



APPENDIX A

NOTICE OF PREPARATION AND NOP COMMENTS



**DRAFT ENVIRONMENTAL IMPACT REPORT
San Marino Center Improvement Project
SCH No. 2022010094**

Notice of Preparation



**Notice of Preparation of a Draft Focused EIR and
Notice of Community Public Scoping Meeting for
San Marino Center Improvement Project**

Project Title: San Marino Center Improvement Project
Project Location: San Marino Center, 1800 Huntington Drive, San Marino

Scoping Meeting: To be held in-person, and through a live virtual forum, on **January 12, 2022 at 6 p.m.**
Comment Period: **January 7, 2022 to February 7, 2022**

Lead Agency: City of San Marino- Community Development Department, 2200 Huntington Drive, San Marino, CA 91108
Lead Agency Contact: email: AHamilton@cityofsanmarino.org / phone (626) 300-0710

Notice of Preparation: In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City of San Marino (City), as the CEQA Lead Agency, is soliciting comments regarding the scope, content and specificity of a Focused Environmental Impact Report (EIR) that will be prepared for the San Marino Center Improvement Project (Project).

Project Description: The Project proposes to make significant exterior and interior improvements to the San Marino Center (SMC), which is eligible for listing to the National Register of Historic Places, is on the California Register of Historical Resources, and which is a City Landmark under San Marino City Code, Chapter XXIII, Article 18 Section 23.18.03 (A). The exterior upgrades will change the existing architectural style of the building façade from “Modern Colonial Revival” to a “Spanish Mediterranean” architectural style which is similar to that of the adjacent Crowell Library. Building interior upgrades include but are not limited to: adding offices to accommodate six City Recreation Department staff; optimizing the interior public gathering space; replacing to current standards the heating/air conditioning, plumbing, electrical systems; and replacing the period light fixtures and flooring with modern fixtures and flooring. Other updates include various exterior and interior improvements for compliance with the Americans with Disabilities Act. The current plans were found to be inconsistent with the Secretary of the Interior Standards for the Treatment of Historic Properties during a recent cultural resources review performed for the Project.

Focused EIR Scope: An Initial Study addressing the potential environmental impacts associated with the Project was prepared in compliance with CEQA (Public Resources Code Sections 21000 et seq.), and the CEQA Guidelines. Of the 20 categories evaluated in the Initial Study, only the categories of **Cultural Resources** and **Land Use/Planning** could result in Potentially Significant impacts that could not be easily mitigated, and therefore, needed to be further evaluated in an EIR.

Document Availability: The Initial Study and Notice of Preparation are available as follows:

On-Line: City’s website at: www.cityofsanmarino.org/sanmarinocenter

Printed: Crowell Library, 1890 Huntington Drive, San Marino, CA 91108. Phone: (626) 300-0777. The document is available for viewing only during regular business hours.

Notice of Scoping Meeting: Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14 (“CEQA Guidelines”) Section 15082, the Lead Agency will conduct a scoping meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the EIR.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

Date: January 12, 2022

Time: 6:00 PM

In Person Attendance: San Marino Center, 1800 Huntington Drive, San Marino, CA 91108

Virtual Attendance: Via Computer for Video Streaming: <https://us02web.zoom.us/j/86229319876> Meeting ID: 862 2931 9876
Via Phone for Audio Only: (669) 900-9128 Meeting ID: 862 2931 9876

As a covered entity under Title II of the Americans with Disabilities Act, the City of San Marino does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aides and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting calling Alex Hamilton at (626) 300-0710 or via email at: AHamilton@cityofsanmarino.org.

Deadline to Submit Written Comments: The City of San Marino, as Lead Agency, is soliciting comments regarding the scope, content and specificity of the Focused EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a **30-day comment period**. The City of San Marino requests that written comments be provided at the earliest possible date, but no later than **5:00 p.m. on February 7, 2022**.

Written comments (including a name, telephone number, and contact information) should be sent to: to the following:

City of San Marino - Community Development Department
Attention: Alex Hamilton, Interim Community Development Director
2200 Huntington Drive, San Marino, CA 91108
Phone: (626) 300-0710
Fax: (626) 300-0716
E-mail: AHamilton@cityofsanmarino.org



Alex Hamilton, Interim Community Development Director

NOP Attachments: Exhibit 1: Existing and Proposed View – Northwest Elevation



**Exhibit 1 – Existing (Top) and Proposed (Bottom) View – Northwest Elevation
San Marino Center Improvement Project**



**DRAFT ENVIRONMENTAL IMPACT REPORT
San Marino Center Improvement Project
SCH No. 2022010094**

Comments Received on Notice of Preparation

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life*

January 26, 2022

Alex Hamilton
Interim Community Development Director
City of San Marino
2200 Huntington Drive
San Marino, CA 91108

RE: San Marino Center Improvement Project
SCH # 2022010094
Vic. LA-110/PM 31.17, LA-210/PM R26.57
GTS # LA-2022-03815-NOP

Dear Alex Hamilton:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. The Project proposes to make significant exterior and interior improvements to the San Marino Center (SMC). The exterior upgrades will change the existing architectural style of the building facade from "Modern Colonial Revival" to a "Spanish Mediterranean" architectural style which is similar to that of the adjacent Crowell Library. Building interior upgrades include but are not limited to: adding offices to accommodate six City Recreation Department staff; optimizing the interior public gathering space; replacing to current standards the heating/air conditioning, plumbing, electrical systems; and replacing the period light fixtures and flooring with modern fixtures and flooring. Other updates include various exterior and interior improvements for compliance with the Americans with Disabilities Act.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<http://opr.ca.gov/ceqa/updates/guidelines/>

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

For this project, if needed, we encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

You can also refer to the 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at:

<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

The project site is planned to accommodate pedestrian and bicycle access via exclusive walkways which connect the site to the public sidewalks. The walkways minimize the extent of pedestrian and bicycle interaction with vehicles at the site and provide a comfortable, convenient, and safe environment which in turn can encourage use of active

transportation modes. The project site is further planned to provide bicycle parking facilities for use by employees and the public.

The proposed project is located adjacent to Huntington Drive, which is currently served by public bus transit service provided by Metro. As noted in *Section 3.2*, the project site is within walking distance from an existing bus stop located along Huntington Drive at West Drive.

The proposed San Marino Center Improvement project meets the criteria to be screened out of VMT analysis as it will serve the local population and is considered a community institution, thereby shortening travel distances and reducing VMT. Thus, the proposed Project can be presumed to result in a less than significant VMT impact based on State guidance because it would reduce VMT by shortening trip lengths, similar to local-serving retail developments and local-serving projects.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2022-03815-NOP.

Sincerely,

MIYA EDMONSON
IGR/CEQA Branch Chief

Miya Edmonson

email: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION

January 20, 2022

Alex Hamilton
City of San Marino
2200 Huntington Drive
San Marino, CA 91108

Re: 2022010094, San Marino Center Improvement Project, Los Angeles County

Dear Mr. Hamilton:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
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Apache

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Nomlaki

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Pomo

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nahc@nahc.ca.gov
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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).
 - a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project's impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

- 3.** Contact the NAHC for:
 - a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: [Marilyn Peck](#)
To: [City Clerk's Office](#)
Subject: Fwd: Plans for City Center Meeting
Date: Tuesday, January 11, 2022 9:34:55 PM

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Please enter this into the record of the meeting on Jan. 12 and read publicly if possible. Thank you. - - - Marilyn Peck

----- Forwarded Message -----

Subject: Plans for City Center Meeting
Date: Tue, 11 Jan 2022 19:21:12 -0800
From: Marilyn Peck [REDACTED]
To: Peck Marilyn [REDACTED]

I am truly appalled with the City's lack of insight and consideration for its citizens surrounding the proposed City Center. The traffic and parking will increase in all the surrounding areas. There is insufficient parking at present for the six different venues that use the area already. The Library, Middle School, tennis courts, new gym, Board of Education, classes and meetings already at San Marino Center all compete for parking now. The heavy traffic spills out into the surrounding streets all around the area. With the proposed Center traffic and parking problems will further cross Huntington Drive into the Library District where it already goes on busy days. It will increase substantially, on all sides, especially if SB 9 and 10 are enforced. Children, on their way to and from school already have to contend with cars and fumes around the area as well in front of the area along Huntington Drive. Many of the residents are unhappy that they have been and will be impacted further by the overuse of the area.

I cannot give my opinion on facades when there are more important issues that exist. We in the Library District and areas surrounding the 6 activity complex need solutions to these important problems before we decide on facades.

Marilyn Peck ----- [REDACTED]

From: [Shelley Boyle](#)
To: [City Clerk's Office](#)
Subject: Public Comment: City Center Project
Date: Wednesday, January 12, 2022 1:09:08 PM

CAUTION: This email was delivered from outside the City's Network. Do not click links or open attachments unless you know the content is safe. Report Phishing to the Intelesys IT Team.

Mayor Jakubowski, Vice-Mayor Talt and other City Councilmembers,

I am writing to you today regarding Agenda #1, "San Marino Center Improvement Project."

After reading through the staff report, my opinion is that the draft EIR is incomplete and needs to be redone prior to any decision being made. It appears to me that this report is based on older data and does not include the impact of the Chinese School's after school program, the Saturday school programs, nor all of the Barth Gym traffic and parking issues.

The report says that traffic data was updated by 1% because of the slower growth and development we have had in our community, but does not take into account the explosion of development we have had from our neighboring communities that have impacted traffic on Huntington Drive. Additionally, the team looked at traffic data from 8-9am and 5-6pm and that totally ignores mid-afternoon traffic, traffic from after school programs, or library traffic.

I believe I also saw mention that there will be another study of parking and traffic issues "one year after certification of occupancy" and at that time determine how to address the problems. To be blunt, this simply makes no sense and will be additional costs to the community, instead of addressing the issues now.

While this is not a topic of discussion for this agenda, I also want to mention that I believe that an entire re-estimation of the cost and the time frame of construction needs to be done before anything can move forward with this project. As we have seen in the last year, mostly due to COVID, the cost of raw materials has dramatically increased. What is proposed as a \$4-5M project will easily become a nearly \$6-7.5M project. We have also seen serious delays in delivery of those raw materials due to Port of Los Angeles issues. Our own Planning Department has had to extend the time frame of approved permits because our residents can't get materials to finish their construction. Why would the City think they would not have the same issues?

I strongly encourage any decision being made on the San Marino Center until more details and data can be gathered.

Thank you for your time and consideration of my comments regarding this agenda item.

Best,

Shelley Boyle

Chair, Planning Commission

From: [REDACTED]
To: [City Clerk's Office](#)
Subject: Comments regarding San Marino City Center project
Date: Wednesday, January 12, 2022 3:01:28 PM

CAUTION: This email was delivered from outside the City's Network. Do not click links or open attachments unless you know the content is safe. Report Phishing to the Intelesys IT Team.

Hello Christina,

Below is my comment letter for the council members regarding the renovation of the City Center for the meeting tonight.

Thank you very much.

Regards,
Christa Lakon

Dear Mayor Jakubowski, Vice Mayor Talt and members of the City Council,

Thank you for allowing us to comment of tonight's item regarding the San Marino City Center renovation project. My comment is regarding the findings concerning parking. The surrounding structures' uses were not adequately represented to determine these findings. Please take into consideration how and who will need access to the parking lot when activities resume to a more typical schedule. The new gym (use is very different from the previous gym use with the addition of the wrestling club), events at school and the library, school board meetings, after school programs, evening use of tennis courts, SMCAA sports leagues, and SMNLL just to name a few of the many uses this parking lot needs to currently accommodate. It's important for the project not to cause a parking shortage for the already scheduled activities. It is also important to protect the residential neighborhood from spillover parking.

On a personal note, I live 2 blocks from a commercial district and have experienced the changes that density brings to a residential neighborhood. More traffic on usually quiet streets and strangers leaving their cars in front of my neighbors' houses for hours. When I see the streets in my neighborhood used for parking, I see trash and cigarette butts left behind. There is a loss of both privacy and sense of safety. These are real, daily felt negative impacts on residents. These are some of the daily nuisances residents must endure, but to make it worse, their homes become less desirable to future homebuyers which leads to potentially lower property values.

Please reconsider the findings in the report regarding parking impact. Thank you all for your time and effort making San Marino a wonderful place to live.

Sincerely,

Christa Lakon



San Marino

Isidro Figueroa

From: Ghassan Roumani <gkroumani@yahoo.com>
Sent: Thursday, February 17, 2022 9:59 PM
To: Isidro Figueroa
Subject: City Center

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Figueroa:

As per your request during our telephone conversation, here are the questions regarding the City Center Project:

Please provide details on the planned increased utilization of the city center per CEQA

Scope of activities housed by the CC building; what is the program and space allocation for the revised floor plan? None is specified, and there is an increase in parking and use, which necessitates a CEQA analysis

The size and number of offices for the Recreation Department in square feet, per the programming in the REVIEW AND APPROVAL OF PROPOSAL FOR RE-ENVISIONED RECREATION PROGRAMMING, dated April 24, 2020

Define any other assigned office space usage; which city department?

Define the expected uses of the multi-purpose rooms. Who will be renting these spaces on a regular basis?

Please define any expected uses by the SMUSD.

What plans are taken prospectively to address the environmental impact resulting from the increased usage, specifically the school children and neighbors' safety.

If the Fire Department intends to use the CC building, what purpose is that for? Timeframe?



**DRAFT ENVIRONMENTAL IMPACT REPORT
San Marino Center Improvement Project
SCH No. 2022010094**

Scoping Meeting Materials and Public Comment Summary

January 12, 2022

CITY OF SAN MARINO

CITY COUNCIL AGENDA

Susan Jakubowski, Mayor

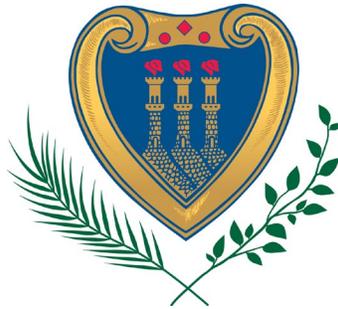
Steve Talt, Vice Mayor

Steven W. Huang, DDS, Council Member

Gretchen Shepherd Romey, Council Member

Ken Ude, Council Member

Marcella Marlowe, Ph.D., City Manager



www.cityofsanmarino.org

(626) 300-0700 Phone

(626) 300-0709 Fax

City Hall Council Chamber

2200 Huntington Drive

San Marino, CA 91108

REGULAR MEETING OF THE SAN MARINO CITY COUNCIL WEDNESDAY, JANUARY 12, 2022 AT 6:00 P.M. SAN MARINO CENTER 1800 HUNTINGTON DRIVE SAN MARINO, CA 91108

The City of San Marino appreciates your attendance. Citizens' interest provides the Council with valuable information regarding issues of the community.

Regular meetings are held on the 2nd Wednesday of every month at 6:00 p.m. Typically, adjourned meetings are held on the last Friday of every month at 8:30 a.m.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a reasonable modification or accommodation in order to participate in a meeting should contact the City Clerk via email at cityclerk@cityofsanmarino.org or by phone at (626) 300-0705 prior to the meeting for assistance.

PURSUANT TO ASSEMBLY BILL 361 (AB 361)

Members of the City Council may teleconference into the meeting without noticing each teleconference location from which a member will be participating in a public meeting.

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect both staff, our constituents, and elected officials, members of the public must follow the State and County Health Department's current Health Officer Orders, which require wearing a mask indoors. Given the seriousness of COVID-19, you are encouraged to watch or listen to the meeting from home, or provide input electronically, if you do not feel comfortable attending in person.

How to view or listen to the meeting from home:

- 1) Via Computer for Video Streaming:
Website: <https://us02web.zoom.us/j/86229319876>
Meeting ID: 862 2931 9876
- 2) Via Phone for Audio Only:
Phone Number: (669) 900-9128
Meeting ID: 862 2931 9876

How to offer public comment from home:

- 1) Public comment will be accepted by email to cityclerk@cityofsanmarino.org until 3:00 p.m. the day of the meeting, to be read by the City Clerk during public comment. Lengthy public comment may be summarized in the interest of time. Any comments received after 3:00 p.m. will be included in the public comment record but will not be read at the meeting.
- 2) Public comment will be accepted electronically via the zoom.us teleconference module during the meeting. Zoom comments will be taken after the in-person comments.

CALL TO ORDER**PLEDGE OF ALLEGIANCE**

ROLL CALL: Council Member Huang, Council Member Shepherd Romey, Council Member Ude, Vice Mayor Talt, and Mayor Jakubowski

POSTING OF AGENDA

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive, and the Stoneman Building, 1560 Pasqualito Drive. The agenda is also posted on the City's website: <http://www.cityofsanmarino.org>.

PUBLIC COMMENTS

The City welcomes public input. Members of the public may address the City Council by completing a public comment card and giving it to the City Clerk prior to the meeting. At this time, the public may address the City Council on items that are not on the agenda. Pursuant to state law, the City Council may not discuss or take action on issues not on the meeting agenda (Government Code Section 54954.2). The Mayor reserves the right to place limits on duration of comments. Staff may be asked to follow up on such items.

CITY MANAGER'S REPORT

This is an opportunity for the City Manager to inform the City Council and the public of any upcoming events or matters of interest to the community.

MOTION TO WAIVE FURTHER READINGS

This action permits the City Council to act on ordinances and resolutions without having to read the entire text of the ordinance or resolution. The title of an ordinance on First Reading must be read in its entirety. An ordinance on Second Reading does not require having the title read. However, the City Council may request that an ordinance or resolution be read in its entirety before taking any action.

CONTINUED BUSINESS**I. UPDATE ON THE SAN MARINO CENTER IMPROVEMENT PROJECT INCLUDING ENVIRONMENTAL IMPACT REPORT SCOPING SESSION**

Recommendation: Staff recommends that the City Council receive and file the status update on the San Marino Center Renovation Project.

NEW BUSINESS**2. ADOPTION OF RESOLUTION NO. R-22-02, ACCEPTING THE ADVISORY RECOMMENDATION OF THE ARBITRATOR REGARDING A MANDATORY VACCINE MANDATE FOR EMPLOYEES REPRESENTED BY THE SAN MARINO POLICE OFFICERS ASSOCIATION (“SMPOA”)**

Recommendation: Staff recommends that the City Council adopt Resolution No. R-22-02, Accepting the Advisory Recommendation of the Arbitrator Regarding a Mandatory Vaccine Mandate for Employees Represented by the San Marino Police Officers Association.

CONSENT CALENDAR**3. RECEIVE AND FILE THE MONTHLY DISBURSEMENTS REPORT FOR DECEMBER 2021**

Recommendation: Staff recommends that the City Council receive and file the Monthly Disbursements Report for the month of December 2021.

4. RECEIVE AND FILE CASH AND INVESTMENT REPORT FOR NOVEMBER 2021

Recommendation: Staff recommends that the City Council receive and file the Cash and Investment Report for the month of November 2021.

5. APPROVAL OF MINUTES

Recommendation: Staff recommends that the City Council approve the special meeting of December 8, 2021, the regular meeting of December 8, 2021, the special closed session meeting of December 15, 2021, and the special meeting of December 15, 2021.

6. ADOPTION OF RESOLUTION NO. R-22-01 TO CONTINUE HYBRID PUBLIC MEETINGS PURSUANT TO AB 361

Recommendation: Staff recommends that the City Council adopt Resolution No. R-22-01 re-authorizing the City Council and the City's Boards and Commissions to continue teleconference accessibility for conducting public meetings pursuant to AB 361.

7. UPDATE ON CITY RESPONSE TO THE COVID-19 PANDEMIC

Recommendation: Staff recommends that the City Council receive and file the January 12, 2022 report on the City's response to the COVID-19 Pandemic.

8. APPROVAL OF ORDINANCE NO. O-21-1386 (SECOND READING)

Recommendation: Staff recommends that the City Council waive full reading and adopt Ordinance No. O-21-1386, an Ordinance of the City Council of San Marino, California adding Section 23.02.33 to the San Marino Municipal Code to provide for regulations concerning two-unit residential developments in single family residential zones, amending Section 23.02.01 making two-unit residential developments and urban lot splits permitted uses in single-family residential zones, adding Article 06 to Chapter 22 of the San Marino Municipal Code to provide regulations concerning urban lot split subdivisions in single-family residential zones, and adding Section 23.03.10 to provide for objective design standards in the C-I Zone.

9. APPROVAL OF CONTRACT EXTENSION FOR IT CONSULTING/MANAGEMENT SERVICES WITH INTELESYS

Recommendation: Staff recommends that the City Council authorize the City Manager to execute the extension of the professional services agreement with Intelesys for the City's IT Management Services for one year.

10. APPROVAL OF FRANCHISE TAX BOARD DATA SHARING AGREEMENT

Recommendation: Staff recommends that the City Council approve the Franchise Tax Board Data Sharing Agreement and direct the City Manager to execute the agreement.

11. ACCEPTANCE OF DONATION FROM THE SAN MARINO POLICE FOUNDATION

Recommendation: Staff recommends that the City Council accept the donation of \$5,250 from the San Marino Police Foundation; approve the fiscal year 2021-2022 revenue budget amendment of \$5,250 in the Donations Fund (Acct. 281-30-3601-0000: Police Donations Received); and approve the fiscal year 2021-2022 expense budget amendment of \$5,250 in the Donations Fund (Acct. 281-30-4399-0000: Non-Capitalized Equipment).

12. ACCEPTANCE OF DONATION FROM NANCY HOFFMAN

Recommendation: Staff recommends that the City Council accept the donation of the crossbow picture from Ms. Nancy Hoffman.

13. APPROVAL OF NOTICE OF COMPLETION FOR YEAR 4 OF THE MULTI-YEAR SIDEWALK REPLACEMENT PROGRAM PROJECT NO. 18-9272

Recommendation: Staff recommends that the City Council accept Year 4 of the Multi-Year Sidewalk Replacement Program Project No. 18-9272 performed by FS Contractors, Inc., as complete and authorize the City Clerk to file the Notice of Completion.

14. AWARD OF A PROFESSIONAL DESIGN SERVICES AGREEMENT IN THE AMOUNT OF \$264,606 TO DUDEK OF ENCINITAS FOR LACY PARK BOX CULVERT REPLACEMENT PROJECT NO. 21-8024 AND APPROPRIATING FUNDING IN THE AMOUNT OF \$59,606 FROM THE CAPITAL IMPROVEMENT FUND RESERVES FOR THE WORK

Recommendation: Staff recommends that the City Council award a professional design services agreement in the amount of \$264,606, including Task 6.I Landscaping Field Support, to Dudek of Encinitas, California, which is attached as Attachment I to the staff report, for the preparation of plans, specifications, and cost estimates for the Lacy Park Box Culvert Replacement Project No. 21-8024, authorize the City Manager to execute the agreement on behalf of the City, appropriate \$59,606 to account 394-46-4600-8024 (Culvert Replacement Program) from the capital reserves balance, and authorize the Director of Parks and Public Works to issue design change orders not to exceed \$5,000.

15. APPROVAL OF CITY COUNCIL DELEGATE AND ALTERNATE LIST FOR 2022

Recommendation: Staff recommends that the City Council approve the Council List of Delegates and Alternates to agency boards, commissions, and City activities for 2022.

16. APPROVAL OF PURCHASE OF AUTOMATED LICENSE PLATE READERS THROUGH VIGILANT SOLUTIONS, LLC USING 2019 STATE HOMELAND SECURITY PROGRAM GRANT FUNDS

Recommendation: Staff recommends that the City Council authorize the purchase of six ALPR cameras with 5 years of data hosting from Vigilant Solutions, LLC offered through the reimbursable State of California FY2019 Homeland Security Grant Program (SHSGP) in an amount not to exceed \$51,789.

17. APPROVAL OF PURCHASE OF LAW ENFORCEMENT EQUIPMENT USING CITIZENS' OPTION FOR PUBLIC SAFETY (COPS) FUND MONIES

Recommendation: Staff recommends that the City Council approve the purchase of the law enforcement equipment detailed in the staff report, and appropriate \$21,867.58 from the COPS Grant Fund to account 233-30-4399-0000 (Non-Capitalized Equipment) for such equipment.

WRITTEN COMMUNICATIONS OR PUBLIC WRITINGS DISTRIBUTED

This is an opportunity to announce any written communications pertaining to the City received by members of the City Council. All public writings distributed by the City of San Marino to at least a majority of the City Council regarding any item on this agenda will be made available at the Public Counter at City Hall located at 2200 Huntington Drive, San Marino, California 91108, and will also be included in the public agenda packet that will available for review at the City Council meeting.

PUBLIC COMMENTS**FUTURE AGENDA ITEMS****ADJOURNMENT**

Dated: January 7, 2022

Posted: January 7, 2022

CHRISTINA BAKER
CITY CLERK



Update on the San Marino Center Improvement Project & EIR Scoping Session

City Council Meeting January 12 2022

San Marino Center Focused EIR/Project Scoping



- On December 9, 2020, the City Council selected a floor plan scheme and exterior elevation designs for the renovation of the San Marino Center (Spanish Revival).
- Crane Architectural Group was retained to develop plans and specifications based on this direction. The plans are 95% complete.
- The renovation of the San Marino Center constitutes a “project” per the California Environmental Quality Act (CEQA).
- On December 9, 2020 the City Council awarded a contract to CEQA Consultant ELMT Consulting to begin preparation of a Focused Environmental Impact Report (EIR) for the project.
- The determination that an EIR was necessary was in response to public comments indicating that CEQA review for the project conducted at a level below an EIR would be litigated.

San Marino Center Focused EIR/Project Scoping



- Typically an Initial Study IS is first done to identify any potential environmental impacts associated with the project.
- The IS then identifies the appropriate level of review based on potential impacts, their level of significance and whether those impacts can be mitigated.
- The City Council elected to direct the highest level of review (Focused EIR) for the project in December 2020.
- When an EIR is prepared, a “Scoping Meeting” is a tool to inform the community of the project and identify any areas of potential environmental concerns of the project, that could in turn be analyzed in the CEQA document.
- Scoping meetings are not required by CEQA law but are nonetheless useful as a source of information for the proposed project.

San Marino Center Focused EIR/Project Scoping



- Tonight's meeting was scheduled to update the Council on the project status and provide input on the scope of the environmental review.
- Per CEQA an EIR must include the identification and study of project alternatives (including the "no build" alternative). The project and its alternatives are fully analyzed in the staff report and IS.
- The IS has indicated that there will be potentially significant and unavoidable impacts associated with the pursuit of current project design (Spanish Revival) both as to Cultural Resources and Land Use Planning.
- The IS has identified an alternative whose impacts could be fully mitigated. For this alternative, the design of the project would be (Modern Colonial Revival).

San Marino Center Focused EIR/Project Scoping



- This alternative (Modern Colonial Revival) would seek to incorporate cultural and historic elements into the project design.
- Pursuing this alternative would require a redesign of the project.
- It is estimated redesigning the project would likely cost between \$200 and \$300k.
- This direction would require Council approval of a contract amendment with Crane Architectural Group. To date we have spent approximately \$450k on the project design.

San Marino Center Task Force Input



- The Task Force met on January 6 2022 for an update on the project including the IS results.
- The Task Force was disappointed in the potential design direction change but were unanimously supportive of moving to the Modern Colonial Revival style.
- Their concern centered on the loss of time relating to the project schedule.
- Because of this, the Task Force unanimously recommended City Council approve a contract amendment now rather than waiting until June (when the CEQA FEIR would be complete) to begin the transition toward preparing plans reflecting the Modern Colonial Revival Style.
- Two members of the Task Force are present tonight (Raymond Cheng in person and Jennifer Giles remotely) to speak to that recommendation.

San Marino Center Focused EIR/Project Scoping



- Assuming Council considers and approves the contract amendment at its next scheduled meeting, the following schedules reflects the estimated project deliverable dates both for CEQA, design and groundbreaking for construction.
- Tonight's item is receive and file, provide any comments relating to project scoping for consideration in the draft CEQA document, and provide any direction to staff to return on January 28th with a proposed contract amendment with Crane Architectural Group.

San Marino Center Draft Schedule based on Task Force Recommendation- Modern Colonial Revival



January 7	Release the draft Initial Study, Notice of Preparation, and other supporting material; electronically submit documents to state clearinghouse and file NOP with the County Clerk
January 12	City Council Meeting - Discussion and scoping session; direct staff to bring back a contract amendment with Crane for the redesign
January 28	City Council Meeting – Approve contract amendment with Crane (revised drawings to take approximately 4 months)
February 6	Scoping period ends
March 1	Draft Focused EIR goes out for public review period
March 31	Public review period ends
May 1	Written responses completed
Late May	Drawings complete
June 8	City Council Meeting – Certify the Final Focused EIR, approve the project alternative and drawings, and authorize going out to bid
July 29	City Council Meeting – Award contract
September 1	Break ground

San Marino Center Draft Schedule- Assuming Council direction on design alternative in June 2022



January 7	Release the draft Initial Study, Notice of Preparation, and other supporting material; electronically submit documents to state clearinghouse and file NOP with the County Clerk
January 12	City Council Meeting - Discussion and scoping session
February 6	Scoping period ends
March 1	Draft Focused EIR goes out for public review period
March 31	Public review period ends
May 1	Written responses completed
June 8	City Council Meeting – Council certifies the Final Focused EIR and approves their choice of project alternative: <ol style="list-style-type: none"> 1. End the Project; 2. Revert to the “Modern” architectural style and direct staff to bring back a contract amendment with Crane for the redesign; or 3. Adopt a Statement of Overriding Considerations to proceed with proposed “Spanish” architectural style.
June 24	City Council Meeting – Approve contract amendment with Crane (revised drawings to take approximately 4 months)
Late October	Drawings complete
November 9	City Council Meeting – Approve drawings; authorize staff to go out to bid
December 14	City Council Meeting – Award contract
January 18, 2023	Break ground

San Marino Center EIR Scoping Session – Public Comment Summary

Speaker	Comment Summary
Jennifer Giles	Member of SMC Task Force. Spoke as a group and feel that changes to interior floor plan, site plan, and ADA and energy efficiency upgrades are supportable. Would have preferred Spanish style, but want to take into account what community and EIR recommends. Willing to implement Mid-Century Modern style in order to move project forward. Mid-Century option would also provide cost savings to project. Task Force is in support of this option.
Raymond Cheng	Member of SMC Task Force. Believes architect is capable of working with City to come up with great design that represents San Marino well. Significant time would be saved if Council authorizes architect to start work now. There would be significant cost savings by doing this option, which would benefit residents. Urged Council to direct architect to start work now.
Ray Quan	Is concerned about 1% ambient growth factor rate, related to traffic. Annual Daily Traffic Data from Transtech shows that the number should be significantly higher. Has issue basing decisions on data or recommendations from Iteris report, which was remanded by Council to the Public Safety Commission.
John Chou	Member of SMC Task Force. Does not believe project would significantly increase traffic patterns or numbers in the area. City will have control over usage of San Marino Center. Is very supportive of renovation project.
Marilyn Peck	Has concerns about traffic and parking related to project. There is already insufficient parking at the site, and the project will increase it. Many residents will be impacted by overuse of the area.
Shelley Boyle	Believes draft EIR is incomplete and needs to be redone prior to any decision being made. Largest concerns were traffic and overall cost.
Christa Lakon	Raised concerns regarding parking shortages

From: Ray Quan <nakaquan@yahoo.com>
Sent: Monday, January 24, 2022 10:50 PM
To: Alex Hamilton <ahamilton@CityofSanMarino.org>
Subject: Re: Reference to study materials from SMSD for San Marino Center

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<https://cms9files.revize.com/sanmarinoca/Agendas%20Minutes%20Public%20Safety/2018/091718.pdf>

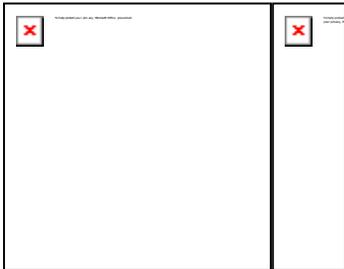
Raymond Quan, MD

On Jan 24, 2022, at 3:49 PM, Alex Hamilton <ahamilton@cityofsanmarino.org> wrote:

Mr. Quan,

At the project scoping meeting earlier this month (during the last Council meeting) you had some good comments regarding traffic and parking. You referenced (I believe) a couple of study documents done by the School District relating to parking and/or traffic. Since we are in the phase of gathering feedback, comments, or concerns on the proposed San Marino Center project through CEQA, can you direct me as to where I can find those documents?

Thanks,



Alex Hamilton

Interim Community Development Director

2200 Huntington Drive

San Marino, CA 91108

ahamilton@cityofsanmarino.org

P: (626) 300-0710

CityofSanMarino.org