Occidental College
Specific Plan

Ordinance No. ______
Effective _________________

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.6

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A Part of the General Plan - City of Los Angeles
http://cityplanning.lacity.org (General Plan - Specific Plan)
**Occidental College Specific Plan**
An ordinance establishing a Specific Plan, known as the Occidental College Specific Plan, for future development on the Occidental College campus in Eagle Rock, Los Angeles, California.

WHEREAS, the Concept, Citywide Plan, the Northeast Los Angeles Community Plan, and portions of the General Plan for the City of Los Angeles, allow for Occidental College to make several changes to its campus to accomplish its academic mission while remaining mindful of the campus’s historic buildings and the concerns of neighboring residents; and

WHEREAS, the property described on Figure 1 set forth in this Ordinance is required to be rezoned in order to permit development in conformity with the Goals and objectives of the previously adopted Northeast Los Angeles Community Plan; and

WHEREAS, the educational facilities proposed by the Plan, are predicated on the provision of adequate public service and transportation facilities to service the Specific Plan Area; and

WHEREAS, the Plan addresses potential implementation resulting from a wide range of possible educational changes that Occidental College may face in the next 50 years; and

WHEREAS, all changes that higher education may face in the next 50 years cannot be known, so a flexible set of principles and guidelines, such as those established by this Specific Plan provide a framework that all interested parties may rely on; and

WHEREAS, staged development consistent with the Master Plan adopted by Occidental College Board of Trustees can only be achieved with entitlement certainty provided by a Specific Plan; and

WHEREAS, the City does not have an institutional zoning designation, which could address the unique characteristics of a college campus; and

WHEREAS, it is the intent of the City Council that this Ordinance be applied and administered consistent with the goals and purposes stated above; and

WHEREAS, in order to assure that such development proceeds in compliance with the General Plan and the above goals, it is necessary to adopt the following Specific Plan.

NOW THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**Section 1. ESTABLISHMENT OF THE SPECIFIC PLAN**

A. The City Council hereby establishes this Occidental College Specific Plan applicable to that area of the City of Los Angeles shown on the Figure 1 within the heavy lines thereon. The Specific Plan is divided into three Sub-Areas, as shown on Figure 2.

B. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and do not convey
any rights not otherwise granted under the provisions and procedures contained in said
Chapter, except as specifically provided for therein. Any inconsistency or ambiguity
between this Specific Plan and the Zoning Code shall be resolved in favor of, and
consistent with, the goals and purposes of this Specific Plan, even if the Zoning Code is
more restrictive.

Section 2. PURPOSES

This Specific Plan is intended to:

A. Allow freedom to remodel, reconfigure, remove, or replace dysfunctional buildings or
buildings with limited horizons which do not support the character, scale, quality,
function, or safety of the campus because they are badly located, poorly designed, or are
functionally and physically outmoded. Projects could include the restoration and
rehabilitation of existing buildings, the construction of new buildings, creation of well-
defined open space, landscape, sustainability, transportation and/or utility projects, as
necessary;

B. Permit, encourage, and facilitate the preservation, renovation, and ongoing maintenance
of historically and architecturally significant buildings identified in Figure 3;

C. Provide regulatory controls and incentives for the systematic execution of that portion of
the Community Plan which relates to this area and to provide for public needs,
convenience and general welfare as the development of such area necessitates;

D. Provide sufficient parking to serve the demonstrated need and demand for parking at
Occidental College without development of excessive or unnecessary parking on the
campus.

E. Improve pedestrian accessibility on the campus to discourage excessive automobile trip
or parking in residential areas while at the same time creating a more pedestrian friendly
campus environment;

F. Establish development criteria to lessen the visual impact of building masses and
hardscape to create an aesthetically pleasing built environment with the effective use of
open space, landscaping, landscaped setbacks, buffering and screening;

G. Limit the impacts of development on nearby residential areas;

H. Develop criteria that promote a consistent architectural form on Occidental College that
reinforces the styles of the original Myron Hunt design;

I. Develop well-defined landscaped areas throughout the Occidental College Campus; and

J. Permit the development of on-campus faculty and student housing.
Section 3. PROCEDURES AND ADMINISTRATION

A. Discretionary determinations pursuant to this Ordinance shall be appealable to the City Council, pursuant to the appeal procedures set forth.

B. The application fee for Project Permits are set forth in Section 19.01J of the Los Angeles Municipal Code.

C. Project Permit Compliance, Modification of Project Permit Compliance, and Adjustments to Project Permits shall be reviewed by the Director of Planning, subject to provisions set forth in Section 7 of this Specific Plan.

D. Except as otherwise provided within this Specific Plan, the Director of City Planning shall have initial decision-making authority to grant exceptions from the regulations of this Ordinance, appealable to the City Council.

E. The Department of Building and Safety shall not issue building permits for any Project until the Director of Planning, or his or her designee, has certified in writing that the construction plan conforms to this Specific Plan.

Section 4. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC) and do not convey any rights not otherwise granted under the provisions and procedures contained in Chapter 1, except as specifically provided for herein.

B. Wherever this Specific Plan contains provisions governing Specific Plan Areas which require different setbacks, different street dedications, different densities, different heights, different uses, different parking requirements, or other different restrictions or limitations on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the LAMC, the Specific Plan shall prevail and supersede the applicable provisions of that Code. Any ambiguity shall be resolved in favor of the goals and purposes of the Specific Plan.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7 D. In approving an exception to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission and the City Council on appeal may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.
Section 5. RELATIONSHIP OF DEVELOPMENT AGREEMENT TO THE PROVISIONS OF THIS SPECIFIC PLAN

A. The owner of a fee interest in any property within the Specific Plan area may enter into a Development Agreement with the City in which the owner agrees to the construction of the improvements contained in Section 10 of this Specific Plan.

B. If an applicant seeks to obtain a building permit to build a Project on property which is not the subject of an executed Development Agreement suitably guaranteeing the construction of all of the applicable improvements listed in Section 10 of this Specific Plan, then the Applicant must obtain a Project Permit Compliance pursuant to Section 7 of this Specific Plan.

Section 6. DEFINITIONS

The following terms used in this Ordinance, with the first letter of each word thereof capitalized, shall be construed as defined in this section. Whenever any term is used in this Ordinance, it shall have the meaning specified in Section 12.03 of the Los Angeles Code, except as specifically defined herein.

**Academic (AC).** Academic land uses consist of two types of activities: instruction and research.

a. Instruction includes all activities that are part of an institution’s instruction program, including credit and noncredit courses for academic, vocational and technical instruction, for remedial and tutorial instruction, and for regular, special, and extension sessions.

b. Research includes all activities specifically organized to produce research outcomes, whether commissioned by an agency external to the institution or separately by an organizational unit within the institution. Such activities may be formally organized as individual or project research, faculty offices, or within the structure of institutes and research centers.

**Adaptive Reuse** means a process that adapts existing buildings for new uses while retaining the historic features of Myron Hunt’s original buildings, plazas and landscaped areas. Adaptive Reuse shall be performed in accordance with the Secretary of the Interior Standards for Rehabilitation (Department of Interior regulation 36CFR Part 67, Historic Preservation Certifications).

**Administration/Facilities (AD).** Administration and facilities land uses include institutional support activities, such as executive management, fiscal operations, general administrative and logistical services, administrative computing services, admissions, public relations and development. Administration/Facilities uses also includes utility buildings, such as cogeneration chiller and boiler facilities, when these facilities are provided within a larger building their square footage shall be considered mechanical space and not included in the Floor Area of the project.
**Alteration** means any exterior modification of an existing building, including structural or other exterior modifications, which change the façade or exterior architectural features.

**Arts (AR).** Land uses for the arts includes activities such as music (instrumental and vocal), dance, theater, creative writing, painting, sculpture, photography, film, crafts, and electronic media, and the presentation, performance, execution, and exhibition of such major art forms. At Occidental College, these facilities include studios, theaters, auditoriums, and dance facilities.

**Athletic (AT).** Athletic land uses are those facilities utilized for recreational purposes by students, faculty, staff, and community, for intercollegiate sports, intramural sports, and clubs. These include sports fields, courts, tracks, gymnasium, pools, and related support facilities such as athletic offices, fitness centers, and locker rooms.

**Buildable Area** is defined in this Specific Plan as meaning the area of the entire campus, excluding setbacks along the campus perimeter, so as to support structures and a reasonable use of the property without being in violation of any local, state or federal environmental or other regulations adopted to protect the public health, safety or general welfare.

**Building Façade** means the exterior wall of a building or structure which is within a horizontal angle of forty five (45) degrees.

**Building Footprint** includes all parts of a building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay-windows with floor space, chimneys, porches, decks, and covered breezeways connected to a main building.

**Building Frontage** means that portion of the perimeter of a building or structure, which fronts on a public street or on a courtyard that is accessible from a public street.

**Building Height** is defined as the vertical distance as measured from the First Finished Floor to the bottom of the highest building eves (see First Finished Floor Diagram).

**Building Opportunity Areas/Sites** refers to areas on the Occidental College Campus, which have been deemed feasible for development. These areas outline portions of the Campus where new projects may be developed. These building opportunity areas are not intended to identify any specific project or building, but rather the envelope within which specific projects may be developed. These building opportunity areas are identified on Figure 4 of this Specific Plan.
**Campus** means the Entitlement Area indicated by this specific plan and occupied by Occidental College including commons, athletic fields, and academic, residential and administrative facilities.

**Campus Boundary** is defined in this Specific Plan as meaning the boundary to the south, east and west of Campus Road, west of Avenue 49, north of Rangeview Avenue, and remaining exterior boundaries to Sub-Areas 2 and 3 as shown in Figure 2.

**Common (C).** Common land uses are for the use of the academic community, including students, faculty, staff, and visitors. Many of them are in the form of student services, such as student unions or centers, libraries, health centers, chapels and other places of worship, and multipurpose buildings (e.g. bookstore, restrooms, and café).

**Common Property Line** means any and all portions of a property line.

**Community Plan** means the Northeast Los Angeles Community Plan, a part of the General Plan of the City of Los Angeles.

**Contributing Building** means a building contributing to the Myron Hunt-designed Historic Core.

**Contributing Landscape** means a landscape contributing to the Myron Hunt-designed Historic Core.

**Cultural Resources** means historic buildings and structures determined to have state significance, meeting the criteria for listing on the California Register of Historic Resources because of their association with master architect Myron Hunt.

**Density** means the number of housing units per gross acre.

**Faculty** means those persons sanctioned by Occidental College as academic instructors to teach, mentor, or supervise students; or who are engaged in encouraging and facilitating teaching, scholarship and research in the disciplines allocated to their field of study for each of the departments at the College.

**First Finished Floor** means the finished floor elevation of the First Finished Story, or otherwise the lowest point of the first complete story of qualifying Floor Area that is entirely above ground level.

**First Finished Story** means the first completed story above grade or basement space, or otherwise the first complete story of qualifying Floor Area that is entirely above ground level.

**Floor Area** is that area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, and basement storage areas.
**Floor Area Ratio** means the Floor Area of a building as compared to the Buildable Area of the Entitlement Area of the Specific Plan.

**Gross Square Feet (alternative to Floor Area)** means area as measured to the exterior finished surface of a structure, but excluding enclosed areas for parking (such as parking structures or garages); mechanical, electrical, or communications areas that are underground, within a mechanical penthouse or not enclosed in a structure (including, but not limited to, mechanical distribution tunnels, liquid storage tanks, or mechanical or electrical switch gear); satellite antennas; exterior areas (including courtyards, terraces, balconies, patios, soffits, exterior stairways, walkways, corridors, and exterior storage areas); and vehicles which conform to the California State Vehicle Act and which are licensed to operate on public streets and highways.

**Historic Core** means The Myron Hunt-designed Historic Core Area shown in Figure 3. Specific buildings and associated landscaping include Fowler Hall, Swan Hall, Mary Clapp Library, Alumni Gym and Taylor Pool, Booth Music Center, Thorne Hall, Remsen Bird Hillside Theater, President’s House, Johnson Hall, Weingart Center, Erdmann Hall, Haines Hall, Wylie Hall, Collins House, Patterson Field, Samuelson Pavilion, and Emmons Health Center.

**Historic Preservation** means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property (http://www.cr.nps.gov/local-law/arch_stnds_10.htm, 2006).

**Invasive Species** means a subset of those species defined as introduced species or non-indigenous species. Invasive species can alter ecological relationships among native species and can affect ecosystem function, economic value of ecosystems, and human health. A species is regarded as *invasive* if it has been introduced by human action to a location, area, or region where it did not previously occur naturally (i.e., is not native), becomes capable of establishing a breeding population in the new location without further intervention by humans, and spreads widely throughout the new location (http://www.answers.com/topic/invasive-species, 2006).


**Lower Campus** means that area of the Occidental College campus bounded by Bird Road and Campus Road. Main features of the Lower Campus include the main college entrance along Alumni Avenue, the original Athletic complex, Swan Hall, Herrick Chapel, the Facilities Management building., and the Main Quadrangle space. The majority of the buildings in the Lower Campus are historic and monumental.

**Main Quadrangle** means that area of the Occidental College campus that includes buildings which principally serve academic, student commons and administrative uses. Two buildings, Wylie Hall and Bell-Young Hall, serve as student residence halls. The majority of buildings here are arranged around three formal devices: (1) the walkway/axis which extends from Thorne Hall to Wylie Hall/Hameetman Science Center, (2) the Alumni Avenue axis which aligns with the...
Coons Administration Building, and (3) the main quadrangle space, which is embraced by the Clapp Library, Johnson, Fowler and Swan halls, Johnson Student Center, and Herrick Chapel. Bird Road and Emmons Road help define the character of significant portions of the upper edge of this area.

**Massing** is a term used to describe the variety of building sizes, shapes, forms, heights, and sites that exist on and are proposed for the Occidental College campus.

**Maximum Specific Plan Floor Area** is a term used to describe the maximum total cumulative Floor Area on the Occidental College campus. The Maximum Specific Plan Floor Area includes both existing and future floor area.

**Mixed Use Project** means a Project that combines one or more commercial uses and multiple dwelling units in a single building or a unified development and which provides the following: (1) a separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and commercial uses components; (2) a pedestrian entrance to the commercial uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business; and (3) a minimum of 50 percent of the Ground Floor. Building Frontage abutting a public commercially zoned street to minimum horizontal depth of 30 feet, excluding driveways or pedestrian entrances, must be devoted to commercial uses on sites which total one acre or more.

**Native plants** are usually defined as one that was growing naturally in a specific area before human settlement.

**Open Space** refers to areas within the Occidental College Campus that remain unimproved with buildings and provide either active and/or passive recreational opportunities.

**Patio** means an outdoor area adjacent to a building which is wholly or partially surrounded by walls and which is open to the sky.

**Permanent Sport Field/Facility Lighting** refers to light fixtures associated with athletic field uses that are at minimum twenty-five (25) feet above grade, have permanent foundations, and produce more than two-hundred (200) maintained footcandles.

**Plaza** refers to an outdoor area encircled wholly or partially by buildings or walls and which is open to the sky.

**Project** means the construction, erection, addition to or structural alteration of any building, structure, or athletic facility or a use of land or change of use of a building or land located in whole or in part within the Specific Plan area which requires the issuance of a grading permit, a foundation permit, building permit, or use of land permit after the effective date of this Specific Plan. A Project includes interior or exterior remodeling of a building or the change of use of a building only if it: (1) changes the footprint of a building and increases the floor area, as determined by the Departments of Building and Safety and City Planning; or, (2) decreases landscaping or conflicts with the urban design requirements of Section 9 of this Specific Plan, as determined by the Department of City Planning.
Project Permit Compliance Review means a determination by the Director of Planning of a Project’s compliance with this Specific Plan pursuant to LAMC Section 11.5.7 and Section 7 of this Specific Plan.

Residential: Residential facilities include housing for students, faculty, staff, and visitors to the institution. These include rooms, apartments, houses, and hotel and other guest facilities that are owned, rented, or otherwise controlled by the institution.

a. Staff: Staff housing includes residential facilities for administrative support staff and faculty, including in the form of single-family houses, duplexes, row houses, and apartments.

b. Student: Student housing is commonly in the form of residence halls for undergraduates and sometimes for graduate students and/or for graduate students with families. Such housing may also include residential facilities owned (and sometimes subsidized) by the institution at an off-campus location.

Setback means the horizontal distance between the campus boundary in Sub-Areas 1 and Sub-Area 3 and the public streets (such as Avenue 49, Campus Road, Eaton Street, or Townsend Avenue).

Specific Plan/Specific Plan Area means the Occidental College Specific Plan. A specific plan is a definite statement adopted by ordinance of policies, standards and regulations, together with a figure or description defining the locations where such policies, standards and regulations are applicable.

Staff refers to those individuals in regular salaried, part-time salaried, or hourly appointments involving management, academic instruction, or support; and, regular salaried, part-time salaried, or hourly undergraduate and graduate appointees which are recruited through the employing academic department.

Student means any person who is currently enrolled in courses offered by Occidental College and for whom the College maintains educational records, including students taking correspondence courses, or taking coursework through electronic means (i.e. distance learning techniques such as online and televised classes).

a. “local” students are enrolled in a full-load (minimum of 12 semester hours) and are required to physically attend courses on the campus at least once every 15 calendar days of each academic term.

b. “distance” students are enrolled in courses that are offered by the College, but physically attend the campus less than once every 15 calendar days of each academic term.

Sub-Areas means the three (3) sub-areas shown in Figure 1 that account for total area of the Specific Plan.
Sustainability is a concept and strategy by which communities seek economic development approaches that benefit the local environment and quality of life. Sustainable development provides a framework to use resources efficiently, create efficient infrastructures, and protect and enhance the quality of life. Sustainability is achieved by a long-term and integrated approach addressing economic, environmental, and social issues. Fostering a strong sense of community and building partnerships and consensus among key stakeholders are also important elements [http://www.ci.austin.tx.us/zoning/glossary.htm](http://www.ci.austin.tx.us/zoning/glossary.htm), 2006.

Upper Campus means that area of the Occidental College that includes the performing arts uses of the Keck Center and Bird Theater, a new student residence hall and a single-family residence, Anderson Field, and two athletic fields. The remainder consists of undeveloped and mostly hilly land. The north edges of this zone face portions of Avenue 50, Townsend Avenue, and other residential neighborhoods.

Walkway means a pedestrian access way at grade connecting buildings or structures, parcels, and blocks.

Section 7. PROJECT PERMIT COMPLIANCE REVIEW.

A. Director’s Authority.

1. Prior to the issuance of any building or grading permit within the Specific Plan Area the Director of Planning shall complete a Project Permit Compliance Review. Prior to the grant of any Project Permit Compliance Review, the Director of Planning or the Director’s designee(s) shall review Projects for consistency with the provisions of this Specific Plan. The Director of Planning shall have the authority to grant Project Permit Compliance approval pursuant to procedures for “Project Permit Compliance Review” established in LAMC Section 11.5.7 C.

2. The Director is authorized to designate one or more members of his or her staff to perform any of the Director’s duties under this section.

3. The Director shall not approve a Project Permit Compliance Review for a Project unless the Project Applicant has demonstrated to the satisfaction of the Director that the proposed Project is in compliance with all applicable regulations, standards and provisions of this Specific Plan.

4. No additional CEQA documentation is required for a Project Permit approval if the subject project was contemplated and fully evaluated in the EIR for the Specific Plan, and all applicable mitigation measures set forth in the Mitigation Monitoring Report of the EIR are implemented. If a project is found to be consistent with the goals and purposes of the Specific Plan but was not fully evaluated in the EIR the City shall use the EIR as a first level tiering document and shall limit the subsequent document solely to new effects which were not considered before.
Section 8. DEVELOPMENT AREA DESCRIPTION

A. Designation of Entitlement Sub-Areas.

The Specific Plan area is divided into three (3) Sub-Areas, as shown in Figure 2.

1. **Sub-Area 1.** Are the Northerly, Westerly, and Southerly portions of the campus that are within between 25 to 450 feet of the public street adjacent to the campus, from approximately the Coons Road Entry and extending along Campus Road, Stratford Road, Avenue 49, and Rangeview Avenue. This area includes a series of single-family houses located adjacent to the Southerly side of the campus and currently owned by the College. The houses are in use as residences for faculty and staff. The topographic difference between the main campus and Stratford Road suggests that this site could be used for campus buildings on the north side while maintaining a neighborhood-compatible scale on the street side.

2. **Sub-Area 2.** This area includes the built areas of the campus. Buildings in southwesterly portion of this area principally serve academic, student commons and administrative uses. Buildings include Academic, Administration/Facilities, Arts, Athletic, Commons, and Residence Halls as listed in this Section of the Specific Plan. The topography of this sub-area is flat in the Main Quadrangle and slightly sloping toward the upper edges. The majority of buildings here are arranged around three formal devices: (a) the walkway/axis which extends from Thorne Hall to Wylie Hall/Hameetman Science Center, (b) the Alumni Avenue axis which aligns with the Coons Administration Building, and (c) the main quadrangle space, which is embraced by the Clapp Library, Johnson, Fowler and Swan halls, Johnson Student Center, and Herrick Chapel. Bird Road and Emmons Road help define the character of significant portions of the upper edge of this sub-area.

Buildings in the north and eastern portions of this area principally include residential uses, including Wylie Hall and Bell-Young Hall, Newcomb, Erdman, Chilcott, Haines, Stearns, Norris, Braun, Stewart Cleland, and Pauley halls, and the President's house; selected academic facilities, including the Mullin sculpture studios and Weingart Center classrooms; and common facilities, including the Admissions Office, Early Learning Center, Emmons Health Center, and the Samuelson Pavilion. Bird Road defines most of the lower edge of the area; topography generally slopes uphill from there. Portions of Sycamore Glen are also included in this sub-area.

This area also includes the performing arts uses of the Keck Center and Remson Bird Hillside Theater, a new student residence hall and an Environmental Policy Institute, Anderson Field, and two athletic fields.

3. **Sub-Area 3.** The remainder consists of undeveloped and mostly hilly land. The northerly campus edge is bounded by Eagle Rock High School and Townsend
Avenue. The easterly edges of this area face portions of Avenue 50 and residential neighborhoods.

B. Land Uses.

1. List of Permitted Uses.

Below is a list of all the land uses permitted within the Specific Plan Area. Within each of the three (3) Sub-Areas specific land uses on this list are permitted and other specific land uses on this list may be prohibited. In any case, no land uses other than those listed below are permitted anywhere in the Specific Plan Area.

a. **Academic (AC).**

b. **Adaptive Reuse** Any adaptive reuse of one of Myron Hunt’s original buildings retaining the historic features of the building is permitted in any Entitlement Area.

c. **Administration/Facilities (AD).**

d. **Arts (AR).**

e. **Athletic (AT).**

f. **Common (C).**

g. **Residential (R).**
   Faculty/Staff Multi-Family Housing
   Student Housing Allowed in Designated Sub-Areas

2. List of Permitted Uses by Sub-Area.

a. **Sub-Area 1**

   **Academic (AC).**

   **Adaptive Reuse** Any adaptive reuse of one of Myron Hunt’s original buildings retaining the historic features of the building is permitted in any Entitlement Area.

   **Administration/Facilities (AD).**

   **Arts (AR).**

   **Athletic (AT).**
C. Prohibited Uses.

1. List of Prohibited Uses by Sub-Area.

The following uses are prohibited in the following Sub-Areas:

a. Sub-Area 1

   No Specific Plan uses are prohibited.

b. Sub-Area 2
No Specific Plan uses are prohibited.

c. Sub-Area 3
   Art (AR).

   Administration/Facilities (AD).

   Common (C).
   Building greater than approximately 1,000 square feet

   Residential (R).
   Student Housing

   Permanent or Temporary Sports Field/Facility Lighting

D. New Project Development. The Floor Area of all new Projects, i.e. net new development in the Specific Plan Area shall not exceed five hundred fifty thousand, two hundred fifty (550,250) Gross Square Feet. Maximum Specific Plan Floor Area in the Specific Plan shall not exceed one million, six hundred ninety eight thousand, two hundred ninety four (Existing plus net new of 550,250 to equal 1,698,294).

E. New Project Development by Use. The maximum allowable new Project Gross Square Footages by individual use in the Specific Plan area is as follows:

1. Academic (AC)

   One hundred thirty four thousand, two hundred sixty eight (134,268) additional square feet may be added to the existing two hundred eighty two thousand, ninety two (282,092) square feet. For a maximum Academic square footage of four hundred sixteen thousand, three hundred sixty (416,360) Gross Square Feet.

2. Administration/Facilities (AD)

   Thirty eight thousand, eight hundred thirty (38,830) additional square feet may be added to the existing ninety four thousand, nine hundred twenty two (94,922) square feet. For a maximum total Administration/Facilities square footage of one hundred thirty three thousand, seven hundred fifty two (133,752) Gross Square Feet.

3. Arts (AR)

   One hundred sixty nine thousand, one hundred sixty (169,160) additional square feet may be added to the existing ninety two thousand, one hundred thirty eight (92,138) square feet. For a maximum total Arts square footage of two hundred sixty one thousand, two hundred ninety eight (261,298) Gross Square Feet.

4. Athletic (AT)
One hundred twenty-six thousand, one hundred ten (126,110) additional square feet may be added to the existing seventy-nine thousand, one hundred thirty-seven (79,137) square feet. For a maximum total Athletic square footage of two hundred fifty thousand, two hundred forty-seven (205,247) Gross Square Feet.

5. Common (C)

Sixty-two thousand, six hundred forty-seven (62,647) additional square feet may be added to the existing two hundred one thousand, one hundred thirteen (201,113) square feet. For a maximum total Common square footage of two hundred sixty-three thousand, seven hundred sixty (263,760) Gross Square Feet.

6. Residential (R)

A maximum of two hundred eighty-nine thousand, two hundred seventy-four (289,274) Gross Square Feet of new residential facilities may be developed on the campus. Of this total a maximum of two hundred three thousand, seven hundred twenty-four (203,724) square feet of new student housing may be developed on the campus. Further a maximum of ninety-five thousand, four hundred fifty (95,450) square feet of employee housing may be developed in Sub Area 3.

The above limitations are also subject to the limitations set forth in Subsection 8.D, 8.F, and Section 9, academic, administration/facilities, arts, athletic, common, residential, and stage and support may occur in any Sub-Area.

F. **Base Allowable Development.** The allowable gross square footage for the entire Specific Plan area, after demolition and construction, shall not exceed one million, six hundred ninety-eight thousand, two hundred ninety-four (1,698,294) Gross Square Feet, with the Gross Square Feet of each Sub-Area as follows:

1. **Sub-Area 1**

   Two hundred eleven thousand, nine hundred eighty (211,980) gross square feet may be added to the existing one hundred twenty-six thousand, three hundred two (126,302) Gross Square Feet. For a Base Allowable Development total in Sub-Area of three hundred thirty-eight thousand, two hundred eighty-two (338,282).

2. **Sub-Area 2**

   Five hundred fifty thousand, two hundred fifty (550,250) gross square feet of new development may be added to the existing one million, twenty-one thousand, seven hundred forty-two (1,021,742) Gross Square Feet. For a Base Allowable Development total in Sub-Area of one million, five hundred seventy-one thousand, nine hundred ninety-two (1,571,992).
3. Sub-Area 3

Ninety five thousand, four hundred fifty (95,450) gross square feet may be built in this Sub-area. For a Base Allowable Development total in Sub-Area of Ninety five thousand, four hundred fifty (95,450).

G. Accounting of Square footage. In order to insure compliance with these limitations, prior to the issuance of any building permits, the Planning Director or his/her designee shall verify that the total Floor Area proposed do not exceed that allowed in any one Sub-Area (Section 8.F) or the entire Specific Plan area (Section 8.D and use category Section 8.E). The Planning Director or his/her designee shall at all times maintain an updated summary sheet, available for public review, which accurately reflects the amount of Floor Area built and existing in each of the Sub-Areas and for each use category (Section 8.E).

Section 9. URBAN DESIGN REQUIREMENTS

A. Sustainable Building Standards. One of the central tenets of sustainable development is that a building is best located where a preponderance of physical and intellectual resources exists. Furthermore, the tenet is meant to encourage campuses to increase their on-campus density and encourage better master planning of building-to-infrastructure relationships on the campus. It is also important to use caution when locating development next to an area with a higher density just to promote density rather than where it would rationally belong. In response the U.S. Green Building Council (USGBC) advises campuses to, “Work with local jurisdictions and follow the urban development plan to meet or exceed density goals.”

Occidental College will align proposed designs of the campus to meet a Silver rating standard from the USGBC’s Leadership in Energy and Environmental Design® Green Building Rating System Versions 2.2 for New Construction and Major Renovations (LEED-NC). As required by LEED-NC, the College will seek to implement innovation in design through the expertise of accredited LEED professionals in order to apply best practices in the following categories:

1. Sustainable Sites
   a. Erosion and Sedimentation Control
   b. Stormwater Management
   c. Reduced Heat Island Effect
   d. Light Pollution Reduction

2. Water Efficiency
   a. Water Efficient Landscaping
   b. Innovative Wastewater Technologies
   c. Water Use Reduction
B. **Design Guidelines.** Design guidelines listed in this section are intended to foster an aesthetic that is consistent with the existing character on and adjacent to Occidental College while continuing the tradition of high quality development. By utilizing design guidelines this specific plan will harmonize with the intents of the City of Los Angeles General Plan, the Occidental College Master Plan, and varied styles of existing development adjacent to the various sub-areas of the campus. Design guidelines are provided for each of the three entitlement Sub-Areas of the campus according to the following themes: streetscape edge along Campus Road (Sub-Area 1), the historical cluster within the campus core (Sub-Area 2), and the residential space overlooking the campus to the northeast (Sub-Area 3).

1. **Sub-Area 1. Edge, Entrance and Public Transition**
   Sub-Area 1 wraps the edge of the College Campus, and includes all the main entrances and transitions into the public street and surrounding neighborhoods. As the public interface, this sub-area should serve the aesthetic of both the pedestrian and the neighborhood as a whole. The intent is to reduce the use of fencing whenever possible by developing up to the required setback of the public boundary line and utilizing creative articulation on building facades along Campus Road. Ideally, buildings
with good articulation could provide both the security of a garden wall and the eyes-on-the-street aspect of a campus/public interaction. Moreover, new development is encouraged to site structures that provide a smooth transition from this Sub-Area and into the surrounding residential community, by including:

- Pedestrian amenities
- Decorative entryways and landscaping
- Articulated street frontage on buildings
- Hidden Parking Structures
- Garden Walls

This sub-area is to be scaled in order to create an aesthetic that complements the surrounding residential boundary. Developments encouraged in this sub-area include administrative and sports facilities with consolidated subterranean parking, open space and gardens, academic/facilities, and commons. The primary Gateway onto the campus along Alumni Avenue will be enhanced to provide a comprehensive pedestrian street along with building facades that are articulated to greet passersby along the east and west of Campus Road, between Westdale Avenue and Armadale Avenue. Suggested improvements to the Alumni Avenue entrance include the addition of elements such as pedestrian arcades, gardens, open space and commons.

2. **Sub-Area 2. Heritage and Academic**

The form for future structures in Sub-Area 2 should be in accordance with an aesthetic that is compatible with the existing architecturally significant structures and topological contours inherent to the Heritage and Academic Sub-Area. The existing buildings, many with national historical significance, are characteristic of an early 1900’s academic campus environment together with lawns and landscaped areas nestled between paths and structures. A full range of academic uses, including classrooms, lab facilities, faculty offices, common areas, and athletics are expected and encouraged in the Heritage and Academic Sub-Area (Sub-Area 2). Further development within the historical segment of this Sub-Area would first be located along the axis of Alumni Avenue and Bird Road.

The core academic cluster contains historically significant buildings and will likely be more densely developed than the Edge, Entrance and Public Transition Sub-Area (Sub-Area 1), or the Residential and Active Recreation Sub-Area (Sub-Area 3). This sub-area will benefit from higher density, increased height limits and should contain both attached and detached structures that complement existing Myron Hunt architectural designs and intrinsic topological features. Terraced building designs should be applied
to construction along slopes in the vicinity of Chilcott Hall thereby working to integrate the scale and topography of the upper campus.

Within the lower campus, buildings should be centered toward the axis of Alumni Avenue, and attempt to contain elements of the existing architectural style including:

- Lintel windows enframed by columns
- Pronounced cornices
- Low-pitched tiled roofs
- Sweeping arcades supported by columns with carved or molded capitals
- Iron window grills and balconies

Architectural historians will quickly note the quality and craftsmanship of materials associated with Myron Hunt’s original design, and those shall be a guide to proposed development. Hunt’s style also relied on the placement of ornate finishes and the integration of landscaping into the architectural design. In addition to Myron Hunt’s architecture the diversity of building styles within the lower campus also allows room for creative integration of modern elements. To that end, materials permitted to enhance architectural continuity should be of equal or better quality than:

- Stucco finish
- Brick and tile masonry
- Native stone (or synthetic equivalent)
- Pre-cast masonry (for trim and cornice elements only)

As is often the case with historical resources, the rehabilitation of significant structures must be approached in conformance to the guidelines stipulated by the Secretary of Interior Standards. Any future rehabilitation will be conducted as to preserve the integrity of the Heritage and Academic Sub-Area and remain complementary in both aesthetic and use.

The design of buildings in the historical core of this sub-area must pay special attention to density and square footage for any New Projects (Section 8.E). Building heights should be consistent with building heights in Section 9.C of this Specific Plan. In certain cases sloped and tiered construction can be considered, and the designs of multiple story buildings on the hillside northeast of Bird Road should be terraced whenever possible.

3. **Sub-Area 3. Residential and Active Recreation**

Design in Sub-Area 3 should be encouraged to follow the common planning practice of including open space and recreation space within residential development. Development within this sub-area is intended to
create a limited number of on-site residential opportunities for College faculty and staff. Additionally, the topography in this area furnishes Occidental College with the unique opportunity to provide its students and faculty with a scenic academic retreat overlooking the campus below.

Access to any future faculty/staff multi-family housing units in Sub-Area 3 will be designed such that all day-to-day vehicular access is directed onto Townsend Avenue, through either a direct entrance or via a new driveway connecting to Townsend Avenue. No access connection is permitted to Avenue 50 or Eaton Street (except for a gated connection provided for use by emergency vehicles only).

C. Height. Prior to granting a Project Permit Compliance Review pursuant to Section 7, the Director of Planning or his/her designee(s) shall find that the proposed Project meets all of the requirements of this section.

1. Maximum Height. Except as further limited by this subsection, no new building or structure within the Specific Plan Area shall exceed four (4) stories above the First Finished Floor, nor shall it exceed 75 feet in height. In any Sub-Area, no new building or structure located within 25-feet of a historically sensitive building shall exceed the height of the eves of the adjacent historically significant building.

2. Height Limitations per Sub-Area. Height limitations for the Specific Plan Area shall be as follows:

   a. Sub-Area 1. Within the setback area from Campus Road, no new above-ground structures shall be permitted. Within the 30’ to 80’ setback, as measured from Campus Road, no new building or structure shall exceed two (2) Finished Stories, nor shall it exceed forty-five feet (45’) in height. Beyond the eighty-foot (80’) setback, no new building or structure shall exceed four (4) Finished Stories, nor shall it exceed seventy-five feet (75’) in height.

   b. Sub-Area 2. Except for Building Opportunity Site 7, within Sub-Area 2 no new building or structure shall exceed four (4) Finished Stories, nor shall it exceed seventy-five (75’) feet in height. On Building Opportunity Site 7, no new building or structure shall exceed three (3) Finished Stories, nor shall it exceed forty-five feet (45’) in height.

   c. Sub-Area 3. Within Sub-Area 3 no new building or structure shall exceed three (3) Finished Stories, nor shall it exceed forty-five feet (45’) in height. Any building with a First Finished Floor elevation above 840-feet sea-level shall be limited to one (1) story and 15-feet.

   d. Parking podiums will not be counted in the calculations of building heights.
3. **Permitted Modifications.** The Director of Planning or his/her designee(s) shall have the authority to approve Projects in excess of the height limitations shown in Subsection 2 of this section, provided the Applicant designs the Project in accordance with the following requirements:

   a. That the proposed increase in height for the Project will not produce any potentially significant shade/shadow impacts upon adjacent buildings or residentially zoned buildings.

   b. An increase in height of ten percent over the maximum height permitted, or an increase of fifteen feet (15’), whichever is greater, shall be permitted for buildings with towers, architectural projections, spires, domes, stepped or sloped roofs, and other architectural design elements, provided that the architectural elements:

      i. Distinguish the building’s design, and

      ii. Do not increase the Project’s floor area as determined by the Department of City Planning.

4. **Mechanical Penthouses.** Mechanical penthouses and equipment are limited to 20 feet in height above the roof slab of the top story of any new or existing structure.

5. **Floor Below Grade.** In any Sub-Area, the first story of any new building may be depressed partially below the average grade of the Site to a level not to exceed one-half (1/2) the interior height of that story.

6. **Height of Existing Structures.** Existing structures with a height envelope, which partially or wholly exceeds the height limit of a Sub-Area, may be replaced, renovated or altered, provided that such replacement, renovation, or alteration does not result in an envelope which increases the nonconformity of the original envelope, exclusive of mechanical penthouses and equipment.

D. **Averaging Of Lot Coverage Requirements.** The average lot coverage is to be calculated on a Campus-wide basis. The lot coverage requirements of this section shall be permitted regardless of the filing of any lot line adjustment or subdivision across the property.

   1. **Unified Site Development.** A Unified Site Development will be adopted, as defined in LAMC Section 12.24-W.19, regulating lot areas for developments greater than two acres. Proposed averaging shall be permitted by the Director of Planning or his/her designee(s) to achieve the lot coverage requirement of Subsection D above. If a height increase is permitted pursuant to Section 8, then any averaging permitted pursuant to this subsection shall comply with the requirements in Subsection C.
2. **Vesting Tentative Tract Maps, Tentative Tract Maps, and Lot Line Adjustments.** The lot coverage requirements of this section shall be permitted regardless of any subdivision on the campus, the campus shall be treated as a unified site for the purposes of the Specific Plan and the calculations of lot coverage, floor area ratio, and yard requirements.

E. **Setbacks.** Prior to granting a Project Permit Compliance Review pursuant to Section 7, the Director of Planning or his/her designee(s) shall find that the proposed Project meets all of the requirements of this section.

1. **Minimum Setbacks.** To provide for a unified theme within this Specific Plan area, Setbacks from the property line of no less than 15’ feet, shall be provided along Townsend Avenue; a 30’ setback, shall be provided along Campus Road except as further limited by this subsection. Setbacks only apply to campus boundaries along public streets.

2. **Permitted Modifications.** The Director of Planning or his/her designee(s) shall have the authority to approve Projects with differing Setbacks, provided the Project will not produce any potentially significant shade/shadow impacts upon adjacent buildings or residentially zoned buildings.

3. **Setbacks for Existing Buildings.** Existing buildings or structures which may be nonconforming to the Setback standards of this Specific Plan, but which must be replaced in whole or in part, may be replaced as they were, regardless of their Setback nonconformity, but must meet applicable requirements of the City of Los Angeles Building and Fire Codes; provided that, the Building Official and the Fire Marshal shall use reasonable best efforts to exercise the discretion each has under the Building and Fire Codes to allow replacement on the same footprint, as long as life safety protections permitted by these codes are utilized.

4. **Surface and Subsurface Uses Permitted In Setbacks.** Utility equipment, poles, fences, sidewalks, driveways, surface and subterranean parking, parking entrances and exits, and sport fields and courts may be permitted to encroach in the Setback area.

F. **Landscaping.** Prior to the issuance of any final certificate of occupancy, all Projects in Sub-Areas 1 & 2 shall have landscaping installed within the Setback areas and as outlined below.

1. **Open Space Areas.** Open Space areas, including Setbacks, but excluding plazas, internal roadways, and surface parking lots, shall contain a minimum of fifty (50) percent planted area including trees, shrubs and ground covers.

2. **Landscaped Setback Areas.** A minimum of seventy (70) percent of required Setback areas shall consist of planted materials, such as trees, shrubs and ground covers. Patios, planters, decorative paving, or other similar hardscape shall not constitute landscaping, except the area of any meandering or serpentine sidewalks.
3. **Plazas.** Open Space may be provided in the form of a plaza designed to substantially conform to all of the following standards:

   a. A minimum of forty (40) percent of the plaza shall be planted area consisting of trees, shrubs and ground covers.

   b. The plaza shall contain seating, in the form of seat wells with a minimum seat height of fifteen (15) inches, benches or moveable chairs.

   c. The plaza shall have barrier-free access for all persons in conformity with applicable codes.

   d. The plaza shall be maintained in accordance with a management plan that includes security, maintenance and cleaning.

   e. The plaza shall not conflict with the minimum landscaping requirements for Open Space areas and Setbacks as provided for in Subsections 9.F.1 and 9.F.2 above.

4. **Street Trees.** The tree specifications shall be in substantial conformance with the tree plan set forth in Appendix C of this Specific Plan and be approved by the Bureau of Street Maintenance of the Department of Public Works. Trees to be planted shall be a 24-inch box size unless otherwise specified, approved for quality and uniformity of size by the City Street Tree Division, and shall be spaced thirty (30) feet on center, unless otherwise approved for different specific spacing.

5. **Landscaping Requirements For Parking Facilities.** The following provisions shall apply to all new Projects, for any addition to existing structures or buildings, or change in land use or building use where new parking facilities are necessary:

   a. **Surface Parking Lots.** One canopy tree shall be provided for every four net new surface parking spaces. These trees shall be shade producing trees at least 24-inch box size and a minimum of eight feet in height from the ground at time of planting. At maturity, the trees must be of a type expected to be at least thirty (30) feet in height, with a minimum tree canopy diameter of fifty (50) percent of its height. These trees shall be distributed throughout the parking lot so as to shade the surface parking area. The distribution shall not preclude groups or clusters of trees located throughout the parking lot.

   b. **Temporary Parking Facilities.** Where temporary surface parking is proposed for a multi-phased Project and a parking structure will be constructed or the surface parking will otherwise be removed in a subsequent Project phase, temporary landscaping (e.g., trees in planters)
shall be provided with a temporary irrigation system. This landscaping and irrigation shall be provided pursuant to a landscape and irrigation plan prepared by a licensed landscape architect and approved by the Department of City Planning.

c. **Parking Structures.**

i. Parking structures or that portion of a building which is used for parking shall be designed to minimize vehicle headlight and noise impacts on adjacent buildings. Permitted screening techniques include parapet walls, railings, planter boxes, and external landscaping. Other design solutions, which address headlight and noise impacts, may be approved by the Director of Planning or his/her designee(s).

ii. Parking structures shall be designed to include planting of trees and shrubs, and climbing vines on the facade of each parking level in order to provide landscaped screening and exterior amelioration to the walls. To the extent feasible, the roofs of parking structures shall also be landscaped with planted materials, which may consist of landscaping in perimeter planter boxes.

iii. Parking structure air circulation vents and/or fans shall be installed so as to avoid adverse noise impacts upon nearby buildings and residences.

6. **Landscape and Irrigation Plans.** Planted areas shall be provided with automatic irrigation systems and conform with the City’s water conservation requirements. Landscape and irrigation plans, prepared by a licensed landscape architect, shall be submitted to the Department of City Planning upon application for a Project Permit Compliance Review. In addition to providing planting and irrigation details, landscape plans shall show the location of any driveways crossing landscaped Setback areas.

7. **Outdoor Pedestrian Lighting.** Outdoor lighting for plazas, parking areas, walkways, and other outdoor pedestrian areas shall be provided in compliance with existing Building Code standards. The paramount consideration for this type of lighting shall be public safety. All such outdoor lighting for plazas, parking areas, walkways, and other outdoor pedestrian areas shall be directed downward and shielded so that no glare or light illuminates adjacent off-campus residential properties. Lighting plans for all proposed illuminated landscaped areas shall be submitted to the Department of City Planning upon application for a Project Permit Compliance Review.

8. **Outdoor Sports Field or Facility Lighting.** Athletic fields and outdoor sports facilities shall provide for a safe and attractive environment. Lighting plans for all proposed illuminated landscaped areas shall be submitted to the Department of City Planning upon application for a Project Permit Compliance Review.
i. **Permanent Sports Field/Facility Lighting.**
   Permanent Sport Field/ Facility lighting is prohibited in Sub-Area 3.

ii. **Temporary Sports Field/Facility Lighting.**
   Temporary Lighting is allowed in Sub-Areas 1 and 2

G. **Walkways.** For any new non-residential building containing 10,000 square feet or more of floor area, as part of the Project Permit Compliance Review procedures in Section 7 of this Specific Plan, the Director shall review and approve, modify or disapprove a Walkway plot plan. A Walkway plan shall be designed to facilitate pedestrian circulation and reduce the conflict between pedestrian and vehicular traffic circulation. The Director’s determination shall be based on the following design criteria:

1. Walkways shall have an unobstructed width of twelve (12) feet, or any alternative width proposed by the Applicant and approved by the City Engineer, as adequate to accommodate anticipated pedestrian traffic;

2. At minimum, Walkways shall connect together entrances to the main and any adjacent or accessory buildings.

**Section 10. TRANSPORTATION AND PUBLIC IMPROVEMENT REQUIREMENTS**

The proposed Projects within the Specific Plan area are intended to serve a registered on-campus student population of approximately 2,000 students and enhance campus activities, but are not growth inducing. The individual Projects will not increase the number of students or staff at the college beyond what is currently permitted. During construction of individual components of the project, vehicles and equipment would travel to and from the college campus. Haul routes and staging areas for construction vehicles and equipment will be located so as not to disrupt the local circulation network.

In order to suitably guarantee completion of infrastructure improvements the City and Occidental College may enter into one or more Development Agreements, as indicated in Section 5 of this Specific Plan. Absent these Development Agreements, Projects shall require Project Permit Compliance. The following is a list of improvements, all of which must be included in Development Agreements between the City and the College, unless otherwise provided or assured by others.

A. **Driveways and Access.**

1. Access to any future faculty/staff multi-family housing units in Sub-Area 3 will be designed such that all day-to-day vehicular access is directed onto Townsend Avenue, through either a direct entrance or via a new driveway connecting to Townsend Avenue. No access connection is permitted to Avenue 50 or Eaton Street (except for a gated connection provided for use by emergency vehicles only).
2. Sports fields are permitted in Sub-Area 3. If sports fields are ultimately constructed in Sub-Area 3 a vehicular access road shall be developed from Coons Road to the sports facility internal to the campus with no access connection from the sport facility to Townsend Avenue, Avenue 50, or Eaton Street (except for a gated connection provided for use by emergency vehicles only). A new internal non-vehicular route shall be developed connecting to the main part of the campus. Although gated emergency access to Eaton Street may still be provided, fencing shall be installed as a barrier to both vehicular and pedestrian traffic in order to guard against the potential for users of the sports fields to park in the residential neighborhood along Eaton Street.

3. Any proposed new driveway onto Townsend Avenue serving potential multifamily housing in Sub-Area 3 should intersect Townsend Avenue on the outside of the curve at the crest of the hill, to allow adequate visibility. The driveway shall be configured either with the driveway approach controlled with a stop sign and restripe Townsend Avenue to provide a left-turn storage pocket; or install stop signs controlling all three approaches (i.e., the two Townsend Avenue approaches as well as the driveway approach), similar to other existing intersections along Townsend Avenue, such as Townsend Avenue/Avenue 51 to the southeast and Townsend Avenue/Grove Drive to the north and consistent with Townsend Avenue’s classification in the City of Los Angeles General Plan as a collector street.

4. Faculty/staff single-family housing in Sub-Area 3 may be accessed via individual driveways directly onto Townsend Avenue. These driveways would be onto the steep portion of the hill on Townsend Avenue in an area that has no side access and no on-street parking. Therefore, such driveways shall be designed with off-street turnaround capability between the vehicle parking area and the street so that the potential for backing maneuvers onto Townsend Avenue is minimized. In addition, sufficient off-street parking area shall be provided at each residence (not including the turnaround area) for both resident and guest vehicles, since on-street parking is prohibited on the Townsend Avenue grade.

5. If parking is developed adjacent to Alumni Avenue such that it increases the available parking in Sub-Area 1 by more than 100 spaces, then the College shall conduct a neighborhood traffic study to identify measures that will discourage campus traffic from using local Residential streets. The College shall implement the neighborhood protection measures deemed feasible and appropriate by the Los Angeles City Department of Transportation.

B. Street Dedications and Improvements:

1. At Avenue 50 between Terminus Avenue 50 to Eaton Street on a Hillside Local Street, from the property line, construct landscape and a minimum 4’ wide sidewalk, curb and gutter.

2. At Townsend Avenue from Avenue 51 easterly approximately 200’ to 1200’ on a Hillside Local Street, repave existing 4’ wide asphalt sidewalk with concrete
along west campus side and repair and/or replace all broken/off-grade/missing concrete curb, gutter and sidewalk along campus side roadway.

Section 11. PARKING REQUIREMENTS

A. Parking policies. The following are critical parking policies which require implementation in tandem with transportation projects. Each requires a specific action and annual monitoring:

1. Establish the initial on-campus parking supply at 1,371 stalls, a level that allows the initial pedestrianization of the center of the campus.

2. Remove stalls on an annual basis following annual parking survey verification.

3. Encourage use of alternative modes by faculty, students, and staff with incentive programs.

4. Set up an annual parking survey program coordinated with the City of Los Angeles to establish parking levels at no more than 110% of measured use. This annual monitoring of parking may allow the College to proceed with an incremental reduction of its parking supply of the campus, and the transformation of road and parking infrastructure into paths, gardens and landscape. The monitoring system shall not only include annual utilization surveys of the on-campus parking supply, but shall also consider campus-generated on-street demands and the possibility of increased future demand if the number of enrolled students at the time of the survey is below the 2,000-student cap. The monitoring system shall also consider on-street parking supply fronting the campus on Campus Road as part of the parking supply of parking serving the campus.

B. Parking usage and removal details. A key approach to campus parking includes measurement of existing levels to insure adequate stalls are provided, and the intention to remove excess stalls. The College also may, at its option, seek to move existing parking within the campus by replacing it with parking, else where on the campus. Since the College has no plans to increase the population on-campus, the verified level of use can remain a constant, even as new entitlements are completed.

C. Existing parking levels. A survey of recent parking use confirmed a daytime peak quantity of 1,078 cars parked which can be considered a baseline. In addition, 72 code-required stalls will be provided plus an additional 133 stalls above code requirements (for a total of 205 stalls) at the new student residence hall. So, the total supply of stalls on campus will increase from 1,371 to 1,576, as compared with the recorded daytime peak usage count of 1,078.

D. Proposed parking levels. The 1,576 current on-campus parking supply exceeds the above-noted 1,078 stall parking usage baseline by 498 stalls. As a result, there is an opportunity to remove excess parking capacity. While the 1,078 baseline reflects peak usage, in order to ease the process of finding stalls, an additional 10% of this baseline, or a total of 1,186 stalls will be provided. This level can be considered the required parking for the campus. Using this plan, the difference between 1,576 and 1,186 stalls would be eliminated, or 390 stalls.
Parking stalls will be removed in two stages. Stage 1 will remove 282 stalls in the near term. The general areas of these removals are shown on the “Proposed Transportation and Parking Plan” diagram (Figure 5). Stage 2 will remove the remainder of excess parking capacity, or 108 stalls. A parking usage survey will be completed in the year prior to any intended Stage 2 removal (see Section 11.A.4 above). This process will confirm that the College is adhering to the ‘110% of capacity’ baseline.

E. **Parking for new employee housing.** If employee housing is built in Sub-Area 3, then two (2) on-site parking stalls shall be provided per residential unit further raising the total parking supply.

**Bicycle Parking and Shower Facilities.**
Off-street parking spaces for bicycles and facilities for employee showers and lockers shall be provided as follows:

1. For any building, portion thereof or addition thereto used for non-residential purposes, bicycle parking shall be provided at a ratio of 5 percent of the number of required automobile parking spaces for non-residential uses; if the calculation of the number of required spaces under this paragraph results in a number including a fraction, the next highest whole number shall be the number required.

2. All bicycle parking spaces required by this subdivision shall include a stationary-parking device, which adequately supports the bicycle. In addition, at least half of the bicycle parking spaces shall include a stationary parking devise which securely locks the bicycle without the use of a user supplied cable or chain. Devices which hold the bicycle upright by wheel contact must hold at least 180 degrees of wheel arc.

3. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall have a minimum of six feet of overhead clearance.

4. Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb or at least five feet of open space marked to prohibit parking.

5. Aisles providing access to bicycle parking spaces shall be at least five feet in width.

6. Signage which is clearly legible upon approach to every automobile entrance to the parking facility shall be displayed indicating the availability and location of bicycle parking.

7. Showers and lockers shall be provided as required by Chapter IX of the Los Angeles Municipal Code.

**Section 12. INTERPRETATION**

Whenever any ambiguity or uncertainty related to the application of this Specific Plan exists so that it is difficult to determine the precise application of these provisions, the Director of Planning or his or her designee shall, upon application by the property owner, issue binding interpretations of the Specific Plan requirements consistent with the purpose and intent of this Specific Plan. Ambiguity between the Specific Plan and Zoning Code shall be interpreted in
favor of and consistent with the goals and purposes of this plan even if the Zoning Code is more recent or more restrictive, this Specific Plan controls.

Section 13. ACKNOWLEDGMENT OF LIMITATIONS

Prior to issuance of a building permit, the owner(s) shall execute and record a covenant, in a form designed to run with the land and satisfactory to the City Attorney, containing the owner(s) acknowledgement of the contents and limitations of this Specific Plan.

Section 14. SEVERABILITY

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or application thereof which can be implemented without the invalid provision, clause or application, and, to this end, the provisions and clauses of this Ordinance are declared to be severable.