

Los Angeles Community College District
Los Angeles Trade-Technical College Facilities Master Plan
Update
(2022)

Los Angeles Community College District

Los Angeles Trade-Technical College Facility Master Plan Update

Introduction

This is the latest in a series of updates to the Los Angeles Trade-Technical College Facility Master Plan. The purpose of this update to the Facility Master Plan (hereinafter referred to as the 2022 Master Plan Update) is to:

- Demolish the Grand Theater building; and
- Construct a re-designed campus entry.

No other changes are proposed to the Master Plan. The horizon year for the 2022 Master Plan Update remains 2035. Forecast student enrollment remains at (or below) 21,300 as identified in the 2005 Final Environmental Impact Report.

Background

In 2005, the Los Angeles College District (LACCD) approved a Facilities Master Plan (Master Plan) and certified the Los Angeles Trade-Technical College Thirty-Year Master Plan Final EIR (2005 FEIR). In 2009, the Master Plan was updated with some minor revisions and a corresponding 1st Addendum to the 2005 FEIR was adopted (2009 Addendum). In Spring 2019 incremental changes to the Master Plan (2019 Spring Master Plan) were made and analyzed in a 2nd Addendum to the 2005 FEIR. In August of 2019, the Notice of Preparation of the Supplemental EIR was published and included the potential for demolition of both the Grand Theater and Redwood Hall. The College has since determined that continued use of the 35,728 square foot Redwood Hall (constructed in 1936) is feasible, but renovation and reuse of the Grand Theater building is infeasible and inconsistent with LACCD's programming and educational goals for the campus. Therefore, demolition of the Grand Theater and subsequent replacement with a re-designed campus entry is now proposed to be included in the 2022 Trade-Tech College Facilities Master Plan (2022 Master Plan).

2022 Master Plan Update

The Grand Theater (also known as the Auditorium portion of the three-building Magnolia Hall Complex) was constructed in 1924. The building is substantially deteriorated but is considered potentially historic for purposes of CEQA. The Grand Theater is 29,976 square feet. The 2005 Los Angeles Trade-Technical College Facilities Master Plan Final EIR (State Clearinghouse No. 2004121007) did not include demolition of the Grand Theater (although it did include demolition of Redwood Hall). Because demolition of the Grand Theater has not been previously evaluated in prior environmental documentation, LACCD determined that preparation of a Supplemental EIR is appropriate. No other changes are proposed to the Master Plan.

In compliance with CEQA (Public Resources Code Sections 21000 et seq.) and State CEQA Guidelines (California Code of Regulations Sections 15000 et seq., hereinafter referred to as Guidelines), the Supplemental EIR contains only the information necessary to make the previously approved Facilities Master Plan Final EIR adequate for the proposed project. This focus meets the requirements for supplemental analysis under Section 15163 of the CEQA Guidelines, which requires that only changes to the 2005 FMP that may result in significant impacts and that were not evaluated and disclosed in the 2005 FEIR be included in this Supplemental EIR. Specifically, this Supplemental EIR has been prepared to evaluate the demolition of the Grand Theater and new gardens and entry now proposed to be included in the 2022 Master Plan.

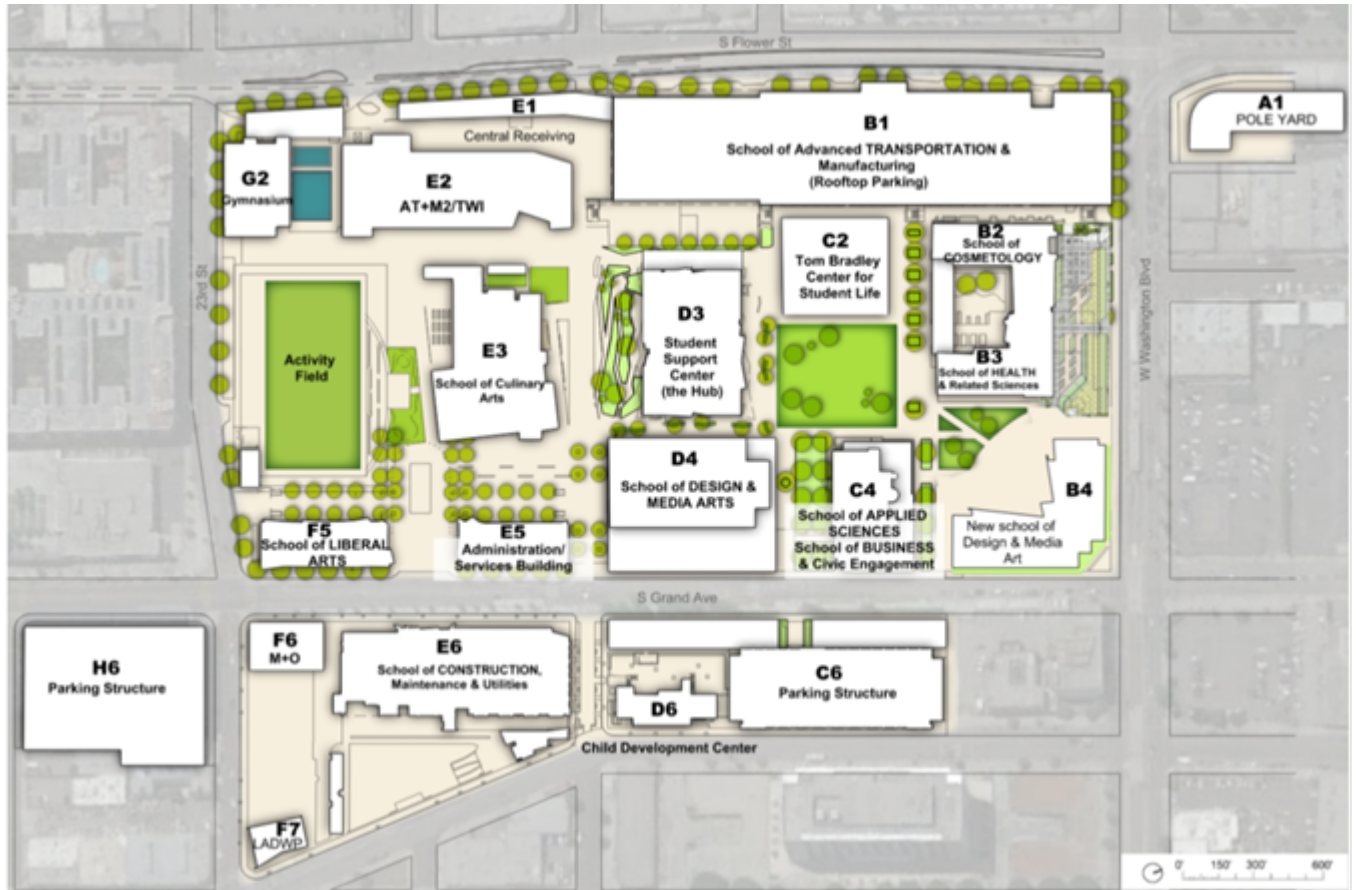
Exhibit 1: Proposed Demolition Location (Depicted in Red)



Exhibit 2: Existing 2019 Facilities Master Plan



Exhibit 3: Proposed 2022 Master Plan



Enrollment

The 2022 Master Plan Update does not propose any changes to enrollment. The horizon year for the 2022 Master Plan Update remains 2035. Forecast student enrollment remains at (or below) 21,300 as identified in the 2005 FEIR.

Historical Resources

The Grand Theater is located immediately adjacent to the rehabilitated East Classroom Building. In the event of an earthquake the Grand Theater building in its current condition represents a hazard to the East Classroom Building. Work on the East and West Classroom Buildings was completed in 2013. Demolition is proposed to remove that hazard. There is no educational programmatic need for a theater in LATTTC’s curriculum or Educational Master Plan and there is no intent in the current Facilities Master Plan to build a new structure on this footprint. A new campus entry and open area is proposed in the 2022 Master Plan in this location. The following **Table 1** summarizes impacts and mitigation measures identified in the Supplemental EIR.

Table 1: Summary of Impacts and Mitigation Measures		
Description of Impact	Mitigation Measures	Level of Significance After Mitigation
<p>The project has the potential to have an adverse change in the significance of a historical resource pursuant to CEQA Section 15064.5. Demolition of the Grand Theater would constitute a potential significant impact due to its eligibility to be a local historical resource.</p>	<p>HR-1 HABS Historic American Building Survey Level 2 Photographic Documentation. HABS level 2 documentation shall be undertaken for the buildings of the Magnolia Hall complex. Level 2 requires archival quality large format negatives and prints of exterior and interior views of the subject buildings. The negatives and archival prints shall be deposited into an archive collection of LATTTC history. Also, an electronic copy of the photographs shall be made and deposited with the LATTTC archive collection and another electronic copy deposited with the Los Angeles Public Library.</p> <p>HR-2. Establish and Maintain LATTTC History Archive. LATTTC shall develop a repository/archive collection within their library to contain materials regarding the history and use of the campus as the site of the Polytechnic High School and as LATTTC. A historic preservation specialist shall be retained to help establish this archive.</p> <p>HR-3 Salvage. Some historic building materials that are not contaminated by hazardous materials (including lead and asbestos) will be salvaged and offered to the public for reuse.</p> <p>HR-4 East Classroom Wall. Finish the East Classroom wall in a manner compatible with the rest of the building consistent with the Secretary of Interior’s Standards</p>	<p>Significant.</p> <p>[The 2003 FEIR identified significant impacts as a result of 1) rehabilitation of Magnolia Hall including the Grand Theater and 2) demolition of Redwood Hall; the 2005 FEIR identified no additional impacts to historical resources.]</p>

Summary

The 2022 Master Plan Update includes the demolition of the Grand Theater and replacement of the structure with a re-designed campus entry. No other changes are proposed by the 2022 Master Plan Update. Implementation of Mitigation Measures **HR-1** through **HR-4** would help to minimize the potential impact on this building; however, potential impacts would remain significant and unavoidable.