



Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012

ERRATA TO THE FINAL ENVIRONMENTAL IMPACT REPORT NORTHEAST LOS ANGELES COMMUNITY PLAN AREA

***This document comprises part of the Final EIR as required under the
California Environmental Quality Act***

Occidental College Specific Plan ENV-2006-3025-EIR

***State Clearinghouse No. 2006081153
Council District 14***

Project Address: 1600 Campus Road

Project Description: The Occidental College Specific Plan would limit development (including renovation and demolition) to a net addition of approximately 550,250 square feet (“sf”) to the existing 1,150,894 sf of building area. Maximum Specific Plan Floor Area would not exceed 1,701,144 sf (existing sf plus net new of 550,250 to equal 1,701,144). Building heights would not exceed four stories (3 stories in Sub-areas 1 and 3) or 75 feet. Occidental College is not proposing to substantially increase the student body above the existing approximately 1,750 students (student population established mid-2006 when the NOP was published). The current cap on the number students at Occidental College is 2,000. For purposes of analysis, a student body of 2,000 (an increase on the 2006 student body of just over 10 percent) is analyzed in the EIR as the future student population; no increase above 2,000 students is proposed. The Specific Plan identifies three sub-areas. Sub-area 1 consists of the northern, northwestern, western, and southern portions of the campus that are within 25 to 450 feet of the public streets adjacent to the campus. Sub-area 1 is considered to be the entrance and transition area between the college and surrounding neighborhoods. The Specific Plan vision for Sub-area 1 includes the reduction of the use of fencing, as feasible, and scaled development that would complement the adjacent residences. Sub-area 2, considered to be the heritage and academic area, is the location of most of the built areas of the campus and is the core of the campus. The Specific Plan vision for sub-area 2 includes more dense development with buildings that complement existing historically significant buildings and topographical features. Sub-area 3, considered to be a scenic active recreation area and residential area, would provide open space and recreational opportunities for students and employees, and as well as views that overlook the campus below. Development of Sub-area 3, which is now mostly undeveloped, would include faculty/staff multi-family housing along Townsend Avenue. Development in each sub-area would be limited by square footage. Across the entire Specific Plan area, development would be limited by use-type. The Specific Plan identifies 29 Building Opportunity Sites across the campus, but no specific buildings.

APPLICANT:
Occidental College

PREPARED BY:
Environmental Review Section
Los Angeles City Planning Department

September 2009

I. INTRODUCTION

This document comprises Errata to the Final Environmental Impact Report (Final EIR) for the proposed Occidental College Specific Plan located at 1600 Campus Road in the City of Los Angeles (Department of City Planning Case No. ENV-2006-3025-EIR). The Final EIR was made available for public and agency review and comment on July 8, 2009.

Shortly thereafter, the Lead Agency identified that (a) Appendix A to the Specific Plan (which includes both the Existing Building Inventory and a map of the property covered by the Specific Plan) had been inadvertently omitted from the Final EIR (b) a table of information for Figure 4 of the Specific Plan had been inadvertently omitted from the Final EIR, and (c) it was discovered that the amount of existing development on-site is slightly higher (2,850 sq. ft.) than indicated throughout the Draft EIR. This Errata document has been prepared in order to do the following: (a) include such Appendix A to the Specific Plan; (b) include the corrected Figures for the Specific Plan; (c) correct the square footage indicated throughout the Draft and Final EIR; and (d) include all of the foregoing in the environmental record, and to provide the agencies and the public with the opportunity to view and consider the additional information as part of the Final EIR.

The inclusion of this additional information in the Final EIR does not require the recirculation of the Final EIR. Section 15088.5 of the California Environmental Quality Act (CEQA) Guidelines states:

“A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term ‘information’ can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

None of the conditions listed above would result from inclusion of Appendix A to the Specific Plan as part of the Final EIR, because Appendix A to the Specific Plan does not regard either the environmental analysis or the conclusions regarding the significance of environmental impacts. Rather, Appendix A to the Specific Plan provides additional detail regarding information already contained in the Specific Plan, which Specific Plan is included in Section 4 of the Final EIR.

Similarly, none of the conditions listed above would result from inclusion of the corrected Figures for the Specific Plan as part of the Final EIR, because the corrected Figures for the Specific Plan do not regard either the environmental analysis or the conclusions regarding the significance of environmental impacts. Rather, the corrected Figures for the Specific Plan provide additional detail regarding information already contained in the Specific Plan.

Finally, none of the conditions listed above would result from the correction of Section 8.D of the Specific Plan as part of the Final EIR, because the corrected Section 8.D modifies the Existing Building Gross Square Feet by only 2,850 square feet, out of a total of 1,150,894 aggregate square feet, a change of less than one-quarter of 1%.

Moreover, by providing Appendix A to the Specific Plan, the corrected Figures, and the correction to the Existing Building Gross Square Feet during the established review period for the Final EIR, the Lead Agency is providing the agencies and the public with a meaningful opportunity to review and consider the information. Therefore, based on the substantial evidence contained in these Errata, no significant new information is added to the EIR as a result of this Errata and recirculation of the Final EIR would not be required.

A. ORGANIZATION OF THE ERRATA to the Draft EIR

This Errata to the Final EIR is organized in the following sections:

I. Introduction

This section is intended to provide a brief overview of the CEQA requirements for this document and its relationship to other CEQA documentation prepared for the Project.

II. Corrections and Additions

This section provides Corrections and Additions to the Final EIR that were identified as a result of (a) the omission of Appendix A to the Specific Plan, (b) the omission of certain information from the Figures to the Specific Plan, and (c) the correction to modify the Existing Building Gross Square Feet indicated throughout the Draft and Final EIR, and Specific Plan, all as identified by the Lead Agency.

II. CORRECTIONS AND ADDITIONS TO THE FINAL EIR

The following corrections and additions are set forth to update the Occidental College Specific Plan Environmental Impact Report. A comprehensive "Grimes Survey" (undertaken by Grimes Surveying & Mapping, Inc., and dated February 12, 2009) of existing buildings on the property covered by the Specific Plan was undertaken after circulation of the Draft EIR; that survey indicated that the amount of existing development on-site is slightly higher (2,850 sq. ft.) than indicated throughout the EIR. If the maximum amount of new development allowable under the Specific Plan (550,250 sq. ft.) and analyzed in the EIR is added to the existing development, the total on-campus building area, not to be exceeded, would be 1,701,144 sq. ft. This minor change in existing development does not constitute a major change to the analysis presented in the EIR.

One correction to the Draft EIR is required:

Figure 3D.1, page 3D-7 of the Draft EIR, Building 19, Collins House, should be colored yellow, indicating it as an historic building (as shown on Figure 3, Historic Core of the Specific Plan).

Occidental College Specific Plan included in FEIR

Graphics and Appendix A of Specific Plan

The Occidental College Specific Plan including associated graphics and Appendix A, Existing Buildings comprise Appendix A of the EIR. A redline version of the Specific Plan was included in the FEIR showing changes to the Specific plan since publication of the Draft EIR.

In the FEIR, following the redline version of the Specific Plan, the graphics, and Specific Plan Appendix A, are replaced with the following Existing Building Inventory and accompanying map (the large format version of this map is available for review at City Hall, Room 750 and at local libraries), and Figures 1 through 5.

The new figures differ from those originally included in the FEIR only in that (a) Existing Building #19 has been added to Figure 3 as one of the Contributing Buildings within the Historic Core, and (b) Figure 4 now includes an attached list that identifies each Building Opportunity Site and the uses, setbacks from public streets, proximity to Contributing Buildings, maximum permitted height, and primary access for each Building Opportunity Site. Figures 1, 2 and 5 do not change from what was included in the FEIR, but are included here for convenience.

Section 8D of Specific Plan

Section 8D of the Specific Plan (included in the FEIR) is revised to read as follows:

D. New Project Development. *The Additional Floor Area of all new Projects in the aggregate shall not exceed five hundred fifty thousand two hundred fifty (550,250) Gross Square Feet. Maximum Specific Plan Floor Area in the Specific Plan Area shall not exceed one million seven hundred one thousand one hundred forty-four (1,701,144) (i.e., Existing Floor Area (and any replacements thereof) of 1,150,894 plus Additional Floor Area of 550,250 to equal 1,701,144).*

This change to Section 8D of the Specific Plan reflects the correct total Gross Square Feet of Existing Buildings as 1,150,894, as reflected on the Existing Building Inventory (see following pages to be inserted in the FEIR). The previous version of Section 8D of the Specific Plan, that is part of the Final EIR, showed Gross Square Feet of Existing Buildings as 1,148,044, a difference of 2,850 square feet.

CL = Contributing Landscaping

* CB = Contributing Building

OCCIDENTAL COLLEGE SPECIFIC PLAN

Appendix A

EXISTING BUILDING INVENTORY

Building No.	Building Name	Sub-Area No.	Historic Core "CB" ¹	Existing Gross Floor Area	Reserved Gross Floor Area	New Gross Floor Area	Gross Floor Area By Use Type
1	Coons Administration Center	Sub-Area 2		44,158	-	-	-
2	Johnson Hall	Sub-Area 2	CB	40,325	-	-	-
3	Fowler Hall	Sub-Area 2	CB	40,532	-	-	-
4	Norris Hall of Science	Sub-Area 2		52,759	-	-	-
5	Mary Norton Clapp Library	Sub-Area 2	CB	101,834	-	-	-
6	Herrick Interfaith Canter	Sub-Area 2		15,853	-	-	-
7	Swan Hall	Sub-Area 2	CB	18,453	-	-	-
8	Rush Gymnasium	Sub-Area 1		40,410	-	-	-
9	Alumni Gymnasium	Sub-Area 1		14,896	-	-	-
10	Taylor Pool	Sub-Area 1	*	11,980	-	-	-
11	Patterson Stadium	Sub-Area 2		-	-	-	-
12U	Tennis Courts	Sub-Area 2		-	-	-	-
12L	Facilities Management	Sub-Area 2		23,223	-	-	-
13	Thorne Hall	Sub-Area 1	CB	15,783	-	-	-
14	Booth Music-Speech Center	Sub-Area 1	CB	21,345	-	-	-
15	Freeman College Union/JSC	Sub-Area 2	CB	71,589	-	-	-
16	Samuelson Pavillion	Sub-Area 2	CB	7,500	-	-	-
17	Weingart Center	Sub-Area 2	CB	30,140	-	-	-
18	Newcomb Hall	Sub-Area 2		33,216	-	-	-
19	Admissions House (President House)	Sub-Area 1	CB	4,833	-	-	-
20	1824 Campus Road - Counseling Center	Sub-Area 1		2,725	-	-	-
21	1882 Campus Road - Urban & Enviro Policy	Sub-Area 2	CB	-	-	-	-
22	Remsen Bird Hillside Theater (Drama Workshop)	Sub-Area 2	CB	6,341	-	-	-
23	1852 Campus Road - Wallis Annenberg Pres. House	Sub-Area 2	CB	10,104	-	-	-
24	Erdman Hall	Sub-Area 2	CB	18,768	-	-	-
25	Chilcott Hall	Sub-Area 2		16,752	-	-	-
26	Haines Hall	Sub-Area 2	CB	29,032	-	-	-
27	Emmons Health Center	Sub-Area 2	CB	4,337	-	-	-

1. "CB" means Contributing Building (as defined in Section 6 of this Specific Plan)

CL = Contributing Landscaping
 * CB = Contributing Building

OCCIDENTAL COLLEGE SPECIFIC PLAN

Appendix A

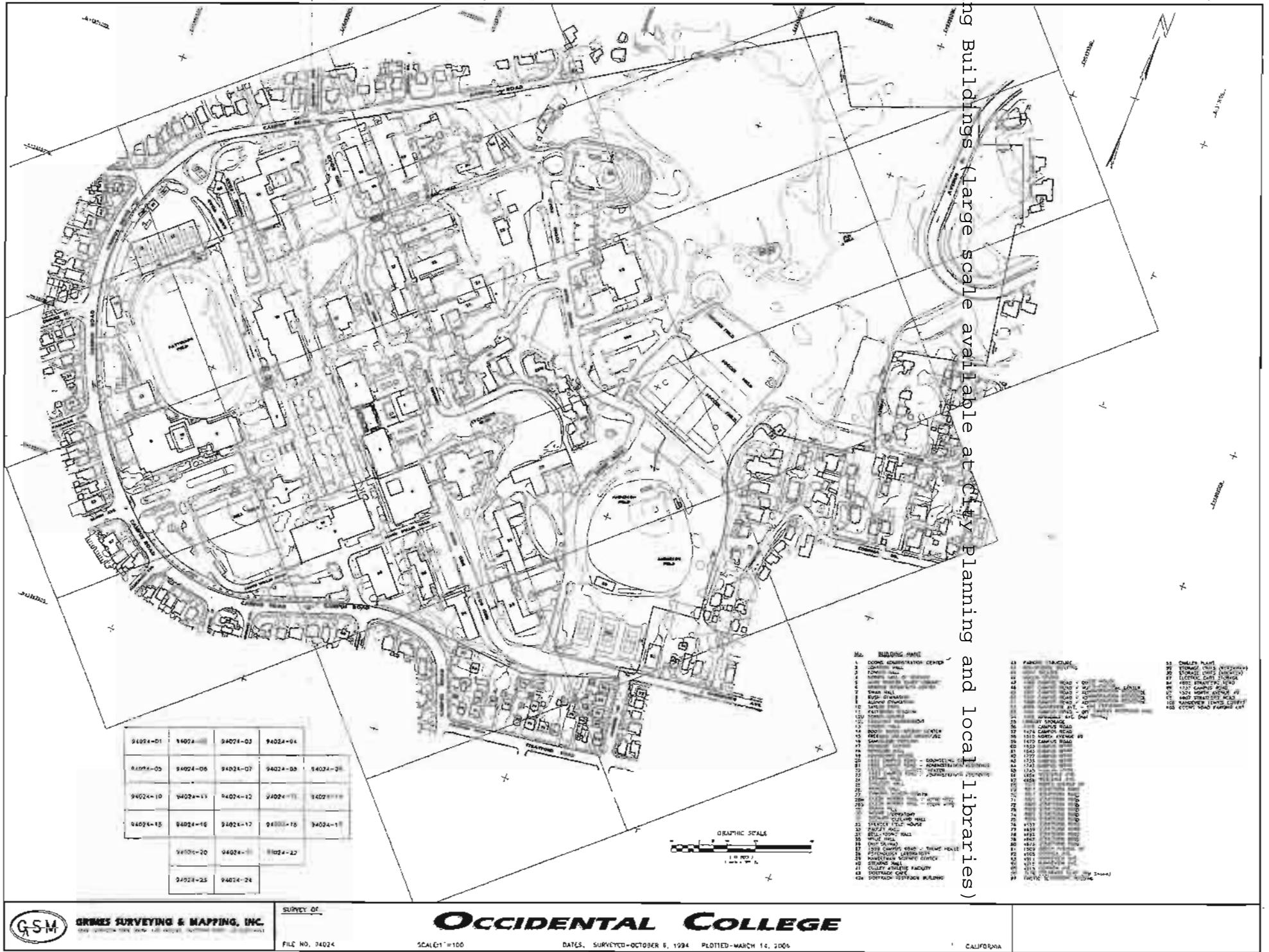
EXISTING BUILDING INVENTORY

Building No.	Building Name	Sub-Area No.	Historic Core "CB" ¹	Existing Gross Floor Area	Reserved Gross Floor Area	New Gross Floor Area	Gross Floor Area By Use Type
28N	Eileen Norris Hall - North Wing (estimated sq ft)	Sub-Area 2		20,000	-	-	-
28S	Eileen Norris Hall - South Wing (estimated sq ft)	Sub-Area 2		21,836	-	-	-
29	Braun Hall	Sub-Area 2		26,968	-	-	-
30	Moore Laboratory	Sub-Area 2		12,604	-	-	-
31	Stewart-Cleland Hall	Sub-Area 2		38,848	-	-	-
32	Spencer Field House	Sub-Area 2		2,034	-	-	-
33	Pauley Hall	Sub-Area 2		27,208	-	-	-
34	Bell-Young Hall	Sub-Area 2		24,600	-	-	-
35	Wylie Hall	Sub-Area 2	CB	16,820	-	-	-
37	1599 Campus Road - Theme	Sub-Area 1	*	6,507	-	-	-
38	Psychology Laboratory	Sub-Area 1		2,382	-	-	-
39	Hameetman Science Center	Sub-Area 1		41,000	-	-	-
40	Stearns Hall	Sub-Area 2		29,504	-	-	-
41	Culley Athletic Facility	Sub-Area 1		9,817	-	-	-
42	Sidetrack Café	Sub-Area 2		600	-	-	-
42a	Sidetrack Restroom Building	Sub-Area 2		1,250	-	-	-
43	Parking Structure	Sub-Area 2		-	-	-	-
44	Bio-Science Structure	Sub-Area 2		43,897	-	-	-
45	Keck Theater	Sub-Area 2		43,517	-	-	-
46	Mullin Studio	Sub-Area 1		5,152	-	-	-
55	Library Storage	Sub-Area 2		-	-	-	-
58	1515 North Avenue 49 (estimated sq ft)	Sub-Area 1		1,414	-	-	-
68	1527 North Avenue 49 (estimated sq ft)	Sub-Area 1	*	1,000	-	-	-
71	4821 Stratford Road (estimated sq ft)	Sub-Area 1		1,000	-	-	-
87	Pacific Telephone Building	Sub-Area 3		-	-	-	-
88	Chiller Plant	Sub-Area 1		5,791	-	-	-
90	Storage Units (Athletics)	Sub-Area 2		-	-	-	-
91	Electric Cart Storage	Sub-Area 1		-	-	-	-
106	Rangeview Dormitory	Sub-Area 2		90,257	-	-	-
TOTAL GROSS FLOOR AREA:				1,150,894			

1. "CB" means Contributing Building (as defined in Section 6 of this Specific Plan)

Appendix A, Map of Existing Buildings (large scale available at City Planning and local libraries)

ng (and local libraries)



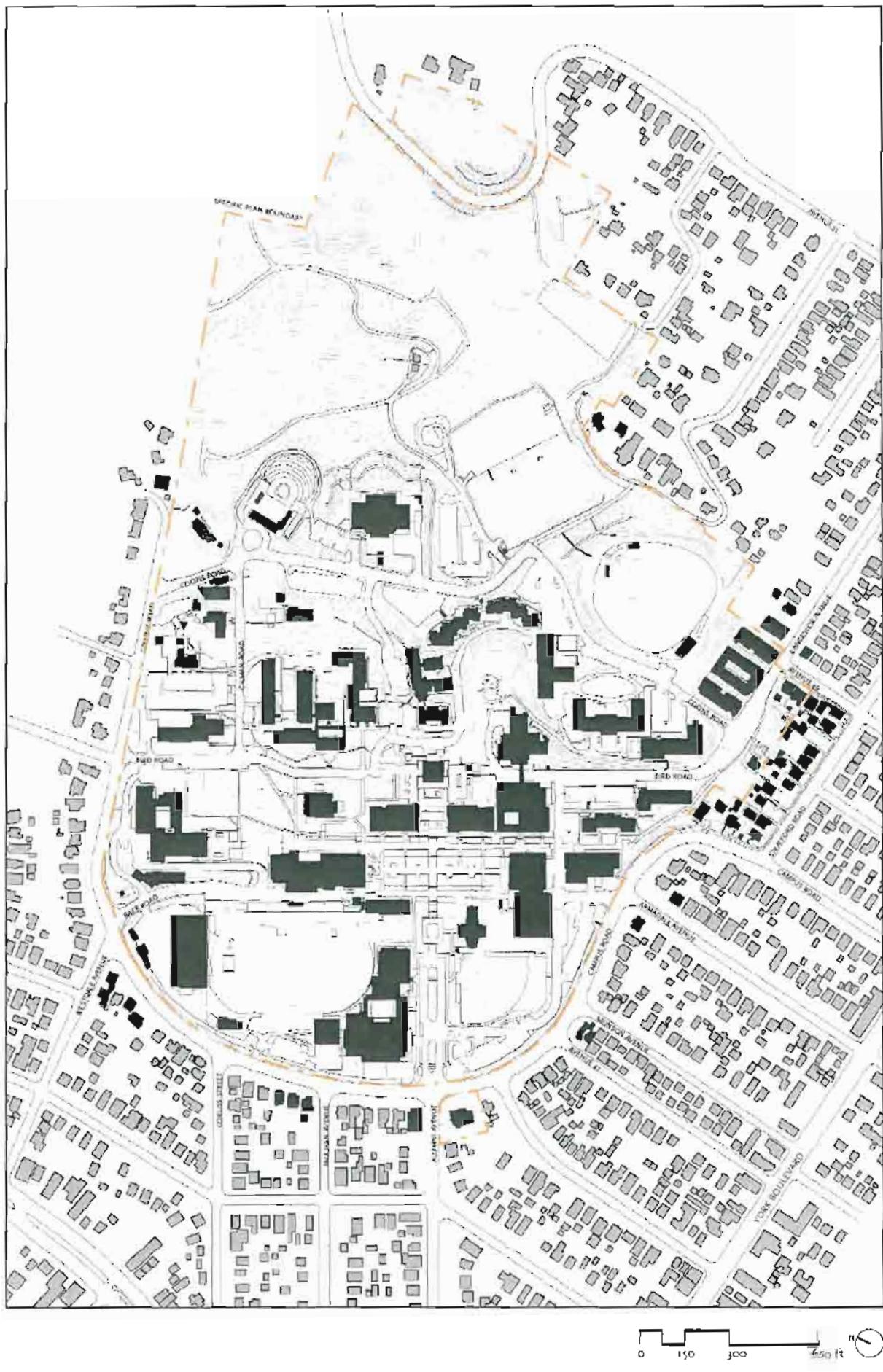


Figure 1. Specific Plan Area

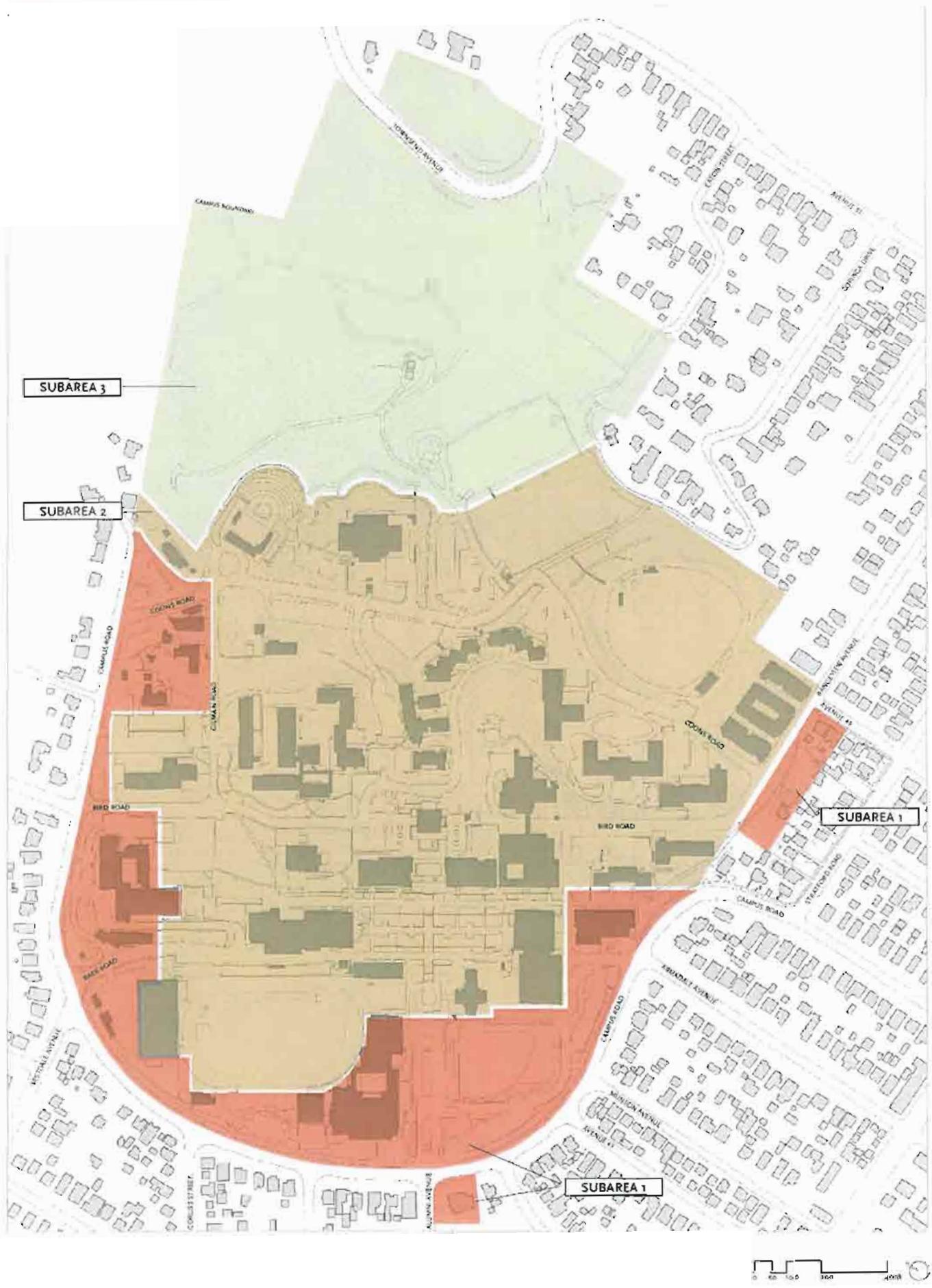


Figure 2. Sub-Areas

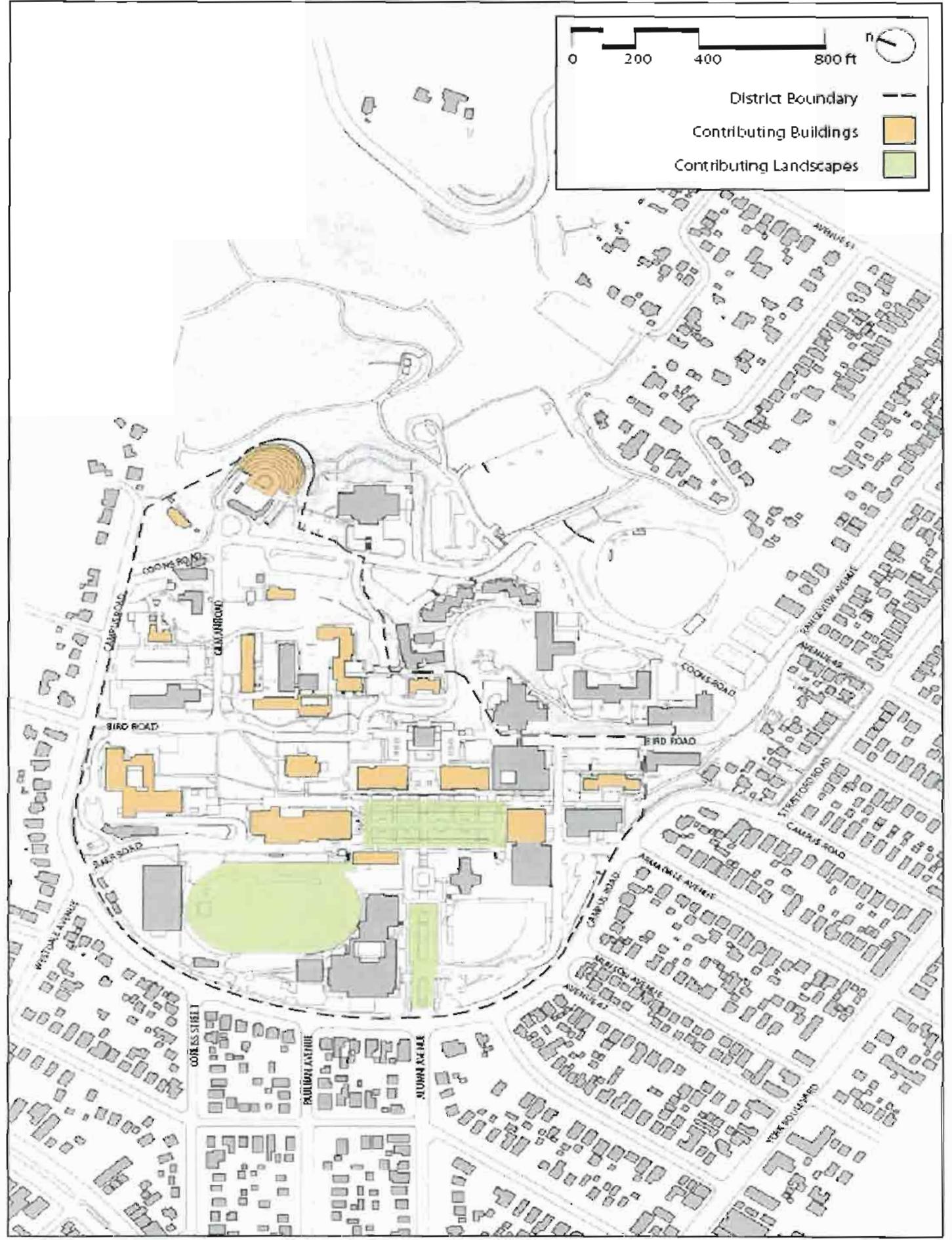


Figure 3.

Historic Core

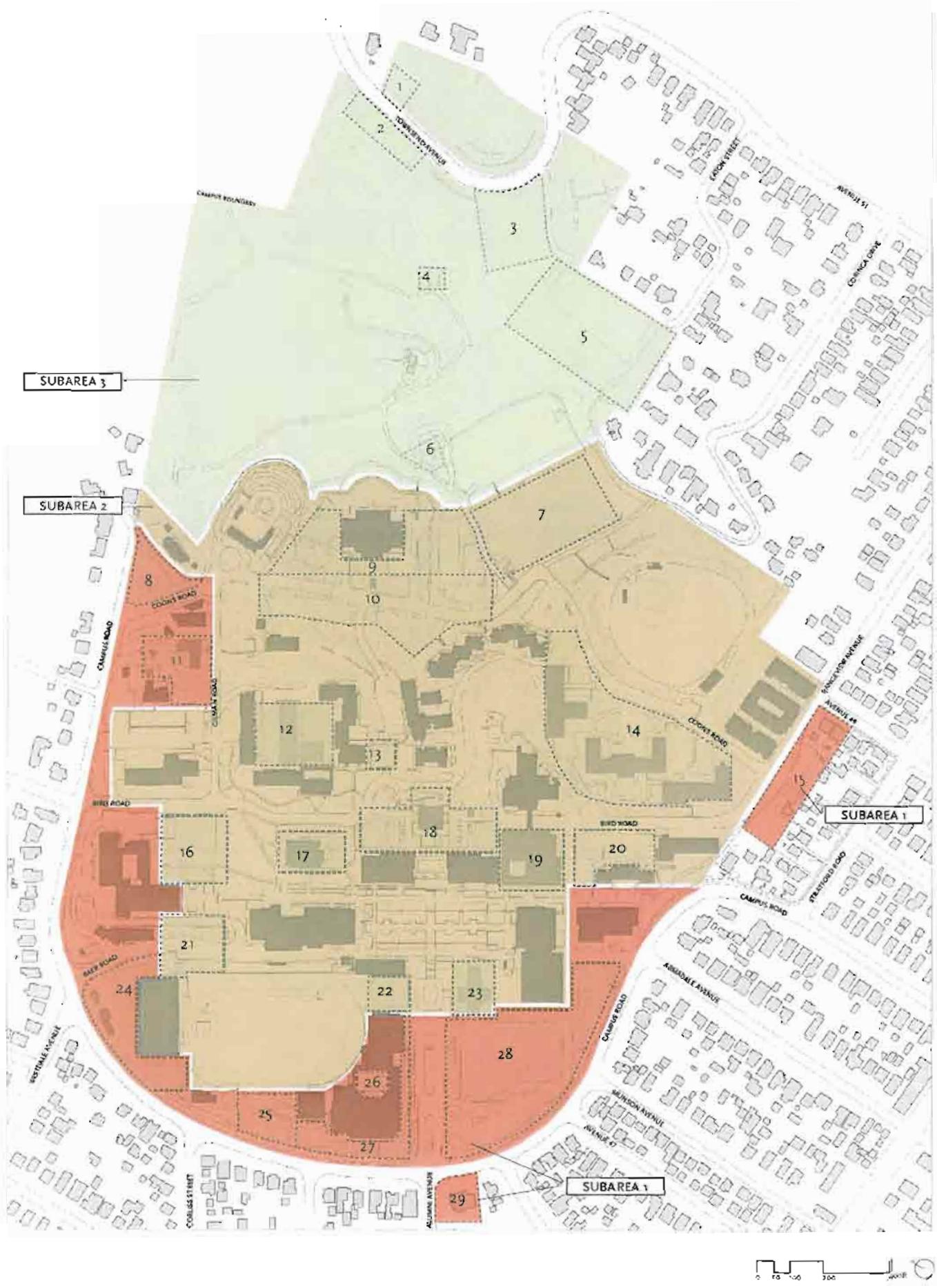


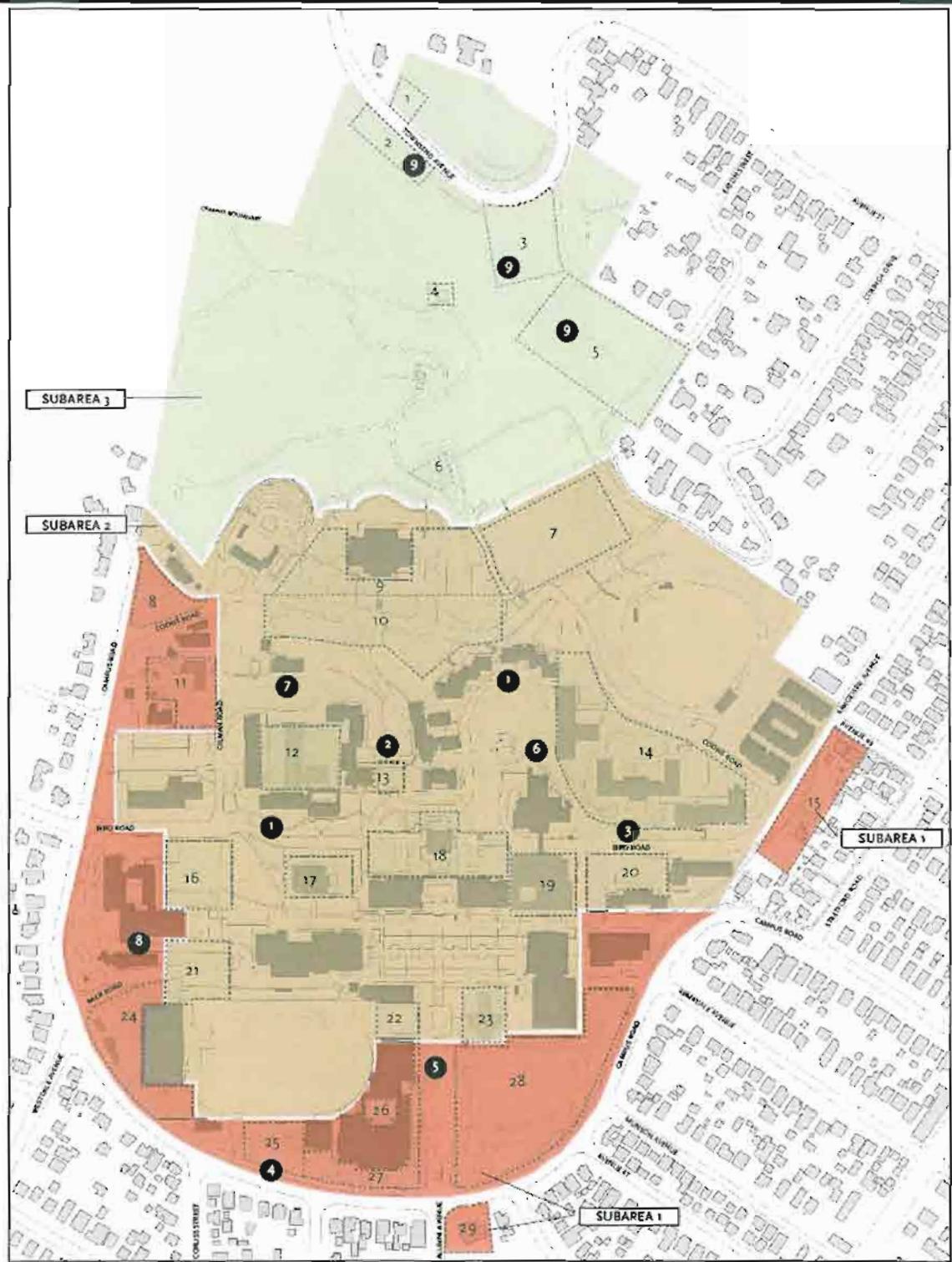
Figure 4. Building Opportunity Sites

FIGURE 4 - BOS Details

BOS Num.	Sub-Area	Potential Uses	Setback from the Public Street	Historically Sensitive ¹	Max Allowable Height in Stories from Finished Grade Level ²	Primary Access
1	Sub-Area 3	AT; C; R	15 feet		3 (or 45') ⁴	External road
2	Sub-Area 3	AT; C; R	15 feet		3 (or 45') ⁴	External road
3	Sub-Area 3	AT; C; R	15 feet		3 (or 45') ⁴	External road: Townsend Avenue (not Eaton) and private driveway
4	Sub-Area 3	AT; C; R			1 (or 15')	Internal pathway
5	Sub-Area 3	AT; C; R	15 feet		3 (or 45') ⁴	Internal road
6	Sub-Area 3	AT; C; R			3 (or 45')	Internal road
7	Sub-Area 2	Sub-Area 1+ Adaptive Reuse			3 (or 45')	Internal road
8	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		3 (or 45') ⁴	External road
9	Sub-Area 2	Sub-Area 1+ Adaptive Reuse			4 (or 75')	Internal road
10	Sub-Area 2	Sub-Area 1+ Adaptive Reuse			4 (or 75')	Internal road
11	Sub-Area 1	AC; AD; AR; AT; C; R		Yes	3 (or 45') ³	Internal road
12	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
13	Sub-Area 2	Sub-Area 1+ Adaptive Reuse			4 (or 75')	Internal road
14	Sub-Area 2	Sub-Area 1+ Adaptive Reuse			4 (or 75')	Internal road
15	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		3 (or 45') ⁴	Internal road
16	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
17	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
18	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
19	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
20	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
21	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
22	Sub-Area 2	Sub-Area 1+ Adaptive Reuse		Yes	4 (or 75') ³	Internal road
23	Sub-Area 2	Sub-Area 1+ Adaptive Reuse			4 (or 75')	Internal road
24	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		3 (or 45') ⁴	External road
25	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		3 (or 45') ⁴	External road
26	Sub-Area 1	AC; AD; AR; AT; C; R		Yes		Internal road
27	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		3 (or 45') ⁴	External road
28	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		3 (or 45') ⁴	External road
29	Sub-Area 1	AC; AD; AR; AT; C; R	30 feet		2 (or 30') ⁴	External road

Footnotes:

1. "Historically Sensitive" means that any new building in a BOS is within 25 feet of (or attaches to) a Contributing Building. The eaves of the new building must align with the eaves of the Contributing Building, and the ridge of the new building may not exceed the height of the ridge of the Contributing Building.
2. Each story is not limited in height, however, combined stories shown shall not exceed the total height limit in feet. The uppermost floor height is to be measured to the top of plate; roof slopes are not included in maximum allowable height. Attics and raised basements that protrude above finished grade are allowed, and are not counted as a story for the purposes of determining building height.
3. For this site, Historically Sensitive requirements (see footnote 1) govern, and override the height limits shown in "Max Allowable Height."
4. For BOS in Sub-Area 1, no buildings are permitted within the set-back areas designated in the column "Setback from the Public Street". Buildings in Sub-Area 1, located between 30 feet and 80 feet from the street, a maximum allowable height is limited to 2 stories (or 45 feet).



- 1: Convert Bird Road and Emmons Road from Erdmann Hall to Coons Road to pedestrian walk (maintain fire access & minimum ADA stalls and service access)
- 2: Convert Haines parking lot to landscape area (maintain fire access & minimum ADA stalls and service access)
- 3: Beautify and provide pedestrian amenities along Coons Road from Hameetman Science Center to new student residence hall (maintain all vehicle access & minimum ADA stalls). Remove selected parking areas.
- 4: Remove existing parking lot.
- 5: Convert Alumni Avenue on-street parking to 15-minute limit
- 6: Convert Braun Hall Parking Lot to landscape area (maintain fire access & minimum ADA stalls and service access)
- 7: Convert Chilcott parking lots to landscape area (maintain fire access & minimum ADA stalls and service access)
- 8: Convert Upper Baer Road and portions of Thorne Hall rear parking lot to pedestrian amenities. A portion of Upper Baer Road will also be used as the Multipurpose Building site
- 9: Provide parking at new employee housing



Campus roads & parking to be removed or modified, as noted



Figure 5.

Proposed Transportation and Parking Plan