

**SANTA MONICA COMMUNITY COLLEGE DISTRICT  
NOTICE OF PREPARATION AND SCOPING MEETING FOR THE  
MADISON THEATER PROJECT  
ENVIRONMENTAL IMPACT REPORT  
[CEQA Guidelines Section 15082]  
May 9, 2002**

**TO:** All Interested Agencies, Parties, Organizations, and Persons  
**FROM:** Santa Monica Community College District  
1900 Pico Boulevard, Santa Monica, CA 90405  
**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report  
**PROJECT TITLE:** Madison Theater Project  
**PROJECT PROPONENT/APPLICANT:** Santa Monica Community College District

Santa Monica Community College District (SMCCD) has determined that an Environmental Impact Report (EIR) is required for the Madison Theater Project. The SMCCD is the Lead Agency for this project and needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this Agency when considering any applicable permits or other approvals that may be required by your agency. Interested parties, organizations and persons are also invited to participate in the NOP consultation and CEQA review process.

**Project Description.** The project description, location, and the potential environmental effects of the proposed project are contained in the attached materials.

**Scoping Meeting.** A public scoping meeting will be held to present the project and solicit public comments with regard to potential environmental impacts that may occur as a result of the proposed project. The scoping meeting will be held at the following location, date and time:

**Madison Campus Cafeteria  
1310 11<sup>th</sup> Street, Santa Monica California  
May 18, 2002, at 1:00 p.m.**

**Request for Agency Consultation.** Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. In order to receive consideration in the Draft EIR, comments are due by June 14, 2002. Please address all comments to Mr. Thomas Donner, Executive Vice President, Business & Administration at 1900 Pico Boulevard, Santa Monica, CA 90405. Please provide the name of a contact person in your agency.

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Mr. Thomas Donner  
SMC Executive Vice President, Business & Administration

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Date

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**[CEQA Guidelines Section 15082]**  
**[Attachment 1]**

**Project Location.** The Madison Theater Project is located on SMC's Madison Campus, at 1310 11<sup>th</sup> Street, in the City of Santa Monica, California. The campus consists of a 4.4-acre (approx. 192,000 square foot) parcel of land bounded by Santa Monica Boulevard on the south, 11<sup>th</sup> Street on the east, 10<sup>th</sup> Street on the west, and Arizona Avenue on the north. A project location map is depicted in Figure 1 on page 3.

**Project Summary.** The project primarily consists of a new 27,100 square foot, 536-seat performance theater (including orchestra seating) and converting the existing unused school auditorium into a classroom rehearsal hall. The existing campus contains approximately 39,540 square feet of floor area. The proposed project increases that to about 66,640 square feet, with an approximate floor area ratio (FAR) of 0.35:1. The height of the proposed theater will be approximately 50 to 60 feet with the area of the overhead fly (approximately 3,200 square feet of stage area) extending approximately 70 feet above grade level (65 feet above stage level). Approximately 300 parking spaces are proposed with the revised site plan. A preliminary and conceptual diagram of the proposed site plan is depicted in Figure 2 on page 4.

SMC intends to use the Madison Theater as an academic lecture hall Monday through Thursday mornings and Monday, Tuesday, and Wednesday evenings, and as a performance theater providing cultural and performing arts programming on a seasonal basis on Thursday and Friday evenings and weekends. Upon completion of the Theater Project, the Madison Campus will become the center of SMC's cultural and performing arts-related programs. A number of College programs currently offered on the Madison Campus will be relocated to the main campus or other campus facilities. In general, the hours of operation will continue to be from 7:00 a.m. to 10:00 p.m., Monday through Friday; with occasional classes/lectures scheduled on weekends. Activities will continue to vary in accordance with programmatic scheduling for each semester.

**Environmental Issues to be Analyzed in the EIR.** The Lead Agency has prepared an Initial Study to determine the appropriate scope and content of the EIR. The SMCCD has determined that an EIR is required for this project and has identified the following environmental issue areas to be included within the scope of the EIR: Land Use, Traffic, Parking and Access, Air Quality, Noise, Public Services, (Police and Fire Protection, Schools, Recreation/Parks), Utilities (Water, Sewer, Solid Waste), Historic Resources, and Aesthetics(Views, Light & Glare, Shade and Shadows).

**Initial Study:** A copy of the Initial Study is attached.