RECORDED AGREEMENTS
RECORDING DATE: JANUARY 2, 2013
RECORDING NO: 20130000675 OFFICIAL RECORDS

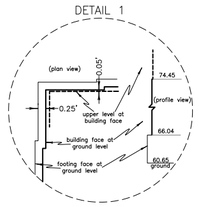
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

③ △ 12 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GROUND LEASE
DATED: JULY 1, 2015
EXECUTED BY: CITY OF SANTA MONICA AND SANTA MONICA PUBLIC FINANCING AUTHORITY
RECORDING DATE: JULY 9, 2015
RECORD

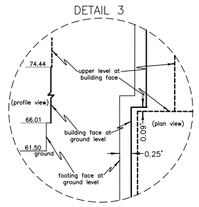
A.L.T.A. / A.C.S.M. Land Title Survey

Santa Monica City Hall
Topographical Design Survey

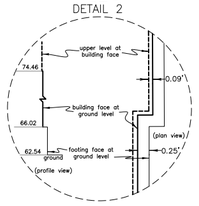
DETAIL 1



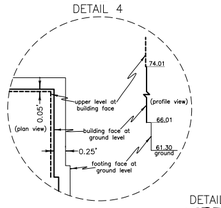
DETAIL 3



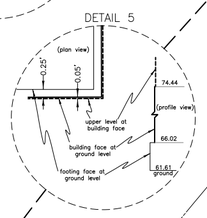
DETAIL 2



DETAIL 4



DETAIL 5



= typical Palm tree (trunk & canopy not to scale)

= typical Palm tree cluster (trunk & canopy not to scale)

= typical tree (canopy not to scale)

= actual tree canopy

= bicycle lane

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1"=40'

Surveyor's Notices:

1. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
3. SUBJECT PROPERTY OF PTR DOES NOT FULLY CONTAIN THIS PARCEL.
4. DRAINAGE EMPTIES ONTO FREEWAY RIGHT OF WAY.
5. ROADWAY IMPROVEMENTS ENCROACH INTO SUBJECT PROPERTY (NO EASEMENT STATED IN PTR).
6. DOCUMENT DESCRIBES LIMITS OF EASEMENT BUT DOES NOT SPECIFY USE.
7. CONC. RET. WALL APPEARS TO BE PROPERTY OF CALTRANS AND DOES LIE FULLY WITHIN THE CALTRANS RIGHT OF WAY. THE WALL APPEARS TO BE PLUMB.
8. CONC. RET. WALL WITH W.I. ATOP APPEARS TO BE PROPERTY OF APN 4290-012-903 (STATE OF CALIFORNIA, SANTA MONICA COURTHOUSE). THE MAJORITY OF THIS WALL ENCROACHES INTO THE SUBJECT PROPERTY. THE WALL APPEARS TO BE PLUMB.
9. INTERIOR WALL FACE OF PSF AT UPPER BASEMENT LEVEL WAS LOCATED BY CBELOW USING GROUND ELECTRONIC DEVICES.
10. EXTERIOR LIMITS OF BURIED DIESEL TANK WAS LOCATED BY CBELOW USING GROUND PENETRATING RADAR.

Survey Prepared For:

City of Santa Monica
Architecture Services Division
1437 Fourth Street, Suite 300
Santa Monica, CA 90401

Survey Prepared By:

Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

Pacific Coast Highway
Route 1
California State
Civic Center Drive
(NOT FORMALLY DEDICATED)
Olympic Drive
Main Street
(NOT FORMALLY DEDICATED)

MULTI-LEVEL PUBLIC SAFETY FACILITY
(POLICE DEPARTMENT & FIRE ADMINISTRATION)
333 OLYMPIC DRIVE

MULTI-STORY PARKING STRUCTURE
(CIVIC CENTER PARKING STRUCTURE)
330 OLYMPIC DRIVE

MULTI-STORY BUILDING
(SANTA MONICA CITY HALL)
1685 MAIN STREET

[square footage of building at ground level is 24,538.7, this is not to the footing face, but to wall face up 6" from ground]

MULTI-STORY BUILDING
(SANTA MONICA COURTHOUSE)
1725 MAIN STREET

Legend:

- ac = asphalt concrete
- acu = air conditioner unit
- bos = bottom of shaft
- br = bicycle rack
- bs = bottom step
- bw = bottom wall
- BWF = Bottom of Wall Face
- cab = cabinet
- cb = catch basin
- cf = curb face
- cl = chainlink
- clg = ceiling of upper basement level of PSF
- comm. = communication
- conc. = concrete
- cor. = corner
- ctvb = cable television box
- dmh = diesel tank manhole
- dtl = diesel tank lid
- do = drain outlet
- eb = electrical box
- elec. = electrical
- emh = electrical manhole
- ff = finish floor
- fbfd = fire backflow device (outside dia. shown)
- ff/th = finish floor (atop door threshold)
- fh = fire hydrant
- fl = flowline
- fp = flag pole
- fs = finish surface
- gl = flush w/ ground lighting
- gm = gas meter
- gp = guard post
- icv = irrigation control valve
- icvb = irrigation control valve box
- inv = invert
- iwf = interior wall face
- mh = manhole
- mp = metal post
- pb = planting bed
- pm = property line
- PS = Parking Space
- rm = relocating
- rwbfd = recycle water backflow device (outside dia. shown)
- sdmh = storm drain manhole
- sd = storm drain
- st = street light
- stlb = street light box
- smh = sewer manhole
- ss = street sign
- tc = top of curb
- tg = top of grade
- tid = top of lid
- tom = top of manhole
- top = top of pipe
- tos = top of shaft
- tot = top of tank
- tp = top of parapet
- tr = top of roof
- ts = top of step
- tsb = traffic signal box
- tsl = traffic signal light
- tw = top of wall
- TWF = Top Wall Face
- ub = utility box
- VCS = Vehicle Charging Station
- w.i. = wrought iron
- wm = water meter
- wv = water valve
- wb = westbound
- nly = northerly
- sly = southerly
- wly = westerly
- ely = easterly

- P = property line
- ℄ = centerline
- S = buried sewer
- W = buried water
- G = buried gas
- SD = buried storm drain
- T = buried telephone/communication
- E = buried electrical
- C = buried cable tv
- O = buried oil
- RW = buried recycled water
- ⇨ = refers to driving lane and direction of traffic

Existing Painted On-Site Parking:
STANDARD: 35 SPACES

TOTAL PARKING: 35 SPACES

A.L.T.A. / A.C.S.M. Land Title Survey

Santa Monica City Hall
Subsurface Utility Exhibit

Utilities:

IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

COMMUNICATIONS, SEWER, STORM DRAIN AND WATER UTILITIES ARE SHOWN HEREON PER CITY OF SANTA MONICA GIS RECORDS.
STORM DRAIN – LACFCD, KENTER CANYON DRAINAGE PROJECT MAP NO. 95-D1, SHEETS 1-12,
GAS – LA 2447-2
ELECTRIC – LOS ANGELES CO. 59-58A-8

Utilities by C-Below:

ONSITE UTILITIES LOCATED BY C BELOW VIA ELECTRO-MAGNETIC METHODS. THE LINE IS MAGNETICALLY CHARGED AT ITS SOURCE WITH A TRANSPONDER AND THEN TRACED OUT USING A HAND-HELD TRANSPONDER. THIS METHOD IS USED TO LOCATE METAL PIPES/CONDUIT. FOR NON-CONDUCTIVE UTILITIES GROUND-PENETRATING RADAR AND/OR SONDES , CCTV CAMERAS, AND RAM RODS WERE USED.
FACILITIES (UTILITY LINES) SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION. CALL (800) 90-BELOW.

CONTRACTOR SHALL HAND-EXPOSE TO A POINT OF NO CONFLICT 24" ON EITHER SIDE OF THE UNDERGROUND FACILITY, REGARDLESS OF THE ESTIMATED DEPTH.

DEPTHS SHOWN ARE APPROXIMATE. ESTIMATED DEPTHS ARE FROM THE GROUND SURFACE TO THE CENTER OF THE FACILITY, INVERT OF WASTE LINES, OR TO THE FACILITY TRACER WIRE. DEPTH ESTIMATES SHOULD BE USED WITH CAUTION AND MAY VARY ALONG THE LENGTH OF THE FACILITY.

THE SCOPE OF THIS SURVEY DOES NOT INCLUDE FACILITY SIZE OR NUMBER OF CONDUIT IN MULTIPLE CONDUIT RUNS. IRRIGATION LINES ARE NOT INCLUDED IN THIS SURVEY.

IN THE EVENT THE INFORMATION SHOWN IN THIS PLAN VARIES FROM THE ACTUAL SITE CONDITIONS, C BELOW SHALL BE NOTIFIED WITHIN 24 HOURS AFTER DISCOVERY OF THE CONFLICT.

NOTE:
THE SERVICES PROVIDED BY C BELOW, INC. DO NOT RELIEVE THE CLIENT AND/OR PROPERTY OWNER OF THE RESPONSIBILITY OF HAVING TO COMPLY WITH CALIFORNIA GOVERNMENT CODE 4216-4216.9. IT IS EXPRESSLY UNDERSTOOD BY THE CLIENT AND/OR OWNER THAT CBSI SERVICES ARE NOT A SUBSTITUTE FOR COMPLIANCE WITH CALIFORNIA CODE 4216-4216.9.

Additional Utility Notes:

FACILITIES (UTILITY LINES) SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION. CALL (800) 90-BELOW.

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THE SCOPE OF THIS SURVEY DOES NOT INCLUDE FACILITY SIZE OR NUMBER OF CONDUIT IN MULTIPLE CONDUIT RUNS. IRRIGATION LINES ARE NOT INCLUDED IN THIS SURVEY.

THE BACKGROUND SITE PLAN USED IN PREPARING THIS MAP WAS PREPARED BY OTHERS AND PROVIDED TO C BELOW BY THE CLIENT. C BELOW MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE PLAN.

IN THE EVENT THE INFORMATION SHOWN IN THIS PLAN VARIES FROM THE ACTUAL SITE CONDITIONS, C BELOW SHALL BE NOTIFIED WITHIN 24 HOURS AFTER DISCOVERY OF THE CONFLICT.

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Utility Company Information:

Utility	Company	Contact Name	Phone, E-mail	Notes
Electric	Southern California Edison (SCE)		(800) 655-4555	59-58A-5, 59-58A-8
Gas	Southern California Gas Company	Duane Green	(310) 687-2055	LA 2447-2
Comms.	Time Warner Cable	Robert Reiha	(818) 445-5030, robert.reiha@twcable.com	6414-1826
Comms.	Verizon		(800) 344-4831	C0105B
Water	City of Santa Monica	Tim Purcell	(310) 458-2201 ext. 5027	City Records
Sewer	City of Santa Monica	Tim Purcell	(310) 458-2201 ext. 5027	City Records
Storm Drain	City of Santa Monica	Tim Purcell	(310) 458-2201 ext. 5027	City Records

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1"=40'

Legend:
- ELECTRICAL – E
- GAS – G
- COMMUNICATION – C
- WATER – W
- SEWER – S
- STORM DRAIN – SD
- POSSIBLE LINE LOCATION – U
- OFFSET FROM REFERENCE – 10'-8"
- DEPTH FROM SURFACE – 1'-6"

1 NON-CONDUCTIVE, UNABLE TO LOCATE PAST THIS POINT.
2 BLOCKED
3 NO ACCESS, UNABLE TO LOCATE PAST THIS POINT.
4 CANNOT PUSH FURTHER PAST THIS POINT.
5 AT BUILDING
6 AT RISER

Survey Prepared For:

City of Santa Monica
Architecture Services Division
1437 Fourth Street, Suite 300
Santa Monica, CA 90401

Survey Prepared By:

Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Santa Clarita, CA 91355
(661) 775-9500

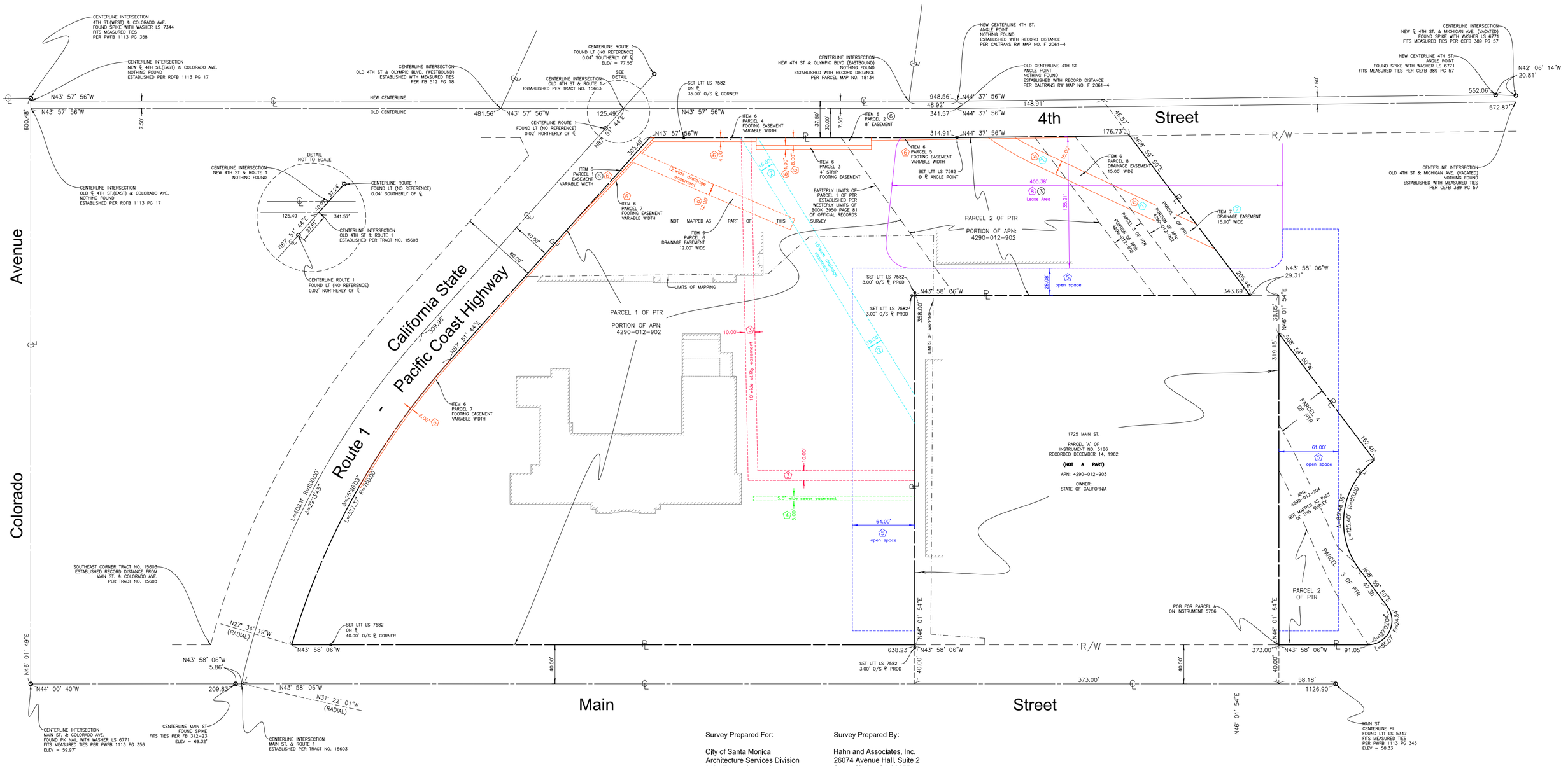
HAHN AND ASSOCIATES, INC.

A.L.T.A. / A.C.S.M. Land Title Survey

Santa Monica City Hall
Boundary and Easement Analysis

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND:
- = FOUND MONUMENT
- = SET MONUMENT
- ℄ = CENTERLINE
- P.L. = PROPERTY LINE
- (3) SUBJECT PROPERTY OF PTR DOES NOT FULLY CONTAIN THIS LEASE AREA
- (6) DOCUMENT DESCRIBES LIMITS OF EASEMENT BUT DOES NOT SPECIFY USE



Survey Prepared For:

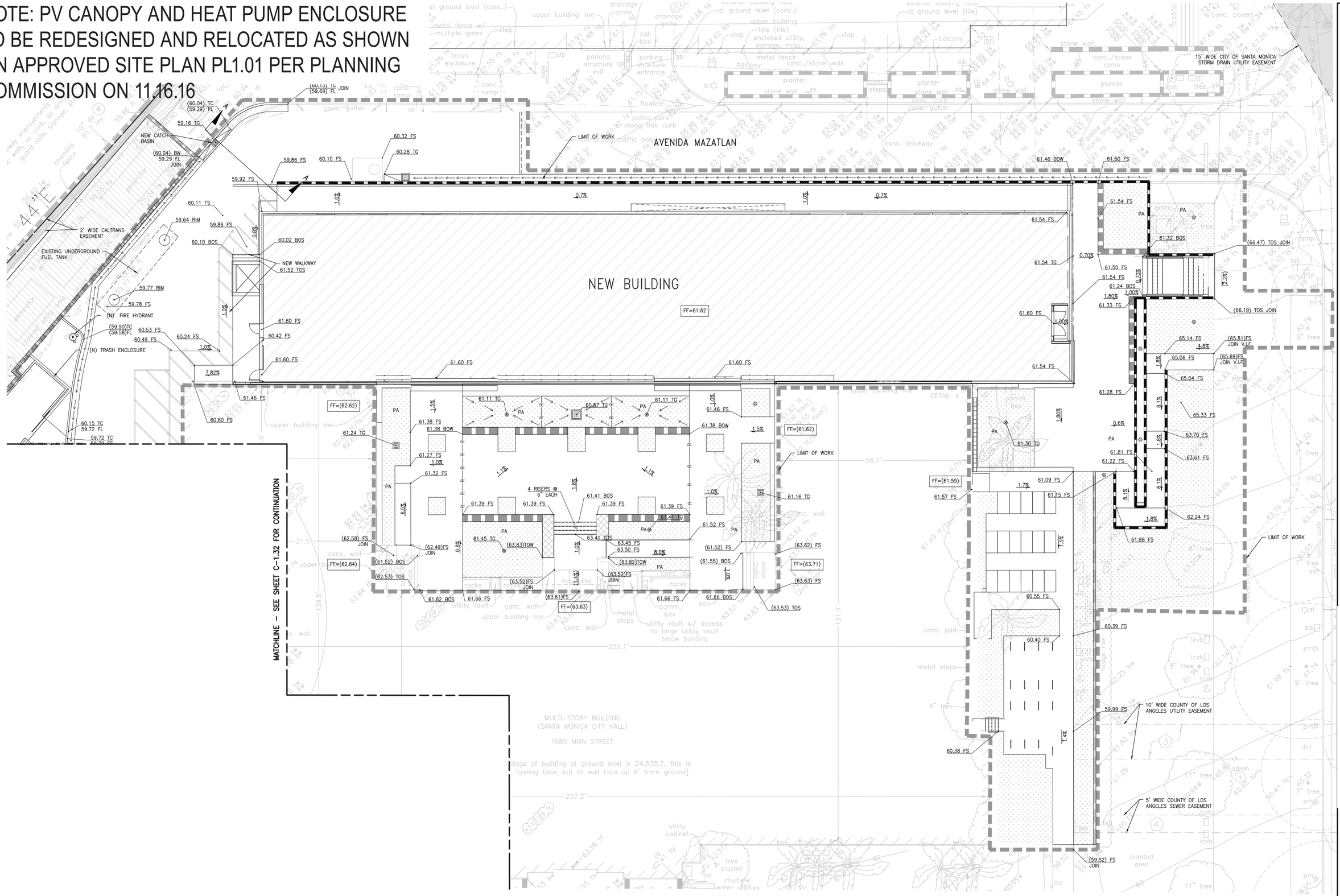
City of Santa Monica
Architecture Services Division
1437 Fourth Street, Suite 300
Santa Monica, CA 90401

Survey Prepared By:

Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

NOTE: PV CANOPY AND HEAT PUMP ENCLOSURE TO BE REDESIGNED AND RELOCATED AS SHOWN ON APPROVED SITE PLAN PL1.01 PER PLANNING COMMISSION ON 11.16.16



LEGEND

- LIMIT LINE OF WORK
- CONCRETE PAVING (REFER TO SHEET CX.XX FOR DETAILS)
- PA — PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- GRAVEL (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- NEW BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- NEW SITE WALL
- EXISTING SITE WALL

NOT FOR CONSTRUCTION

SCALE: 1"=20'

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

FREDERICKFISHERANDPARTNERS ARCHITECTS

CONSULTANT

kpff
6080 Center Dr., Suite 700
Los Angeles, CA 90045
O: 310.665.2800
F: 310.665.9075
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS BOELL CHRISTENSEN
No. C34734
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA

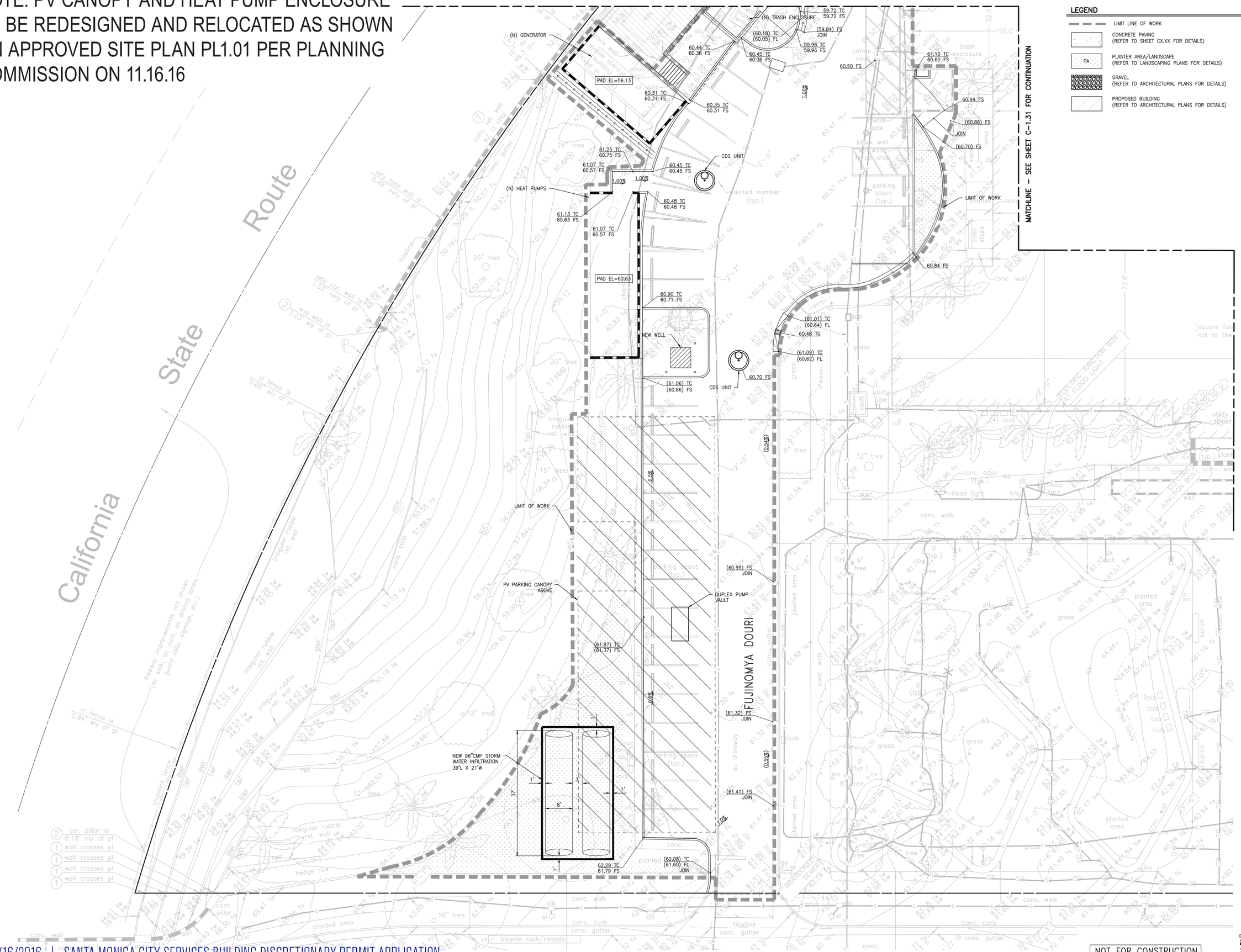
ISSUE DATES
2016.08.22 75% DESIGN DEVELOPMENT

ARCHITECTS
FREDERICKFISHERANDPARTNERS
12264 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6680 www.fisherpartners.net

GRADING PLAN

C-1.31

NOTE: PV CANOPY AND HEAT PUMP ENCLOSURE TO BE REDESIGNED AND RELOCATED AS SHOWN ON APPROVED SITE PLAN PL1.01 PER PLANNING COMMISSION ON 11.16.16



SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

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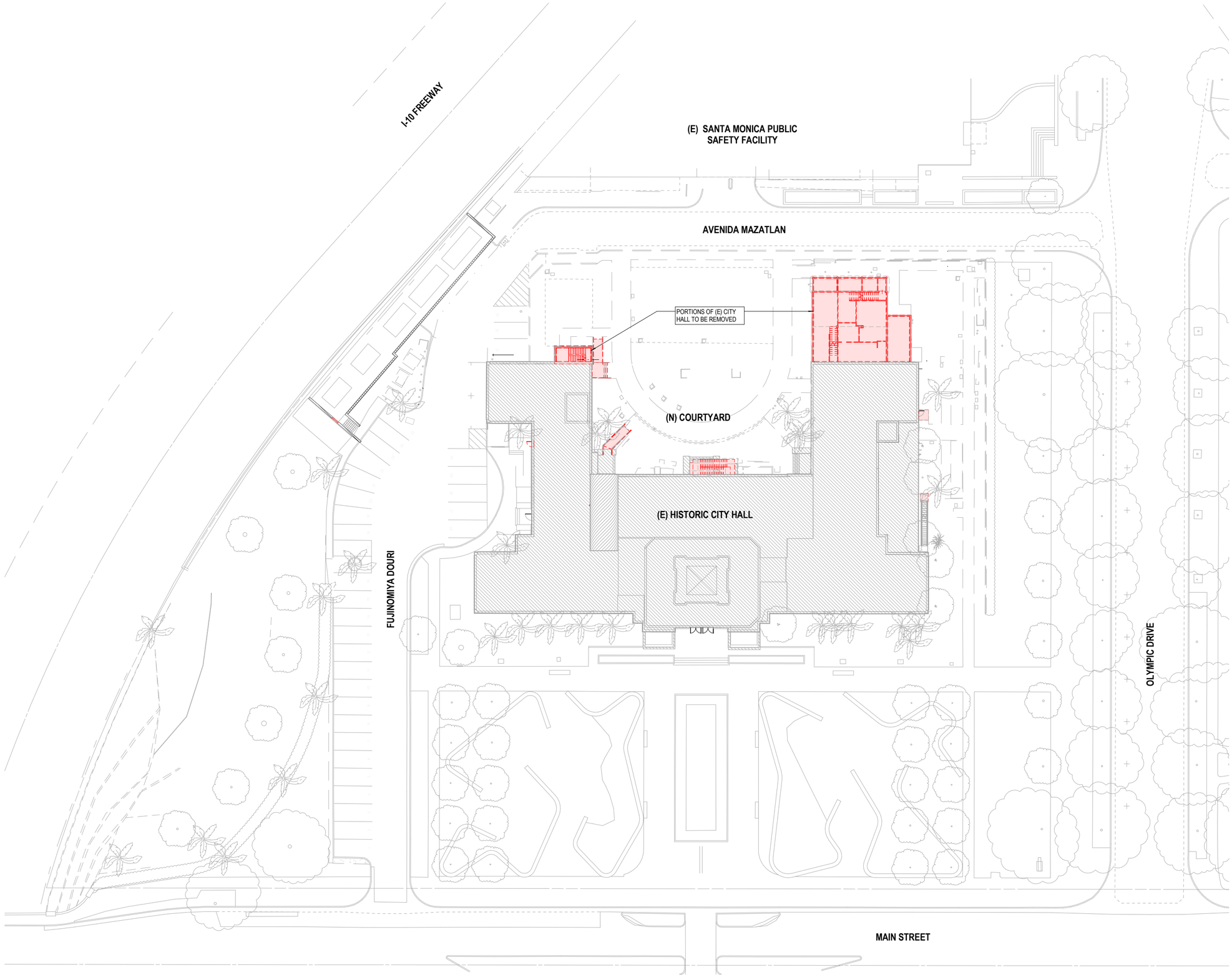
REGISTERED PROFESSIONAL ENGINEER
THOMAS ADELL CHAMBERS
No. C34734
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA

ISSUE DATES
2016.08.22 75% DESIGN DEVELOPMENT

FREDERICKFISHERANDPARTNERS ARCHITECTS
12266 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6688 www.kfisherpartners.net

GRADING PLAN

C-1.32



DEMO LEGEND

- (E) CONSTRUCTION TO REMAIN
- TO BE DEMOLISHED
- LINE OF CONSTRUCTION ABOVE/BELOW
- N.I.C.

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

Hathaway Dinwiddie
811 Wilshire Blvd
Suite 1500
LA CA 90017
T 213.250.0006
F 213.250.0501
www.HDCCO.com

CONSULTANT

ISSUE DATES
2015.11.10 50% SCHEMATIC DESIGN
2016.01.26 100% SCHEMATIC DESIGN
2016.06.06 50% DESIGN DEVELOPMENT
2016.08.22 75% DESIGN DEVELOPMENT

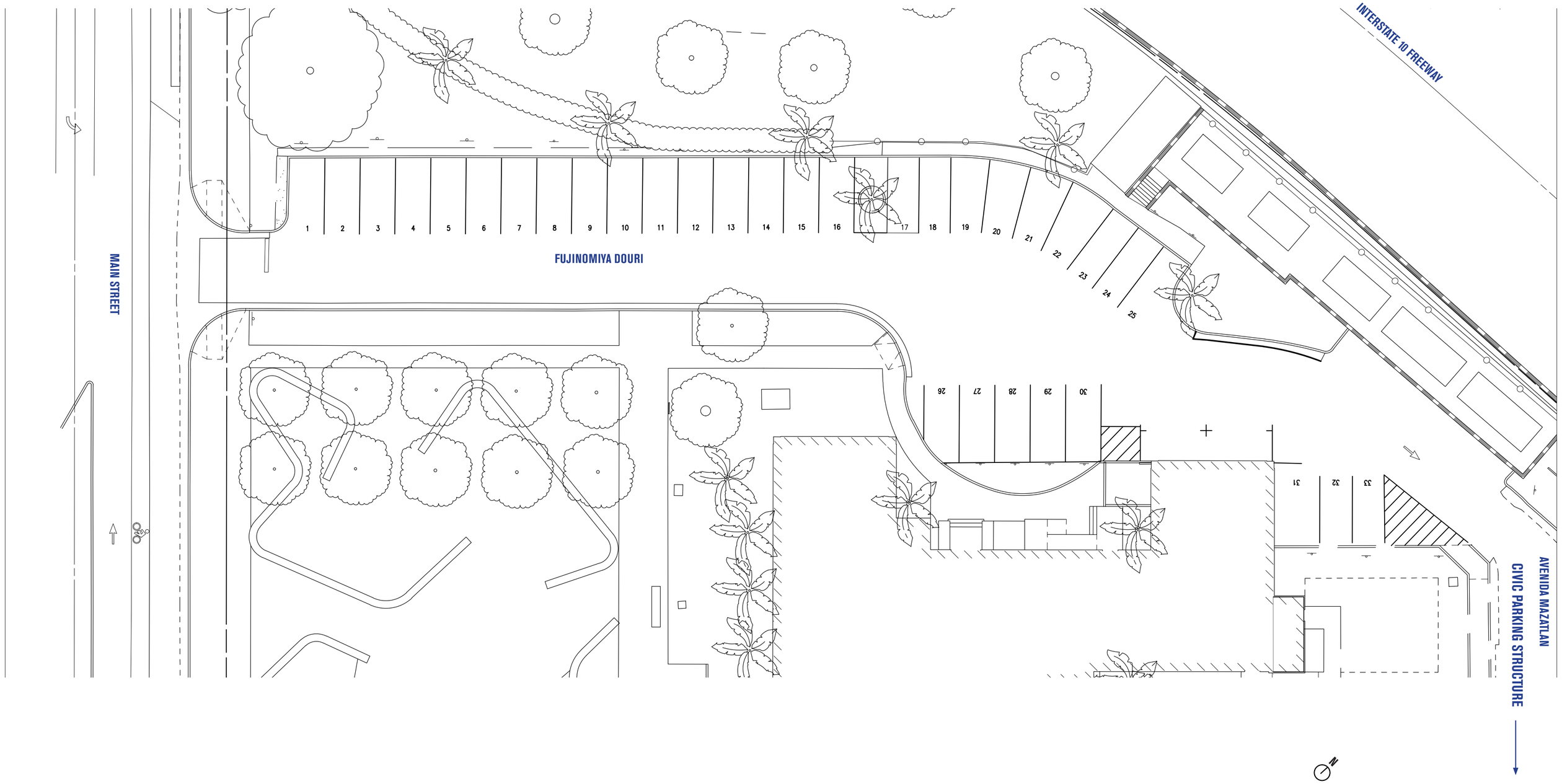
FREDERICK FISHER AND PARTNERS ARCHITECTS
12248 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 8880 www.fisherpartners.net

PLANNING - CITY HALL DEMO
1"=40'

D1.00

EXISTING PARKING INVENTORY

SURFACE PARKING IN NORTH LOT (SHOWN BELOW): 33 STANDARD SPACES
PARKING IN CIVIC STRUCTURE (NOT SHOWN): 216 STAFF SPACES + 23 INTERN NEGOTIATED SPACES



WALL TYPE LEGEND

SEE STRL FOR SHEAR WALL LOCATIONS

- 3 HR RATED WALL
- 2 HR RATED WALL
- CHAIN LINK
- COUNTER
- FF&E

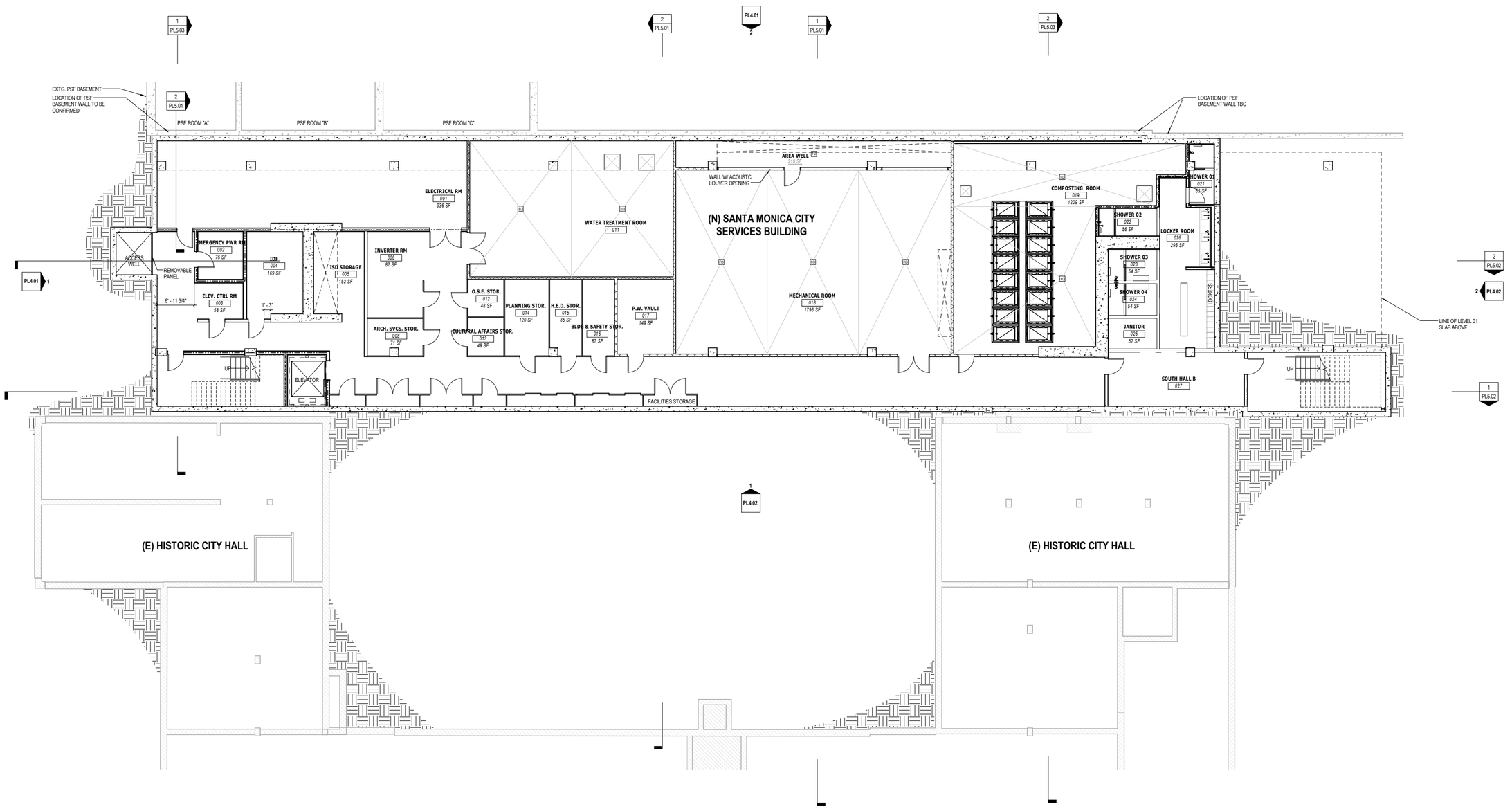
NOTES:

1/ SEE SHEET ENLARGED FLOOR PLANS AND A3.00 SERIES FOR WALL TYPES

2/ PROVIDE 3/4 HR. OPENING PROTECTION AT 1HR FIRE BARRIERS

3/ ALL WATER CURTAINS TO PROVIDE 3/4 HR. OPENING PROTECTION

4/ PROVIDE 2" DUCT LINER AT WATER TREATMENT, MECHANICAL, AND ELECTRICAL ROOMS



SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

ISSUE DATES

ARCHITECTS
FREDERICKFISHERANDPARTNERS
12248 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6680 www.fisherpartners.net

FLOOR PLAN
BASEMENT
1/16"=1'-0"

PL2.01

WALL TYPE LEGEND

SEE STRL FOR SHEAR WALL LOCATIONS

- 3 HR RATED WALL
- 2 HR RATED WALL
- CHAIN LINK
- COUNTER
- FF&E

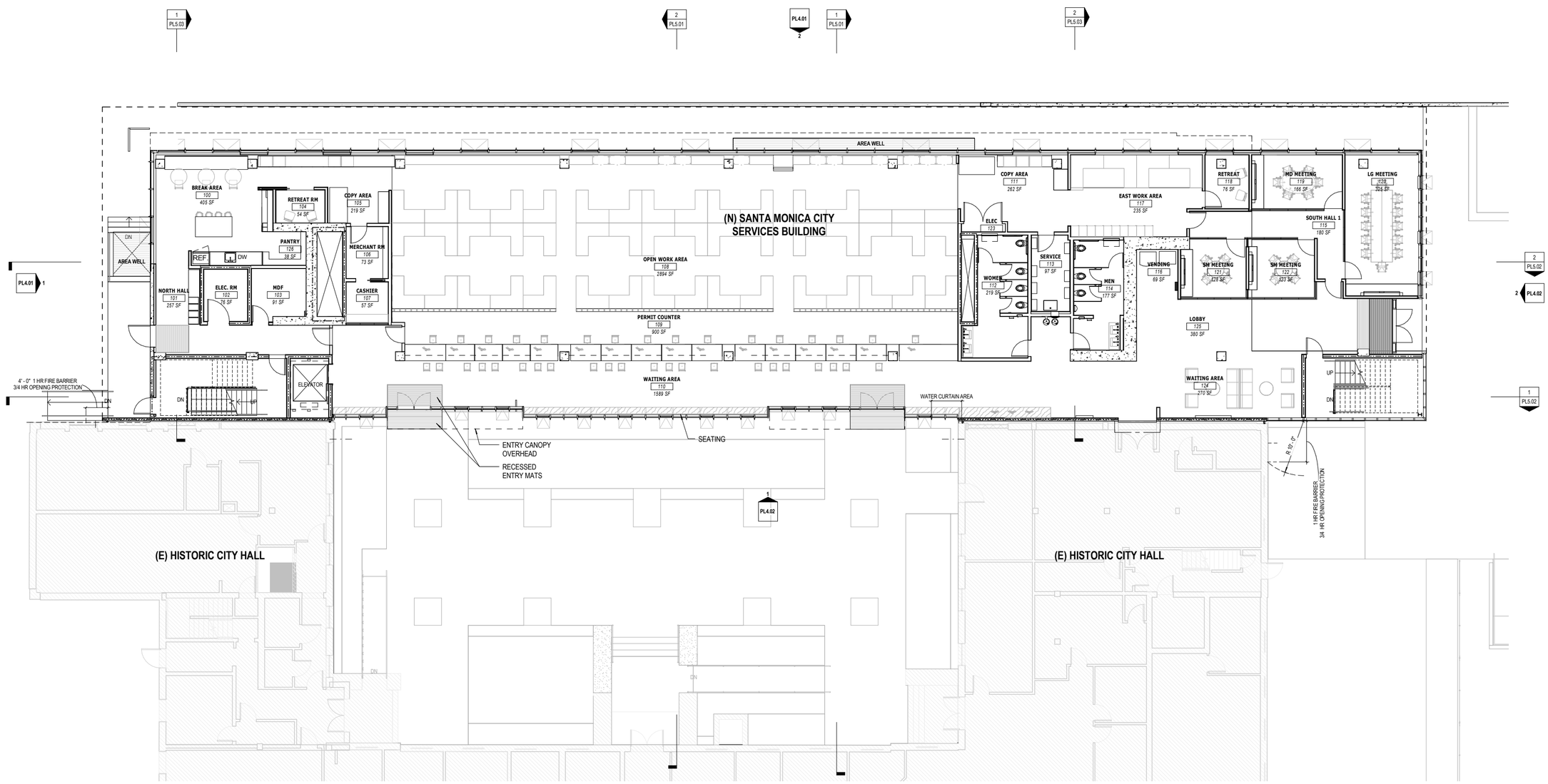
NOTES:

1/ SEE SHEET ENLARGED FLOOR PLANS AND A3.00 SERIES FOR WALL TYPES

2/ PROVIDE 3/4 HR. OPENING PROTECTION AT 1HR FIRE BARRIERS

3/ ALL WATER CURTAINS TO PROVIDE 3/4 HR. OPENING PROTECTION

4/ PROVIDE 2" DUCT LINER AT WATER TREATMENT, MECHANICAL, AND ELECTRICAL ROOMS



SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

ISSUE DATES

ARCHITECTS
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12248 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6680 www.fisherpartners.net

FLOOR PLAN
LEVEL 01
1/16"=1'-0"

PL2.02

WALL TYPE LEGEND

SEE STRL FOR SHEAR WALL LOCATIONS

- 3 HR RATED WALL
- 2 HR RATED WALL
- CHAIN LINK
- COUNTER
- FF&E

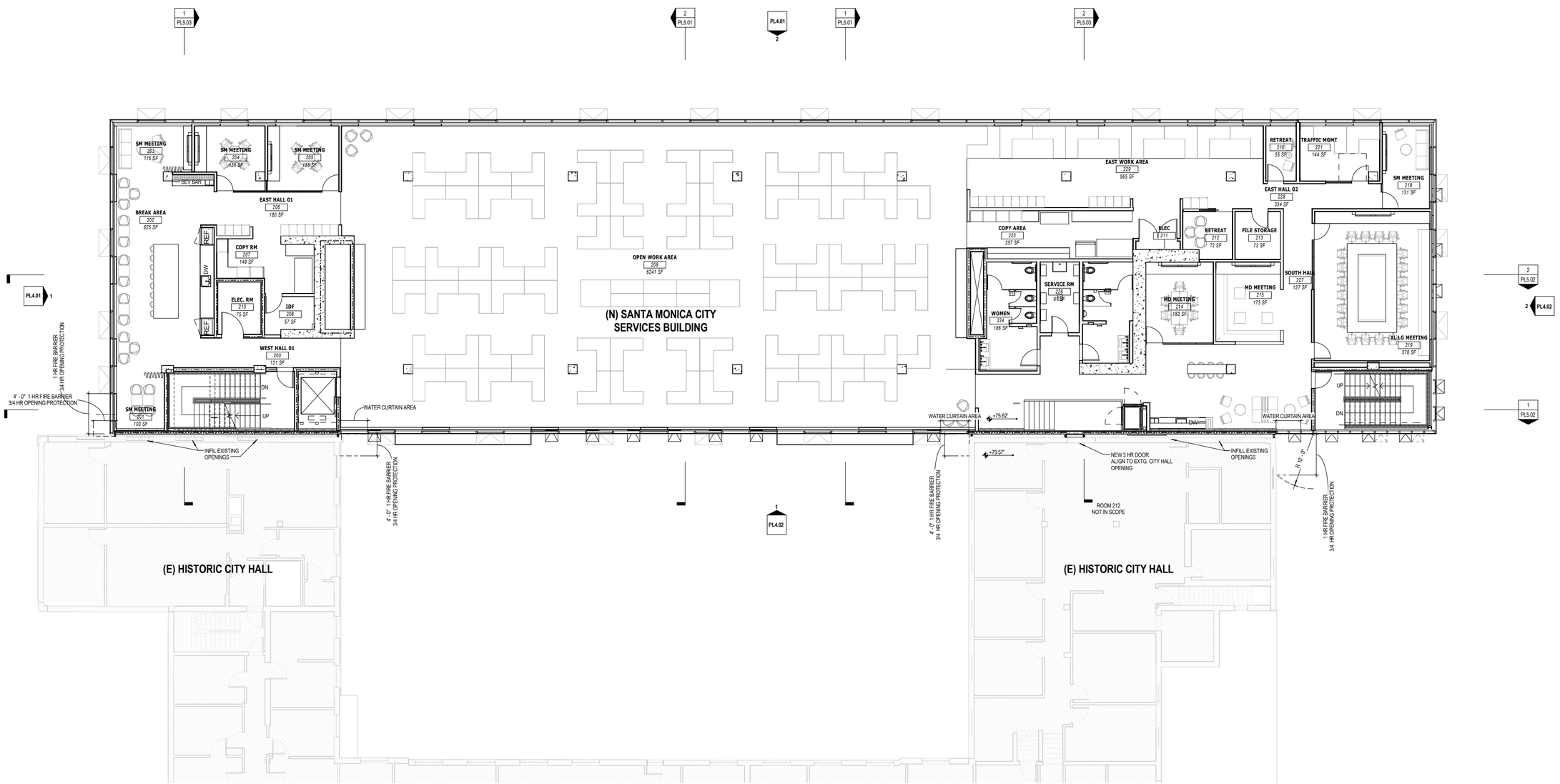
NOTES:

1/ SEE SHEET ENLARGED FLOOR PLANS AND A3.00 SERIES FOR WALL TYPES

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ARCHITECTS
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FLOOR PLAN
LEVEL 02
1/16"=1'-0"

PL2.03

WALL TYPE LEGEND

SEE STRL FOR SHEAR WALL LOCATIONS

- 3 HR RATED WALL
- 2 HR RATED WALL
- CHAIN LINK
- COUNTER
- FF&E

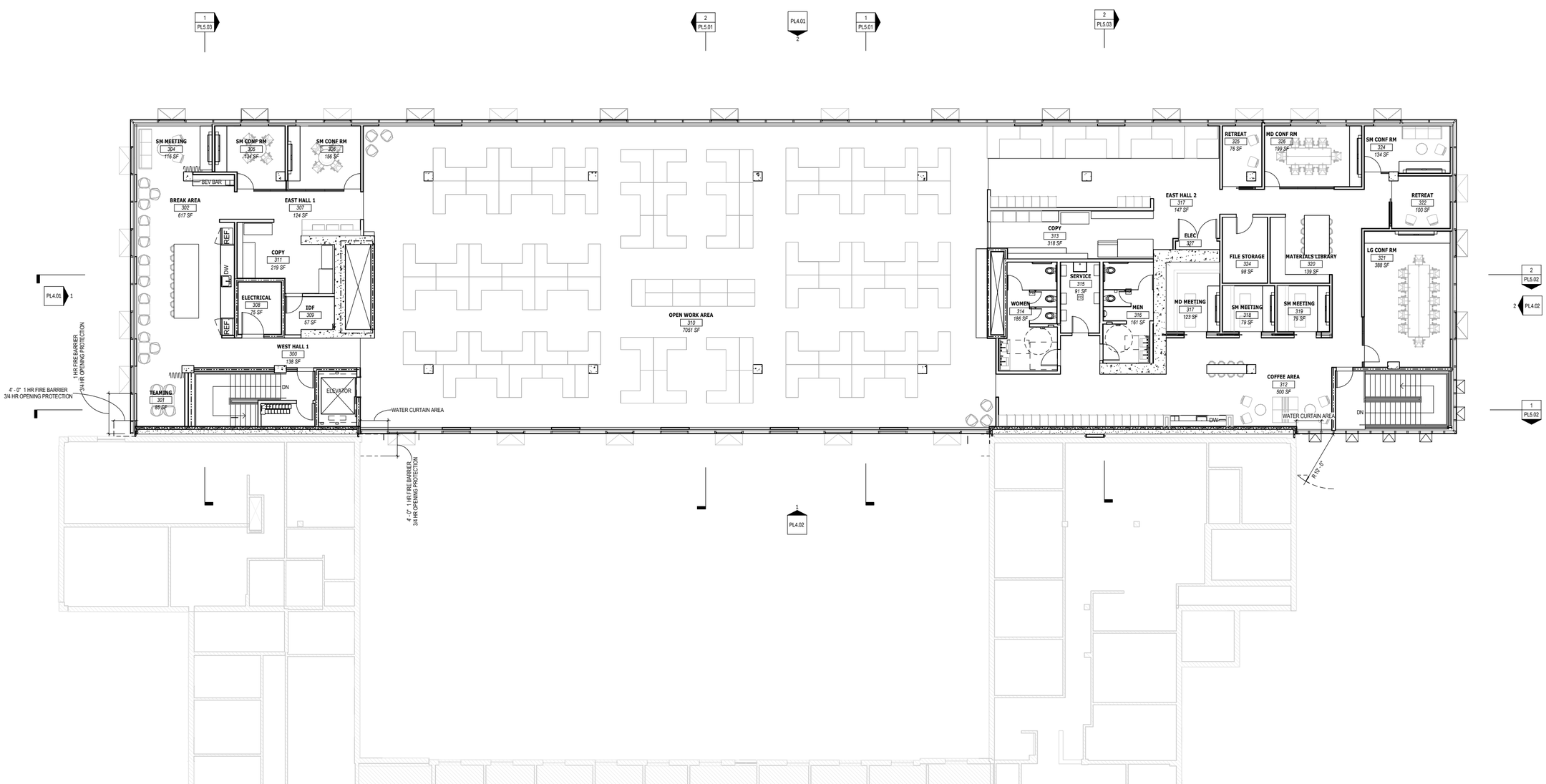
NOTES:

1/ SEE SHEET ENLARGED FLOOR PLANS AND A3.00 SERIES FOR WALL TYPES

2/ PROVIDE 3/4 HR. OPENING PROTECTION AT 1HR FIRE BARRIERS

3/ ALL WATER CURTAINS TO PROVIDE 3/4 HR. OPENING PROTECTION

4/ PROVIDE 2" DUCT LINER AT WATER TREATMENT, MECHANICAL, AND ELECTRICAL ROOMS



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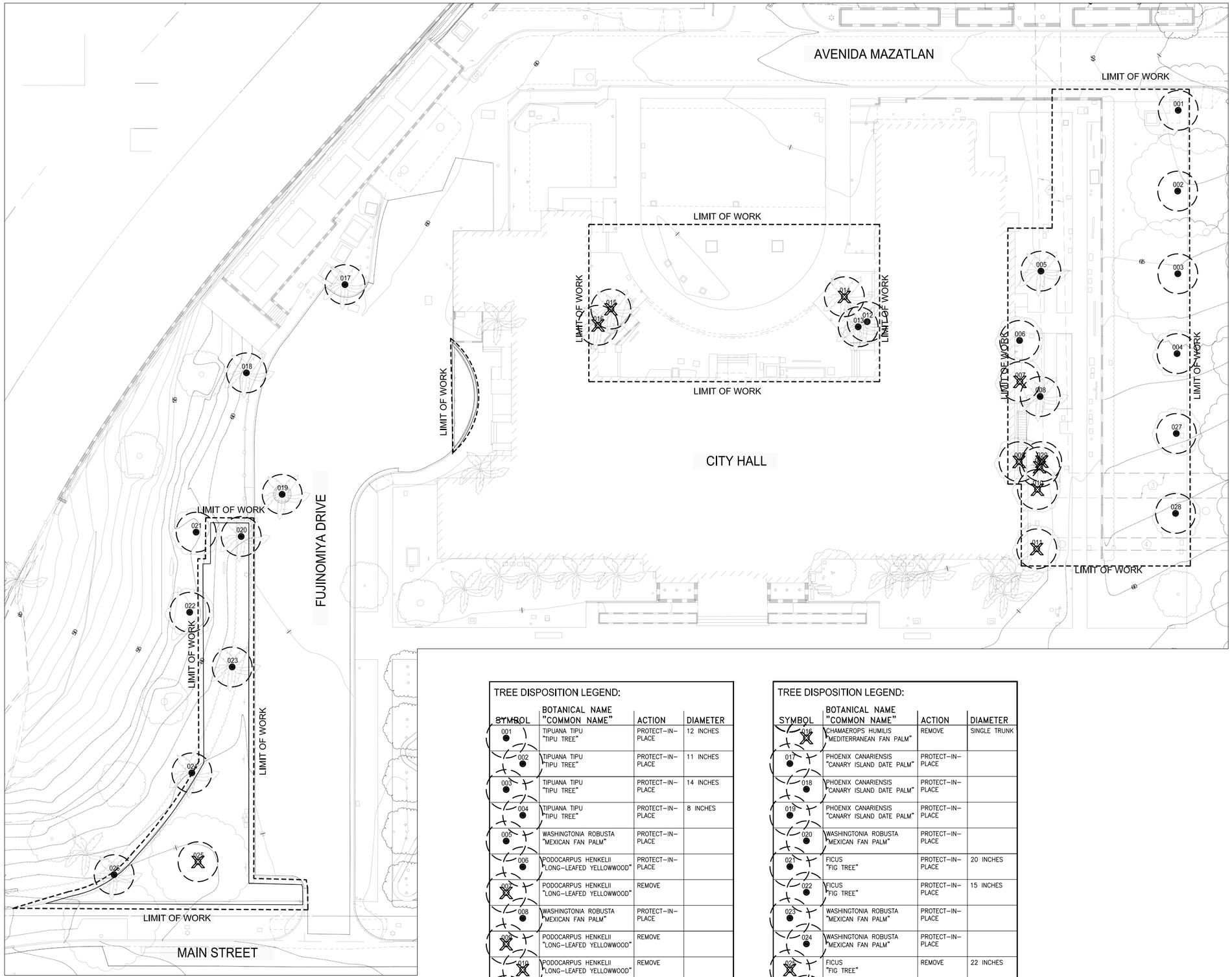
CONTRACTOR

ISSUE DATES

FREDERICKFISHERANDPARTNERS ARCHITECTS
12240 SANTA MONICA BOULEVARD, LOS ANGELES CA 90025 · 310.820.6680 www.fisherpartners.net

FLOOR PLAN
LEVEL 03
1/16"=1'-0"

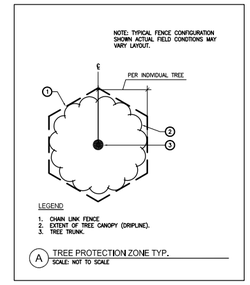
PL2.04



TREE DISPOSITION SYMBOLS:

000 PROTECT IN PLACE

000 REMOVE



TREE DISPOSITION LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	ACTION	DIAMETER
001	TIPUANA TIPU "TIPU TREE"	PROTECT–IN–PLACE	12 INCHES
002	TIPUANA TIPU "TIPU TREE"	PROTECT–IN–PLACE	11 INCHES
003	TIPUANA TIPU "TIPU TREE"	PROTECT–IN–PLACE	14 INCHES
004	TIPUANA TIPU "TIPU TREE"	PROTECT–IN–PLACE	8 INCHES
005	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	PROTECT–IN–PLACE	
006	PODOCARPUS HENKELII "LONG–LEAFED YELLOWWOOD"	PROTECT–IN–PLACE	
007	PODOCARPUS HENKELII "LONG–LEAFED YELLOWWOOD"	REMOVE	
008	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	PROTECT–IN–PLACE	
009	PODOCARPUS HENKELII "LONG–LEAFED YELLOWWOOD"	REMOVE	
010	PODOCARPUS HENKELII "LONG–LEAFED YELLOWWOOD"	REMOVE	
011	PODOCARPUS HENKELII "LONG–LEAFED YELLOWWOOD"	REMOVE	
012	ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM"	PROTECT–IN–PLACE	
013	ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM"	PROTECT–IN–PLACE	
014	CHAMAEROPS HUMILIS "MEDITERRANEAN FAN PALM"	REMOVE	MULTI–TRUNK
015	CHAMAEROPS HUMILIS "MEDITERRANEAN FAN PALM"	REMOVE	MULTI–TRUNK

TREE DISPOSITION LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	ACTION	DIAMETER
016	CHAMAEROPS HUMILIS "MEDITERRANEAN FAN PALM"	REMOVE	SINGLE TRUNK
017	PHOENIX CANARIENSIS "CANARY ISLAND DATE PALM"	PROTECT–IN–PLACE	
018	PHOENIX CANARIENSIS "CANARY ISLAND DATE PALM"	PROTECT–IN–PLACE	
019	PHOENIX CANARIENSIS "CANARY ISLAND DATE PALM"	PROTECT–IN–PLACE	
020	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	PROTECT–IN–PLACE	
021	FICUS "FIG TREE"	PROTECT–IN–PLACE	20 INCHES
022	FICUS "FIG TREE"	PROTECT–IN–PLACE	15 INCHES
023	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	PROTECT–IN–PLACE	
024	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	PROTECT–IN–PLACE	
025	FICUS "FIG TREE"	REMOVE	22 INCHES
026	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	PROTECT–IN–PLACE	
027	TIPUANA TIPU "TIPU TREE"	PROTECT–IN–PLACE	8 INCHES
028	TIPUANA TIPU "TIPU TREE"	PROTECT–IN–PLACE	11 INCHES
029	YUCCA ALOIFOLIA "SPANISH BAYONET"	REMOVE	
030	YUCCA ALOIFOLIA "SPANISH BAYONET"	REMOVE	

SCALE: 1"=32'-0"

0 8' 16' 32' 64'

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR
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CONSULTANT
AHBE LANDSCAPE ARCHITECTS
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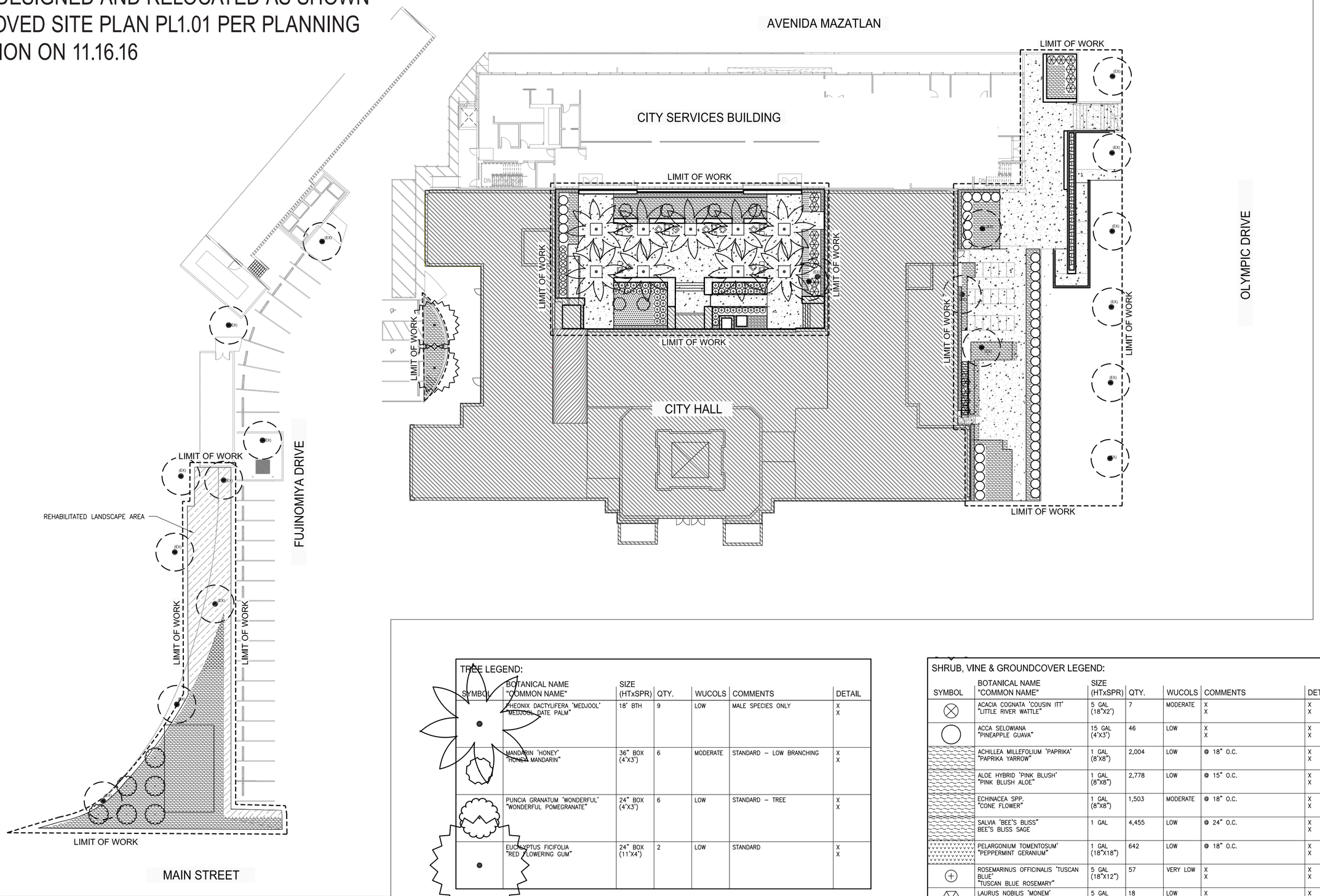
ISSUE DATES
2016.08.22 75% DESIGN DEVELOPMENT

ARCHITECTS
FREDERICK FISHER AND PARTNERS
12248 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6888 www.fisherpartners.net

TREE DISPOSITION PLAN
1"=32'-0"

L0.41

NOTE: PV CANOPY AND HEAT PUMP ENCLOSURE TO BE REDESIGNED AND RELOCATED AS SHOWN ON APPROVED SITE PLAN PL1.01 PER PLANNING COMMISSION ON 11.16.16



TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS	COMMENTS	DETAIL
	PHEONIX DACTYLIFERA 'MEDJOOL' "MEDJOOL DATE PALM"	18' BTH	9	LOW	MALE SPECIES ONLY	X X
	MANDARIN 'HONEY' "HONEY MANDARIN"	36" BOX (4'X3')	6	MODERATE	STANDARD – LOW BRANCHING	X X
	PUNCIA GRANATUM 'WONDERFUL' "WONDERFUL POMEGRANATE"	24" BOX (4'X3')	6	LOW	STANDARD – TREE	X X
	EUCALYPTUS FICIFOLIA "RED FLOWERING GUM"	24" BOX (11'X4')	2	LOW	STANDARD	X X

SHRUB, VINE & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS	COMMENTS	DETAIL
	ACACIA COGNATA 'COUSIN ITT' "LITTLE RIVER WATTLE"	5 GAL (18"X2')	7	MODERATE	X X	X X
	ACCA SELOWIANA "PINEAPPLE GUAVA"	15 GAL (4'X3')	46	LOW	X X	X X
	ACHILLEA MILLEFOLIUM 'PAPRIKA' "PAPRIKA YARROW"	1 GAL (8'X8")	2,004	LOW	@ 18" O.C.	X X
	ALOE HYBRID 'PINK BLUSH' "PINK BLUSH ALOE"	1 GAL (8"X8")	2,778	LOW	@ 15" O.C.	X X
	ECHINACEA SPP. "CONE FLOWER"	1 GAL (8"X8")	1,503	MODERATE	@ 18" O.C.	X X
	SALVIA 'BEE'S BLISS" BEE'S BLISS SAGE	1 GAL	4,455	LOW	@ 24" O.C.	X X
	PELARGONIUM TOMENTOSUM' "PEPPERMINT GERANIUM"	1 GAL (18"X18")	642	LOW	@ 18" O.C.	X X
	ROSEMARINUS OFFICINALIS 'TUSCAN BLUE' "TUSCAN BLUE ROSEMARY"	5 GAL (18"X12")	57	VERY LOW	X X	X X
	LAURUS NOBILIS 'MONEM' "EMERALD WAVE SWEET BAY"	5 GAL (18"X18")	18	LOW	X X	X X
	THYMUS VULGARIS "COMMON THYME"	1 GAL (8"X6")	120	LOW	12" O.C.	X X
	CRASSULA ARBORESCENS "SILVER DOLLAR PLANT"	5 GAL (18"X18")	19	LOW	X X	X X

SCALE: 1"=32'-0"

0 8' 16' 32' 64'

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

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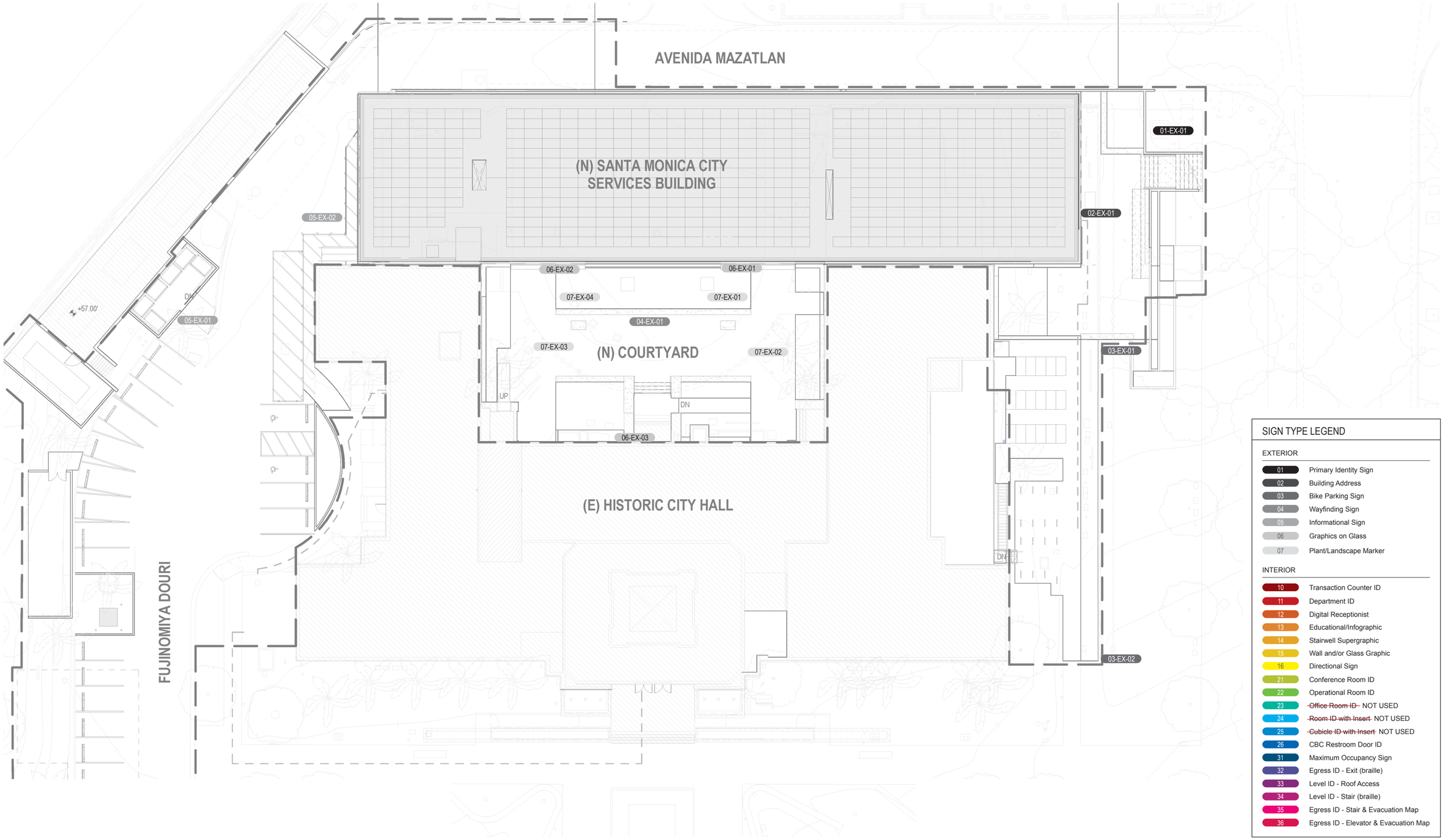
ISSUE DATES
2016.08.22 75% DESIGN DEVELOPMENT

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OVERALL PLANTING PLAN
1"=32'-0"

L3.11

NOTE: PV CANOPY AND HEAT PUMP ENCLOSURE TO BE REDESIGNED AND RELOCATED AS SHOWN ON APPROVED SITE PLAN PL1.01 PER PLANNING COMMISSION ON 11.16.16



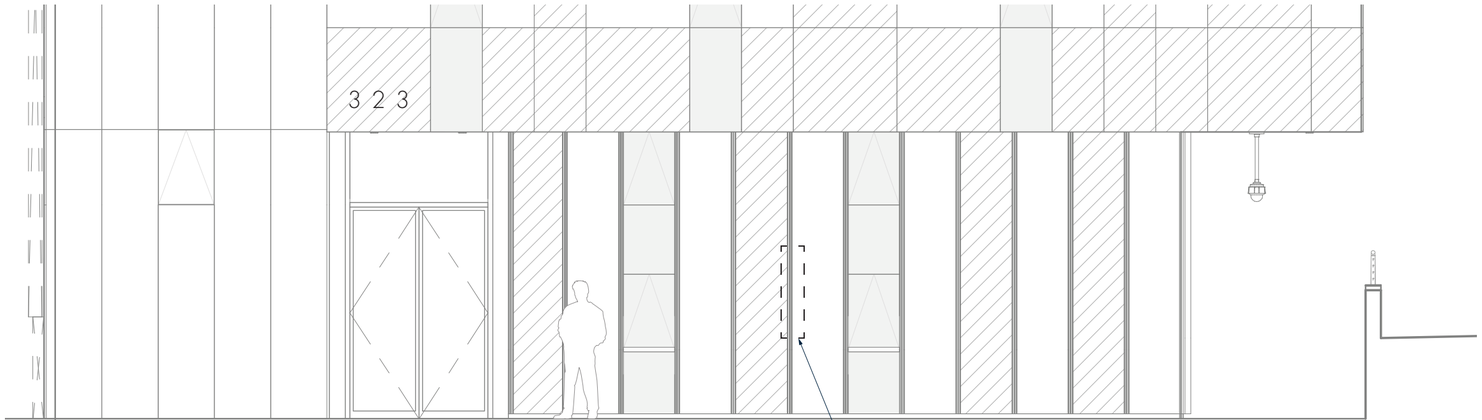
SIGN TYPE LEGEND

EXTERIOR

01	Primary Identity Sign
02	Building Address
03	Bike Parking Sign
04	Wayfinding Sign
05	Informational Sign
06	Graphics on Glass
07	Plant/Landscape Marker

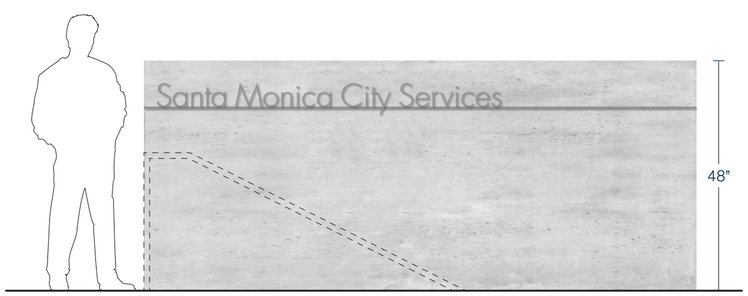
INTERIOR

10	Transaction Counter ID
11	Department ID
12	Digital Receptionist
13	Educational/Infographic
14	Stairwell Supergraphic
15	Wall and/or Glass Graphic
16	Directional Sign
21	Conference Room ID
22	Operational Room ID
23	~~Office Room ID~~ NOT USED
24	~~Room ID with Insert~~ NOT USED
25	~~Cubicle ID with Insert~~ NOT USED
26	CBC Restroom Door ID
31	Maximum Occupancy Sign
32	Egress ID - Exit (braille)
33	Level ID - Roof Access
34	Level ID - Stair (braille)
35	Egress ID - Stair & Evacuation Map
36	Egress ID - Elevator & Evacuation Map



elevation

approx. location near ramp/stair



front



dimensional steel letters

steel rule embedded in concrete

approx. location of handrail

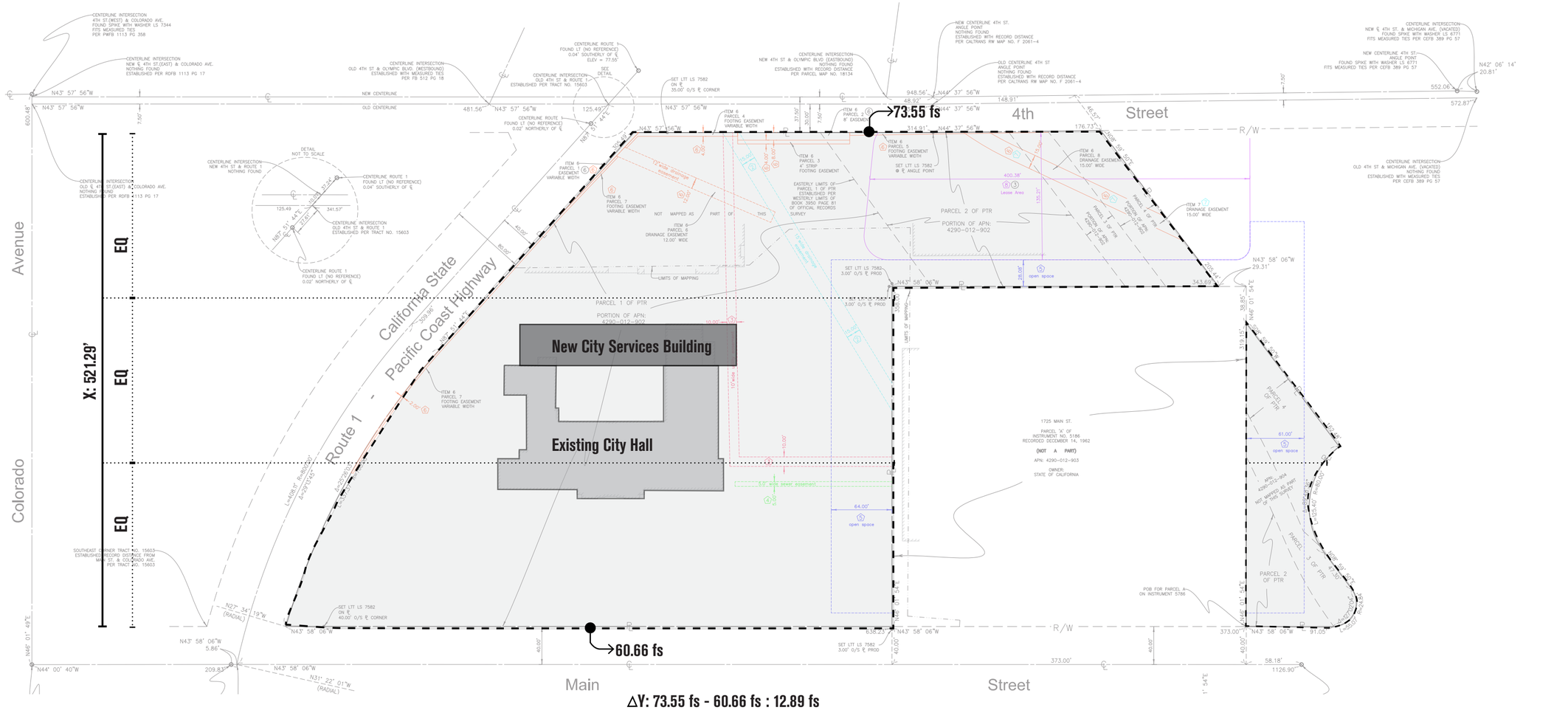
side



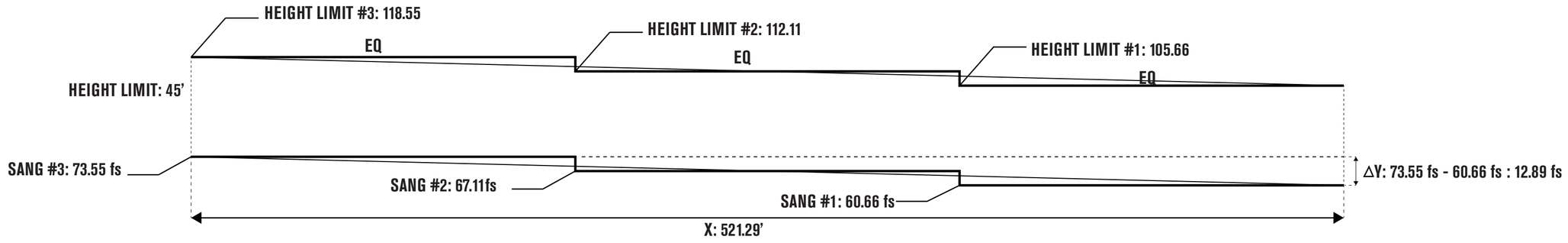


PROPOSED BUILDING IDENTIFICATION SIGN ON OLYMPIC

11/16/2016 | SANTA MONICA CITY SERVICES BUILDING DISCRETIONARY PERMIT APPLICATION



PLAN VIEW

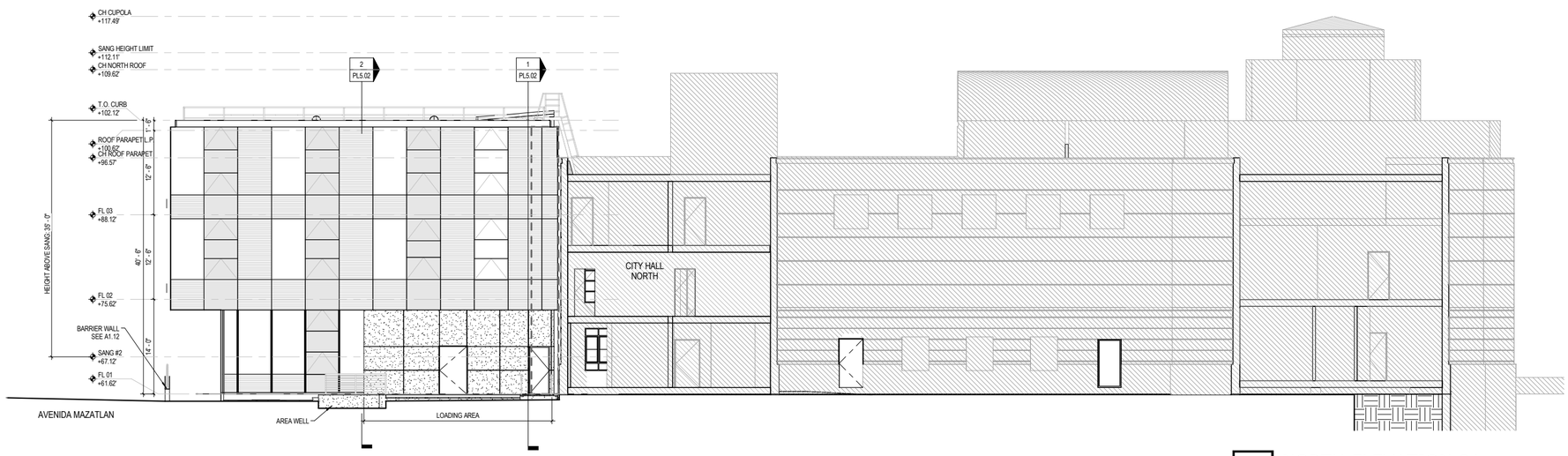


SECTION VIEW

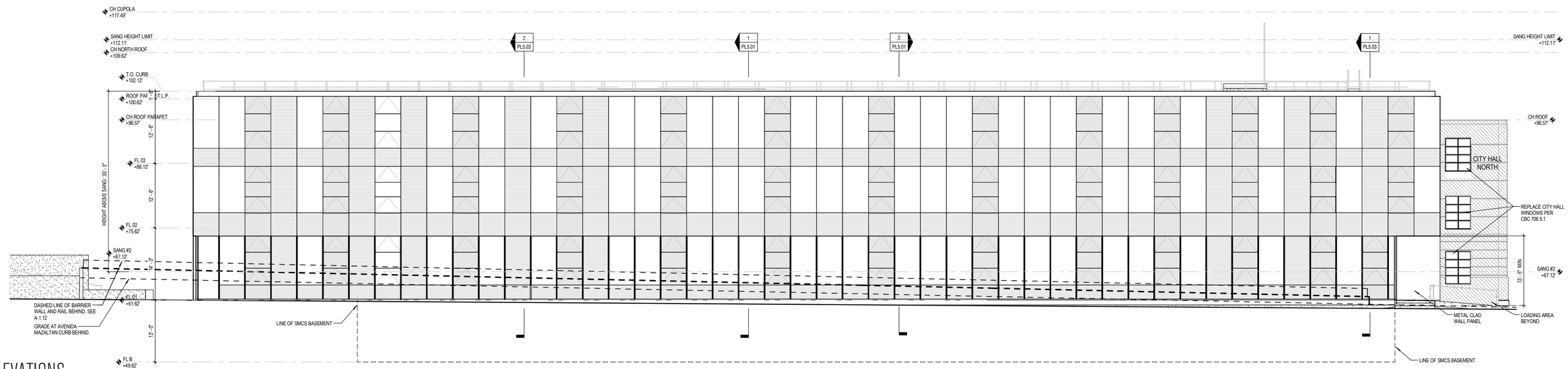
SANG (SEGMENTED AVERAGE NATURAL GRADE) DIAGRAM

GLAZING LEGEND

GL-1	VISION GLAZING: INSULATED GLAZING UNITS WITH 60% WHITE CERAMIC FRIT GRADIENT PATTERN AND HIGH PERFORMANCE LOW-E COATING
GL-2	SHADOW BOX: GLAZING TO MATCH GL-1
GL-3	NON-VISION INSULATED GLAZING UNITS WITH WITH 80% WHITE CERAMIC FRIT PATTERN AND HIGH PERFORMANCE LOW-E COATING
GL-4	VISION GLAZING: INSULATED GLAZING UNITS WITH AND HIGH PERFORMANCE LOW-E COATING
MTL	METAL DOORS AND PANELS



1 NORTH ELEVATION 01
SCALE: 1/16"=1'-0"



2 EAST ELEVATION 01
SCALE: 1/16"=1'-0"

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

ISSUE DATES

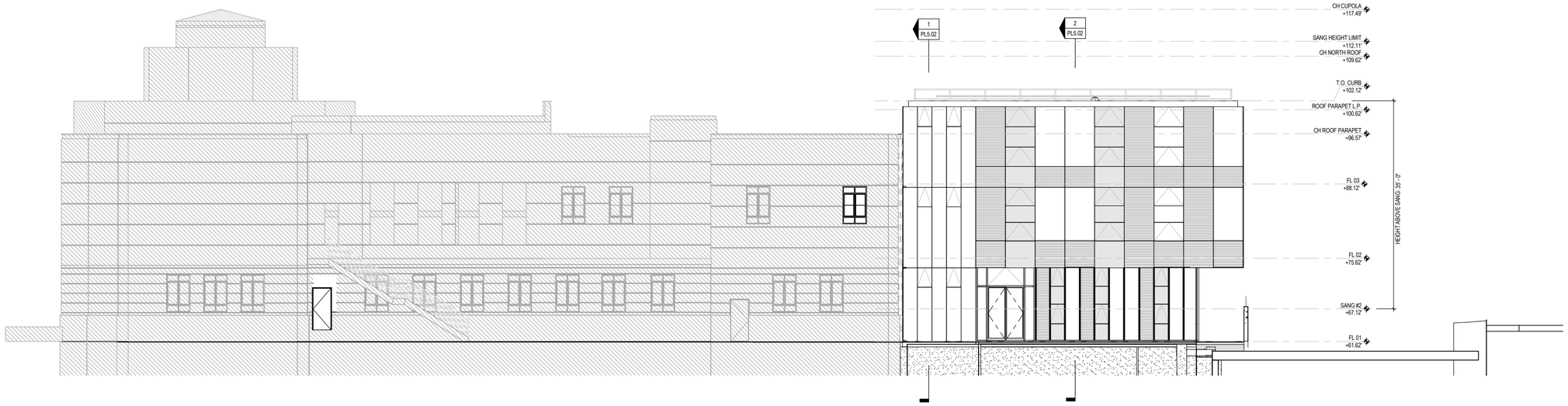
ARCHITECTS
FREDERICKFISHERANDPARTNERS
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EXTERIOR ELEVATIONS
1/16"=1'-0"

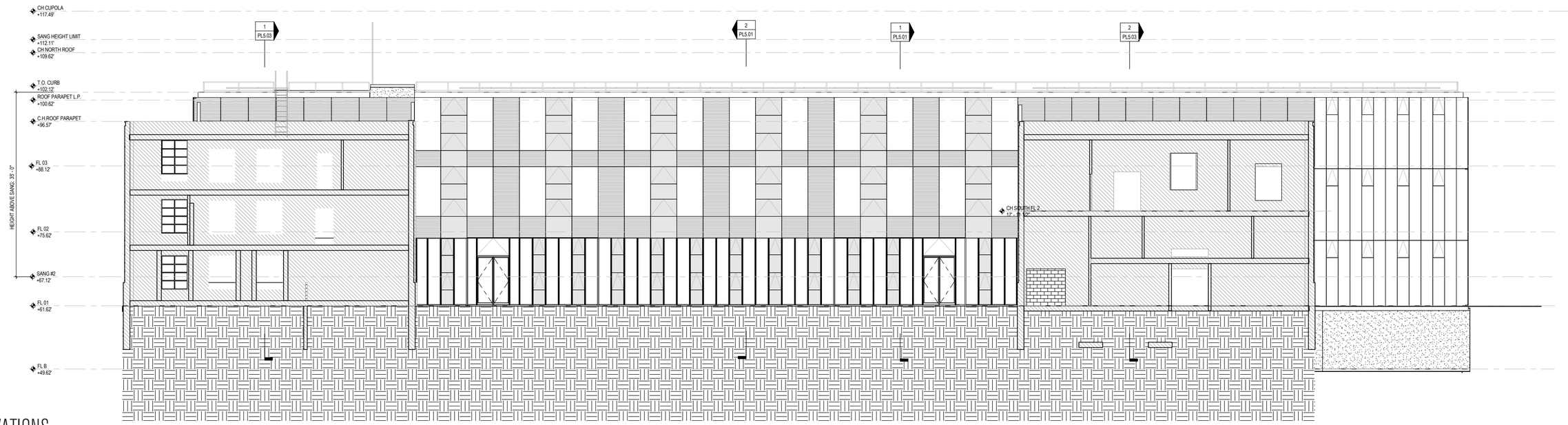
PL4.01

GLAZING LEGEND

GL-1	VISION GLAZING: INSULATED GLAZING UNITS WITH 65% WHITE CERAMIC FRIT GRADIENT PATTERN AND HIGH PERFORMANCE LOW-E COATING
GL-2	SHADOW BOX: GLAZING TO MATCH GL-1
GL-3	NON-VISION INSULATED GLAZING UNITS WITH WITH 80% WHITE CERAMIC FRIT PATTERN AND HIGH PERFORMANCE LOW-E COATING
GL-4	VISION GLAZING: INSULATED GLAZING UNITS WITH AND HIGH PERFORMANCE LOW-E COATING
MTL	METAL DOORS AND PANELS



2 SOUTH ELEVATION 01
SCALE: 1/16"=1'-0"



1 WEST ELEVATION 01
SCALE: 1/16"=1'-0"

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1685 Main St, Santa Monica, CA 90401

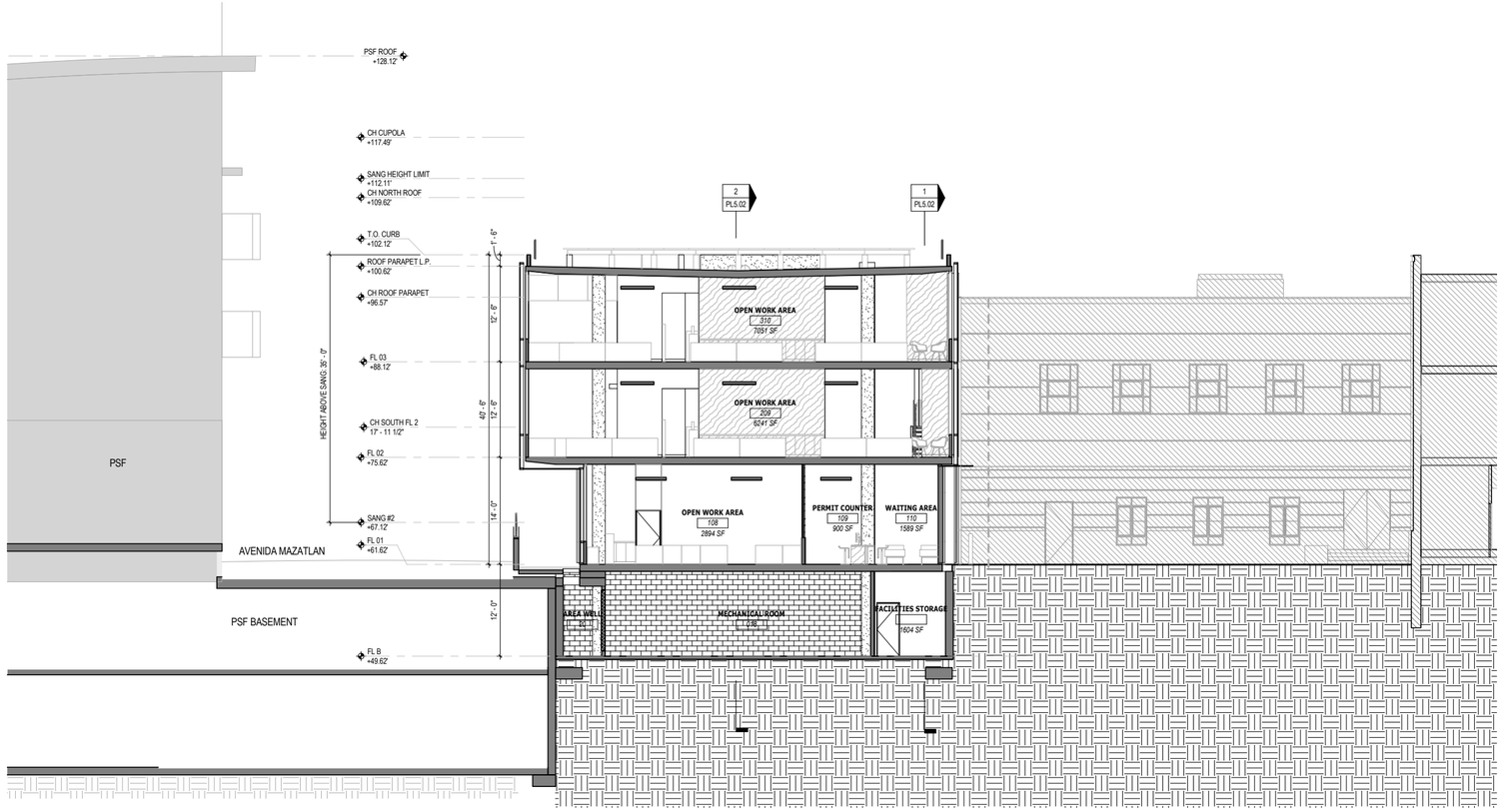
CONTRACTOR

ISSUE DATES

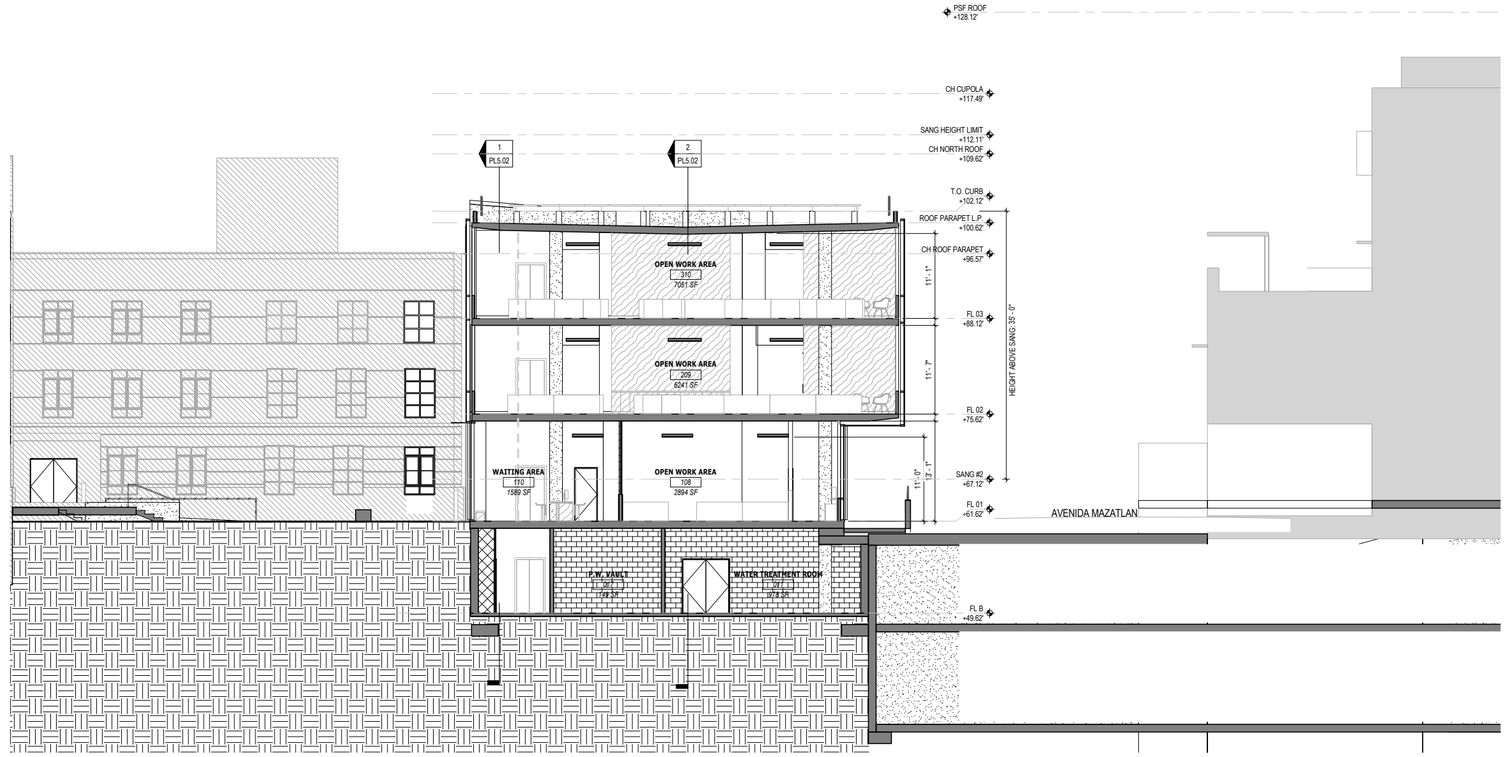
ARCHITECTS
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EXTERIOR ELEVATIONS
1/16"=1'-0"

PL4.02



1 E-W SECTION 2
SCALE: 1/16"=1'-0"



2 E-W SECTION 2
SCALE: 1/16"=1'-0"

SECTIONS

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

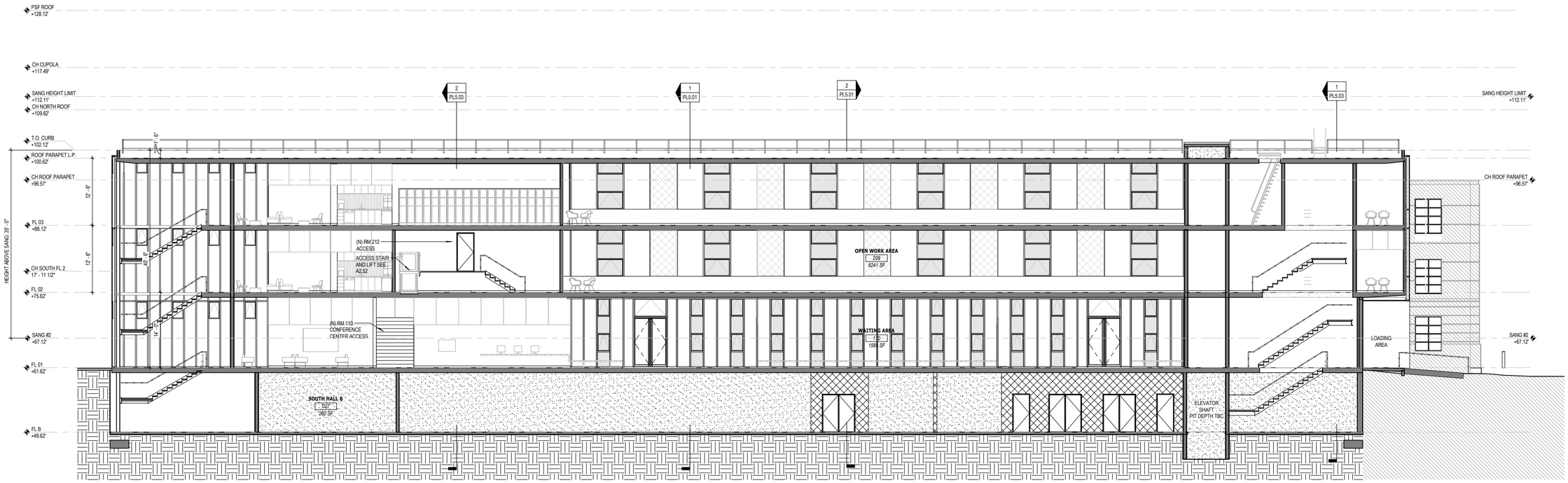
CONTRACTOR

ISSUE DATES

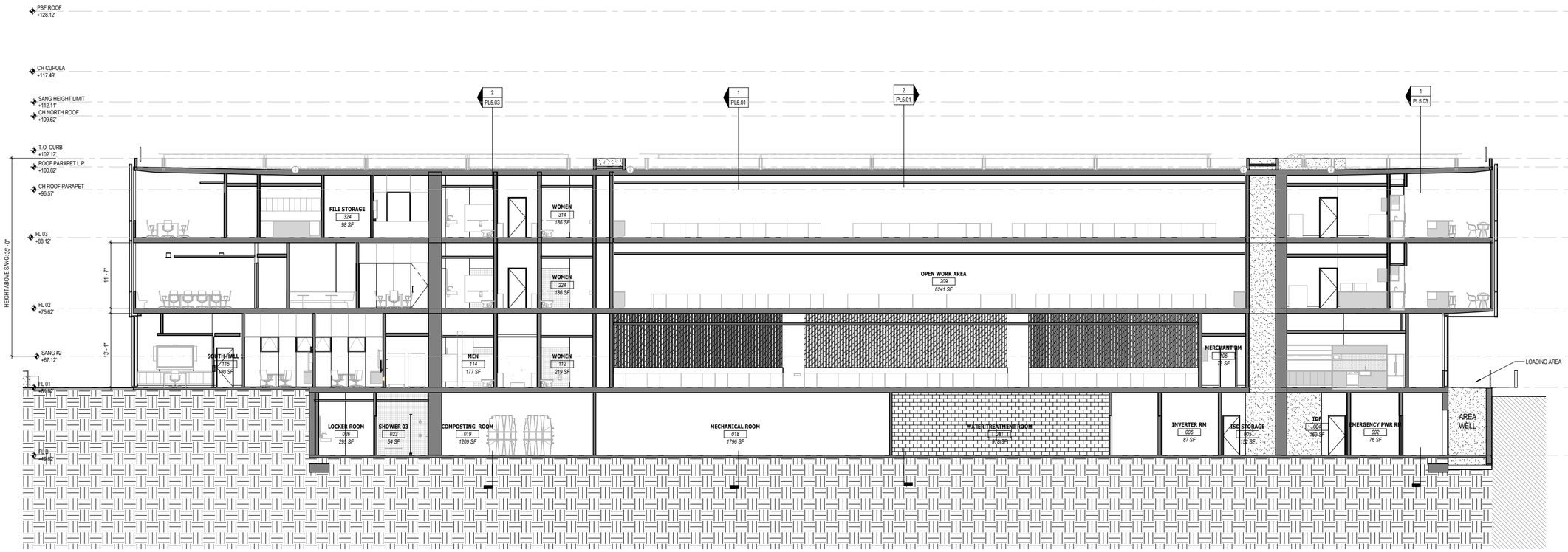
ARCHITECTS
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BUILDING SECTIONS
1/16"=1'-0"

PL5.01



1 N-S SECTION 2
SCALE: 1/16"=1'-0"



2 N-S SECTION 1
SCALE: 1/16"=1'-0"

SECTIONS

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

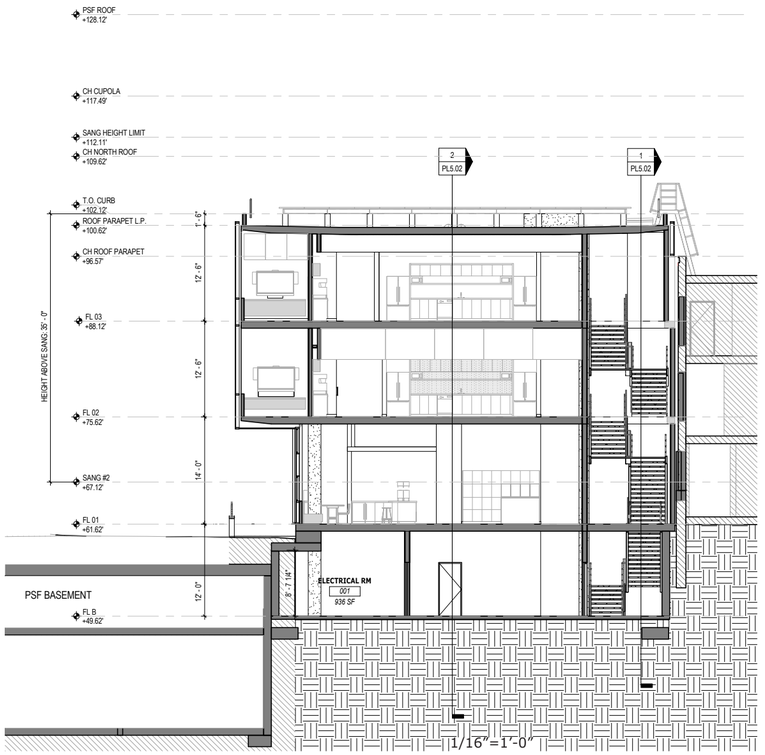
CONTRACTOR

ISSUE DATES

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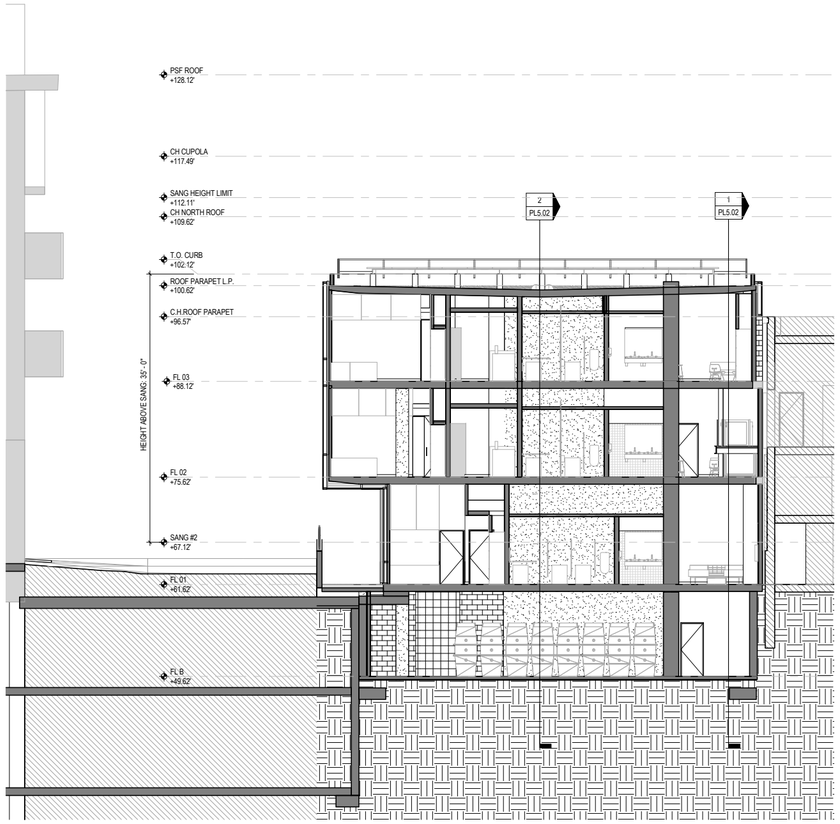
BUILDING SECTIONS
1/16"=1'-0"

PL5.02



1/16″=1′-0″

1 E-W SECTION CITY HALL - NORTH
SCALE: 1/16″=1′-0″



2 E-W SECTION 2
SCALE: 1/16″=1′-0″

SECTIONS

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

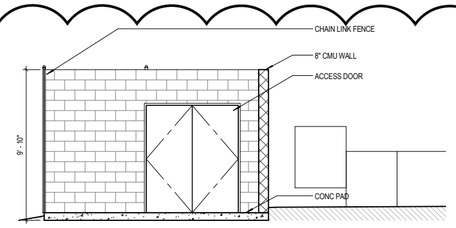
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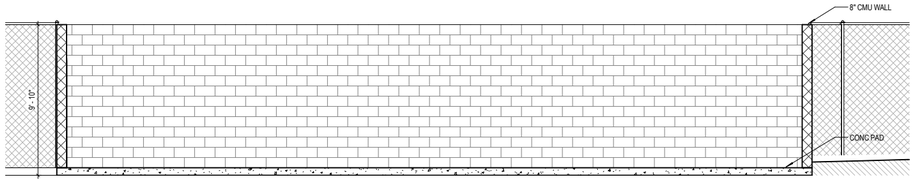
BUILDING SECTIONS
1/16″=1′-0″

PL5.03

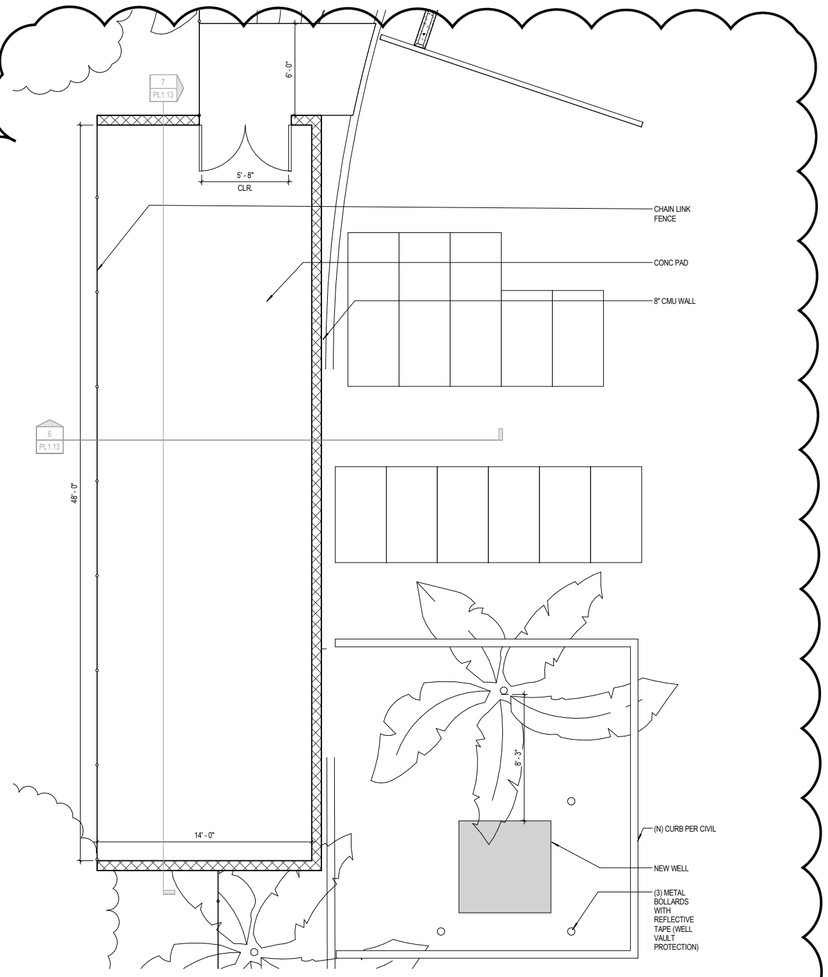
NOTE: HEAT PUMP ENCLOSURE TO BE REDESIGNED AND RELOCATED AS SHOWN ON APPROVED SITE PLAN PL1.01 PER PLANNING COMMISSION ON 11.16.16



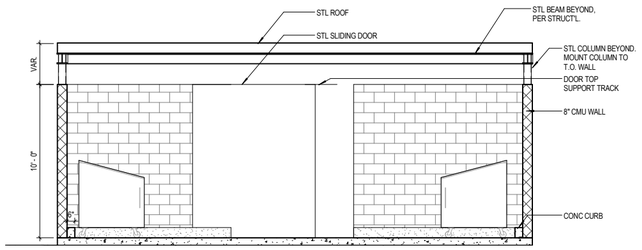
6 SECTION - HEAT PUMP ENC N-S-DUP
SCALE: 1/8"=1'-0"



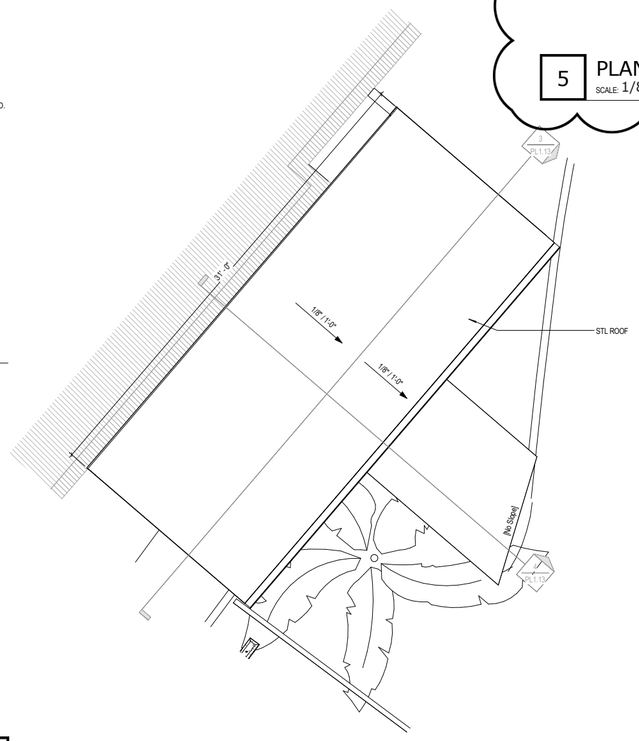
7 SECTION - HEAT PUMP ENC E-W-DUP
SCALE 1/8"=1'-0"



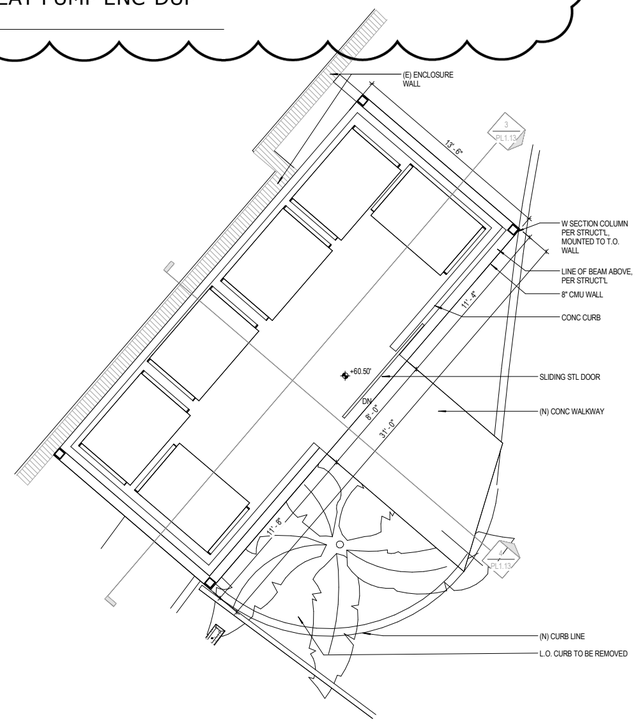
5 PLAN - ENLARGED HEAT PUMP ENC-DUP
SCALE: 1/8"=1'-0"



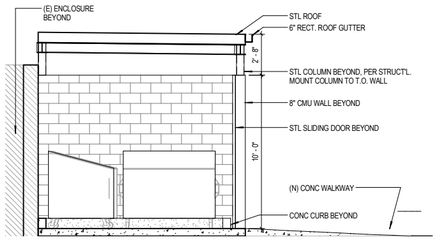
3 SECTION - TRASH ENCLOSURE E-W-DUP
SCALE: 1/8"=1'-0"



2 PLAN - TRASH ENCLOSURE ROOF-DUP
SCALE: 1/8"=1'-0"



1 PLAN - TRASH ENCLOSURE-DUP
SCALE: 1/8"=1'-0"



4 SECTION - TRASH ENCLOSURE N-S-DUP
SCALE: 1/8"=1'-0"

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

Hathaway Dinwiddie
211 Wilshire Blvd
Suite 1500
LA CA 90017
T 213.236.9500
F 213.236.9501
www.HDNA.com

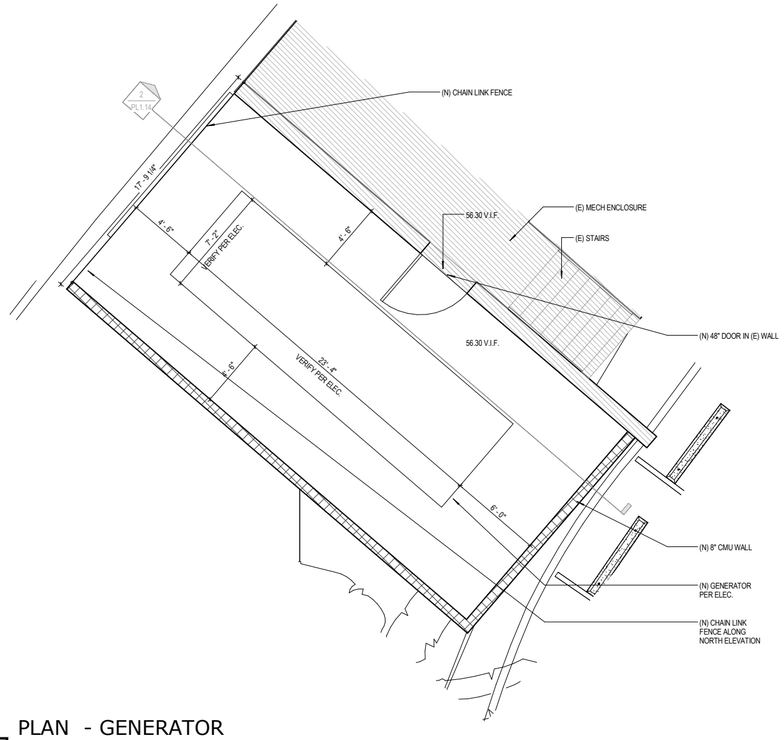
CONSULTANT

FREDERICK FISHER AND PARTNERS ARCHITECTS
12248 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6688 www.fisherpartners.net

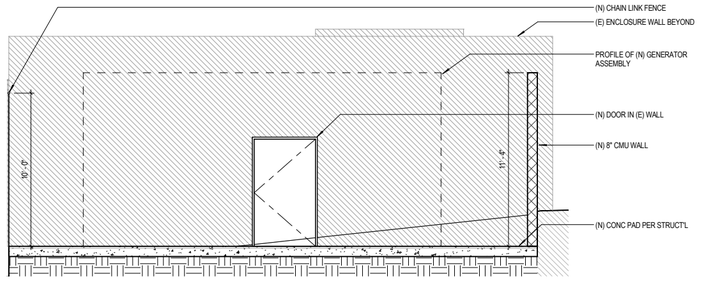
ISSUE DATES
2015.11.10 50% SCHEMATIC DESIGN
2016.01.26 100% SCHEMATIC DESIGN
2016.06.06 50% DESIGN DEVELOPMENT
2016.08.22 75% DESIGN DEVELOPMENT

SITE ENCLOSURES
1/8"=1'-0"

PL1.13



1 PLAN - GENERATOR ENCLOSURE-DUP
SCALE: 1/8"=1'-0"



2 SECTION - GENERATOR ENCLOSURE N-S-DUP
SCALE: 1/8"=1'-0"

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St, Santa Monica, CA 90401

CONTRACTOR

CONSULTANT

Hathaway Dinwiddie
811 Wilshire Blvd
Suite 1500
LA CA 90017
T 213.356.9000
F 213.356.9001
www.HDCCO.com

ISSUE DATES

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2016.08.22 75% DESIGN DEVELOPMENT

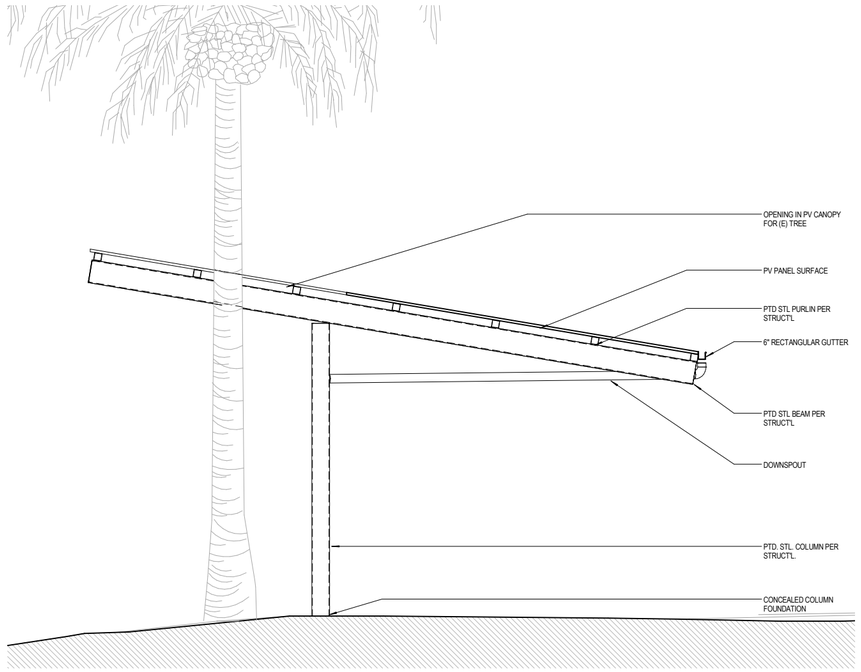
FREDERICKFISHERANDPARTNERS ARCHITECTS
1224E SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6680 www.fisherpartners.net

SITE ENCLOSURES
1/8"=1'-0"

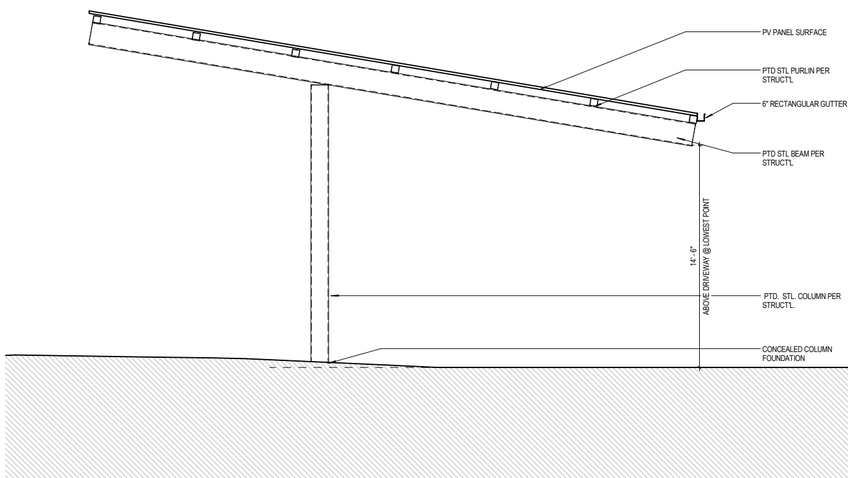
PL1.14

NOTE: TO BE REDESIGNED AND RELOCATED AS SHOWN ON APPROVED SITE PLAN PL1.01 PER PLANNING COMMISSION ON 11.16.16

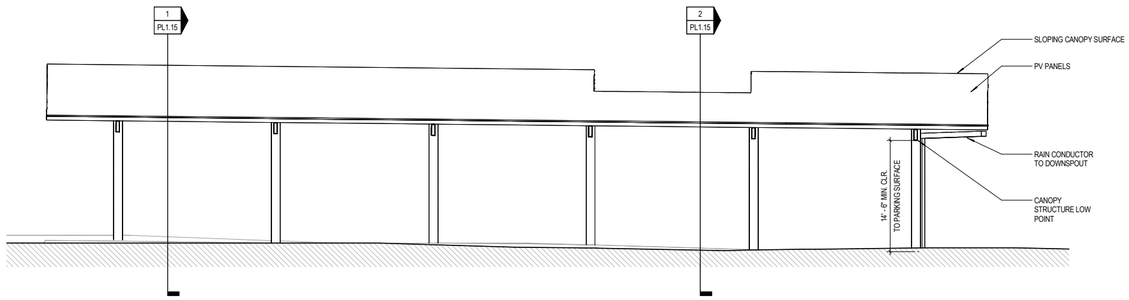
DRAWINGS 1 AND 2 SHOW CORRECT DESIGN INTENT



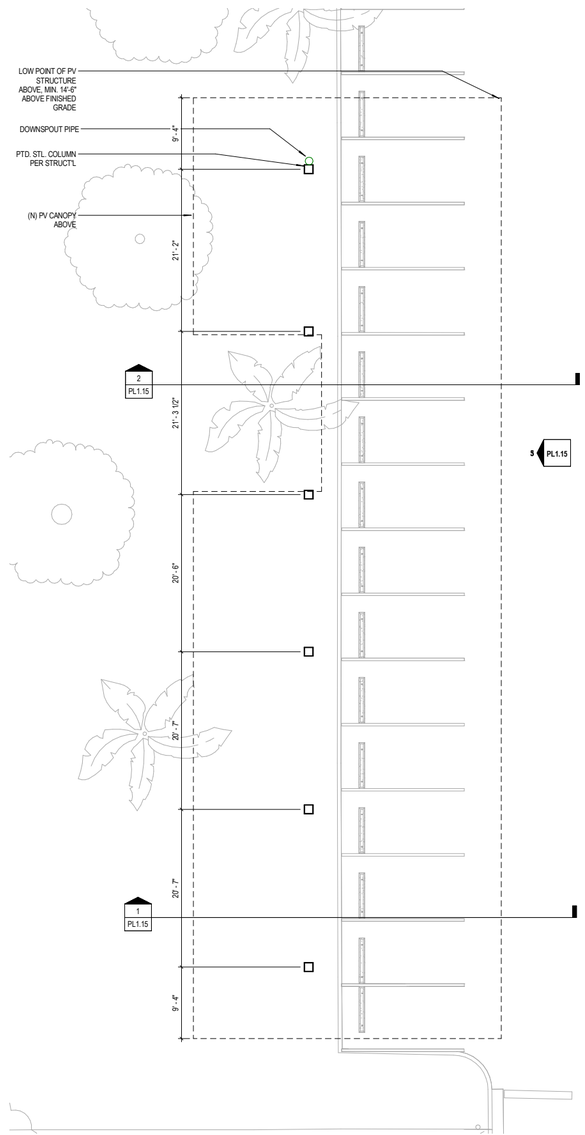
2 SECTION - PV CARPORT AT TREE-DUP
SCALE: 1/8"=1'-0"



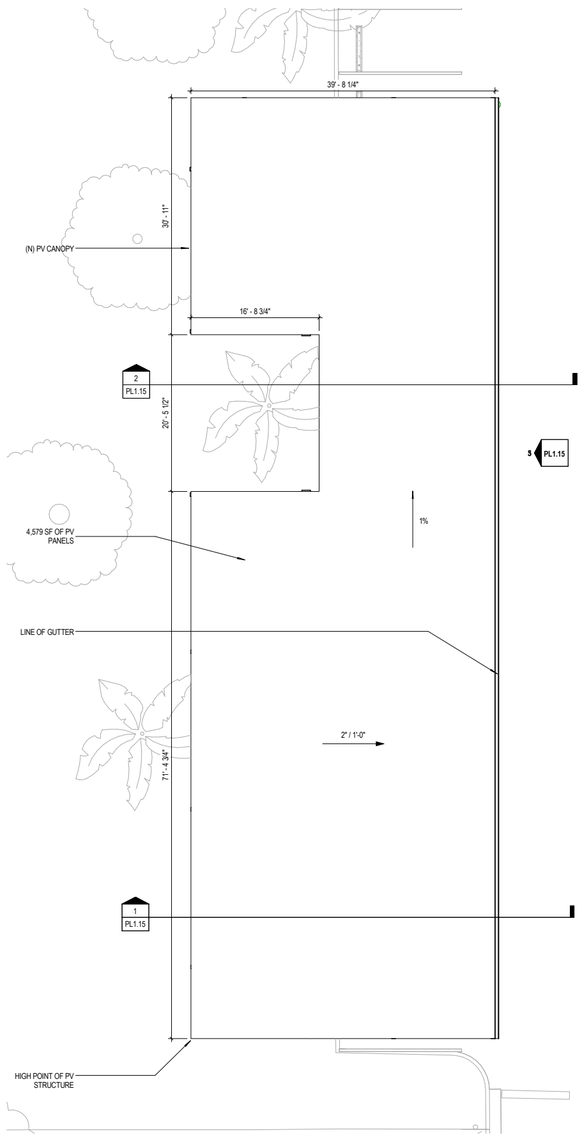
1 SECTION - PV CARPORT-DUP
SCALE: 1/8"=1'-0"



5 ELEVATION - PV CANOPY-DUP
SCALE: 1/16"=1'-0"



3 PLAN - PV CARPORT-DUP
SCALE: 1/16"=1'-0"



4 PLAN - PV CARPORT ROOF-DUP
SCALE: 1/16"=1'-0"

SANTA MONICA CITY SERVICES BUILDING
14005.00
1685 Main St. Santa Monica, CA 90401

CONTRACTOR

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811 Wilshire Blvd
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LA CA 90017
T 213.236.0590
F 213.236.0594
www.HDCO.com

CONSULTANT

ISSUE DATES
2015.11.10 50% SCHEMATIC DESIGN
2016.01.26 100% SCHEMATIC DESIGN
2016.06.06 50% DESIGN DEVELOPMENT
2016.08.22 75% DESIGN DEVELOPMENT

FREDERICK FISHER AND PARTNERS ARCHITECTS
12248 SANTA MONICA BOULEVARD LOS ANGELES CA 90025 310 820 6588 www.fisherpartners.net

PV CANOPY CARPORT
As indicated

PL1.15



OLYMPIC DRIVE VIEW - PROPOSED



OLYMPIC DRIVE ELEVATION - PROPOSED



AERIAL AXONOMETRIC VIEW - EXISTING



AERIAL AXONOMETRIC VIEW - PROPOSED

Vernice Hankins

From: Noma Boardmember <nomaboard@gmail.com>
Sent: Monday, January 23, 2017 4:52 PM
To: Ted Winterer; Clerk Mailbox; Council Mailbox; Kevin McKeown Fwd; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Tony Vazquez
Subject: Subject: Item 6B: Council 1/24/17 -- Appeal (16ENT-0200) of Planning Commission's Approval of Development Review Permit (16ENT-0140) for the City Services Building

January 23, 2017

Dear Mayor Winterer and Council,

We join with the Friends of Sunset Park and other concerned neighborhood associations in supporting the appeal of David Garden and opposing this proposal for the City Services Buildings. We agree with Mr. Garden's appeal in almost all particulars, especially in its concern for the project's unknown costs and the likely negative impact of its expense on other city projects and services. We are often reminded that trade-offs are required in decisions like this, and as impressive as the ambition of this project is, we are not prepared to sacrifice other valuable city priorities, like affordable housing, emergency services, aid to our public schools, or needed park development, to the growing likelihood of the unknown and runaway costs of such a 'green' showcase. The residents of NOMA are very much involved in concern for our environment, actively supporting actions toward sustainability, but we fear this proposal overreaches, its estimated and escalating costs and untested solutions far exceeding the marginal benefits of its intended realization.

The NOMA Board

smnoma.org
NOMAboard@gmail.com

Vernice Hankins

From: Ellen Hannan <elhasm@gmail.com>
Sent: Monday, January 23, 2017 5:03 PM
To: Council Mailbox; Clerk Mailbox
Subject: Appeal of City Planning decision on Addition to City Hall

Ellen Hannan
1218 9th St #6
Santa Monica CA 990401

Dear Council Members and Staff:

City Hall Addition

I was in the chambers the last time this was on the agenda in the consent calendar. . Sue pulled it for discussion because of the need to increase the funding after just 6 months. I heard you say you would monitor the costs. But what are the trade offs between lavish and practical? Who is to judge? Will the taxpaying citizens and business bare all of burden?

As I drive by the unfinished addition to Broad Theater every day I think of the waste and foolishness of the building. It is a year overdue and costs are raising. The needed community room and piano classroom students, community groups and taxpayers are waiting for this lavish setting. However I believe it is being built for the fund raising crowd to use for parties. We shall see.

I am opposed to the City Hall extension as planned. I support the appeal.
The main role of government is the financial health of the city, the protection of the citizens, services to provide for their heath and safety. In general our City Hall employees make the effort to do this. However like the Broad addition the setting needs to fit the needs of the community first.

I was hoping a change in City Manager would restore our City to a common sense approach to governance. Mr Cole's attitude toward anyone who questions the poor judgement of staff and council is not acceptable.

I truly love the old City Hall and it's look and feel. It is part of California history. Don't ruin it for future generations.

Ellen Hannan
1/23/2012

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:13 PM
To: councilmtgitems
Subject: FW: Letter to Council re Agenda Item 6B, Jan. 24, 2017

From: Tricia Crane [mailto:1triciacrane@gmail.com]
Sent: Saturday, January 21, 2017 9:07 PM
To: Kevin McKeown Fwd <kevin@mckeown.net>; Gleam Davis <Gleam.Davis@SMGOV.NET>; Terry O'Day <Terry.Oday@smgov.net>; Pam OConnor <Pam.OConnor@SMGOV.NET>; Tony Vazquez <Tony.Vazquez@SMGOV.NET>; Sue Himmelrich <suehimmelrich@gmail.com>; Clerk Mailbox <Clerk.Mailbox@SMGOV.NET>; Denise Anderson-Warren <Denise.Anderson-Warren@SMGOV.NET>; Rick Cole <Rick.Cole@SMGOV.NET>; Ted Winterer <Ted.Winterer@SMGOV.NET>
Cc: Council Mailbox <Council.Mailbox@SMGOV.NET>
Subject: Letter to Council re Agenda Item 6B, Jan. 24, 2017

To: City Council

From: Northeast Neighbors

Re: Agenda Item 6B, Jan. 24, 2017

Dear City Council,

The Board of Northeast Neighbors supports the Appeal (16ENT-0200) filed by Santa Monica resident David Garden of the Planning Commission's Approval for the City Services Building Development Review Permit (16ENT – 140), which is Item 6B on the City Council Agenda for Tuesday, Jan. 24, 2017.

We agree with Mr. Garden's critique of the Development Review Permit Findings for the reasons articulated in his appeal, attached. Having reviewed the proposal for this $86 million 50,200 square foot annex to Santa Monica City Hall for only 239 employees, we agree with Mr. Garden that it is dangerously experimental, aesthetically disappointing, and financially irresponsible.

First, the use of composting toilets and a private sewage system may be features that were included to make the project eligible to compete for a trophy from the Living Building Challenge, but these same “green” features also raise serious questions as to how the project can be expected to meet current City Code requirements that buildings be attached to the public sewer system.

Second, the massing of the building plan at its proposed location runs the risk of disturbing the view from Main Street of historic City Hall, an aesthetic concern that was pointed out by members of the Planning Commission during their discussion of the project in November.

Finally, while the cost to the taxpayers of this project may be technically outside the scope of the Findings, its projected cost is of the utmost concern to residents and must be addressed by City Council at this meeting.

The plan is for this $86 million project to be financed with lease revenue bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years, bringing the total project cost up to $141 million.

We consider this cost to be excessive. We are further outraged to learn that it is projected to cost $1,693 per Square Foot.

Only 10 buildings in the world have met full Living Building Challenge certification standards. For the City of Santa Monica to even consider proceeding with this project as proposed would be irresponsible.

Thank you

The Board of Northeast Neighbors

City Clerk - Please include this letter in the Public Record for the City Council meeting of Jan. 24, Agenda Item 6B.

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:16 PM
To: councilmtgitems
Cc: Elaine Polachek; Rick Cole; Susan Cline
Subject: FW: Alternatives funding suggestions to CSB
Attachments: CSB_SMart_1_22_17_Final_2.docx

From: Thane Roberts [mailto:robertsthane@gmail.com]
Sent: Monday, January 23, 2017 9:56 AM
To: Kevin McKeown <Kevin.McKeown@SMGOV.NET>; Ted Winterer <Ted.Winterer@SMGOV.NET>; Council Mailbox <Council.Mailbox@SMGOV.NET>; Gleam Davis <Gleam.Davis@SMGOV.NET>; Pam OConnor <Pam.OConnor@SMGOV.NET>; Sue Himmelrich <Sue.Himmelrich@SMGOV.NET>; Terry O'Day <Terry.Oday@smgov.net>; Tony Vazquez <Tony.Vazquez@SMGOV.NET>
Subject: Alternatives funding suggestions to CSB

Dear Honorable Council Members:

This email is to offer alternative areas of funding than to upgrade the City Services Building (CSB) with untenable sustainable measures to compete in the "Living Building Challenge". We believe that the technologies being employed in the CSB are not practical for most residents or businesses and that the funds could be better spent elsewhere. Some possible suggestions are included in the attached article.

Usually, sustainability projects that are at a larger scale have a greater impact, are more efficient, more easily monitored and are less expensive than 'house by house' technologies. The only exception to this are passive measures (orientation, insulation etc.) Those proposed for the new CSB will have minimal impact on the City's use of resources and and do not model technologies that are feasible for most residents. The additional cost to include these technologies to win a prize is a waste of tax payers money. There are many ways that it might be better spent.

WE SUPPORT THOSE THAT WANT TO REPEAL THE CSB PROJECT AS IT IS CURRENTLY PROPOSED!

Thank you for your consideration.

Thane Roberts AIA
for SMa.r.t.

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:16 PM
To: councilmtgitems
Cc: Elaine Polachek; Rick Cole; Susan Cline
Subject: FW: Alternatives funding suggestions to CSB
Attachments: CSB_SMart_1_22_17_Final_2.docx

From: Thane Roberts [mailto:robertsthane@gmail.com]
Sent: Monday, January 23, 2017 9:56 AM
To: Kevin McKeown <Kevin.McKeown@SMGOV.NET>; Ted Winterer <Ted.Winterer@SMGOV.NET>; Council Mailbox <Council.Mailbox@SMGOV.NET>; Gleam Davis <Gleam.Davis@SMGOV.NET>; Pam OConnor <Pam.OConnor@SMGOV.NET>; Sue Himmelrich <Sue.Himmelrich@SMGOV.NET>; Terry O'Day <Terry.Oday@smgov.net>; Tony Vazquez <Tony.Vazquez@SMGOV.NET>
Subject: Alternatives funding suggestions to CSB

Dear Honorable Council Members:

This email is to offer alternative areas of funding than to upgrade the City Services Building (CSB) with untenable sustainable measures to compete in the "Living Building Challenge". We believe that the technologies being employed in the CSB are not practical for most residents or businesses and that the funds could be better spent elsewhere. Some possible suggestions are included in the attached article.

Usually, sustainability projects that are at a larger scale have a greater impact, are more efficient, more easily monitored and are less expensive than 'house by house' technologies. The only exception to this are passive measures (orientation, insulation etc.) Those proposed for the new CSB will have minimal impact on the City's use of resources and and do not model technologies that are feasible for most residents. The additional cost to include these technologies to win a prize is a waste of tax payers money. There are many ways that it might be better spent.

WE SUPPORT THOSE THAT WANT TO REPEAL THE CSB PROJECT AS IT IS CURRENTLY PROPOSED!

Thank you for your consideration.

Thane Roberts AIA
for SMa.r.t.

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:17 PM
To: Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez
Cc: councilmtgitems; Elaine Polachek; Susan Cline
Subject: FW: City Service Building

Council-

Please see the email below re: City Services Building.

Thank you,

Stephanie

From: Debbie [mailto:dfordpom@gmail.com]
Sent: Monday, January 23, 2017 10:16 AM
To: Council Mailbox <Council.Mailbox@SMGOV.NET>
Subject: City Service Building

Just say NO to expensive buildings.

It's getting embarassing the way you are throwing money down composting toilets! Is it not enough that staff is the most highly paid in the nation? Do you know we can't afford our own retirements in this city? Did you realize we don't all live North of Montana?

I did not move here to be part of a Trophy City. And, because of all of the sustainabilty awards you've already collected, I feel this is a more important to you than the PEOPLE you represent.

--
Debbie Ford

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:18 PM
To: Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez
Cc: councilmtgitems; Elaine Polachek; Susan Cline
Subject: FW: Agenda item 6.B, 1/24/17

Council-

Please see the email below re: City Services Building.

Thank you,

Stephanie

From: Joanne Curtis [mailto:moonballoon@roadrunner.com]
Sent: Monday, January 23, 2017 11:50 AM
To: Council Mailbox <Council.Mailbox@SMGOV.NET>
Subject: Agenda item 6.B, 1/24/17

"I am writing about the upcoming, January 24th, City Council appeal hearing of the $86 million that is about to be spent on an annex to the backside of the Santa Monica City Hall.

The annex is officially being called the, "City Services Building."

This is an exorbitant amount of taxpayer money to be spent for only 50,000 square feet of space and 239 workers.

Also, do not forget that this $86 million will be financed with municipal bonds at 3.25 percent, which will add an

additional $55 million of interest over the next 20 years. This brings the total project cost up to $141 million.

The arrogance of even the consideration of this expenditure is appalling and irresponsible.

The City Hall is not a palace and as such this extravagance is not warranted.

The appeal of this unnecessary expenditure should be accepted and the project should be scrapped.

Joanne Curtis

Santa Monica Resident

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:19 PM
To: Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez
Cc: councilmtgitems; Elaine Polachek; Susan Cline
Subject: FW: City Services Building: NO!

Council-

Please see the email below re: City Services Building.

Thank you,

Stephanie

From: christine schoppe [mailto:christineschoppe@gmail.com]
Sent: Monday, January 23, 2017 2:10 PM
To: Council Mailbox <Council.Mailbox@SMGOV.NET>
Subject: City Services Building: NO!

Hi SM Council members,
This "City Services Building" project is yet another example of your rush to waste SM Taxpayers' money: this happened decades ago when SM Council tore down our historic library building, lost our beautiful interior murals, and built an asbestos-filled costly ugly fiasco-of-a-building that had to be torn down and completely removed; and yet another example, filling in our street emergency lanes with costly water-wasting, upkeep-demanding planter-meridians while not removing the filth-producing, sidewalk-destroying costly (trimming, etc) ficus trees. Moreover, SM Council has yet to figure out how to keep the filthy street-and-drain runoff from polluting our beaches and waters, after at least 35 years heads-up about the environmental impact, yet now you want to put "composting toilets" in Santa Monica?
We still have a lot of issues, like the SM Airport's new jet schedule, over-building, beach-and-ocean pollution, school renovation, traffic congestion, just to name a few of our current problems, for you to spend OUR, you know, the TAXPAYERS' money on. How about dealing with the problems right in front of you first.
If you really are so flush with OUR money you can't wait to throw it around, how about considering US, you know, the taxpayers who PAY you to get the current issues resolved, how about using that pile of cash you want to spend as fast as possible on the problems we have now. Or how about a cash rebate to each resident. I could sure use it: to pay rent, and bills, and health-care.
Since a rebate will never happen, use OUR funds with great care and deliberation:
Stop with the crazy schemes. Stop the City Services Building. Use our funds wisely.
Sincerely,
Christine Schoppe
SM Resident

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:20 PM
To: Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez
Cc: councilmtgitems; Elaine Polachek; Susan Cline
Subject: FW: agenda item 6.B

Council-

Please see the email below re: City Services Building.

Thank you,

Stephanie

From: Moore, Richard W [mailto:richard.moore@csun.edu]
Sent: Monday, January 23, 2017 2:49 PM
To: Council Mailbox <Council.Mailbox@SMGOV.NET>
Subject: agenda item 6.B

Dear Council Member:

I am writing to ask you reconsider the decision to build the very expensive "City Services Building." I have been a resident of Santa Monica, as both a renter and home owner since 1979. Our City should be proud of its support protecting the environment, but it is irresponsible to spend on "green buildings" with out weighing the costs and benefits. From what I have read this planned building does not generate environmental benefits that warrant the high costs. Given the other needs we have in city, more parks, improved traffic controls, etc. I don't believe we can rationalize this expense. It is simply not the highest and best use of these resources.

Regards

Richard W, Moore
1723 Robson Ave
Santa Monica
--
Richard W. Moore, Ph.D. Professor, Department of Management, College of Business and Economics, California State University, Northridge 818-677-2416 richard.moore@csun.edu

Vernice Hankins

From: Council Mailbox
Sent: Monday, January 23, 2017 5:21 PM
To: councilmtgitems
Cc: Elaine Polachek; Susan Cline
Subject: FW: Subject: Item 6B: Council 1/24/17 -- Appeal (16ENT-0200) of Planning Commission's Approval of Development Review Permit (16ENT-0140) for the City Services Building

From: Noma Boardmember [mailto:nomaboard@gmail.com]
Sent: Monday, January 23, 2017 4:52 PM
To: Ted Winterer <Ted.Winterer@SMGOV.NET>; Clerk Mailbox <Clerk.Mailbox@SMGOV.NET>; Council Mailbox <Council.Mailbox@SMGOV.NET>; Kevin McKeown Fwd <kevin@mckeown.net>; Gleam Davis <gleam.davis@gmail.com>; Pam OConnor <Pam.OConnor@SMGOV.NET>; Sue Himmelrich <Sue.Himmelrich@SMGOV.NET>; Terry O'Day <Terry.Oday@smgov.net>; Tony Vazquez <Tony.Vazquez@SMGOV.NET>
Subject: Subject: Item 6B: Council 1/24/17 -- Appeal (16ENT-0200) of Planning Commission's Approval of Development Review Permit (16ENT-0140) for the City Services Building

NOMA
North of Montana Association

January 23, 2017

Dear Mayor Winterer and Council,

We join with the Friends of Sunset Park and other concerned neighborhood associations in supporting the appeal of David Garden and opposing this proposal for the City Services Buildings. We agree with Mr. Garden's appeal in almost all particulars, especially in its concern for the project's unknown costs and the likely negative impact of its expense on other city projects and services. We are often reminded that trade-offs are required in decisions like this, and as impressive as the ambition of this project is, we are not prepared to sacrifice other valuable city priorities, like affordable housing, emergency services, aid to our public schools, or needed park development, to the growing likelihood of the unknown and runaway costs of such a 'green' showcase. The residents of NOMA are very much involved in concern for our environment, actively supporting actions toward sustainability, but we fear this proposal overreaches, its estimated and escalating costs and untested solutions far exceeding the marginal benefits of its intended realization.

The NOMA Board

smnoma.org
NOMAboard@gmail.com

Vernice Hankins

From: Guin <guin@lyster.com>
Sent: Monday, January 23, 2017 6:11 PM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Waste of our hard earned money

We are long term residents of Santa Monica. We recently read the following article by Thane Roberts AIA. We want to let you know we are NOT in support of the way the city plan to expand City Hall, wasting our (your tax payor's) hard earned money.

The Costly, City Services Building… Is it Worth it?

Since Santa Monica has outgrown its City Hall, its staff are currently scattered across our City. The placement of the New City Services Building (CSB) behind our historic City Hall building will resolve this issue. Although its understated design may diminish its visual impact on our historic City Hall, its budget will not. Because it is being designed to the highest level of sustainability to win the "Living Building Challenge", it could cost up to 3 times a typical office building- 86 million dollars ($ 1,720/SF).

Does the honor of winning this challenge justify its cost? Will this project's sustainable solutions find their way into the mainstream or is it a "one-off vanity project"? Are the 30 to 50 million dollars being spent to win this prestigious award worth it? Do these costly Green features lay the groundwork for future City projects? It is unlikely. Why? Many of the technologies are still unproven, not allowed under current codes or the benefits do not justify the costs. Below are a few places where the City might better spend the residents' tax dollars and in a manner where they might benefit the community as well as the environment.

If the City's goal is to be cutting edge, perhaps it should research the emerging technology of small Natural Gas Powered Generators and Fuel Cells. Power plants are becoming smaller to the point where they could serve a single home or even a City Block. Mini–grids that are "crowd sourced" might also be supplemented by photovoltaic arrays and could benefit from the economies of scale. In some cases, they could provide solar energy in areas where shading makes them more efficient than 'private systems'. The economies of scale would suggest that communal energy sources are bound to be more cost effective than individual systems for each residence as is currently the case.

Like most municipalities, Santa Monica has its own solid waste facility and garbage collection. Jane Jacobs was one of the first to suggest that our waste should be a resource rather than a burden. For example, Alexandria, Virginia has a "Waste to Energy" program where they convert 350,000 tons of garbage per year into 23 Megawatts of electricity, enough for 20,000 homes. This process is the final step in the "reduce, reuse and recycle" program that limits the amount of garbage going into their landfills. It is one of 86 facilities in the USA. There are 400 such facilities in Europe. This is a City investment that could pay big dividends for the ENTIRE community and set an example for our neighboring cities as well.

Similarly sized cities to Santa Monica have addressed the problem of sewage and limited water resources by tackling these separate problems simultaneously. The Orange County Water District (OCWD) has had a 3 step water treatment plant since 1968 that currently converts 100,000/gals/day of sewage into potable water for 85,000 people- almost enough for the City of Santa Monica. Wouldn't this be a better investment than the composting toilets required by the Living Building Challenge competition? Previous prizewinners have had to disable their waste systems and, dispose their waste manually at additional costs and health risks. Wouldn't a proactive rainwater catchment or reclamation of grey water be a better use of City funds? A desalination plant, although costly, might still be a better investment than what is proposed for the CSB.

Since all four façades of the CSB appear similar, it is unlikely that their orientations have been addressed individually. West facing walls with afternoon sun pose different challenges than those facing north with little light. CSB has an ‘active’ solar system but ‘passive’ systems can be equally effective and are much less costly. Passive measures can be as basic as: a) using different materials on facades according to their orientation, b) providing windows for proper ventilation or c) storing energy in thick, high mass walls. They can compliment Active Systems by the reducing cooling and heating loads. Often, they add little or no cost to the project.

These are only a few of the many ‘sustainable’ projects that would be less costly than “dressing up” the new CSB with impractical technologies. The CSB systems will likely have little effect on the City’s overall energy /resource/waste “footprint” or set a useful example for our City’s residents or businesses. We therefore support David Garden’s efforts to deny approval until a more practical, and less costly alternative, is proposed. As he suggests, designing the new CSB to the LEED Platinum level would be sufficient.

Of course, there are many other places as well where the money saved on the CSB could be better spent. Here are just a few suggestions: 1) Individualized Metering for Commercial tenants to enable the separate monitoring of their usage; 2) Partial funding of earthquake retrofits for low income apartments; 3) Placement of additional solar arrays on public buildings (schools, libraries, parking structures etc.) or 4) funding a separate department with Building and Safety to promote and consult on passive design as an alternative to less effective, and more expensive, “active” strategies.

Thane Roberts AIA

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Guin
Lyster

Vernice Hankins

From: ZinaJosephs@aol.com
Sent: Monday, January 23, 2017 6:32 PM
To: Council Mailbox; councilmtgitems; Kevin McKeown Fwd; Tony Vazquez; Gleam Davis; Sue Himmelrich; Pam OConnor; Terry O'Day; Ted Winterer; Rick Cole
Cc: zinajosephs@aol.com
Subject: FOSP: City Council 1/24/17 item 6.B -- Support!
Attachments: City_Services_Building_David_Garden_appeal.zip

January 23, 2017

To: Mayor Winterer and City Council members

From: Board of Directors, Friends of Sunset Park

RE: **Council 1/24/17 agenda item 6.B** -- Appeal (16ENT-0200) of the Planning Commission's Approval of Development Review Permit 16ENT-0140 for the City Services Building located at 1685 Main Street (City Hall)

A majority of the FOSP Board members strongly supports the attached Appeal of the Planning Commission's approval for the City Services Building (CSB) Development Review Permit, filed by Santa Monica resident David Garden.

We agree with Mr. Garden that the project:

-- may impact the appearance of the landmarked City Hall building,

-- may ultimately end up with two water systems and two sewage systems,

-- needs to be reviewed by a professional industrial hygienist,

-- may not meet new earthquake standards adopted as of 1/1/17,

-- will cost taxpayers an exorbitant amount of money for providing 50,000 sq ft of office space for 239 city employees (it's our understanding that this $86 million project, at $1,750 per sq ft, will be financed with lease revenue bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years, possibly bringing the total project cost up to $141 million, or $2,820 per sq ft), and

-- represents an effort by city staff to win a "Living Building Challenge" award that is supported by companies that may profit financially from such projects, including:

- Mohawk Industries -- flooring manufacturer,
- Valspar Corporation -- manufacturer of paint and coatings,
- Teknion Corporation -- designs & manufactures workplace interiors,
- Skanska Corporation -- multinational construction company,
- Prosoco Corporation -- manufacturer of supplies & products for construction,
- Coldspring Company -- quarreler of granite and bronze manufacturer,
- Assa Abloy Corporation -- world's largest lock manufacturer,

- Perkins + Will -- architecture firm with 2000 employees,
- Mecho Systems Inc. -- manufacturer of window shades,
- Glumac Inc. -- mechanical, electrical & plumbing consulting, engineering,
- DPR Construction -- commercial general construction and management,
- Vulcan Real Estate -- A Paul Allen Company which offers real estate development,
- Phipps Conservatory -- part of the Bessmer Trust,
- Interface -- world's largest manufacturer of carpet tile,
- Biohabitats -- conservation planning company,
- etc., etc.

The cost of this project should be reviewed again in light of recent reports concerning the city's financial viability with respect to staff salaries and pension commitments. It may be time for the city to begin reviewing capital improvement projects with regard to better balancing financial sustainability concerns and environmental sustainability concerns. Both are important and need to be weighed carefully. It seems to the FOSP Board that, in this case, the scales have tipped too far toward extremely expensive experiments in environmental sustainability.

If the City Council denies Mr. Garden’s appeal and the project goes forward, we will be watching to see whether any of the companies who donate to the Living Building Challenge are hired to work on the City Services Building, whether any of them hire former City of Santa Monica employees, and whether any of them donate to future City Council election campaigns.

Vernice Hankins

From: Hector Cueva <cuevah@gmail.com>
Sent: Monday, January 23, 2017 6:50 PM
To: councilmtgitems
Subject: 1/24 Agenda Item 6B

To whom it may concern,

I am writing to voice my support for David Garden's appeal of the proposed City Services Building.

As proposed, this project, especially with regard to sustainability seems excessive and unnecessary.

I hope my message will be noted in opposition of the CSB.

Best,
H. Cueva
Lifelong resident

Vernice Hankins

From: John Redfield <jredfield@smcm.org>
Sent: Monday, January 23, 2017 7:21 PM
To: councilmtgitems
Cc: Ann Maggio
Subject: Agenda Item 6B

Dear Santa Monica City Council,

"Please send the planned City Services Building - wedged behind City Hall - back to the drawing board. I do NOT support such a ridiculous use of our tax dollars."

Sincerely,

John Redfield
Founder | Director
Santa Monica Conservatory of Music
1501 Colorado Av. , Santa Monica CA. 90404
O: 310.576.3600 | **C:** 310.633.4985
jredfield@smcm.org | www.smcm.org

Vernice Hankins

From: Ellen Hannan <elhasm@gmail.com>
Sent: Monday, January 23, 2017 7:47 PM
To: councilmtgitems
Subject: Item6B for January 24,2017 City Council Meeting

Ellen Hannan
1218 9th St #6
Santa Monica CA 990401

Dear Council Members and Staff:

City Hall Addition

I was in the chambers the last time the City Service Building was on the agenda in the consent calendar. Sue pulled it for discussion because of the need to increase the funding after just 6 months. I heard you all express concerns and promises of monitoring the costs. But what are the trade offs between lavish and practical? Who is to judge? Will the taxpaying citizens and business bare all of burden?

As I drive by the unfinished addition to Broad Theater every day I think of the waste and foolishness of the building. It is a year overdue and costs are raising. The needed community room and piano classroom for students, community groups and taxpayers are wasted in this lavish setting. Better equipment more for community room and more class offering are a better choice. However I believe it is being built for the fund raising crowd to use for parties. We shall see.

I am opposed to the City Hall extension as planned. I support the appeal of the approval of addition to City Hall.
The main role of government is the financial health of the city, the protection of the citizens, services to provide for their heath and safety. In general our City Hall employees make the effort to do this. However like the Broad addition the setting needs to fit the needs of the community first.

I was hoping a change in City Manager would restore our City to a common sense approach to governance. Mr Cole's attitude toward anyone who questions the poor judgement of staff and council is not acceptable. I hope David is given an apology. He has gone above the call of duty and has used his professional background to educate the public. That is what is lacking from City Hall. It is always MY Way or nothing from staff or we will ignore you until you go away?

By the way when is the vacant building ordnance returning? You did make some half hearted suggestions at the November meeting to staff.

I truly love the old City Hall and it's look and feel. It is part of California history. Don't ruin it for future generations.

Ellen Hannan
Jan.23,2017



Vernice Hankins

From: Ben W <bcwang@yahoo.com>
Sent: Monday, January 23, 2017 9:23 PM
To: councilmtgitems
Subject: SMCC Agenda Item 6B -- Jan 24, 2017

Should it cost taxpayers $141 million for office space for 239 public employees?

NO!

The City owns several buildings at the Santa Monica Airport that it can use for its own employees. The City should remove all Aviation tenants and occupy their own buildings with the City employees who need office space. This would save $141 million for the City and its taxpayers.

==========
Ben Wang
M: +1-310-663-9264
E: bcwang@yahoo.com

Vernice Hankins

From: chris pirrone <cpirrone@gmail.com>
Sent: Tuesday, January 24, 2017 2:32 AM
To: councilmtgitems
Subject: Council 1/24/17 agenda item 6.B -- Appeal (16ENT-0200) of the Planning Commission's Approval of Development Review Permit 16ENT-0140 for the City Services Building located at 1685 Main Street (City Hall)

I support the appeal of funds being spent on city services building.

As a santa monica resident and homeowners my priorities are not spending tax funds on showcase buildings but rather on our schools and outdoor open space.

Thanks.
Chris pirrone
612 17th st

Vernice Hankins

From: Shoshannah Strauss <showday@gmail.com>
Sent: Tuesday, January 24, 2017 7:14 AM
To: councilmtgitems
Subject: Not a fan

Hi

We are residents of Santa Monica for the last 17 years.

I believe the new addition on city hall is too expensive. it should not cost taxpayers $141 million for office space for 239 public employees. The building is just a box using the city hall as its facade, as it should be.

Did you know our city's public schools are falling apart? We are forced to endlessly raise funds and promote bond measures, its rediculuous! Not to mention we still have a very low city park ratio compared to other cities. There ase so many better ways to spend our money!

Let's send the CSB back to the drawing board,.

Thanks for your time, the Strauss family

Vernice Hankins

From: news4jd@verizon.net
Sent: Tuesday, January 24, 2017 9:23 AM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; suehimmelrich@gmail.com; Clerk Mailbox; Rick Cole
Subject: City Council Agenda Item 6B, January 24, 2017

To: Santa Monica City Council
From: John Dahl
Resident on Yale Street
Date: January 24, 2017
Re: Agenda Item 6B, January 24, 2017

Dear City Council,

I oppose the current plans for the new City Services Building (CSB) from (1) a practical standpoint of a building design regarding working space and functionality, (2) the fiduciary irresponsibility of city representatives (i.e., the Planning Commission) with SM resident taxpayer money, and (3) promoting 'green' features that are unreasonable. The entire project is design and cost excessive.

I support the Appeal (16ENG-200) filed by Santa Monica resident David Garden of the Planning Commission's Approval for the City Services Building (CSB) Development Review Permit (16ENT – 140), which is Item 6B on the City Council Agenda for Tuesday, January 24, 2017.

In addition, I also support the letter written by the Northeast Neighbors regarding this project and agenda item.

Thank you.

Sincerely,

John Dahl

City Clerk – Please include this letter in the Public Record for the City Council meeting of January 24, Agenda Item 6B.

Vernice Hankins

From:	Amy Aukstikalnis <amyauk@gmail.com>
Sent:	Tuesday, January 24, 2017 10:00 AM
To:	councilmtgitems
Cc:	Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject:	1/24/17 City Council Agenda Item 6B

Dear City Council,

I'm writing to request that you uphold David Garden's appeal and deny approval of the City Services Building project until it is replaced with a more practical, less costly and more fiscally responsible proposal.

As our elected officials it is your fiduciary duty to act responsibly, manage our City's assets competently and to be good stewards of our City's finances. Environmental sustainability needs to be balanced with our City's fiscal sustainability, and should not be at the expense of it.

To allow this project to go forward as currently designed - at roughly 3 times the cost of a typical office building in an attempt to win some vanity award and propose a bond measure to cover the cost, bring the total cost to taxpayers to roughly $141 Million - would just plain be irresponsible.

Please uphold the appeal, deny approval of the project as currently designed, and direct staff to come back with a more practical, much less costly and more fiscally responsible proposal.

Thank you for your service to our community.

Sincerely,

Amy Aukstikalnis

Vernice Hankins

From: Rob Levin <rob@arocd.com>
Sent: Tuesday, January 24, 2017 10:01 AM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; 'Sue Himmelrich'; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B, Jan. 24, 2017

To: Mayor Winterer and City Council members

From: Board of Directors, Friends of Sunset Park

RE: **Council 1/24/17 agenda item 6.B** -- Appeal (16ENT-0200) of the Planning Commission's Approval of Development Review Permit 16ENT-0140 for the City Services Building located at 1685 Main Street (City Hall)

The FOSP Board strongly supports the attached Appeal of the Planning Commission's approval for the City Services Building (CSB) Development Review Permit, filed by Santa Monica resident David Garden.

We agree with Mr. Garden that the project:

-- may impact the appearance of the landmarked City Hall building,

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The cost of this project should be reviewed again in light of recent reports concerning the city's financial viability with respect to staff salaries and pension commitments. It may be time for the city to begin reviewing capital improvement projects with regard to better balancing financial sustainability concerns and environmental sustainability concerns. Both are important and need to be weighed carefully. It seems to the FOSP Board that, in this case, the scales have tipped too far toward extremely expensive experiments in environmental sustainability.

If the City Council denies Mr. Garden's appeal and the project goes forward, we will be watching to see whether any of the companies who donate to the Living Building Challenge are hired to work on the City Services Building, whether any of them hire former City of Santa Monica employees, and whether any of them donate to future City Council election campaigns

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The Costly, City Services Building… Is it Worth it?

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Does the honor of winning this challenge justify its cost? Will this project's sustainable solutions find their way into the mainstream or is it a "one-off vanity project"? Are the 30 to 50 million dollars being spent to win this prestigious award worth it? Do these costly Green features lay the groundwork for future City projects? It is unlikely. Why? Many of the technologies are still unproven, not allowed under current codes or the benefits do not justify the costs. Below are a few places where the City might better spend the residents' tax dollars and in a manner where they might benefit the community as well as the environment.

If the City's goal is to be cutting edge, perhaps it should research the emerging technology of small Natural Gas Powered Generators and Fuel Cells. Power plants are becoming smaller to the point where they could serve a single home or even a City Block. Mini–grids that are "crowd sourced" might also be supplemented by photovoltaic arrays and could benefit from the economies of scale. In some cases, they could provide solar energy in areas where shading makes them more efficient than 'private systems'. The economies of scale would suggest that communal energy sources are bound to be more cost effective than individual systems for each residence as is currently the case.

Like most municipalities, Santa Monica has its own solid waste facility and garbage collection. Jane Jacobs was one of the first to suggest that our waste should be a resource rather than a burden. For example, Alexandria, Virginia has a "Waste to Energy" program where they convert 350,000 tons of garbage per year into 23 Megawatts of electricity, enough for 20,000 homes. This process is the final step in the "reduce, reuse and recycle" program that limits the amount of garbage going into their landfills. It is one of 86 facilities in the USA. There are 400 such facilities in Europe. This is a City investment that could pay big dividends for the ENTIRE community and set an example for our neighboring cities as well.

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Since all four façades of the CSB appear similar, it is unlikely that their orientations have been addressed individually. West facing walls with afternoon sun pose different challenges than those facing north with little light. CSB has an 'active' solar system but

'passive' systems can be equally effective and are much less costly. Passive measures can be as basic as: a) using different materials on facades according to their orientation, b) providing windows for proper ventilation or c) storing energy in thick, high mass walls. They can compliment Active Systems by the reducing cooling and heating loads. Often, they add little or no cost to the project.

These are only a few of the many 'sustainable' projects that would be less costly than "dressing up" the new CSB with impractical technologies. The CSB systems will likely have little effect on the City's overall energy /resource/waste "footprint" or set a useful example for our City's residents or businesses. We therefore support David Garden's efforts to deny approval until a more practical, and less costly alternative, is proposed. As he suggests, designing the new CSB to the LEED Platinum level would be sufficient.

Of course, there are many other places as well where the money saved on the CSB could be better spent. Here are just a few suggestions: 1) Individualized Metering for Commercial tenants to enable the separate monitoring of their usage; 2) Partial funding of earthquake retrofits for low income apartments; 3) Placement of additional solar arrays on public buildings (schools, libraries, parking structures etc.) or 4) funding a separate department with Building and Safety to promote and consult on passive design as an alternative to less effective, and more expensive, "active" strategies.

Thane Roberts AIA

SM a.r.t. Santa Monica Architects for a Responsible Tomorrow
Ron Goldman FAIA, Thane Roberts AIA, Bob Taylor AIA, Dan Jansenson Architect, Sam Tolkin Architect, Phil Brock Arts Commission. SMa.r.t. is a group of Santa Monica Architects concerned about the city's future. For previous articles, please see santamonicaarch.wordpress.com/ writing.

Vernice Hankins

From: Garcia, Veronica (Samohi) <vgarcia@smmusd.org>
Sent: Tuesday, January 24, 2017 10:17 AM
To: councilmtgitems
Cc: Ted Winterer; tony.vasquez@smgov.net
Subject: I support the appeal. JAMS Auditorium

I support the appeal! Please have this funding go towards John Adams Middle School Auditorium!! It's an easy decision.

Go Vikings!,

Verónica GarcíaHecht
Spanish Teacher
Santa Monica High School
601 Pico Blvd
Santa Monica, Ca 90405
310-395-3204

Vernice Hankins

From: Lauren <ldb925@gmail.com>
Sent: Tuesday, January 24, 2017 11:02 AM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; tony.vasquez@smgov.net; suehimmelrich@gmail.com; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: City Council Meeting January 24th, Agenda Item 6B

Dear City Council,
I am writing to request that you uphold David Garden's appeal and deny approval of the City Services Building project unitl it is replaced with a more practical, less expensive and more prudent proposal.

It is your duty, as our elected officials, to manage our city's assets responsibly, and to balance environmental sustainability with economic sustainability.

At $141 million this project as currently designed is irresponsibly expensive.

Please uphold the appeal, deny approval as currently designed and direct staff to come up with a more financially responsible proposal.

SIncerely,
Lauren Sullivan

City Clerk: Please include this letter in the Public Record for the City COuncil Meeting of January 24th, Agenda Item 6B

Vernice Hankins

From: Ronald Lyster <ron@lyster.com>
Sent: Tuesday, January 24, 2017 11:15 AM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B, January 24, 2017

I'm writing to join my neighbors in requesting that you uphold David Garden's appeal and deny approval of the City Services Building project until it is replaced with a more practical, less costly and more fiscally responsible proposal.

As our elected officials it is your fiduciary duty to act responsibly, manage our City's assets competently and to be good stewards of our City's finances. Environmental sustainability needs to be balanced with our City's fiscal sustainability, and should not be at the expense of it.

To allow this project to go forward as currently designed - at roughly 3 times the cost of a typical office building in an attempt to win some vanity award and propose a bond measure to cover the cost, brings the total cost to taxpayers to roughly **$141 Million** - would be utterly irresponsible.

Please uphold the appeal, deny approval of the project as currently designed, and direct staff to come back with a more practical, much less costly and more fiscally responsible proposal.

Thank you for your service to our community.

Sincerely,

--
Ron Lyster
Phone: (888) 629-9299
Fax: (888) 663-6766

866 Yale Street
Santa Monica, California 90403

Vernice Hankins

From: Kate Bransfield <1stchair@santamonicalistings.com>
Sent: Tuesday, January 24, 2017 11:39 AM
To: Kevin McKeown Fwd
Cc: Ted Winterer; Gleam Davis; Terry O'Day; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B, January 24, 2017 - City Services Building

Dear City Council,

I'm writing to request that you uphold David Garden's appeal and deny approval of the City Services Building project until it is replaced with a more practical, less costly and more fiscally responsible proposal.

As our elected officials it is your fiduciary duty to act responsibly, manage our City's assets competently and to be good stewards of our City's finances. Environmental sustainability needs to be balanced with our City's fiscal sustainability, and should not be at the expense of it.

To allow this project to go forward as currently designed - at roughly 3 times the cost of a typical office building in an attempt to win some vanity award and propose a bond measure to cover the cost, bring the total cost to taxpayers to roughly $141 Million - would be highly irresponsible.
This at a time that the size of the city staff itself, is being questioned is unacceptable.

Please uphold the appeal, deny approval of the project as currently designed, and direct staff to come back with a more practical, much less costly and more fiscally responsible proposal.

Thank you.

Sincerely,
Kate Bransfield
City Clerk – Please include this letter in the Public Record for the City Council meeting of January 24, Agenda Item 6B.

Cal BRE License # 01218699

310.395.1133
Kate@SantaMonicaListings.com
www.SantaMonicaListings.com
www.facebook.com/santamonicalistings
Your Free MLS Mobile App - Text K1608 to 87778

Coldwell Banker
1608 Montana Avenue
Santa Monica, 90403

Vernice Hankins

From: Ronald Lyster <ron@lyster.com>
Sent: Tuesday, January 24, 2017 11:15 AM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B, January 24, 2017

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Please uphold the appeal, deny approval of the project as currently designed, and direct staff to come back with a more practical, much less costly and more fiscally responsible proposal.

Thank you for your service to our community.

Sincerely,

--
Ron Lyster
Phone: (888) 629-9299
Fax: (888) 663-6766

866 Yale Street
Santa Monica, California 90403

Vernice Hankins

From: Johnson Thurston <johnsonthurstonsm@gmail.com>
Sent: Tuesday, January 24, 2017 11:24 AM
To: Kevin McKeown Fwd; Tony Vazquez; Gleam Davis; Sue Himmelrich; Pam OConnor; Terry O'Day; Ted Winterer; councilmtgitems; Rick Cole
Subject: Agenda Item 6B, January 24, 2017 - New City Services Building (CSB)

Dear City Council,

Please reconsider the design and cost of the New City Services Building (CSB). It is too costly. And how things always go in projects, likely to cost well beyond the estimated costs.

Instead, please consider a simpler design and prioritizing the funds in other more effective areas. Such as,

• providing greater incentives for residents and businesses to install things like solar panels

• funding the promised Civic Field sooner

• funding the pension obligations / creating a rainy day fund

• funding more green open parks (community spaces!)

• funding the "circulator" - the free, clean, public transit envisioned in the DCP, that connects the peripheral parking to the downtown, montana shops to downtown and mainstreet in a fun frequent way (reducing traffic and greenhouse gases)

• funding a waste to energy program as suggested by SMART column

Thank you for your consideration, Please don't let the "perfect CSB" pie in the sky cost, be the enemy of the effective and diverse responsibility to conserve and plan for the whole city.

Johnson Thurston
Santa Monica CA

Vernice Hankins

From:	Tricia Crane <1triciacrane@gmail.com>
Sent:	Saturday, January 21, 2017 9:07 PM
To:	Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole; Ted Winterer
Cc:	Council Mailbox
Subject:	Letter to Council re Agenda Item 6B, Jan. 24, 2017

To: City Council

From: Northeast Neighbors

Re: Agenda Item 6B, Jan. 24, 2017

Dear City Council,

The Board of Northeast Neighbors supports the Appeal (16ENT-0200) filed by Santa Monica resident David Garden of the Planning Commission's Approval for the City Services Building Development Review Permit (16ENT – 140), which is Item 6B on the City Council Agenda for Tuesday, Jan. 24, 2017.

We agree with Mr. Garden's critique of the Development Review Permit Findings for the reasons articulated in his appeal, attached. Having reviewed the proposal for this $86 million 50,200 square foot annex to Santa Monica City Hall for only 239 employees, we agree with Mr. Garden that it is dangerously experimental, aesthetically disappointing, and financially irresponsible.

First, the use of composting toilets and a private sewage system may be features that were included to make the project eligible to compete for a trophy from the Living Building Challenge, but these same "green" features also raise serious questions as to how the project can be expected to meet current City Code requirements that buildings be attached to the public sewer system.

Second, the massing of the building plan at its proposed location runs the risk of disturbing the view from Main Street of historic City Hall, an aesthetic concern

that was pointed out by members of the Planning Commission during their discussion of the project in November.

Finally, while the cost to the taxpayers of this project may be technically outside the scope of the Findings, its projected cost is of the utmost concern to residents and must be addressed by City Council at this meeting.

The plan is for this $86 million project to be financed with lease revenue bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years, bringing the total project cost up to $141 million.

We consider this cost to be excessive. We are further outraged to learn that it is projected to cost $1,693 per Square Foot.

Only 10 buildings in the world have met full Living Building Challenge certification standards. For the City of Santa Monica to even consider proceeding with this project as proposed would be irresponsible.

Thank you

The Board of Northeast Neighbors

City Clerk - Please include this letter in the Public Record for the City Council meeting of Jan. 24, Agenda Item 6B.

Vernice Hankins

From: Mary Rushfield <mrushfield@gmail.com>
Sent: Sunday, January 22, 2017 9:15 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Re: Agenda Item 6B, Jan. 24, 2017

Hon. Representatives,

Per appeal of David Garden, Letter of NEN, position of SMart and critique and alternatives put forth by Mr. Roberts, we recommend that you re-think this project.

We would hope that the Council and City staff learn from, and not repeat. rushed approval processes, hastily made decisions based on inadequate and incomplete studies, lack of expertise and hard data, and insufficient impact reports. We call for higher levels of care, greater expertise and longer term vision than have been exhibited in planning processes and decisions for this city.

Sincerely,

Mary Rushfield

Jaime Rodriguez

Gladys Sanchez

Katie Sydness

Eric Saarsgard

Rachel Gallagher

Jerry Bumbaugh

Joan Temple

Will Abrada

Stefan de Vos

To: councilmtgitems@smgov.net

Cc: Ted Winterer <ted.winterer@smgov.net>, Kevin Mckeown <kevin@mckeown.net>, Gleam Davis <gleam.davis@smgov.net>, Terry O'Day <terry.oday@smgov.net>, Pam O'Connor <pam.oconnor@smgov.net>, Tony Vazquez <tony.vazquez@smgov.net>, Sue Himmelrich <suehimmelrich@gmail.com>,clerk@smgov.net, denise.anderson-warren@smgov.net,rick.cole@smgov.net

Vernice Hankins

From: Ellis Perlman <calagain@verizon.net>
Sent: Monday, January 23, 2017 11:41 AM
To: councilmtgitems
Subject: proposed building

Dear Council Members,
The proposed City Services Building is a poorly conceived project. It is extremely costly. We need a less costly alternative. Other cities have achieved this.
Miriam and Ellis Perlman
calagain@verizon.net

Vernice Hankins

From: Marc Abraham <m.abraham@strike-ent.com>
Sent: Monday, January 23, 2017 12:05 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; suehimmelrich@gmail.com; Clerk Mailbox; denise.andersen-warren@smgobv.net; Rick Cole
Subject: <no subject>

Dear Council Members,

I have now studied the current information regarding the proposal to build a new City Services Building. I strongly believe there is a better, more practical and certainly less costly alternative. I couldn't be more certain that this is not the right fiscally responsible approach.

Thank you,

Marc Abraham

Vernice Hankins

From: Nancy Morse <nancym@netzero.net>
Sent: Monday, January 23, 2017 12:21 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B, Jan. 24, 2017

To: City Council
From: Nancy M. Morse
Re: Agenda Item 6B, Jan. 24, 2017

I support the Appeal (16ENT-0200) filed by Santa Monica resident David Garden of the Planning Commission's Approval for the City Services Building (CSB) Development Review Permit (16ENT – 140), which is Item 6B on the City Council Agenda for Tuesday, Jan. 24, 2017.

Your responsibility to the citizens of this town should take priority over the public relations gloat of having met the Living Building Challenge. "Sustainability" should refer to the city as a whole, not simply to a specific building.

You have a fiscal responsibility this town. This building will cost taxpayers a huge amount, and make living in this town a bit less affordable. I think there are better ways to use this money for sustainability for the town as a whole.

This building is way too large for the sight and out of scale with city hall. The intrusion on city hall is not acceptable. The fact that this design had been reduced from the original plan only means the original plan was even worse.

Composting toilets are not a necessity as the building can be hooked to a sewer system. I understand this type of toilet has presented problems elsewhere. This may be the way of the future, but not of the today.

Why is this building so important that it should have its own well? Will this take underground water source away from others? And this close to the ocean an underground well may become salty.

The building needs to be rethought and downsized. I suspect the goal of meeting the Living Building Challenge has caused better design features to be overlooked.

Santa Monica has prided itself on being at the forefront of new things.
But I think the obligation to the citizens to be responsible is a higher priority.

-Nancy M. Morse

City Clerk - Please include this letter in the Public Record for the City Council meeting of Jan. 24, Agenda Item 6B.

Vernice Hankins

From: Ann Maggio <annmaggio@gmail.com>
Sent: Tuesday, January 24, 2017 11:58 AM
To: councilmtgitems; Sue Himmelrich; Pam OConnor; Gleam Davis; Tony Vazquez; Kevin McKeown Fwd; Ted Winterer; Terry O'Day
Cc: Rick Cole; Clerk Mailbox
Subject: Agenda Item 6B

Dear City Council,

Innovation is terrific! The oil barrens are often credited with having spent their own fortunes in the personal experimentation of new technology. They were among the first to utilize electricity and plumbing systems in their own homes and when things went wrong, they had the money and the power to make the repairs and improve upon designs. Regardless of our triple "A" bond ratings, there is no reason Santa Monica's public sector should be used as a insanely costly experimental forum for rolling the dice at tax payer expense.

When the City Services Building was estimated with a price tag of $56.3M, staff provided a cost benefit analysis which stated the building would be paying for itself in 17-27 yrs depending upon rental increases on the leases currently held by city offices. This analysis was PRIOR to staff's ask to chase after a corporate sponsored design award. Since that point in time, we've seen no further analysis. Why is that?

Additionally, the original analysis failed to include costs associated with the building's maintenance and upkeep. Now, the public is refusing approval of 10's of millions of dollars of increased costs for non-standardized and experimental systems where repair and replacement options would be EXTREMELY limited. **What would the cost benefit analysis look like at $86M, inclusive of repair and replacement fees?**

Exactly how many companies would QUALIFY to bid on contracts requiring specialized services to repair composting toilets?

The city must refrain from locking itself into ANY MORE contract awards with endless extensions due to "technical specialties". We do not need any more single bidders so please do not put the city into another "desperate" position.

The public has expectations attached to your service and your silence is not one of them. We're not interested in softball questions lobbed at staff. You can do better. Much better. Please try. This plan is irresponsible on points of health and finance. Send it back to the drawing board.

Sincerely,

Ann

and Sam
Thanawalla

"Unthinking respect for authority is the greatest enemy of truth." - Albert Einstein

Vernice Hankins

From: Nikki Kolhoff <nhkolhoff@yahoo.com>
Sent: Tuesday, January 24, 2017 12:06 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: 1/24/17 City Council Agenda Item 6B

Dear City Council -

I am writing to ask you to grant David Garden's appeal and deny approval of the proposed City Service's Building. It is your job, and fiduciary duty, to ensure that our public funds and resources are used for maximum public benefit. This project does not do that. I support green building and wish you had supported the residents' reasonable request that all Tier 3 Projects meet LEED Platinum requirements in the ZOU. Spending such an exorbitant amount taxpayer money on this building for its diminishing environmental returns, on the other hand, makes no sense.

Please grant the appeal and ask staff to come back with a more practical proposal that is more economically feasible and takes into account other priorities.

I encourage you to consider that cost of this project makes no sense when the City can't find $2 million to build the promised Civic Center field. Perhaps the City shouldn't have supported another $345 million in SMC bonds, which don't primarily benefit residents, when we also want to rebuild the civic center auditorium and build this city services building. We could do both the auditorium and the city services building, AND build the field, for the same proposed cost of this building if we are smart about it.

Thank you for your consideration.

Regards,

Nikki Kolhoff
Sunset Park Resident

Vernice Hankins

From: Nikki Kolhoff <nhkolhoff@yahoo.com>
Sent: Tuesday, January 24, 2017 12:06 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: 1/24/17 City Council Agenda Item 6B

Dear City Council -

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Thank you for your consideration.

Regards,

Nikki Kolhoff
Sunset Park Resident

Vernice Hankins

From: Taffy Patton <taffypatton1@gmail.com>
Sent: Tuesday, January 24, 2017 12:09 PM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; suehimmelrich@gmail.com; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Cc: councilmtgitems; Home
Subject: 1/24/17 City Council Agenda Item 6B

Dear Mayor, City Council and City Manager:

As currently proposed, the new City Services Building is a fiscal disaster. The proposal must be replaced with a realistically designed, more practical and much more fiscally responsible plan. The current design costing residents approximately $141 million is fiscally unsustainable and disregards your fiduciary responsibility to manage taxpayers' assets wisely.

Experimental and cutting edge building practices are exciting and valuable to society. But these very expensive projects belong in universities or other settings where funding is not dependent on taxpayers of a small city. To propose a bond measure for a this kind of project would be irresponsible.

Please deny approval of this project as currently designed. Direct staff to return with a more fiscally responsible proposal. Our city can be proud of our sustainability efforts without burdening taxpayers.

Thank you.

Regards,
Taffy

Taffy Patton
Residents Coalition

Vernice Hankins

From: Taffy Patton <taffypatton1@gmail.com>
Sent: Tuesday, January 24, 2017 12:09 PM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; suehimmelrich@gmail.com; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Cc: councilmtgitems; Home
Subject: 1/24/17 City Council Agenda Item 6B

Dear Mayor, City Council and City Manager:

As currently proposed, the new City Services Building is a fiscal disaster. The proposal must be replaced with a realistically designed, more practical and much more fiscally responsible plan. The current design costing residents approximately $141 million is fiscally unsustainable and disregards your fiduciary responsibility to manage taxpayers' assets wisely.

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Please deny approval of this project as currently designed. Direct staff to return with a more fiscally responsible proposal. Our city can be proud of our sustainability efforts without burdening taxpayers.

Thank you.

Regards,
Taffy

Taffy Patton
Residents Coalition

Vernice Hankins

From: Ann Hoover <annkbowman@yahoo.com>
Sent: Tuesday, January 24, 2017 12:48 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; denise.andersonwarren@smgov.net; Denise Anderson-Warren; Rick Cole; Elaine Polachek
Subject: Agenda Item 6B, January 24, 2017

Dear Mayor Winterer and City Council members:

RE: **Council 1/24/17 agenda item 6.B** -- Appeal (16ENT-0200) of the Planning Commission's Approval of Development Review Permit 16ENT-0140 for the City Services Building located at 1685 Main Street (City Hall)

I strongly support the Appeal of the Planning Commission's approval for the City Services Building (CSB) Development Review Permit, filed by Santa Monica resident David Garden.

I agree with Mr. Garden that the project:

-- may impact the appearance of the landmarked City Hall building,

-- may ultimately end up with two water systems and two sewage systems,

-- needs to be reviewed by a professional industrial hygienist,

-- may not meet new earthquake standards adopted as of 1/1/17,

-- will cost taxpayers an exorbitant amount of money for providing 50,000 sq ft of office space for 239 city employees (apparently this $86 million project, at $1,750 per sq ft, will be financed with lease revenue bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years, possibly bringing the total project cost up to $141 million, or $2,820 per sq ft), and

-- represents an effort by city staff to win a "Living Building Challenge" award that is supported by companies that profit financially from such projects.

Please send it back to the drawing board for right-sizing. Further, I would ask you to prioritize resident needs over staff needs as you choose between projects to focus time and resources on. For instance, while the CSB moves forward at lightning speed, with financing already planned out, the Civic Center Auditorium continues to languish. Residents do not need or want an award-winning office building for staff. It feels a little self-indulgent. Please cut costs here and put the savings towards the Civic Center field project and/or work towards getting the Auditorium revitalized and reopened for use by everyone in our city.

Thank you -
Ann Bowman
SM Resident for 21 years

310-560-9902

Vernice Hankins

From: Mary Marlow <mmarlow7@icloud.com>
Sent: Tuesday, January 24, 2017 1:18 PM
To: councilmtgitems
Cc: Mary Marlow
Subject: January 23, 2017 Agenda Item 6B

Dear Mayor and City Council,

I am writing in support of the appeal of the Planning Commission's approval of the proposed City Services building. The building as configured is financially questionable. At approximately twice the cost of a LEED Gold office structure, it trades vanity for proven sustainability. Some of the most expensive features are problematic to maintain and would require constant monitoring for health issues.

Please consider the sustainable actions that could be taken immediately with the extra money required for this project - planting trees, building more playing fields, completing Memorial Park and the Airport Park, to name a few. These projects would benefit the entire community more than an experimental trophy. Is an award worth more to Santa Monica than long awaited sustainable projects?

A structure that houses only 239 employees when the number of City employees is in flux seems premature. If space is needed for additional employees, there is simply no room for growth at the current location. Also on tonight's agenda is a budget revision that adds five new positions. Until the number of staff stabilizes, building anything is speculative and premature.

In closing, please uphold the appeal and direct staff to return with a LEED Gold or Platinum project that residents can support.

Sincerely,
Mary Marlow
Ocean Park resident

Vernice Hankins

From: Maryanne Laguardia <aswml@aol.com>
Sent: Tuesday, January 24, 2017 1:42 PM
To: councilmtgitems
Cc: Kevin McKeown Fwd; Ted Winterer; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; sue.himmelrich@mgov.net; denise.andersonwarren@smgov.net; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B -- January 24, 2017

Dear Mayor Winterer and Council Members,

I am writing in support of the Appeal filed to the decision of the Planning Commission approving the Development Review Permit on this matter.

In your roles as stewards of the city's resources, please ask yourselves if the building as proposed serves and benefits the interests of the city's residents. Is the cost in terms of dollars and staff time devoted to this project going to accomplish the greater good for the city over less expensive, less experimental and less questionably safe alternatives? Shouldn't we be pursuing a less costly while still sustainable building and/or exploring the adaptive reuse of buildings we own.

How many times have you told residents you "support" their ideas, interests and needs, but there simply isn't money to carry them out, or that we need a hotel on publicly owned land to support even minimal recreational use?

Chasing a trophy for meeting standards that while allegedly highly sustainable are set by those with commercial interests and which we already know are not workable (yes, I'm talking compostable toilets, among other things) in this location may be exciting and challenging for planners, but detrimental to those footing the enormous bill. Don't chose a vanity project over practicality and the obligations you assumed when you took office.

Please consider your stewardship and fiduciary responsibilities to the city and send this project back to the drawing board.

Thank you,

Maryanne LaGuardia
32 year Santa Monica Resident

Vernice Hankins

From: Mike Salazar <mikedsalazar@gmail.com>
Sent: Tuesday, January 24, 2017 2:03 PM
To: councilmtgitems
Subject: Fwd: Agenda Item 6B

Please distribute the forwarded email to City Council regarding Item 6B tonight. My first email had wrong address.

Mike Salazar

---------- Forwarded message ----------
From: **Mike Salazar** <mikedsalazar@gmail.com>
Date: Tue, Jan 24, 2017 at 2:01 PM
Subject: Agenda Item 6B
To: councilitems@smgov.net
Cc: Rick Cole <rick.cole@smgov.net>, David Martin <david.martin@smgov.net>

I am always amazed at the increasing sustainability of buildings, and am proud to be an architect during this time.

However, I am writing to you today to ask that you **uphold the Appeal of the Planning Commission's approval of the proposed City Services building.** There becomes a point of trying to cram too much at too high a cost into such a structure. A LEED Gold or Platinum building is a great goal, and one that I hope you will bestow on a revised City Services building in upholding the appeal.

There comes a time when the examples of our Civic Center must stand up to the reality of our times. This will always be known as the billion dollar building (yes - I know it's far less, but I'm hearing it already). Here's a case in point:

Too often, during community meeting or forums, some residents and airport supporters alike easily dismiss the notion of a great park replacing our airport due to the ability to pay for it. The most common "proof" that's stated: Tongva Park.

At $7+ million an acre, there is no escaping the fact that in hindsight a beautiful park could have been built for a cheaper cost. Yes, it's a jewel, but with the high cost-per-acre, maintenance costs and the public perception of safety issues, this latest and greatest park will always raise concern. Any well-designed park at this location was destined to be a hit, even at 1/3 the cost. I love Tongva Park, but can't the costs and dismiss the perceptions.

Unfortunately, the City Services building as planned will be the bookend to Tonga Park, highlighting what some will see as civic excess.

Already exceeding budgetary concerns, this building could also become something to be proud of as a highly sustainable LEED Gold or Platinum project. As proposed it's just too expensive for the bragging rights, and this City Services building could become the project that residents point to in opposing the hopeful (and likely expensive) rehabilitation of the landmark Civic Auditorium and to question or opposing its reuse.

Please consider the price *and cost* of this proposed building excessive, and uphold the Appeal.

Mike Salazar
Ocean Park

--
Mike Salazar
The information contained in this e-mail message is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or is not the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, please immediately notify us by telephone or reply by e-mail and promptly delete the message. Thank you.

--
Mike Salazar
The information contained in this e-mail message is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or is not the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, please immediately notify us by telephone or reply by e-mail and promptly delete the message. Thank you.

Vernice Hankins

From: Wendy Dembo <dembo@sprynet.com>
Sent: Tuesday, January 24, 2017 3:46 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B, Jan. 24, 2017

To: Mayor Winterer and City Council members

From: Board of Directors, Friends of Sunset Park

RE: **Council 1/24/17 agenda item 6.B** -- Appeal (16ENT-0200) of the Planning Commission's Approval of Development Review Permit 16ENT-0140 for the City Services Building located at 1685 Main Street (City Hall)

The FOSP Board strongly supports the attached Appeal of the Planning Commission's approval for the City Services Building (CSB) Development Review Permit, filed by Santa Monica resident David Garden.

I agree with Mr. Garden that the project:

-- may impact the appearance of the landmarked City Hall building,

-- may ultimately end up with two water systems and two sewage systems,

-- needs to be reviewed by a professional industrial hygienist,

-- may not meet new earthquake standards adopted as of 1/1/17,

-- will cost taxpayers an exorbitant amount of money for providing 50,000 sq ft of office space for 239 city employees (it's our understanding that this $86 million project, at $1,750 per sq ft, will be financed with lease revenue bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years, possibly bringing the total project cost up to $141 million, or $2,820 per sq ft), and

-- represents an effort by city staff to win a "Living Building Challenge" award that is supported by companies that profit financially from such projects, including:

- Mohawk Industries -- flooring manufacturer,
- Valspar Corporation -- manufacturer of paint and coatings,
- Teknion Corporation -- designs & manufactures workplace interiors,
- Skanska Corporation -- multinational construction company,
- Prosoco Corporation -- manufacturer of supplies & products for construction,
- Coldspring Company -- quarreler of granite and bronze manufacturer,
- Assa Abloy Corporation -- world's largest lock manufacturer,
- Perkins + Will -- architecture firm with 2000 employees,
- Mecho Systems Inc. -- manufacturer of window shades,
- Glumac Inc. -- mechanical, electrical & plumbing consulting, engineering,

- DPR Construction -- commercial general construction and management,
- Vulcan Real Estate -- A Paul Allen Company which offers real estate development,
- Phipps Conservatory -- part of the Bessmer Trust,
- Interface -- world's largest manufacturer of carpet tile,
- Biohabitats -- conservation planning company,
- etc., etc.

I also have been reading about how the composting toilets do NOT function and are a waste of money.

The cost of this project should be reviewed again in light of recent reports concerning the city's financial viability with respect to staff salaries and pension commitments. It may be time for the city to begin reviewing capital improvement projects with regard to better balancing financial sustainability concerns and environmental sustainability concerns. Both are important and need to be weighed carefully. It seems to the FOSP Board that, in this case, the scales have tipped too far toward extremely expensive experiments in environmental sustainability.

Thanks,

Wendy Dembo
Santa Monica resident and voter
2021 California Ave. #10

Vernice Hankins

From: Jones, Penn <phjones@tronc.com>
Sent: Tuesday, January 24, 2017 5:07 PM
To: councilmtgitems
Cc: annmaggio@gmail.com
Subject: Re: Santa Monica - We get the Government We Deserve - URGENT and EASY Call to ACTION.

Importance: High

Dear Santa Monica City Council,

This egregious misappropriation of tax payers funds must stop. Fund our public schools, upgrade our parks and keep our children safe.

"Please send the planned City Services Building - wedged behind City Hall - back to the drawing board. I do NOT support such a ridiculous use of our tax dollars."

I echo the letter by David below:

D*ear Friends and Neighbors,*

I am writing about my upcoming, January 24th, City Council appeal hearing of the

$86 million that is about to be spent on an annex to the backside of the Santa Monica

City Hall. The annex is officially being called the, "City Services Building." It is my

opinion that this is an exorbitant amount of taxpayer money to be spent for only

50,000 square feet of space and 239 workers. Also, let's not forget that this $86 million will be financed with municipal bonds at 3.25%, which will add an additional $55 million of interest over the next 20 years. This brings the total project cost up to $141 million.

I would greatly appreciate your attendance, support and public comment at the appeal hearing. Below, I have put together some important details about the proposed project that will help explain the situation.

You may be asking why would we need to spend so much for so little space? The answer lies in a magical level of supreme green "sustainability" called the Living Building Challenge. Presently, it is the highest level of architectural sustainability in the world. This trophy level of sustainability has been conceived by a non-profit organization called the Living Future Institute. The Challenge includes a list of twenty sustainability imperatives that are required to win the prize. These imperatives include being zero energy, zero water and zero waste among other detailed requirements. It all sounds good until you begin to look under the hood. I did some research on who sponsors the Living Future Institute and guess what, it is a cadre of companies with a mission that likely has another kind of "green" in mind.

Leading the list is Mohawk Industries a major flooring manufacturer. In fact, almost every single one of the sponsors of the Living Building Challenge has something to gain from our hard earned tax dollars. The list includes paint makers, workplace
interior manufacturers, multinational construction companies, real estate developers, architecture and engineering firms as well sustainability testers.

I am all for sustainability, but at what cost and for what benefit?

As usual there is a beginning to this story. It starts back in April of 2016 with my signature gathering for Measure LV at the main Santa Monica post office. One morning, I met and had a lengthy discussion with a longtime Santa Monica city staff member who wishes to remain anonymous. This person works for our city Building & Safety department as a plans examiner. He explained to me that there are some very serious public health pathogen issues with composting toilets, which are included in the proposed City Services Building plans. It is the Living Building Challenge trophy that requires composting toilets as part of the zero water and zero waste imperatives. Our city plans examiner also explained that he was removed from the planning group for the City Services Building project because he made the pathogen and public health issues position known to the supervisors who are planning this project. Apparently, there is great pressure coming from somewhere to make this building win the Living Building Challenge. Our city employee is concerned that this pressure could lead to putting city staff and residents at risk as a result of the use of composting toilets in the new building. Composting toilets are not currently Santa Monica and LA County code compliant.

As it turns out, our plans examiner is not alone. Of the ten projects that have presently qualified for the Living Building Challenge trophy most have run into regulatory hurdles with the quest to be zero water and zero waste. Here are details

from the Living Future Institute's own website (https://living-future.org/lbc/):

1) The Seattle Bullitt Center was awarded the Living Building trophy even though the Center's composting toilet waste must be transported and treated off site at the end of its process. Because this material is from human origin, it must be treated as a bio-solid and processed at a secondary facility that meets the Washington State Department of Ecology's criteria.

2) The Smith College Bechtel Environmental Classroom was awarded the Living Building trophy even though the project's composting toilets necessitate licensed haulers to move leachate to a sanctioned facility. The State of Massachusetts's current code does not allow treatment or application of composted liquids, or 'leachate', on site.

3) The Omega Center for Sustainable Living was awarded the Living Building trophy even though the Center's underground septic storage tanks which provide primary treatment and removal of settle-able solids will eventually need to be pumped and hauled offsite.

4) The Phipps Center For Sustainable Landscapes was awarded the Living Building trophy even though potable water is drawn from municipal sources per temporary exception due to local health regulations.

5) The Chesapeake Bay Brock Environmental Center was awarded the Living Building trophy even though state health coding required the addition of chlorine chemicals to it's potable water processing system and composting toilet leachate is sent offsite. Also, they learned that rainwater is very "soft" and takes on high levels of copper from the copper piping that distributes it.

This could lead to long-term health concerns as well as to decrease the longevity of the copper piping. The solution was to install a calcium contractor a water hardener – to stabilize the rainwater, improve its taste, and eliminate concerns over corrosion.

6) The Old Oak Dojo was awarded the Living Building trophy even though the project uses municipal potable water and the owner hauls the blackwater, greywater and solid compost produced from the toilet for disposal. Proposed variances for rainwater catchment through a green roof, with filtered rainwater used for hand washing, filtered graywater used for irrigation, or on-site leach field treatment of gray and blackwater were all rejected.

In all of these cases the projects were awarded trophies even though they are not following the Living Building Challenge imperatives.

One might ask, are these imperatives just fictional?

As this appears to be the situation, why spend all this money and possibly risk public health? Maybe we should save some much needed public funding, forgo the Living Building Challenge - zero water / zero waste requirements and construct the new City Services Building at the LEED Platinum level. Particularly, since the location already includes onsite hookups to potable water and a sanitary sewer connection. Do we really need a supreme "Sustainability" trophy in Santa Monica?

Finally, a quote from City Manager Rick Cole, heard during last week's Northeast Neighbors meeting. In reference to exorbitant city employee salaries, he said,

"Sustainability should extend to finances!" Surely it should also extend to our City's building projects.

Please contact me with any questions; I greatly appreciate your time and consideration. I hope you can make it to the Appeal hearing next week on Tuesday,

January 24th, 6:30 PM at the City Council meeting. Thanks for your dedication and commitment to our wonderful city.

Sincerely,

David Garden

2328 6th Street #4

Santa Monica, CA 90405

(310)880-3278

Penn H Jones | phjones@tronc.com
VP ADV; Nat'l Sales West, Auto & Central Regions| tronc, Inc.
(formerly Tribune Publishing Company)
o 213-237-4460
m 310-999-5609



Media Kit: http://www.tronc.com/

Los Angeles Times

Vernice Hankins

From: D'Orsogna, Maria-Rita R <dorsogna@csun.edu>
Sent: Tuesday, January 24, 2017 5:32 PM
To: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Denise Anderson-Warren; Rick Cole
Subject: Agenda Item 6B - I am fiercely opposed to this waste of tax payer's money

Dear elected politicians,

My name is Maria D'Orsogna, I am a Professor of Mathematics at CSUN and of Biomathematics at UCLA and a long time Santa Monica resident.

I am writing to you to express my opposition to the new City Services Building (CSB) which is being proposed next to City Hall.

This building would be a total waste of tax payer dollars. It is simply absurd and fiscally irresponsible to want to spend in excess of 140 million USD for a building with extravagant 'green' features -- starting from composting toilets! -- that are unnecessary, untested and possibly dangerous to the health of the community. And we'd need a bond to pay for this!

I support the Appeal (16ENG-200) filed by Santa Monica resident David Garden of the Planning Commission's Approval for the City Services Building (CSB) Development Review Permit (16ENT – 140), which is Item 6B on the City Council Agenda for Tuesday, January 24, 2017.

In addition, I also support the letter written by the Northeast Neighbors regarding this project and agenda item.

There are many other intelligent ways of being a green city.

Thank you.

Sincerely,

Maria R D'Orsogna, PhD

City Clerk – Please include this letter in the Public Record for the City Council meeting of January 24, Agenda Item 6B.

##

Dear City Council,

I'm writing to request that you uphold David Garden's appeal and deny approval of the City Services Building project until it is replaced with a more practical, less costly and more fiscally responsible proposal.

As our elected officials it is your fiduciary duty to act responsibly, manage our City's assets competently and to be good stewards of our City's finances. Environmental sustainability needs to be balanced with our City's fiscal sustainability, and should not be at the expense of it.

To allow this project to go forward as currently designed - at roughly 3 times the cost of a typical office building in an attempt to win some vanity award and propose a bond measure to cover the cost, bring the total cost to taxpayers to roughly $141 Million - would just plain be irresponsible.

Please uphold the appeal, deny approval of the project as currently designed, and direct staff to come back with a more practical, much less costly and more fiscally responsible proposal.

Thank you for your service to our community.

Sincerely,

Amy Aukstikalnis

Vernice Hankins

From: Joan Moschovakis <joan.rand@gmail.com>
Sent: Tuesday, January 24, 2017 5:40 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Rick Cole
Subject: RE: Agenda Item 6B, Jan. 24, 2017

To: City Council
RE: Agenda Item 6B, Jan. 24, 2017

I have read Thane Roberts' analysis of the proposed new CSB and agree with his concerns. In particular, rather than funding so much insufficiently tested, ostensibly environmentally friendly active technology for the new City Services Building, it would be better to use reliable passive technology and to design the new CSB to the LEED Platinum level as suggested by David Garden.

The savings could be redirected (as Mr. Roberts suggests) to e.g. partial funding of earthquake retrofits for low income apartments (helping to solve the homeless crisis responsibly) and placement of additional solar arrays on public buildings (schools, libraries, parking structures etc.) As long as we have so many homeless residents and over 100 city employees who earn more than the Governor of California, it is hard to believe that Santa Monica practices the liberal philosophy it preaches.

Sincerely,

Joan R. Moschovakis
Santa Monica resident since 1975.

Vernice Hankins

From: Joan Moschovakis <joan.rand@gmail.com>
Sent: Tuesday, January 24, 2017 5:40 PM
To: councilmtgitems
Cc: Ted Winterer; Kevin McKeown Fwd; Gleam Davis; Terry O'Day; Pam OConnor; Tony Vazquez; Sue Himmelrich; Clerk Mailbox; Rick Cole
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Sincerely,

Joan R. Moschovakis
Santa Monica resident since 1975.

Vernice Hankins

From: Hank Antosz <hank@simpartners.net>
Sent: Tuesday, January 24, 2017 5:45 PM
To: councilmtgitems
Subject: City Services Building

This appears to our family (five voters) to be an ego trip for someone and is a total waste of our tax payer money. This is the kind of waste that got Trump elected. The city should spend these dollars to put air-conditioning in schools like Franklin Elementary so the teachers and children don't have to suffer in 90 degree plus heat. I am sure the City Council offices have A/C.. Please stop this abuse of power. Henry Antosz et al., 1153 Franklin St. , Santa Monica, Ca. 90403

Vernice Hankins

From: Stacy Dalgleish <sdalgleish@mac.com>
Sent: Tuesday, January 24, 2017 5:55 PM
To: Ted Winterer; Gleam Olivia Davis; Kevin McKeown Fwd; Tony Vazquez; Sue Himmelrich; Pam OConnor; Terry O'Day; Clerk Mailbox; Council Mailbox; Rick Cole
Subject: Agenda Item 6B - Support of Appeal

Dear Mayor Winterer and City Council,

I write in support of the appeal by David Garden of the Planning Commission's approval of the proposed City Services building.

The following warrant support of the appeal:
Extraordinary overall cost
Extreme cost per square foot
Unknown future need
Unknown construction and maintenance expenses Design feasibility and long-term reliability Location

Please uphold the appeal and direct staff to return with a LEED Gold or Platinum project that residents can support.

Sincerely,
Stacy

Stacy Dalgleish
1437 24th Street
Santa Monica 90404

Vernice Hankins

From: Laurence Eubank <laurence.eubank@gmail.com>
Sent: Tuesday, January 24, 2017 6:13 PM
To: councilmtgitems
Cc: Elizabeth Van Denburgh
Subject: City Services Building

Dear Mayor and City Council,

This is to support the appeal of the Planning Commission's approval of the proposed City Services building. Given its size and financial scope, we believe the project should be reconsidered; instead, a comparative consideration should be made of where the city can best apply the allocated funds, particularly in lieu of the municipal fiscal analysis including staffing and salary levels that is proposed and certainly warranted.

Please uphold the appeal and direct staff to return with a LEED Gold or Platinum project that residents can support.

Sincerely,

Elizabeth Van Denburgh, WILMONT Treasurer
Laurence Eubank, WILMONT Chair

Vernice Hankins

From: Pucci, Bart <bpucci@savills-studley.com>
Sent: Tuesday, January 24, 2017 7:22 PM
To: councilmtgitems
Subject: Item 6B

Please don't approve the planned city services bldg.

It's a waste of public funds.

It won't even accomplish the intended goal

Thank you

Bart Joseph Pucci
125 17th st.
Santa Monica, CA 90402

Hm ph 310 899.3020

Bart Pucci
Senior Managing Director

Savills Studley
777 South Figueroa Street
30th Floor
Los Angeles, CA 90017
t (213) 553-3825
c (213) 700-8802
@SavillsStudley

License 01000409
Corporate License 00388260

Council Hearing
January 24, 2017
1685 Main Street: City Hall

City Hall City Services Building
Appeal of Approval of Development Review Permit
16ENT-0200

Proposed Civic Center Specific Plan Amendment
16ENT-0140

January 24, 2017

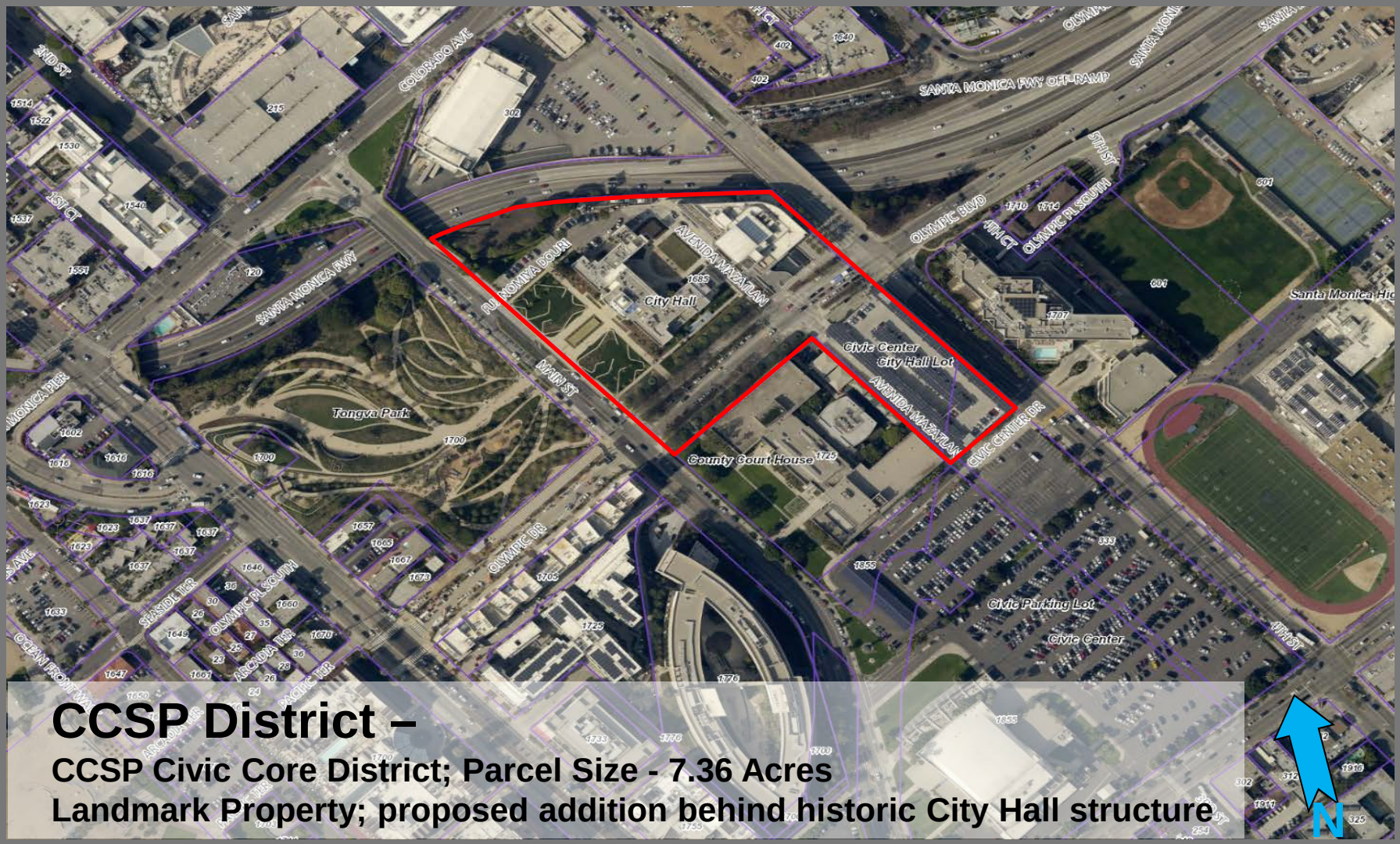
Council Hearing
January 24, 2017
1685 Main Street: City Hall

16ENT-0200

APPEAL OF PLANNING COMMISSION APPROVAL OF DEVELOPMENT REVIEW PERMIT 16ENT-0140

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Property Location



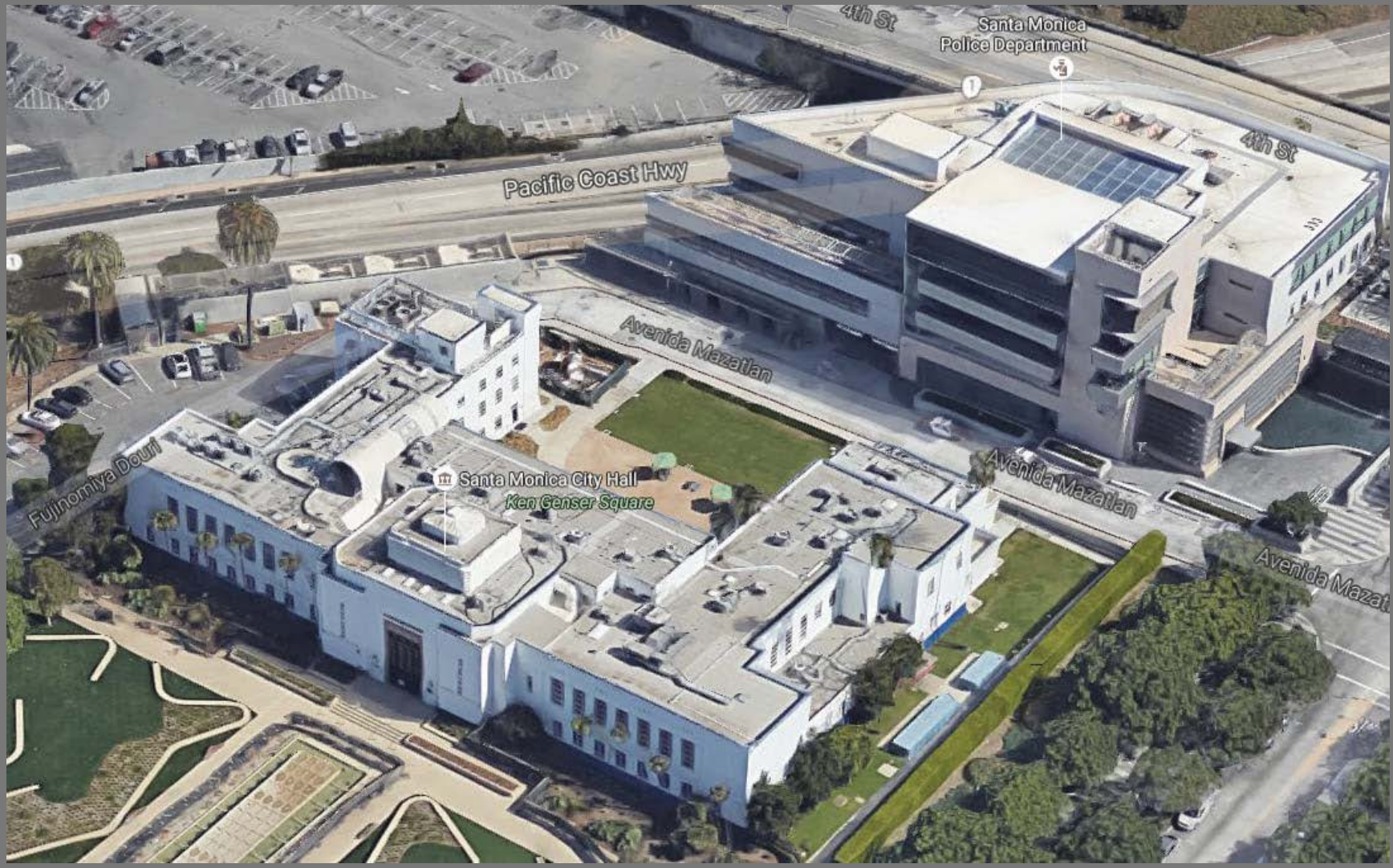
CCSP District –

CCSP Civic Core District; Parcel Size - 7.36 Acres

Landmark Property; proposed addition behind historic City Hall structure

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Project Context



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Project Description

- **Rear addition (developed as structurally separate building) providing office space and a public counter area.**
- **Total Floor area & Height: 50,200 square feet / 45 feet (3 stories + basement)**
- **Parking provided through shared, public parking at Civic Center (structure + surface lot)**



Council Hearing
January 24, 2017
1685 Main Street: City Hall

The Living Building Challenge

- International Living Future Institute (ILFI)
- A high bar for commitment to sustainability
- Would be first Municipal Building to be certified.



International Living Future Institute – 7 Petals of the Living Building Challenge

Council Hearing
January 24, 2017
1685 Main Street: City Hall

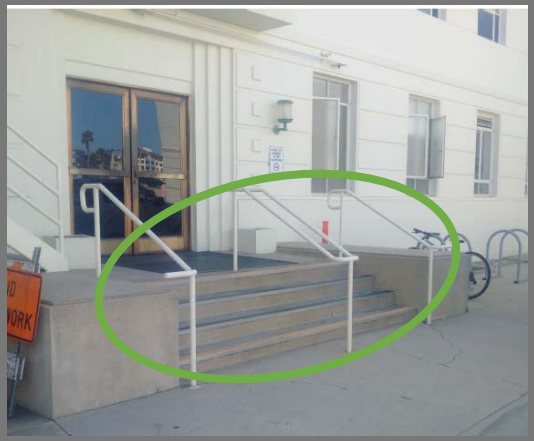
Proposed Demolition

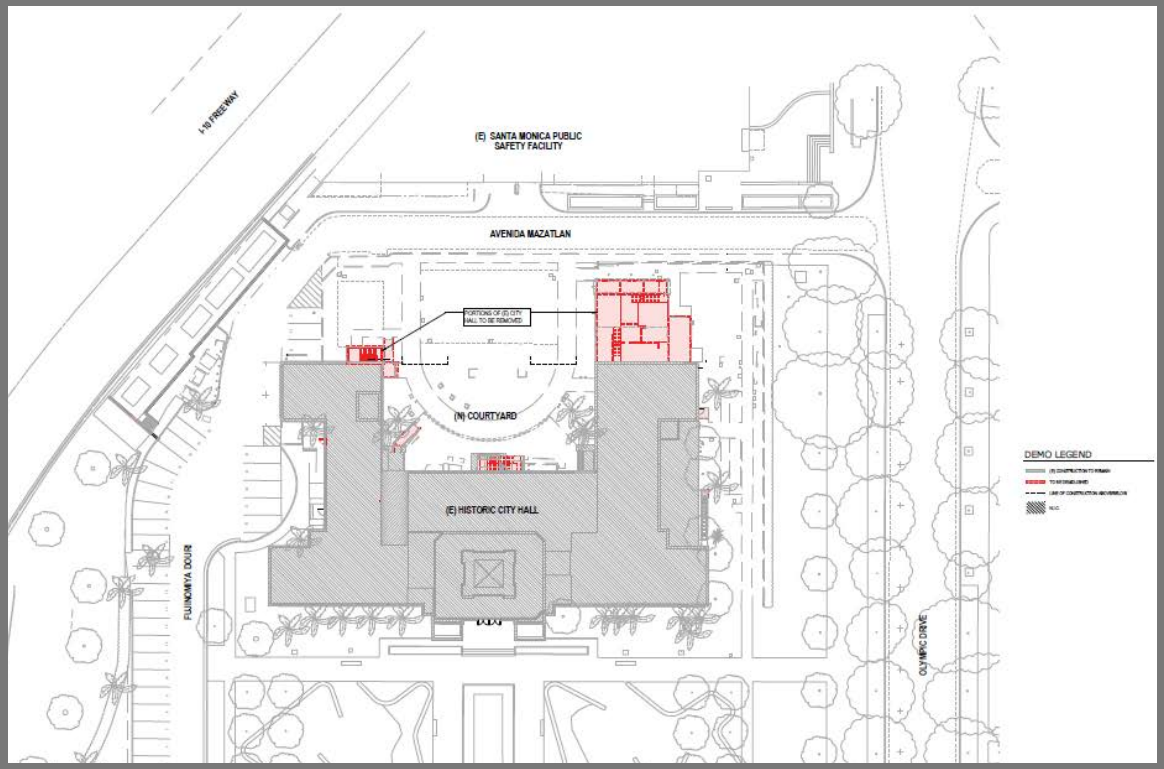


Existing Stairwell on North Wing - To Be Removed



Existing South Wing - Approximately 37 feet to Be Removed

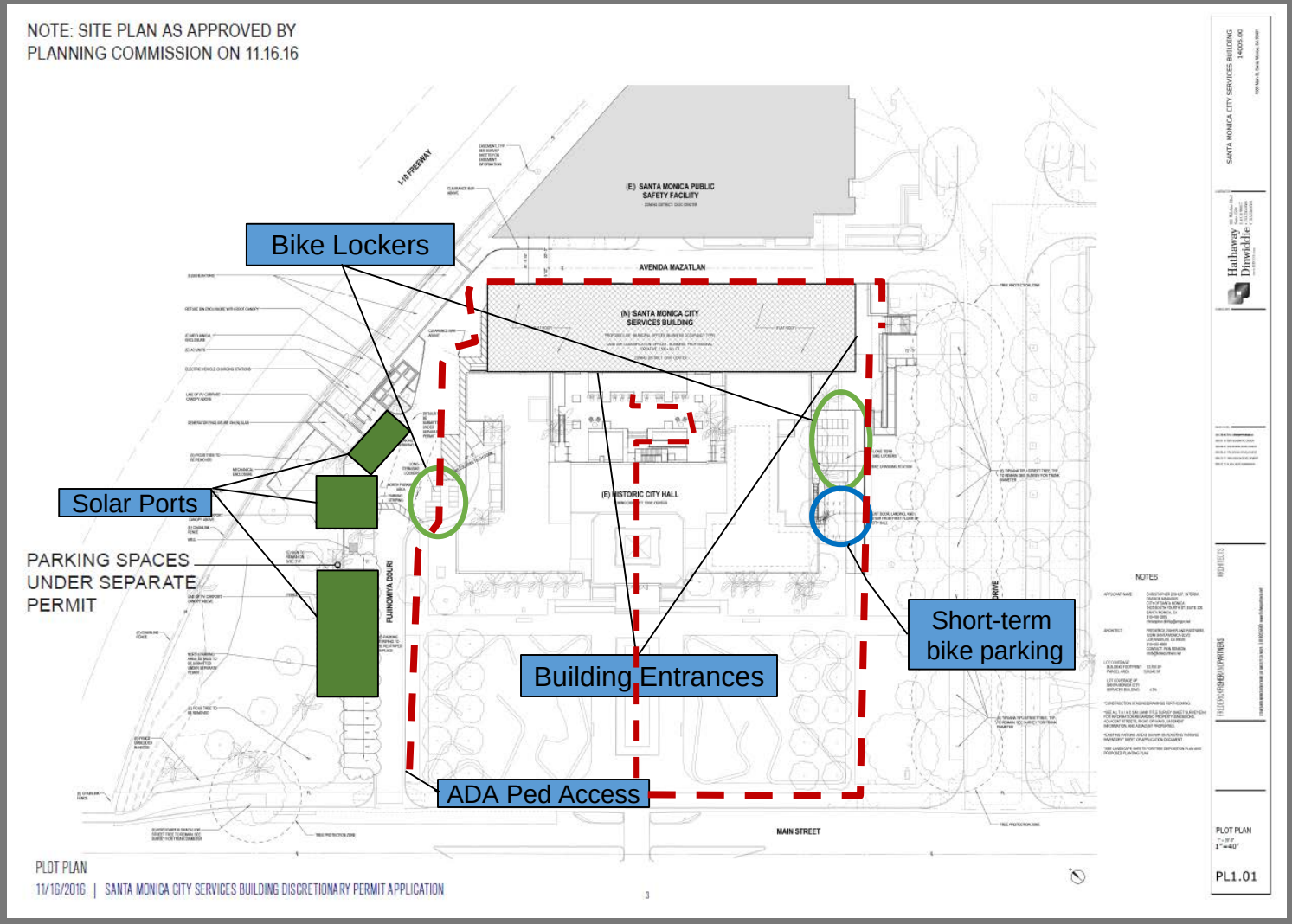






Council Hearing
January 24, 2017
1685 Main Street: City Hall

Site Plan



Council Hearing
January 24, 2017
1685 Main Street: City Hall

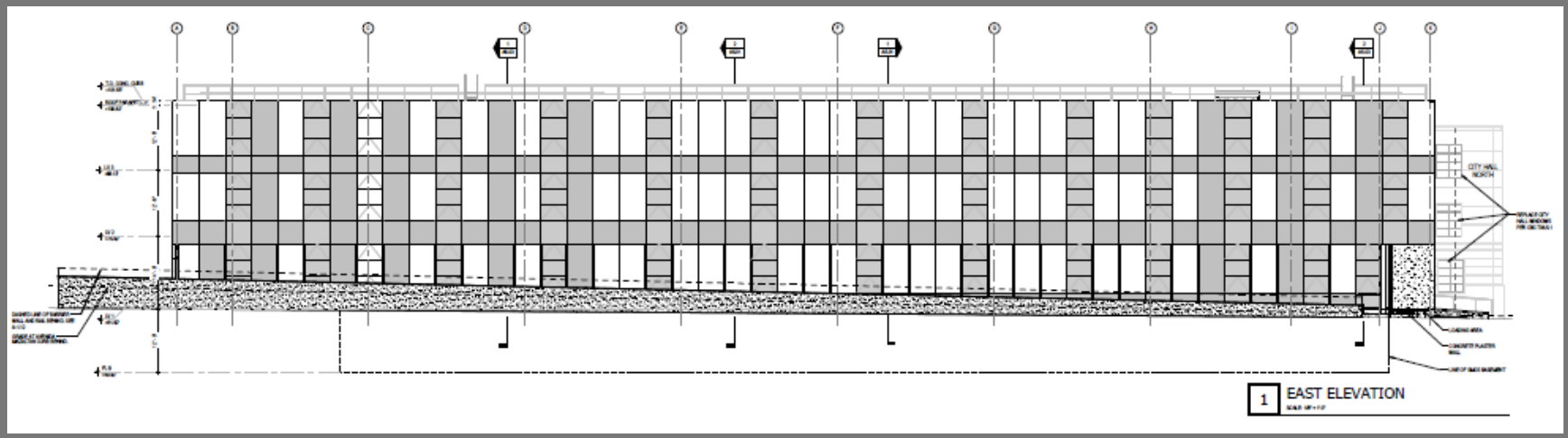
Project Design



Council Hearing
January 24, 2017
1685 Main Street: City Hall

South & East Elevations



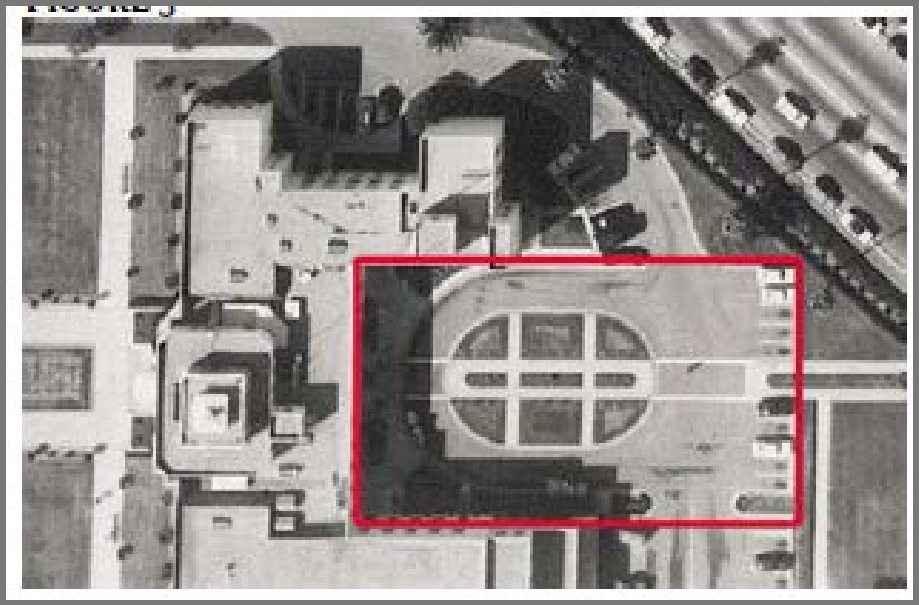


Council Hearing
January 24, 2017
1685 Main Street: City Hall

Courtyard

- **Courtyard: 3-sided → 4-sided enclosed**
- **Size: 8,000 sf → 6,700 sf**







City Hall Courtyard in 2004

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Courtyard

- **Courtyard: 3-sided → 4-sided enclosed**
- **Size: 8,000 sf → 6,700 sf**



FREDERICKFISHERANDPARTNERS

COURTYARD VIEW

Council Hearing
January 24, 2017
1685 Main Street: City Hall

Courtyard

- **Courtyard: 3-sided → 4-sided enclosed**
- **Size: 8,000 sf → 6,700 sf**



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Current View from Olympic / Main corner



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Proposed View from Olympic / Main corner



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Current View, Front of City Hall



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Proposed Solar Canopy Front of City Hall



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Current View from Main Street Bridge



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Proposed Solar Canopy, From Main St. Bridge



Council Hearing
January 24, 2017
1685 Main Street: City Hall

Parking Analysis for Finding of Compatibility

- CCSP District does not have required parking. Parking is provided as shared facility for multiple uses including City Hall.
- Parking analysis to address issue of project's compatibility with surrounding Civic Center area, given additional staff & visitors.

Civic Center Parking Facility (structure + lot)	**Current**	**After CSB Construction (projected)**
Total # of parking spaces	1770	1650 (120 fewer spaces in surface lot)
Minimum available Spaces *in structure only* during Typical Peak Day Time Utilization Surface Lot availability	192 NO DATA	
Projected New Demand when CSB opens in 2020		
ECEC		25
New City employees/pool cars		57
TOTAL maximum potential increase:		**82**
Parking space availability needed to meet CSB needs when it opens		202
Total supply (subtracting lost spaces + new demand from 192 spaces currently available in structure)		-10
Surface lot availability needed		**10**
CONCLUSION: High likelihood that there are at least 10 spaces available in the 880-space surface lot at peak daytime use. Furthermore, the numbers utilized are maximum, with anticipated reduced parking demand based on employee utilization of improved TDM program.		

Developer Requirement: Transportation Demand Management

- SMMC 9.53 – TDM Ordinance
  - City is specifically NOT exempt from ordinance requirements.
  - AVR Requirements by District: City Hall's AVR Target is 2.2
- Condition of Approval:
  - TDM Preliminary Plan due prior to issuance of Building Permits. Final Plan prior to Certificate of Occupancy.
  - Shall be based on 9.53.130 (Content of Developer TDM Plan)

Project-specific conditions

- **Requires CCSP Amendment**
- **Courtyard minimum 6,700 sf**
- **Short and Long-term bike parking (25 new LT; 31 total ST. bike racks)**
- **Site plan for north parking lot for reuse after construction to be determined at a later date; plans may be approved by PCD Director.**
- **Transportation Demand Management (TDM) plan per SMMC Chapter 9.53, to achieve a 2.2 AVR. Preliminary Plan to be submitted prior to issuing building permit; approval required prior to Certificate of Occupancy.**
- **Full ADA compliance around the building**
- **CCSP EIR (6th Addendum) Mitigation Measures required, including project-specific Cultural Resource mitigations**
- **Special consideration for Landmarks Commission to make findings of compatibility during Certificate of Appropriateness process**

Points of Appeal

Appeal filed by David Garden on November 29, 2016

- Points of Appeal Based on Planning Commission Statement of Official Action
  - Findings A, C, D, G, C
  - Conditions of Approval Nos. 6, 15 and 17

Points of Appeal

Objections to DRP Findings A & C

- Massing overhangs City Hall projecting to sidewalk on south side and disturbs historic streetscape.
  - *Response: Building does not project to sidewalk; streetscape view is not historic.*
- CSB's water well is vulnerable to high salinity and not connected to City system
  - *Response: Water table well above intrusion level; will be monitored; will be connected.*

Points of Appeal

Objections to DRP Finding D

- Project conflicts with Building Code (SMMC 5.20.060)
  - *Response: Section refers to private systems; this is not private system. Building will be connected to sewer system as back-up*
- Project is too big for its location
  - *Response: Project massing is designed to bridge between buildings. It is consistent with Code & CCSP, as amended.*

Points of Appeal

Objections to DRP Finding G

- Proposed composting toilet system presents health risk to City staff and public
  - *Response: The system compared in the appeal is not the same; City's proposed system being used safely in other buildings; LA County Health Permit is required.*
- Compost would be spread around City Hall
  - *Response: Compost product would be sent to operator to mix with other components.*

Points of Appeal

Objections to DRP Condition 6

- LBC Certification challenge makes project too expensive.
  - *Response: Council ("applicant") authority to undertake a project is not within the regulatory process. Cost is not a DRP finding. Council has considered this project through multiple agendized public discussions;*
    - *Upon reconsideration, staff recommends removing this condition, as it is phrased as aspirational, not obligatory, and thus may be confusing.*

Points of Appeal

Objections to DRP Conditions 15 & 17

- Concern that project is rushing forward to Building permits;
  - *Response: #15 is a standard condition requiring compliance with approved plans.*
- Concern about lack of connection to sewer system.
  - *Response: #17 is standard condition to comply with Code. As referenced earlier, there will be a back-up connection to City sewer system.*

- **Consider the 6th addendum together with the Civic Center Specific Plan (CCSP) EIR**
- **Deny the Appeal; Approve Development Review Permit 16ENT-140.**
- **Adopt the Statement of Official Action.**

Council Hearing
January 24, 2017
1685 Main Street: City Hall

CIVIC CENTER SPECIFIC PLAN AMENDMENT

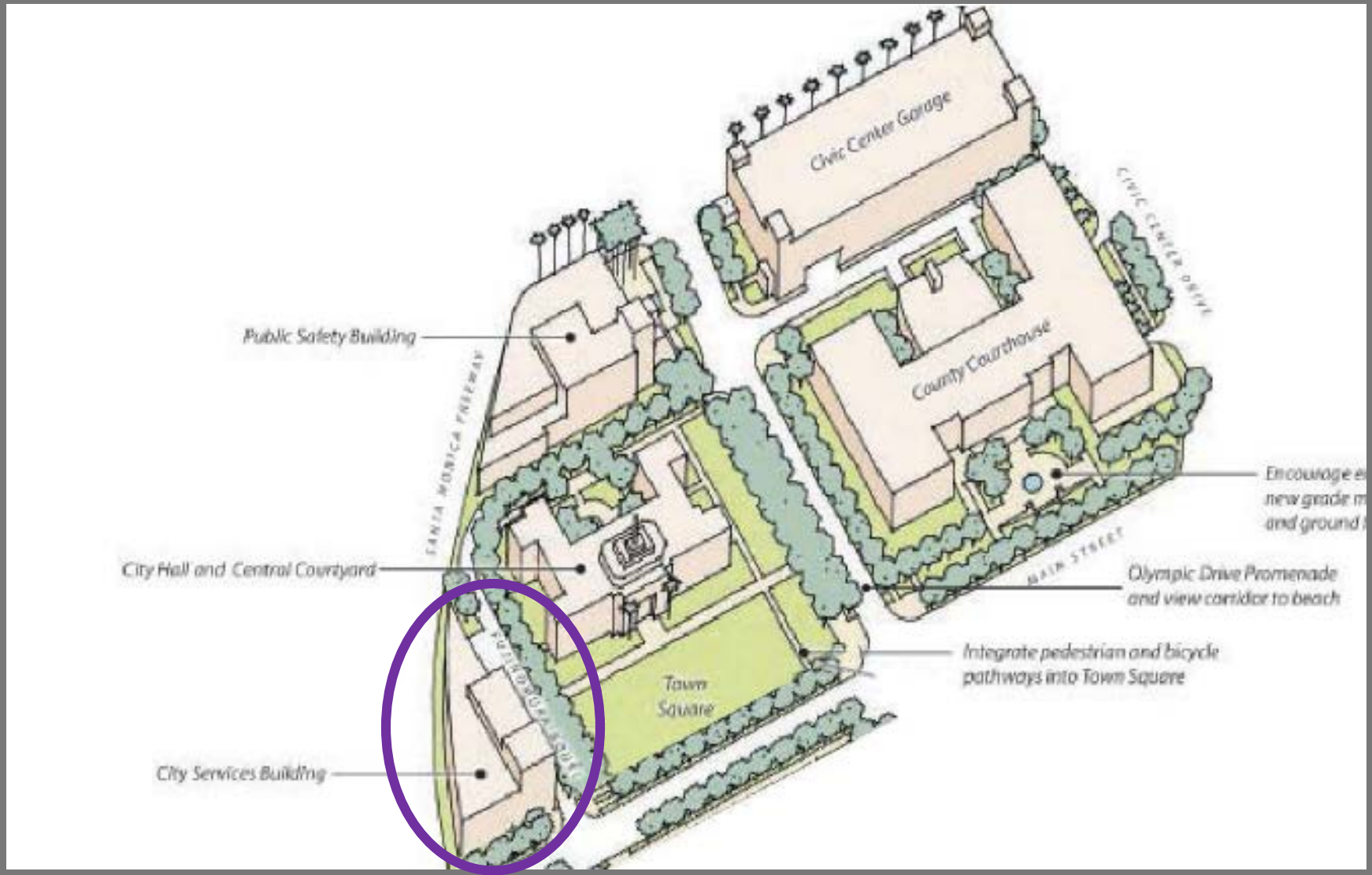
Council Hearing
January 24, 2017
1685 Main Street: City Hall

CCSP Amendment



Council Hearing
January 24, 2017
1685 Main Street: City Hall

CCSP Amendment



Council Hearing
January 24, 2017
1685 Main Street: City Hall

CCSP Amendment

- Height: remains 45’ maximum
  - Tower element up to 85’ removed
- Building Size: Up to 55,000 sf
- Courtyard: Minimum 6,500 sf, instead of 8,000
- Parking: Shared in Civic parking facility
- Bicycle Parking: Requirements per Zoning Ordinance
- Descriptions / figures amended to reflect preferred location of building as sited in this project

Environmental Analysis

- Analysis of the CCSP EIR
  - To determine whether this project results in new significant impacts or substantial increase in severity of previously identified significant impacts.
- Full CEQA Checklist reviewed
  - Emphasis on any Cultural Resource impacts
    - Analyzed both demolition and new construction compatibility
  - No additional impacts identified
- EIR Addendum (#6) prepared
  - Additional or supplemental EIR is not required

Recommendation

Staff Recommends that the Council:

- **Consider the 6th addendum together with the Civic Center Specific Plan (CCSP) EIR**
- **Adopt Resolution to Amend the CCSP**

- **Consider the 6th addendum together with the Civic Center Specific Plan (CCSP) EIR**
- **Approve Development Review Permit 16ENT-140.**
- **Adopt the Statement of Official Action.**
- **Adopt Resolution to Amend the CCSP**

City of
Santa Monica®

City Council

Development Permit Appeal

January 24 2016



Project Purpose

Service:
Create an efficient ***City Hall Campus*** co-locating all public services adjacent to City Hall

Safety:
Provide an Essential Services Building

Sensitivity:
Design with sensitivity to the 1939 Historic City Hall

Sustainability:
Model highest level of sustainability – Living Building Challenge

Savings:
Eliminate cost of staff offsite lease spaces – long term savings

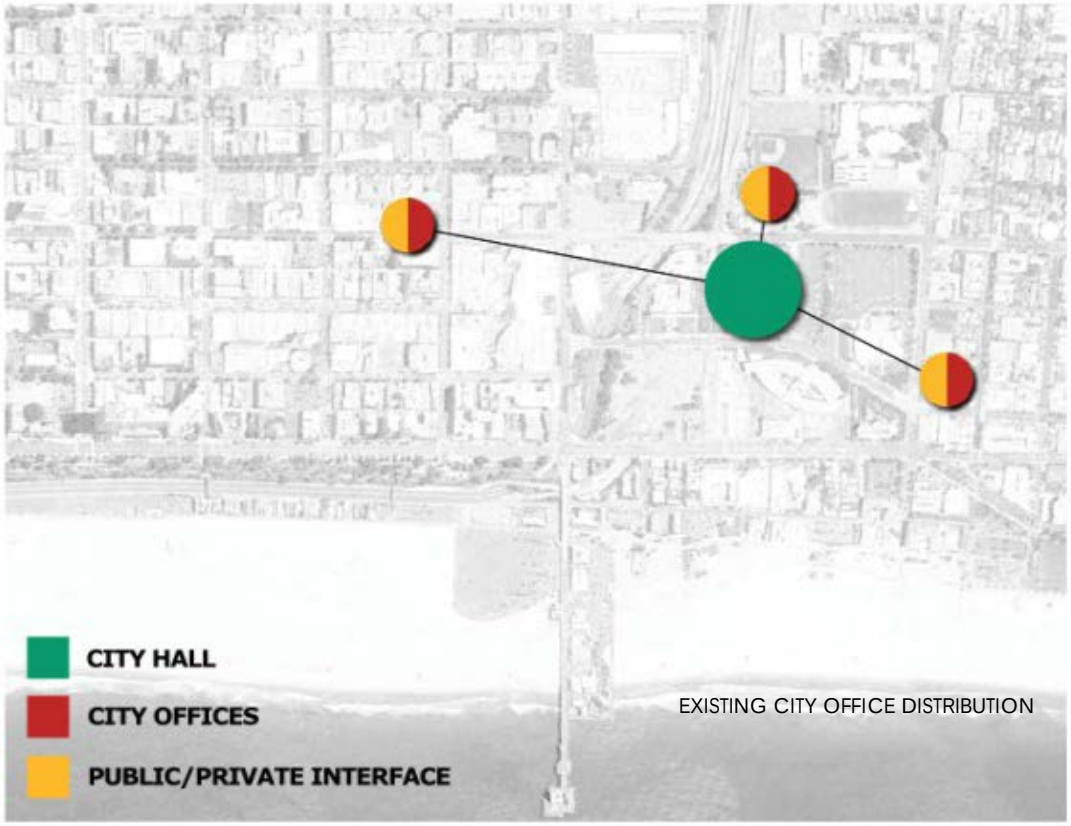
City of
Santa Monica®

Service

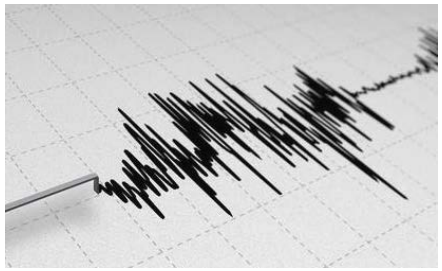
Create an efficient ***City Hall Campus*** co-locating all Public Services adjacent to City Hall

Provide a new one stop public ***Permit Center***

Council directed staff in 2012 to begin work on a building in this location



Safety - Essential Services Building (ESB)



- The CSB is designated as a local ESB for emergency response to disasters

- Required to be built to 1.5 times the seismic standard of a conventional building

- Project was submitted for permits in December 2016 using the current building regulation in the State of California - 2013 California Building Standards Code

Sensitivity to the 1939 Historic City Hall

1. Design Team Preservation consultant

Historic Resources Group (HRG) Peyton Hall

2. Industry Standard Guidelines

U.S Department of the Interior, NPS

- Standard 9 and Preservation Brief 14

New Addition to a historic building should be:

- ✓ Located at the rear of the building
- ✓ Compatible with massing, size, scale and architectural features
- ✓ Simple & unobtrusive
- ✓ Harmonious materials
- ✓ Differentiated from historic building

3. Landmarks Commission Review

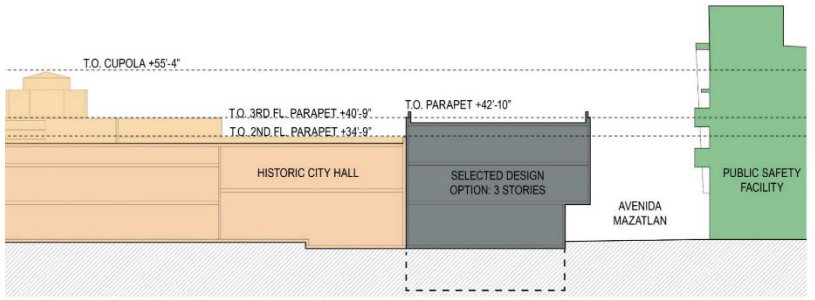
Certificate of Appropriateness

Sensitivity to the 1939 Historic City Hall

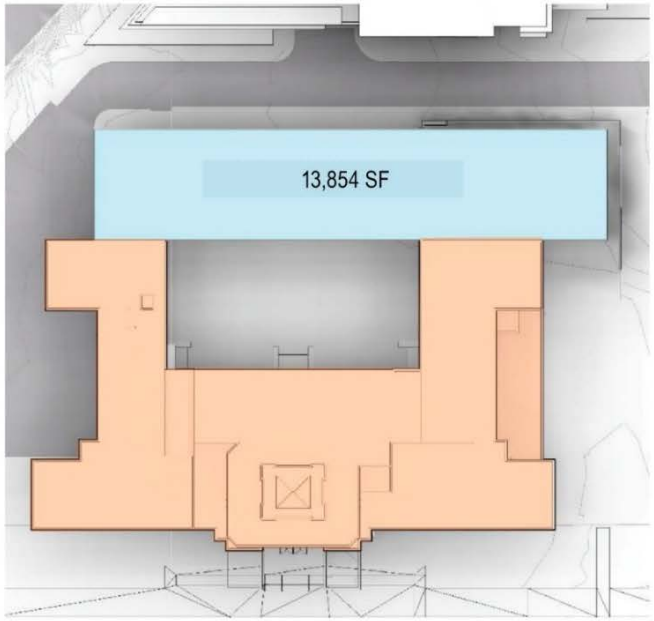
Project size/ volume – As directed by Council on January 27, 2015

SELECTED DESIGN OPTION - FEASIBILITY ANALYSIS (3 STORIES + BASEMENT TOTAL SF: 50,200 SF)

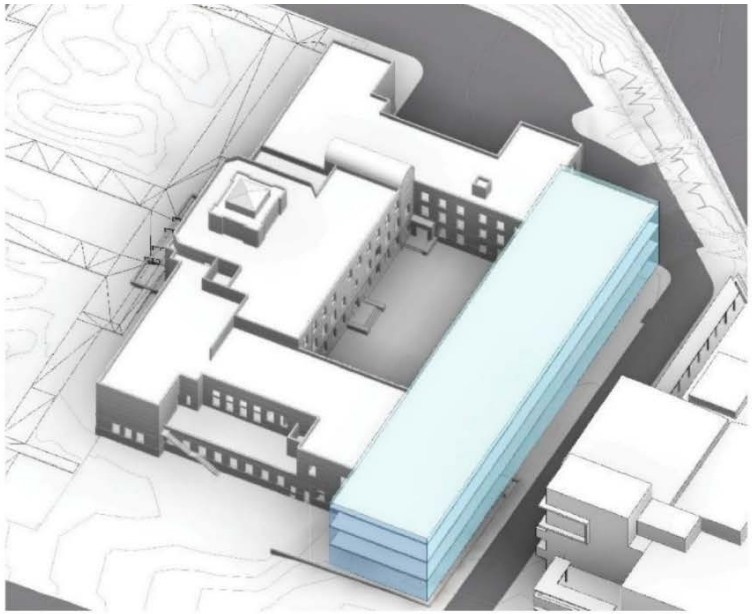
FLOOR AREA SCHEDULE	
LEVEL	AREA (SF)
BASEMENT	10,950
LEVEL 1	11,545
LEVEL 2	13,854
LEVEL3	13,854
BUILDING AREA	50,200
COURTYARD	6,853



PROPOSED CITY SERVICES BUILDING SECTION



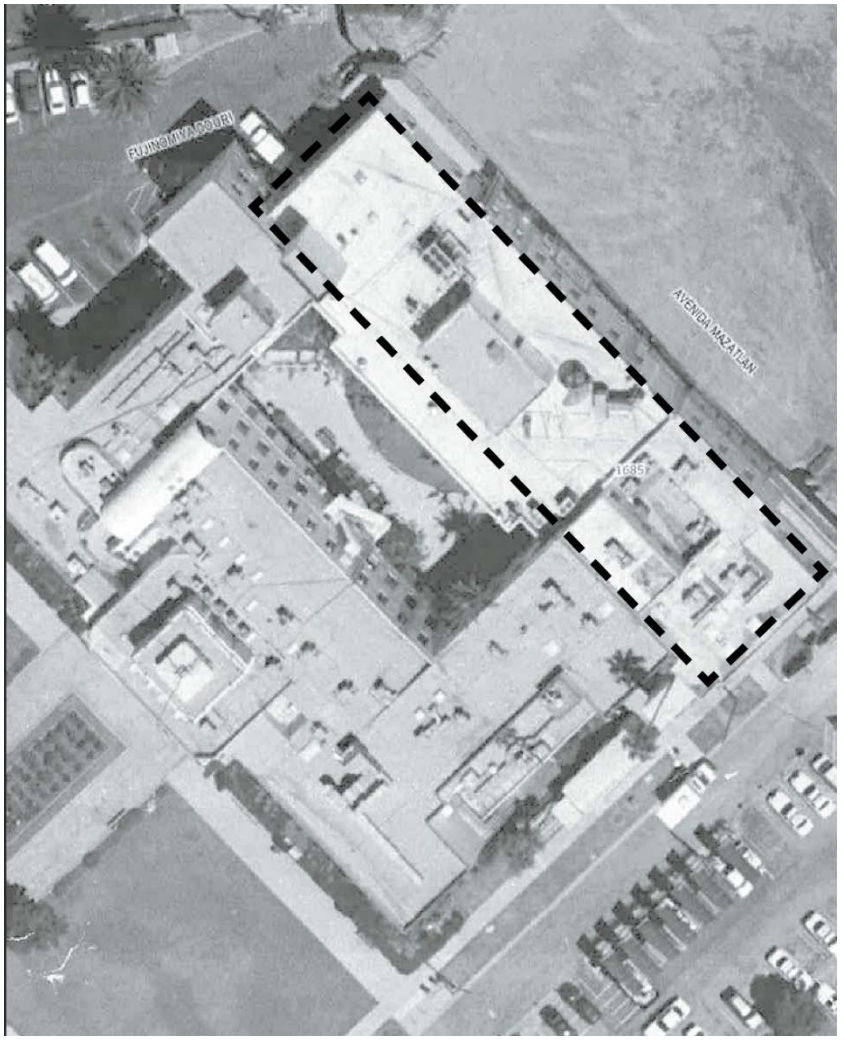
SITE PLAN WITH PROPOSED FLOOR PLATE



MASSING STUDY

Sensitivity to the 1939 Historic City Hall

Proposed City Services Building location compared to the location of the 1956 Police Station



Sensitivity to the 1939 Historic City Hall

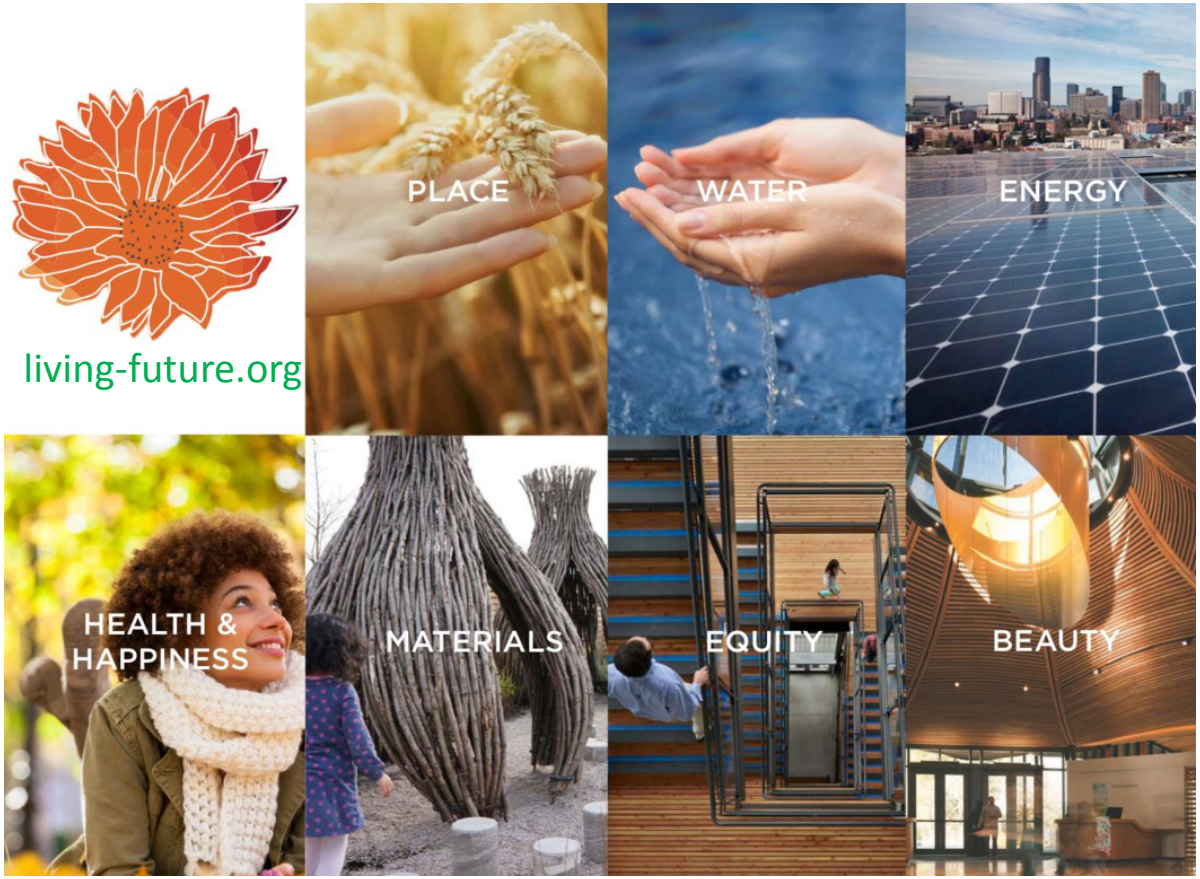
The building is placed at the rear of the property and is compatible but differentiated from City Hall

MAIN STREET VIEW - PROPOSED



City of Santa Monica®

Sustainability
Living Building Challenge (LBC) - Full Certification



Council direction January 27, 2015

Landmark Project that includes both Net Zero Water & Net Zero Energy

Sustainability – Public Health, Safety & Welfare

Permits through *Alternative Means & Methods*

NET ZERO WATER STRATEGY

COMPOSTING TOILETS

Collaboration with
Los Angeles County Health &
City of Santa Monica Building &
Safety



RAINWATER TO POTABLE

Collaboration with
State Water Resources Control
Board Division of Drinking Water



WELL WATER

Collaboration with
State Water Resources Control
Board Division of Drinking Water



Sustainability – Composting Toilets



1998 Oakes Hall- Vermont Law School, South Royalton, VT



2001 Merrill Environmental Center, Annapolis, MD



2006 Bronx Zoo New York, NY



2010 Southface Eco Office Atlanta, GA



2013 Bullitt Center Office Building, Seattle, WA



2014 Brock Environmental Center Virginia Beach, VA

Sustainability – Composting Toilets



The City Services Building's dedicated Building Engineer will monitor the system daily

Compost

- Class B vs. Class A
- Class B materials would removed periodically by a licensed handler
- Any land application of compost will be tested *Class A* material and will be regulated per EPA guidelines for beneficial reuse of Bio solids (40 CFR Part 503)

Liquid end product (Leachate)

- Naturally treated in certified constructed wetland
- Back-up sewer connection

Public Process and Project Cost

Year	Date	Who	Review type	Action
2012	27-Mar	Council	8-A	Authorize to seek proposals for Feasibility Analysis for building on this site
2014	8-Apr	Council	3-B	Select Design Builder/ Authorize Agreement negotiation for Feasibility Analysis
2014	8-Dec	Landmarks	Comment	Review and Comment on Feasibility Analysis; select massing approach
2015	27-Jan	Council	8-D	Authorize to proceed with Design Phase - Approved LBC ($56M)
2015	28-Apr	Council	3-C	Award Design Contract to Design Build Team for Design (SD, DD, CD)
2016	1-Feb	ARB	Courtesy	Schematic Design review and comment
2016	8-Feb	Landmarks	Preview	Schematic Design review and comment
2016	22-Feb	TFE	Courtesy	Schematic Design review and comment
2016	24-May	Council	8-A	Directed staff to proceed with Design Development - Reaffirmed LBC ($74M)
2016	1-Nov	Council	3-C	Additional Services City Services Building and Scope Addition of South Wing City Hall Tenant Improvements
2016	2-Nov	Planning	DP	Discussion and Public Input
2016	16-Nov	Planning	DP	Development Permit Approved with Conditions; Changes to CCSP: recommend approval and forward to Council for consideration

Project Costs

Reported to Council May 24, 2016



City Services Building (50,200 SF)

Feasibility Analysis	$ .3 million
Design and Construction Admin	$ 8.5 million
Construction (including escalation)	$58.2 million
Direct Owner costs	$ 5.1 million
Contingency	$ 2.7 million
Total Project Budget	$74.8 million

Project Cost and Payback

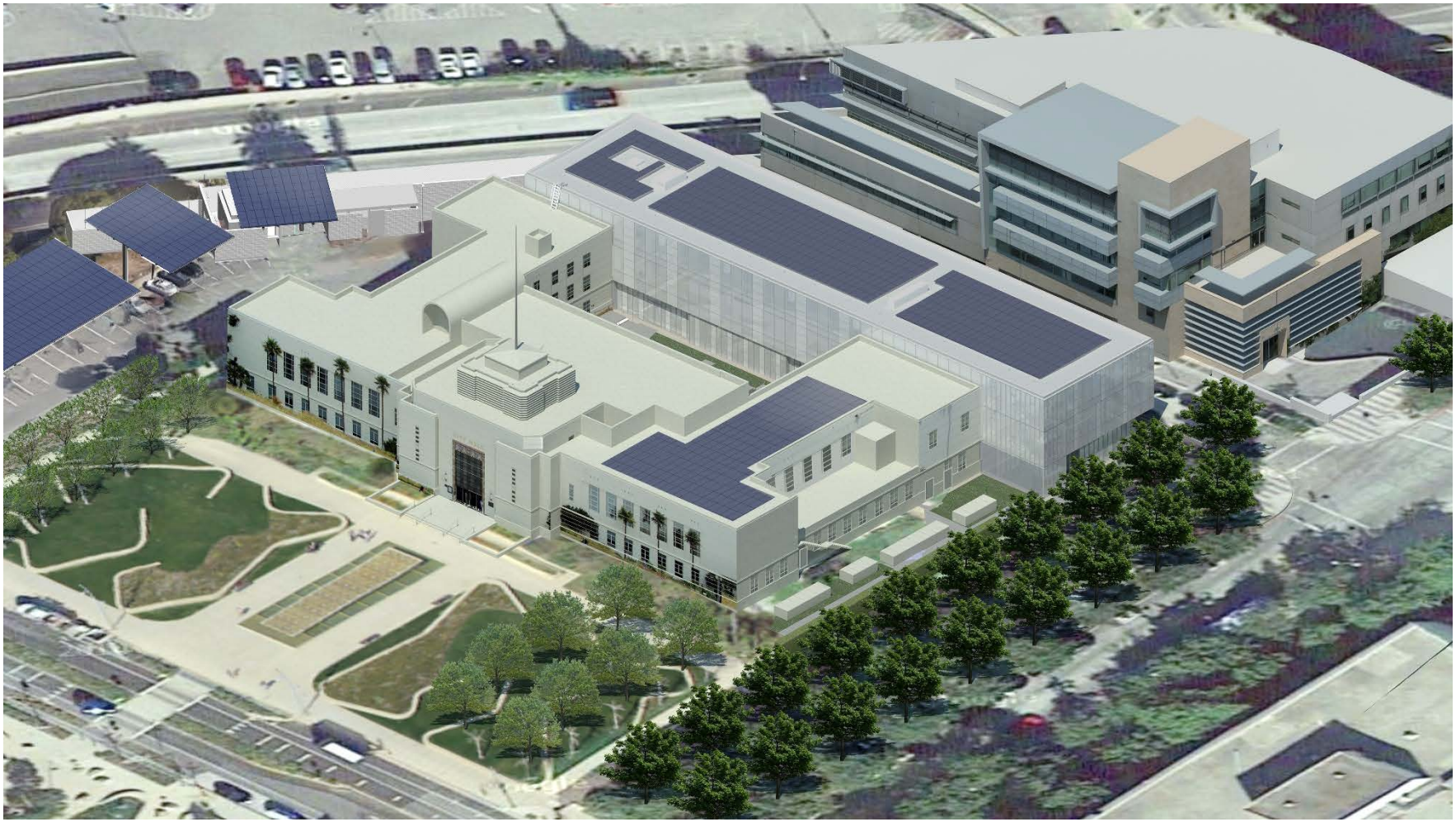
- The City will own and operate the building for 100+ years

- As reported at the May 24, 2016 Council meeting:
  - Debt service would be offset by savings in lease expenditures
  - $74.8 million bonded cost of CSB plus interest would be paid off in less than 30 years

- Several hundred million dollars in avoided lease and utility costs over the remaining life of the building

City of
Santa Monica®

Proposed City Hall Campus



Savings – project elements and cost

Atypical budget elements:

Essential Services Building = $1.9 million

2020 Anticipated Occupancy = escalation contingency of $7 million

Premium logistics – utilities and work while the City Hall is in operation; weekends and night work (when no public meetings are in process)

City Hall design and construction elements to prepare for the addition:

- ✓ new fire sprinkler main / standpipes
- ✓ two new exits
- ✓ a portion of the City Hall South Wing seismic retrofit

Furniture, Fixtures and Equipment

Information Technology and Audio Visual Equipment

EXISTING CITY HALL CAMPUS



PROPOSED CITY HALL CAMPUS



MAIN STREET VIEW - EXISTING



MAIN STREET VIEW - PROPOSED



OLYMPIC VIEW - EXISTING



OLYMPIC VIEW - PROPOSED

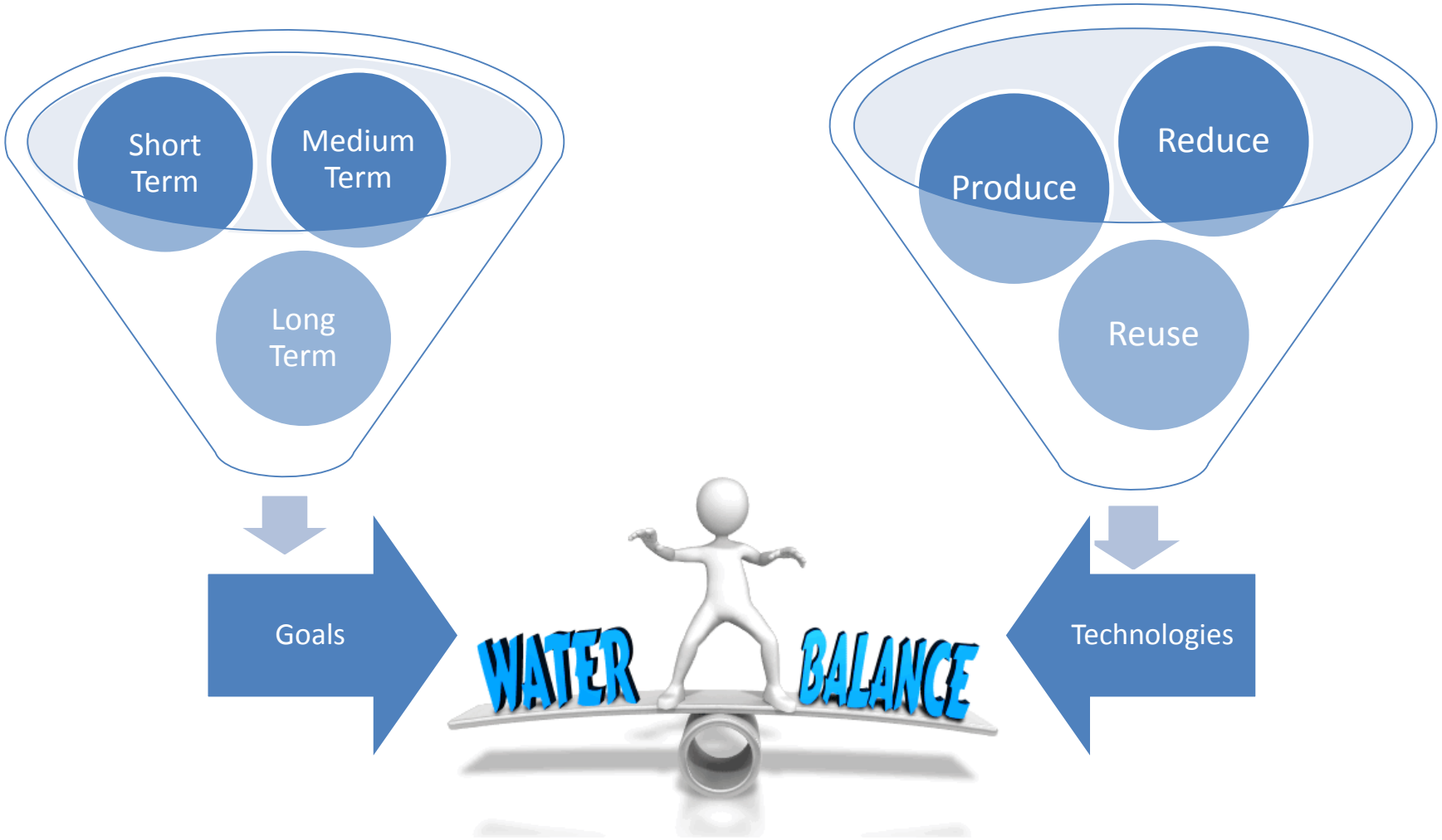




RELATIONSHIP WITH WATER



GOALS


Short Term
Medium Term
Long Term
Goals
WATER
BALANCE
Produce
Reduce
Reuse
Technologies

Relationship with Water



California Aqueduct is 701 miles

One gallon = 8.34 pounds

10 minute shower @ 2.0 gpm = 20 gallons

20 gallons =





20 gallons = 167 pounds

Biohab

GAIA


KARATE
310-578-1789
179
181
COCKTAILS
FOOD TO GO
CommercialSearch






SANITARY WASTE

EL MONTE SAGRADO

Luxury resort and spa
Taos, NM
2003





All wastewater collected and treated through a Living Machine and used for irrigation

SIDWELL FRIENDS SCHOOL- WASHINGTON D.C.





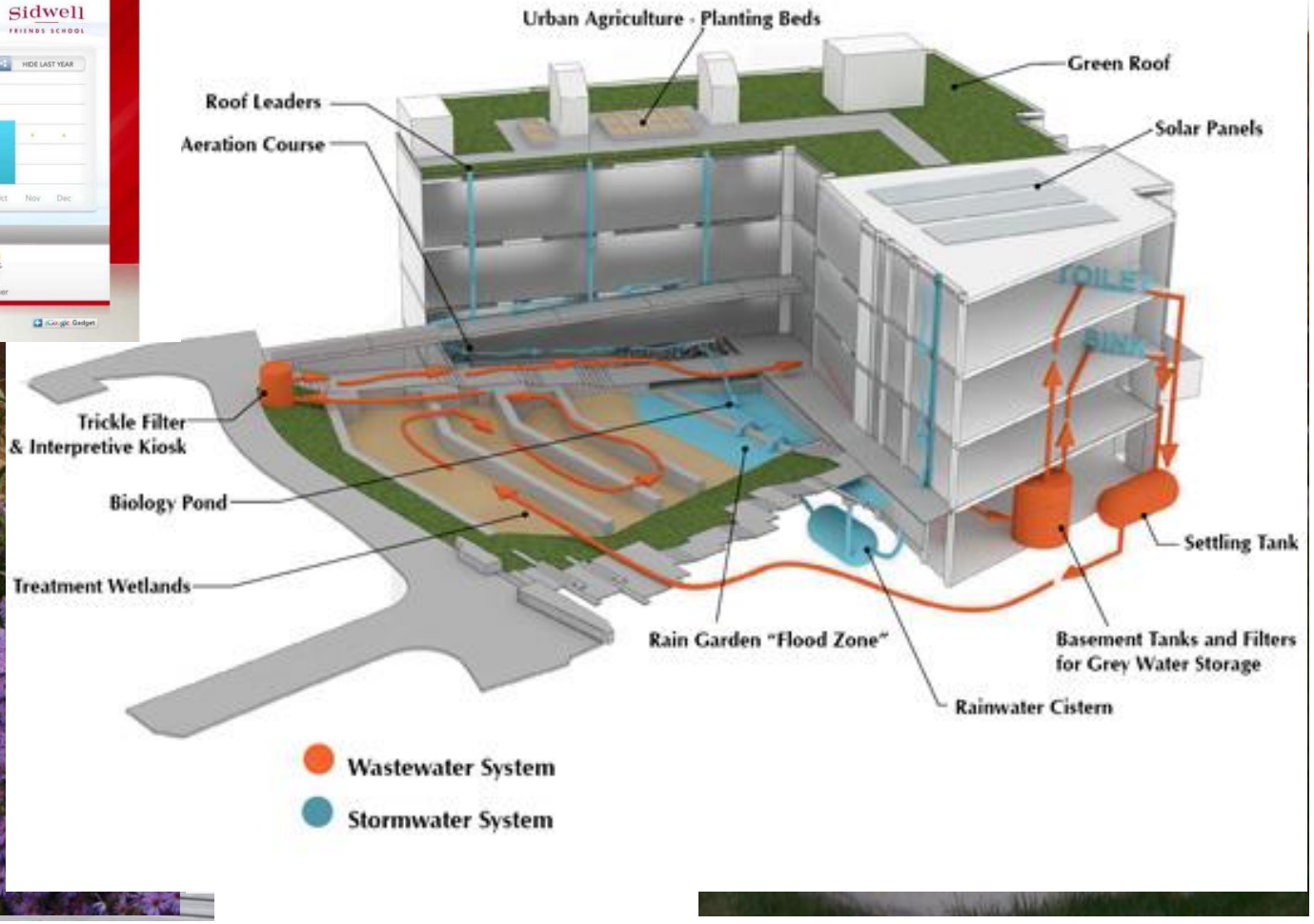


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SIDWELL FRIENDS SCHOOL – WASHINGTON DC

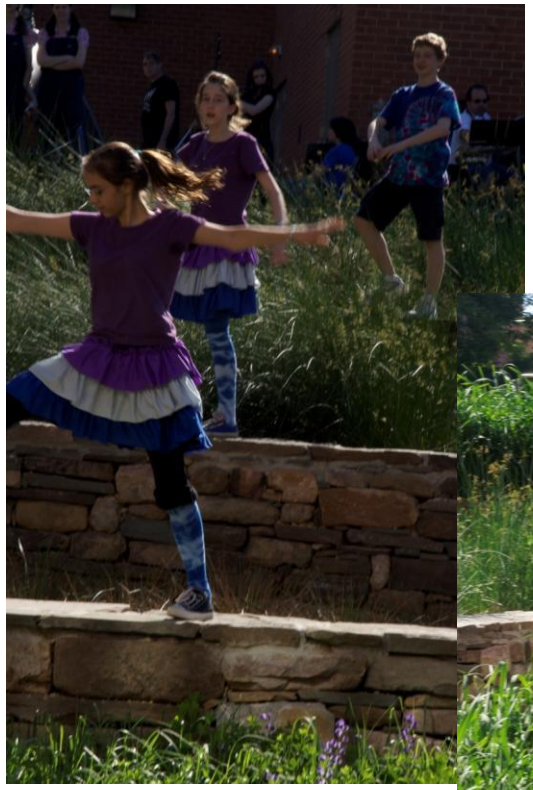


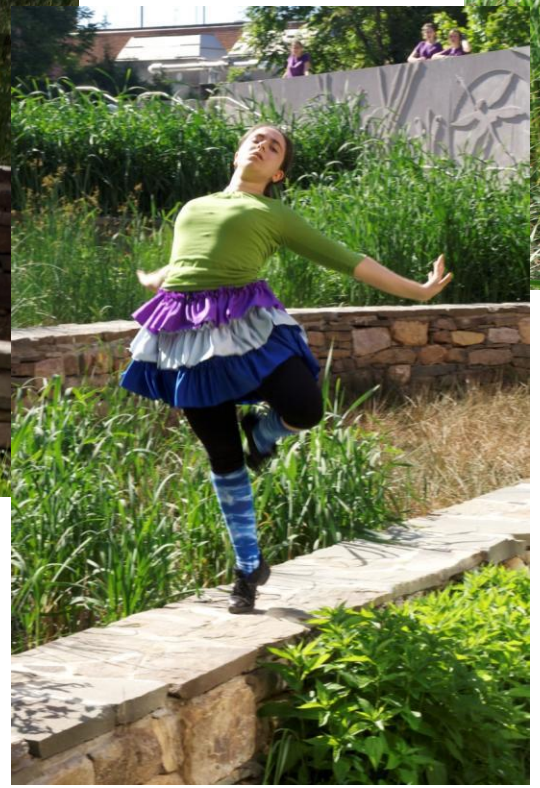




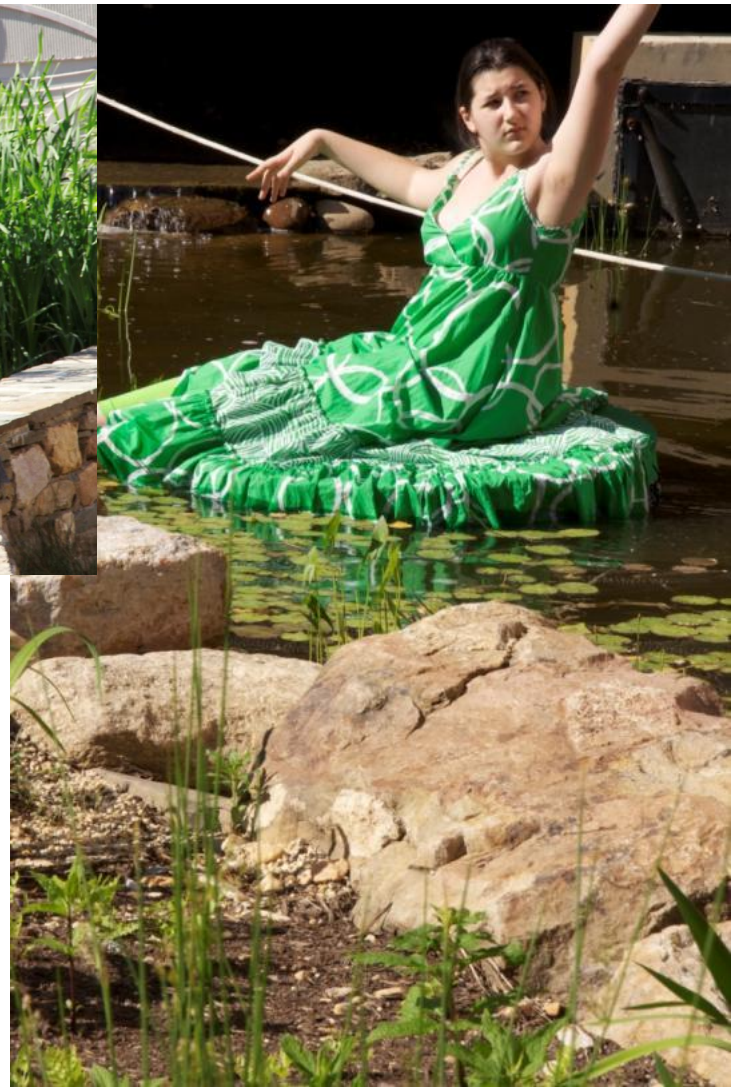
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SIDWELL FRIENDS SCHOOL – WASHINGTON DC









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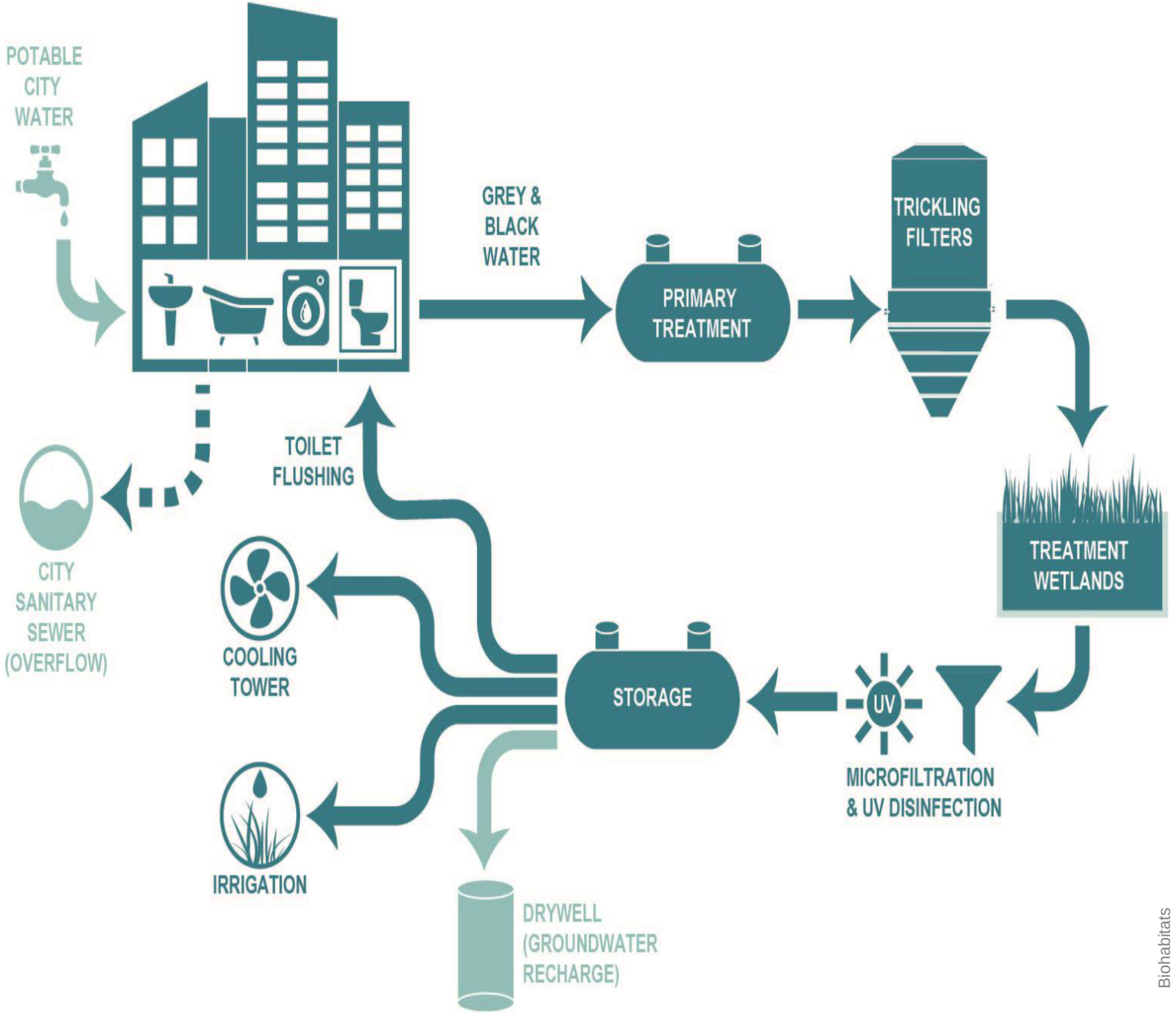
Business
As Usual

Resilient
Thinking



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PooTrap
MAGIC POOP COLLECTOR
Worry free poo collection
Three simple steps
Perfect fit for any size dog
Connects easily to dog collar
Adjustable for any plastic bag
Walking dog
your different choice
No poops ! No oops !