



Los Angeles Trade-Technical College Facility Master Plan Update

2022 Supplemental Environmental Impact Report

Facilities Master Plan and Oversight Committee

November 16, 2022

BuildLACCD

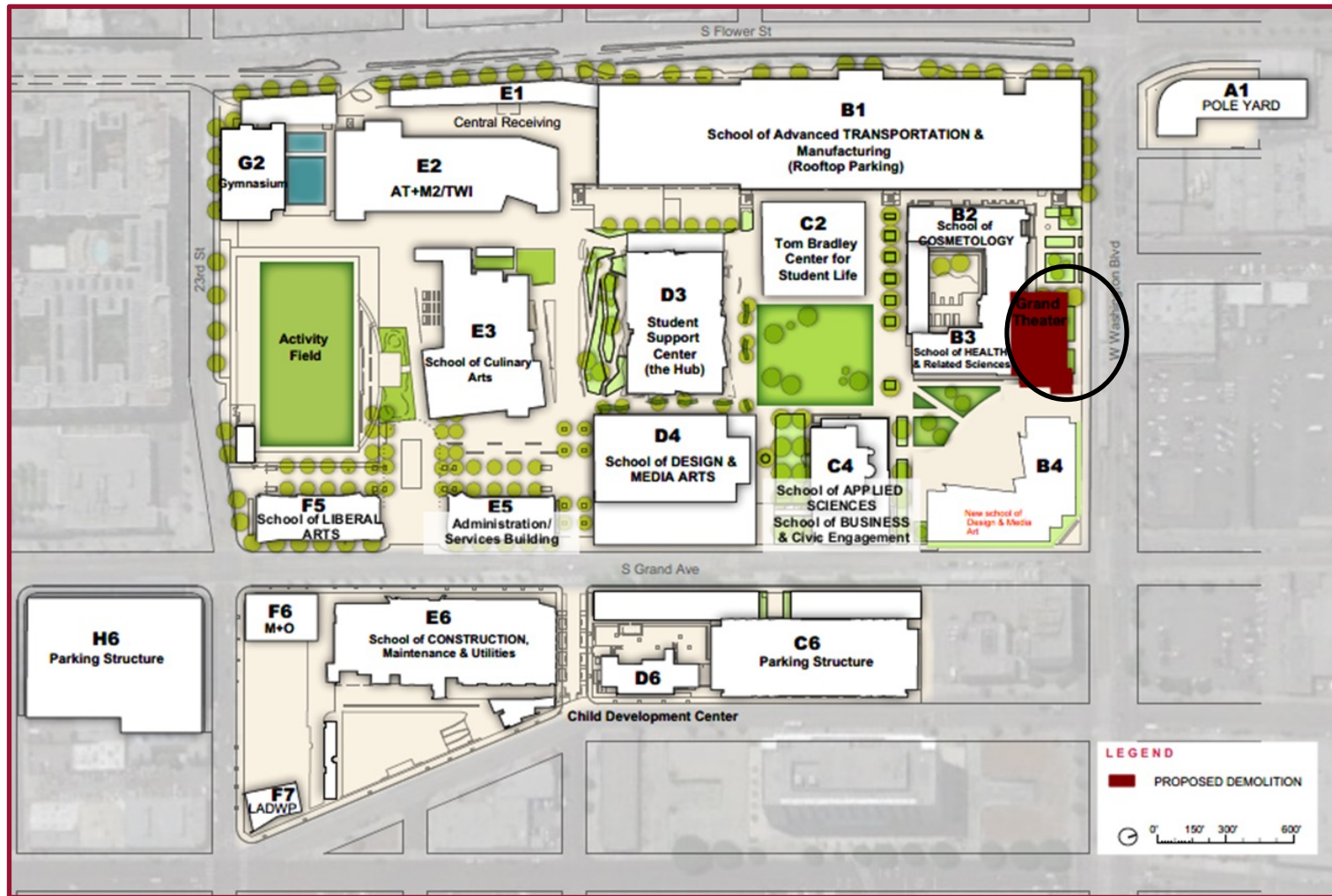
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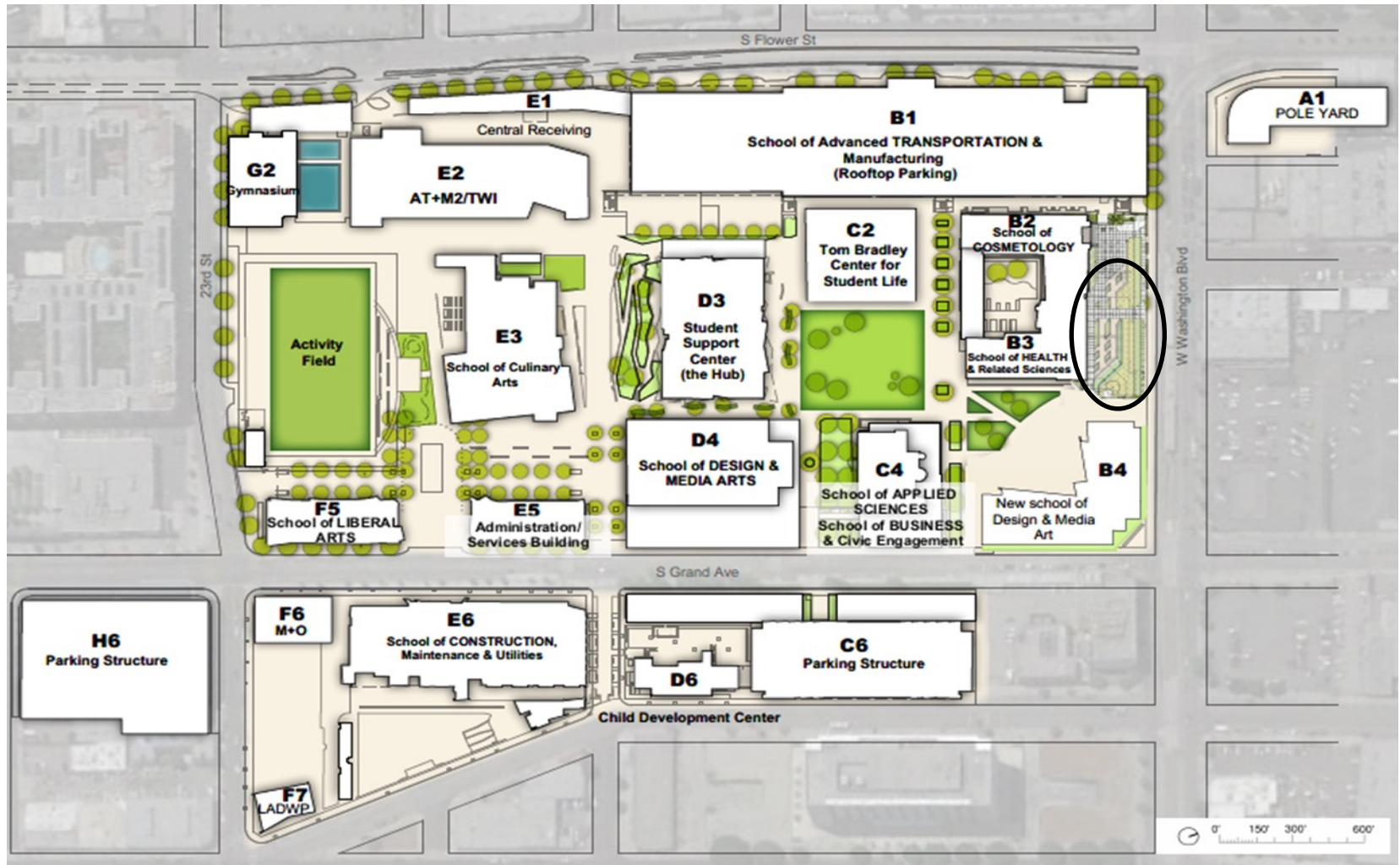
Project Overview

- In August 2019, the District published a Notice of Preparation of a Supplemental EIR, which included the potential for demolition of the Theater and Redwood Hall.
- The College is continuing to use the Redwood Hall, but renovation and reuse of the vacant Theater building is infeasible and inconsistent with the District's programming and educational goals for the campus.
- Demolition of the Theater and subsequent replacement with a new campus entry is now proposed as part of the proposed 2022 Trade-Tech College Facilities Master Plan update and Supplemental EIR.

Proposed Demolition Location



Proposed 2022 Master Plan



Theater – Interior Condition



Summary of History of Auditorium/Theater Structure

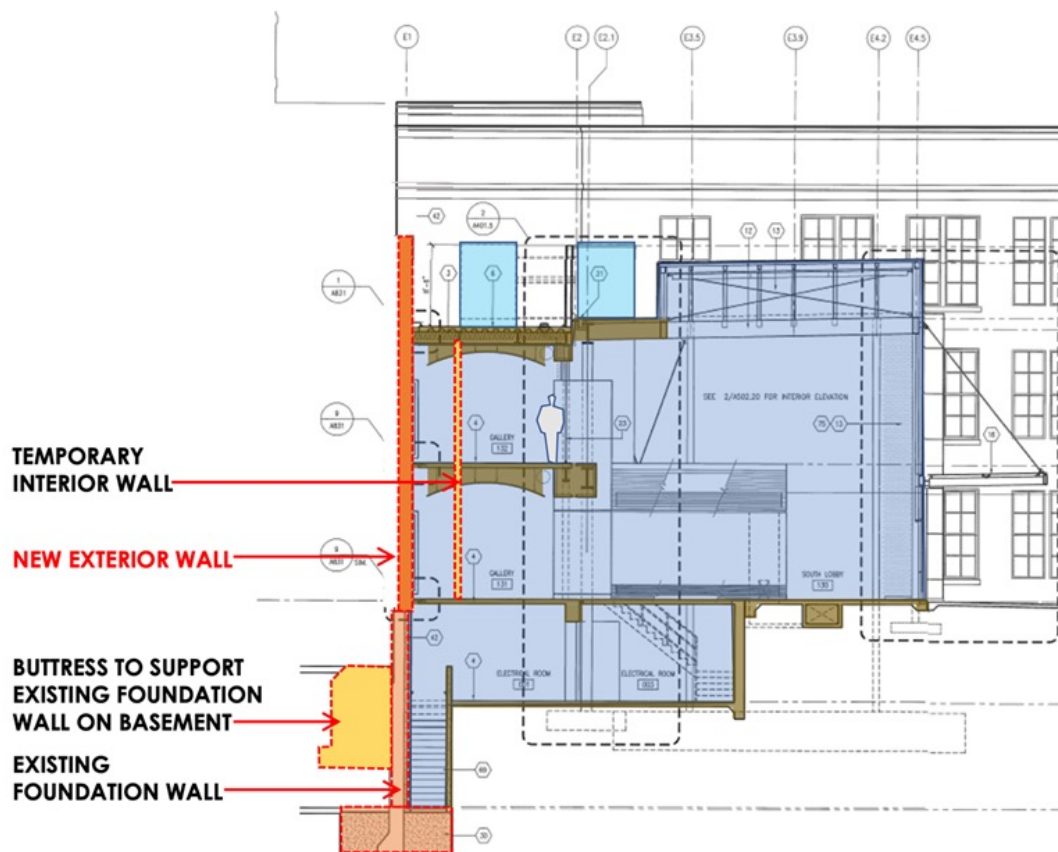
- 1924: Built as auditorium for Metropolitan Polytechnic High School
- 1934: Seismic repairs following the Long Beach earthquake
- 1957: Trade-Tech College established on-site
- 1978: High school auditorium substantially altered/remodeled to create a “performing arts theater” for College
- 2009: Last time Theater was occupied
- 2010: Magnolia Hall Modernization Project, massive structural concrete columns added along the interior south wall of Theater adjacent to the east wall of Magnolia Hall
- 2009-2022: Theater sits unoccupied, condition deteriorating, potential fire and seismic safety hazard
- 2022: Facility Master Plan update proposes to demolish the Theater structure to construct new campus entryway

Proposed Master Plan Changes – Rationale for Proposed Demolition

- Eliminates an ongoing safety concern and public hazard
- Division of the State Architect is requiring demolition or significant structural upgrade to current code at substantial cost
- Trade-Tech does not have a theater program or use for a renovated theater
- Theater footprint provides temporary laydown space for construction of adjacent Design and Media Arts facility
- Demolition will allow for the construction of a new north campus entry and landscaped open space

Magnolia Hall Structural Improvements

Theater demolition will allow for structural improvements to east wall of adjacent historic Magnolia Hall



Proposed New Campus Entry



Proposed New Campus Entry

- Enhances Washington Boulevard frontage of campus
- Provides greater visibility to interior of campus
- New hardscape/landscape provides welcoming entrance and improved campus circulation
- New shade trees, benches, gathering plaza
- New security fencing and gates
- Incorporates planned Design and Media Arts sign graphics demonstration walls

CEQA Background

- Previous Campus Master Plan EIR does not analyze the demolition of the Theater.
- Given the history of the building, the proposed demolition requires analysis.
- District determined Supplemental EIR to be appropriate.
- Prior Notice of Preparation of Supplemental EIR indicated Redwood Hall also considered for demolition; however, the College is continuing to use the building at this time.

Final SEIR: Findings and Mitigation Measures

- SEIR Findings:
 - Despite alterations to the structure and its deteriorated condition, Theater is likely a historic resource under CEQA.
 - Proposed demolition is considered a significant impact; therefore, District elected to prepare a Supplemental EIR to fully evaluate the impact of demolition of the Theater.
- Proposed SEIR Theater Demolition Mitigation Measures:
 - Photographic documentation of Theater structure and establish archive of Theater records/photographs.
 - Salvage select historic building materials from Theater not contaminated with hazardous materials.
 - Following demolition, finish the adjacent wall of historic East Magnolia Hall in a manner consistent with Secretary of the Interior's Standards.

Public Engagement

- 08/21/19: Notice of Preparation of Supplemental EIR circulated for public review.
- 05/11/22: Public “Town Hall” meeting held on campus to discuss campus facility priorities, including proposed Theater demolition and Supplemental EIR; Meeting open to public, staff and students.
- 07/06/22: Staff met with representatives of the LA Conservancy, who toured Theater.
- 07/25/22-
-09/08/22: Draft Supplemental EIR circulated for 45-day public comment period; Copies available at ESC, campus library, and on-line.
- 08/23/22: Second public meeting on the proposed Theater demolition held on campus, open to public, staff, and students.
- 11/09/22: Final Supplemental EIR circulated to public; Document includes responses to comments from LA Conservancy; Copies available at ESC, campus library, and on-line.

Next Steps

- At this meeting, staff requests FMPOC recommend the full Board of Trustees to approve the 2022 Facilities Master Plan update and Supplemental EIR.
- If recommended by FMPOC, staff to request approval by the Board of Trustees at the next Board meeting.
- If Board approves, a Notice of Determination reflecting the Board's approval to be filed by staff with the County Clerk.

QUESTIONS