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### III. PROJECT DESCRIPTION

#### A. Introduction

The Los Angeles Community College District (LACCD) and West Los Angeles College (WLAC, or College) in the County of Los Angeles are proposing to adopt a Facilities Master Plan (Master Plan) to guide campus development through 2022 and to accommodate a projected enrollment of 18,904 students, or 15,342 full-time-equivalent (FTE)<sup>1</sup> students. It is projected that by 2022, there will be 1,248 headcount employees or the full time equivalent of 813. The primary purpose of the Facilities Master Plan is to guide the physical development of the campus, so as to help the college achieve its academic goals. It translates academic goals and objectives, student enrollment projections and implementation strategies into physical form. The Master Plan identifies the location of land uses for the campus including buildings, open space, existing and potential roads, parking, utility infrastructure improvements and pedestrian and vehicular circulation. It also provides a framework for the overall design of new buildings on campus.

In April 2001, Los Angeles voters approved Proposition A, which provides for a \$1.245 billion facilities bond to be used to construct new buildings and modernize existing facilities at all nine of the Los Angeles Community College District's campuses. West Los Angeles College has been allocated \$111 million of the bond funds. The Facilities Master Plan provides implementation strategies for "Proposition A" development projects as well as for projects outside of Proposition A. The Plan identifies the location of these projects, their approximate size, and the types of uses and activities they will contain.

In May 2002, Los Angeles voters approved Proposition AA, which provides for additional funds to construct new buildings and modernize existing facilities on all nine of the Los Angeles Community College District's campuses. The \$980 million facilities bond will be used to construct new buildings and modernize existing facilities. West Los Angeles College has not been allocated any specific amount of the \$980 million bond measure. The College will utilize whatever funds are allocated to partially fund Phase II of the Facilities Management Plan.

#### B. Project Location

The College is located on an approximately 72-acre parcel within unincorporated Los Angeles County on the westside (**Figure III-1**). The site sits on a series of graded building pads with intervening slopes on the western side of the Baldwin Hills. The campus is bordered by the City of Culver City to the west, northwest and south. The Inglewood (Baldwin Hills) Oil Field borders the campus on the northeastern side. Residential areas are located adjacent to the campus immediately to the west and south.

Access to the campus is provided through Culver City at one primary entrance located at Overland Avenue, two blocks south of Jefferson Boulevard. The College is bounded by Freshman Drive to the west, Sophomore Drive to the north and east and Stocker Street to the south. These three Los Angeles County roadways function as a campus loop street (**Figure III-2**). The College is approximately 1.25 miles east of the San Diego Freeway (I-405) and 1.6 miles south of the Santa Monica Freeway (I-10).

#### C. Existing Campus

The College was opened in 1969 to fill an educational need in the West Los Angeles area. It serves the communities of Beverly Hills, Brentwood, Century City, Crenshaw, Culver City, La Tijera/Windsor Hills, Marina del Rey, Mar Vista, Pacific Palisades, Palms, Playa del Rey, Venice, Westchester, West Los Angeles and Westwood. Student enrollment on the campus as of Spring 2002 was 9,287 (6,436 FTE). Currently, the campus has 516 employees,

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<sup>1</sup> A method of student workload measurement used for comparison analysis. The LACCD considers 525 hours to be the number of instructional hours of one student taking five 3-unit courses for two primary terms. Therefore, a student who receives 262.5 instructional hours would have a full-time equivalence of 0.5. In other words, the student is equivalent to half a full-time student.

**Figure III-1 Regional Location Map**

**Figure III-2 Project Location Map**

(334 FTE), including faculty, staff, and administrators. The Los Angeles Metropolitan area, in which the College is situated influences the College as its demographic, economic, social and political description changes. The area experiences high demands for housing, a growing population, and a diverse service area, all of which are considerations for the campus' future growth. In order to accommodate the needs of the community and create opportunities for increased enrollment, the District plans to expand the campus facilities as part of its Master Plan.

The first permanent facilities on the campus were developed beginning in the fall of 1973 and were completed by 1978-1979. The first structures included the Heldman Learning Resource Center, an Academic Center, and Physical Education buildings as well as non-permanent buildings. There was a large construction gap between 1979 and 1992. However, since 1992 the campus has seen the construction of several important buildings, including the Fine Arts Building, and most recently a new Child Development Center.

As shown in **Figure III-3**, the campus is developed with classrooms, administrative offices, libraries, minimal food facilities, maintenance facilities, track and athletic fields and facilities, and surface parking. The College has 419,315 square feet (sf)<sup>2</sup> of building area. Of this 325,078 sf are within permanent structures, while 94,237 sf are housed in temporary structures. The permanent buildings are generally in good condition. However, the temporary buildings provide few campus amenities and create an overall uninviting, institutional and temporary image for the campus. **Table III-1** presents a breakdown of all existing campus buildings.

In addition to the County roadways, (Freshman Drive, Sophomore Drive, and Stocker Street) which serve to border the campus, the vehicular circulation system consists of several internal streets (Albert Vera Street, and B Street through F Street). Albert Vera Street and D Street are the primary east-west roads and serve to connect Freshman Drive to the interior of the campus. B Street is the primary north-south road, running the length of the campus from Sophomore Drive to C Street. As will be discussed later in this document several of these roadways provide for only one direction of travel for large portions of the length.

The College's existing open space includes significant amounts of underutilized, vacant terraces, graded slopes and large sports fields. The campus currently contains over 32 acres of internal open, vacant, or underutilized space. Overall, vegetation on campus is limited. The landscape located on the graded slopes between terraced pads consists of non-native ground covers such as ivy, bottlebrush, and stands of eucalyptus and long-needled pine trees. The sports fields are covered with turf. None of the county roadways or the campus interior roadways has street trees.

Pedestrian circulation on the campus is provided by sidewalks along the internal streets and less formal concrete paths between the major permanent buildings and the Terrace Green within the campus core. Paths are generally functional with no landscaping. Access is particularly difficult to and from the lower parking lots (Lots 5 and 7) and from Sophomore drive to the center of campus. The changing topography does not adequately meet the needs of disabled users, and most pedestrian paths are indirect and circuitous.

Existing parking is provided by eleven surface parking lots of varying size scattered around the site and on many internal roadways. Additional parking is also provided as on-street parking on the surrounding County streets. The existing on-site parking supply consists of 1,859 spaces. Of these, 1,502 spaces are available to students and visitors. With the exception of metered parking spaces and parking on the perimeter County streets, parking on campus is by permit only. The cost of a parking permit to students is \$20 to \$27 per semester.

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<sup>2</sup> All square foot numbers are gross square feet, unless otherwise indicated.

**Figure III-3 Existing Campus**

**Table III-1  
Existing Campus Development**

<b>Permanent Buildings</b>	<b>Gross Square Foot (GSF)</b>	<b>Assignable Square Foot (ASF)</b>
Storage 1 (A2)	360	333
Flame Storage Chem (FLST)	85	82
Storage 2 (A14)	567	499
Physical Education (C1)	9,836	4,302
Field Storage (C2)	2,045	1,887
Pump House (A17)	1,114	1
Boiler Plant (BP)	5,066	798
Career Education (CE)	37,556	21,198
Mens Physical Ed (MPE)	21,885	14,224
Womens Physical Ed (WPE)	17,492	11,428
Science Center (SC)	8,750	7,043
Heldman (LRC)	64,251	39,361
Green-Lath House (G)	1,340	571
Baseball Storage (A20)	250	216
Aviation Tech (ATC)	54,628	39,695
Physical Plant Shops (A16)	13,942	9,153
Physical Education (PEC)	25,350	19,778
Fine Arts Complex (FAC)	45,816	33,564
CDC Building	14,745	11,638
<b>Subtotal</b>	<b>325,078</b>	<b>215,771</b>
<b>Temporary Buildings</b>		
Music (A1)	1,888	1,643
Student Center (A5)	1,848	1,691
Food Services (A6)	2,921	2,277
Student Store (A8)	8,041	6,403
Admin CEDCE (A9)	4,014	2,550
Dental Hygiene (A10)	4,153	3,000
Travel (A12)	7,200	5,776
Admiss. Couns. Bus. Ofc. (A13)	11,189	9,680
Plant Facilities (A15)	1,992	1,636
Lunch Shelter 1	1,000	648
Classroom Lab Office (B1)	8,558	6,518
Art (B3)	1,956	1,704
Classroom Office (B4)	8,558	5,836
Classroom Career Center (B5)	8,558	6,749
Audio Visual Center (B6)	1,958	1,676
Classroom Offices (B8)	4,143	3,321
Physics (B9)	4,147	3,493
Chemistry Building (B10)	5,826	5,080
Lunch Shelter 2	800	1
Child Care Center (A18)	1,800	1,335
Plant Facilities 2	189	183
Metal Storage Building (MSB)	3,498	3,180
<b>Subtotal</b>	<b>94,237</b>	<b>74,380</b>
<b>Total</b>	<b>419,315</b>	<b>290,151</b>

## D. Proposed Project

Master Plan development is proposed as a two-phased undertaking through the year 2022. Phase I accommodates most of the College's projected needs through 2015 and is paid by Proposition A funds. Phase II accommodates apportion of the College's projected needs through 2022; funding will be partially from Proposition AA and the remainder from yet to be determined sources. A total of approximately 439,350 square feet (sf)<sup>3</sup> of new permanent buildings is anticipated to occur as a result of implementation of buildout of the Master Plan. However, implementation of the Plan will remove approximately 66,628 sf of temporary buildings. This results in a net increase of 372,723 sf of on campus buildings. The Plan also proposes to construct two parking structures providing approximately 2,700 parking spaces. The parking structures would total approximately 1,060,000 sf. The majority of new construction is focused at the Campus' core.

### Phase I

The first phase (Phase I) consists of approximately 210,729 square feet of new buildings. The projects in Phase I are presented in **Table III-2** and discussed in greater detail below.

#### *Phase I Projects*

Physical Education Improvements: Physical Education improvements for Phase I will include artificial turf for the football field and development of an all-weather (synthetic) outdoor running track. The football field usage is not anticipated to change from the current. It is used for physical education and athletics. In the fall, the football team practices Monday through Friday and hosts approximately five games per year on Saturdays. In the spring, the field is used by the Los Angeles Avengers of the Arena Football League. This use of the field could potentially continue. The all-weather running track circles the football field. It is anticipated that the track would host occasional competitive events.

Parking Structure: A new parking structure to accommodate approximately 1,000 spaces will be developed on the existing Lot 8 site. If possible, the new parking structure should include ground floor spaces for bicycle storage and storage/maintenance area. The parking structure will be serviced by an elevator opening onto a new south-parking plaza across from the Fine Arts complex on D Street. Vehicular access to the parking structure will be provided from C Street and D Street. The parking structure will be 374,000 sf and four to five levels, mostly above ground at about 45' in height. It will include architectural screening and design elements on the west and north sides to mitigate views from the Heart of the Campus.

Science and Math Building: The primary divisions in the Science and Math Building will include Science (Physical & Biological), Math and Dental Hygiene. In addition to departmental laboratories and offices related to these divisions, the building will have general lecture spaces and general supporting spaces such as meeting rooms, lounges, recreation, and exhibition spaces. The new Science and Math Building is proposed to be 65,512 sf and four to five stories in height. It would create a major landmark feature at the top terrace level.

Student Services/Administration Building: This building will be a central location where students and College employees will come to relax, conduct business, receive services and work together to carry out the diverse functions of the organization. The primary use is to provide a place for non-classroom student activity, including food service, lounges, recreation areas, student union offices, and meeting rooms. The building will also provide a "one-stop" center for student services: admissions, registration, assessment, orientation, counseling, matriculation office, career center, transfer center, disabled student programs and services, financial aid, student activities, school relations, veterans services, extended opportunity programs and services, international students,

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<sup>3</sup> The size of new development structures are defined in the Facilities Master Plan; however given the long-term nature of the plan, it is possible that some structures will vary in size from what is ultimately built. Therefore, in order to conservatively prepare a "worst case" analysis, the EIR will assume that any individual new structure could grow by as much as ten percent. Therefore, the values presented throughout the EIR are ten percent larger than that presented in the FMP.

**Table III-2  
Phase I Campus Development**

<b>New Building Construction</b>	<b>Gross Square Foot (GSF)</b>	<b>Assignable Square Foot (ASF)</b>	<b>Height (Feet)</b>
Student Services / Administration Building	92,989	62,379	35-60
Science and Math Building	65,512	41,253	35-75
General Classroom Building	50,843	32,647	35-60
Convenience Store	1,320	1,100	14
Entry Kiosk	66	55	14
<b>Subtotal</b>	<b>210,729</b>	<b>137,434</b>	
<b>Existing Buildings to be Removed</b>			
Flame Storage Chem (FLST)	85	81	
Classroom Offices (B8)	4,143	3,321	
Physics (B9)	4,147	3,493	
Chemistry Building (B10)	5,826	5,080	
<b>Subtotal</b>	<b>14,201</b>	<b>11,975</b>	
<b>Existing Campus Development to Remain</b>	<b>405,114</b>	<b>278,176</b>	
<b>Campus Development at Conclusion of Phase I</b>	<b>615,843</b>	<b>415,610</b>	
<b>New Miscellaneous Structures</b>			
	<b>Gross Square Foot (GSF)</b>	<b>Parking Spaces or Seats</b>	<b>Height</b>
Lot 8 Parking Structure	374,000	1,000	45
Physical Education Sports Field Improvements	N/A	N/A	
Various Campus Improvements	N/A	N/A	
<b>Subtotal Miscellaneous</b>	<b>374,000</b>		

and health services. It will also house the major administrative offices such as the President’s Office, Vice Presidents’ Offices, business office, mailroom, personnel/payroll, purchasing, reprographics, etc. Intended uses also include a Faculty Support Center and a Faculty/Staff Training Center, as well as flexible meeting rooms to accommodate a variety of uses. It is proposed that the Student Services/Administration Building will be 92,989 sf and two to three stories in height and located on the northern edge of the Entry Green (see **Figure III-4**).

**General Classroom Building:** The primary divisions in the Classroom Building will be Language Arts and Behavioral and Social Sciences. Besides the laboratories and offices related to these divisions, the building would also have some administrative offices on the first floor. General classrooms and general supporting spaces like meeting rooms, lounge, and recreation will also be provided in the new building. The building will also include a smart classroom with cameras, which is connected to satellite uplink and telephone systems to serve remote students. It is proposed that the Classroom Building be 50,843 sf and four stories in height. It will be located on the lower terrace west of the Library/Heldman Learning Resource Center.

**Figure III-4      Phase I Development**

Convenience Store: The 1,320 sf Convenience Store, located on the Campus Mall east of the Heldman Learning Resource Center (HLRC), is to serve the immediate needs of the campus population. In the initial stages of Phase I, the store will serve as a bookstore carrying textbooks, campus paraphernalia (notebooks, stationary, etc.), and campus-related merchandise. However, with the construction of the proposed Student Services/Administration Building in Phase I and the Student Services/IT/Hi-Tech Building in Phase II (see below), the store will primarily serve as a food kiosk. Other key items to assist students, faculty and staff in their daily work may also be sold in the kiosk. Its location and building use on the Campus Mall will serve to energize this space and enliven the campus.

Various Campus Improvements: The following campus improvements will be a part of Phase I: mechanical, electrical and plumbing (MEP) systems; landscaping, hardscaping and waterscaping – which also includes the development of a walking trail around the existing athletic field just west of the baseball field; signage; general campus lighting; on-campus road improvements and Bus Plaza; outdoor furniture, sidewalks, seating areas and covered areas; additional traffic light at the intersection of Albert Vera Street/Freshman Drive; additional stop sign at Stocker Street/Freshman Drive<sup>4</sup>; attractive entrance monument; and the information/security kiosk and turnout at the main entrance to the campus. The kiosk will be a drive up, manned, informational operation. Only those requiring information will need to stop.

### ***Phase I Secondary Affects***

The relocation of existing offices and programs to the new buildings will necessitate the modification and renovation of some existing buildings. These modifications are generally changes in use of the building and do not add any additional building area to the Campus.

Library/Heldman Learning Resource Center Modernization: The existing Library/Heldman Learning Resource Center will undergo various programming updates and minor enhancements (i.e., painting). Any building structure renovations to accommodate projected needs of the library, library division, etc. will be done under Phase II.

Administration Building Remodeling: The existing Administration building (CE Building) will be remodeled. Remodeling will occur once the new Student Services/Administration Building is completed and occupied. Intended uses of the remodeled building include general assignment classrooms, computer science labs, interdisciplinary computer labs, Business Division offices, and business education.

Existing Science Building: This building will include general assignment lecture classrooms and, depending on the development of a program, temporary space for Communication, Media, Entertainment labs. It will also be the new home for the Program For Accelerated College Education (PACE) offices.

Temporary Buildings (B1, B4, B5 and B6): The 2-story buildings will include general assignment classrooms, and offices for Westside Extension, FACES, CEDCE, Workforce Development Center, and the Campus Police. B6 will continue to house the administration computer systems until the Information Technology building is completed in Phase II.

Demolition of Temporary Structures (B8, B9 and B10): The College will remove temporary buildings B8, B9 and B10 located south of E Street to accommodate the proposed Student Services Center. These buildings total 14,201 sf. The College will provide space of the current occupants of these buildings in a new or existing building.

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<sup>4</sup> The NOP and Facilities Master Plan originally proposed a lighted traffic signal at the intersection of Stocker Street/Freshman Drive, however, based upon comments received during the NOP and review by the project's traffic consultant, this improvement was determined to potentially result in adverse impacts to the intersection of Overland Drive /Freshman Avenue. Further discussion of this issue is provided in Section V.M-Traffic, in this DEIR.

## Phase II

The second phase (Phase II) consists of approximately 228,621 square feet of new buildings. The projects in Phase II are presented in **Table III-3** and discussed in greater detail below.

### *Phase II Projects*

Library/Heldman Learning Resource Center Addition: This project involves renovation and reconfiguration of existing internal layout of the Library/HLRC to accommodate the existing needs and projected growth of the Library and the Learning Resource. In addition, there will be general supporting spaces like meeting rooms, lounge, recreation activities, offices and storage spaces. The building will also continue to house general classroom space, and reading and writing labs. The Library/HLRC will also be expanded by 10,271 sf to accommodate future space needs. Expansion is proposed in the lower level immediately north of the existing ground floor entrance within the space now used as an outdoor courtyard and stairway. The courtyard will be enclosed to create a formal entry to the Library/HLRC from the western edge of the lower Entry Green as well as the central Terrace Green level. The roof level of the new addition is proposed to provide an expansion of the Terrace Green and create a new Entry Plaza with skylights into the spaces below. A critical improvement to the Library/HLRC involves improving the elevators on the exterior that serve as a major vertical circulation element for the Library/Learning Assistance Center and between the exterior terraces.

Media Arts Complex: This building will serve both the campus and the public. It will be located across from the existing Fine Arts Complex and will contain the campus-wide theater north of D Street and an academic building (south of the Science & Math building) housing the Media Arts Entertainment Department. The theatre will be used for academic purposes which will most likely include some type of production a couple of times a year. It is anticipated that the facility would host some type of concerts perhaps twice a month. The projected seating capacity is 800-1,200. The complex would be the new home of Hollywood CPR, an organization dedicated to teaching disadvantaged youth the art of scenery design and construction for the entertainment industry. In addition, an interior sound stage (theater), general classroom space and State required audio-visual/TV functions, and TV & Radio Studios will also be located here. At 88,000 sf, the Media Arts Complex will be one of the largest building complex on campus. Parts of the building will reach 72 feet in height from grade. (see **Figure III-5**).

Student Services/IT/High Tech Classroom Building: This 44,000 sf facility will complete the enclosure of the Terrace Green and Student Center Plaza. It is anticipated to be 35 to 60 feet in height. Along with the Phase I General Classroom Building and the Media Arts Center, the classrooms in this building will supply the College's classroom needs until 2022. The classrooms in this building will be "high tech" in that they will have a personal computer connection at each station and will have equipment necessary for the professor to access the Internet and to display material from his computer via an LCD projector. The IT portion of the building will house an upgraded version of the computers, servers, and other equipment that make up the technology hub that facilitates College electronic communications. Finally, if, after the construction of the Student Services /Administration Building in Phase I, Student Services needs additional space, this building could accommodate such needs.

Physical Education Building Annex: Located inside the "U" formed by the current Physical Education Building, the Annex will be 13,200 square feet and will house a basketball court plus other ancillary facilities. It is anticipated to be 45 feet in height.

Community Center: A new community center catering to the needs of the neighboring community is proposed on the western half of existing Lot 7 Parking. The 13,200 sf center will complement the adjacent community-friendly ice rink. It is anticipated that the community center will house the College's Community Services program and contain rooms appropriate to hold classes. These extension classes are scheduled in patterns similar to the current academic program, including Saturdays. Meeting rooms will be available for community use on an as needed basis.

**Table III-3  
Phase II Campus Development**

<b>New Building Construction</b>	<b>Gross Square Foot (GSF)</b>	<b>Assignable Square Foot (ASF)</b>	<b>Height (Feet)</b>
Media Arts Complex	88,000	61,382	35-75
Student Svcs/IT/Hi Tech Bldg	44,000	28,937	35'-60'
PE Building Annex	13,200	9,515	45'
Ice Rink	55,000	41,250	24'-35'
Heldman LRC Addition	10,271	16,090	24'
Community Center	13,200	0	24'-35'
Restrooms at Bleachers	4,950	0	14'
<b>Subtotal</b>	<b>228,621</b>	<b>157,174</b>	
<b>Existing Buildings to be Removed</b>			
Plant Facilities 2	189	183	
Storage 1 (A2)	360	333	
Lunch Shelter 2	800	1	
Lunch Shelter 1	1,000	648	
Child Care Center (A18)	1,800	1,335	
Student Center (A5)	1,848	1,691	
Music (A1)	1,888	1,643	
Audio Visual Center (B6)	1,958	1,676	
Food Services (A6)	2,921	2,277	
Admin CEDCE (A9)	4,014	2,550	
Dental Hygiene (A10)	4,153	3,000	
Boiler Plant (BP)	5,066	798	
Travel (A12)	7,200	5,776	
Student Store (A8)	8,041	6,403	
Admiss. Couns. Bus. Ofc. (A13)	11,189	9,680	
<b>Subtotal</b>	<b>52,427</b>	<b>37,994</b>	
<b>Campus Development at Conclusion of Phase I</b>	<b>615,843</b>	<b>415,610</b>	
<b>Campus Development at Conclusion of Phase II</b>	<b>792,037</b>	<b>534,790</b>	
<b>New Miscellaneous Structures</b>			
	<b>Gross Square Foot (GSF)</b>	<b>Parking Spaces or Seats</b>	<b>Height</b>
Parking Lot 1 and 2 Structure	686,000	1,700	45
Football Field Bleachers	N/A	2,000	40
Physical Education Improvements	N/A	N/A	
Various Campus Improvements	N/A	N/A	
<b>Subtotal Miscellaneous</b>	<b>686,000</b>		

**Figure III-5 Phase II Development**

Ice Rink: The Ice Rink would, at 55,000 square feet, accommodate 2 ice sheets. The Ice Rink will be located in Lot 7 Parking and is anticipated to be between 24 and 35 feet in height. The ice rink will be used for the physical education program centering on activities involving ice skating. This could include an athletic program with ice hockey, speed skating, and figure skating. Currently the College has men's and women's ice hockey teams but do not offer programs in speed or figure skating. The College will most likely host occasional athletic events there. Seating capacity is anticipated to be between 200 and 300. The ice rink is also anticipated to be open to the public to support public skating, skating clubs and other ice hockey teams in the area. It is anticipated that hours for public use would be in accordance with the existing agreement on second party use of College facilities<sup>5</sup>. This limits use on Sundays and weekdays to 6:00 a.m. to 11:00 p.m. and on Friday and Saturday to 6:00 a.m. to midnight.

Lot 1 and 2 Parking Structure: A new 686,000 sf parking structure will be built at the north end of the Campus Mall. The North Entry Plaza will be the pedestrian transition from the structure and the Mall. The facility will accommodate approximately 1,700 parking spaces. The parking structure will be built in at least two segments to visually break the building façade. Each of the segments will contain 5 parking levels (approximately 45 feet in height).

Physical Education Improvements: Physical Education improvements for Phase II will include:

- Bleacher seats and lighting for the football field plus permanent restrooms: Instead of importing temporary bleacher seats for football games as is currently done by the College, this facility will provide 2,000 permanent seats on the west side of the existing football field. The bleachers are anticipated to be 34 to 40 feet high. Currently, the College brings in temporary bleachers with a seating capacity of 900. In addition, sufficient men's and women's restrooms will be located north of the bleachers in a permanent facility. The 4,950 sf restroom facility is anticipated to be 14 feet in height.
- New Tennis Courts with Lighting: The existing four tennis courts and basketball court will be demolished to accommodate six new high-quality tennis courts with adequate lighting.
- Baseball Field Renovation and Lighting: The existing baseball field will be renovated with new and improved lighting. The field may need to be reconfigured to accommodate the new softball field to the east.
- Softball Field Renovation and Lighting: A new softball field will be accommodated in the open space immediately east of the renovated baseball field. Adequate lighting will also be constructed.
- Throwing Field Renovation and Lighting: The existing throwing field will be renovated with lighting and limited parking.
- Soccer Field: As discussed below, a portion of parking lot 5 will be removed and replaced with a large grass area to be used as a soccer field and ceremonial green.

As in Phase I, the relocation of existing offices and programs to the new buildings will necessitate the modification and renovation of some existing buildings. These modifications are generally changes in building use and do not add any additional building area to the Campus. Portions of the remodeling of the Administration (CE) building, Existing Science building, and Temporary buildings B1, B4, and B5, which were discussed under Phase I, may occur during Phase II.

Demolition of Temporary Structures (A1 through A13, B6 and Boiler Room): The College will remove temporary buildings A1 through A13 on the northern portion to accommodate the proposed Lot 1 and 2 parking structure. B6 will be demolished to accommodate the proposed Student Services/IT/Hi-Tech Building. Demolition of the boiler room will accommodate additional faculty parking demand.

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<sup>5</sup> Settlement Agreement, Los Angeles Community College District and City of Culver City, September 10, 1993.

Old Child Care Center Buildings and part of Lot 5 parking structure and Renovate Soccer Field: The College will remove the old Child Care Center Buildings (A-18) and part of the Lot 5 parking. The re-designed area will be essentially utilized as a soccer field, and occasionally as a ceremonial green to host annual graduation ceremonies.

### **Second Access Road**

As the College grows, a second access will be needed to improve access to campus and for safety of WLAC students, faculty and staff at some point in the future. Without construction of a second access route, the one existing entryway at Overland Avenue and Freshman Drive would have to accommodate all campus related trips. A second access to the campus is expected to be located on an off-site location generally north of the campus. No particular alignment has yet been selected or approved. Neither the LACCD nor WLAC has committed to the acquisition of any property for any particular roadway alignment.

As shown in **Figure III-6**, the Master Plan illustrates three conceptual alternative routes for providing second access to the campus. The first alternative is a northerly connection to the intersection of Jefferson Boulevard and Duquesne Avenue through the Culver City Park. The second alternative is north through the Baldwin Hills oil fields to Jefferson Boulevard via Hetzler Road. The third alternative travels north from Sophomore Drive eastward to La Cienega Boulevard. Each of these potential alternatives is discussed below.

Alternative A - Connection to Jefferson Boulevard and Duquesne Avenue through Culver City Park: This first alternative (A) provides an access route through the Baldwin Hills oil well sites north of the campus to Duquesne Avenue through Culver City Park. This alternative provides a connection to “B” Street and Sophomore Drive at the College’s north parking lot entry area.

Alternative B - Connection to Jefferson Boulevard via Hetzler Road: The second alternative (B) provides access to the College through oil field areas of the Baldwin Hills and connecting to Jefferson Boulevard via Hetzler Road. This alternative provides a connection to “B” Street and Sophomore Drive at the College’s north parking lot entry area.

Alternative C - Connection to La Cienega Boulevard: This final alternative (C) offers WLAC-related traffic a substantially different route. This alternative exits the northwest corner of the campus at Sophomore Drive and connects to La Cienega Boulevard near the Kenneth Hahn State Recreation Area.

### **E. Master Plan Design Concepts**

In the Master Plan design process, campus planning, landscape, and building design guidelines were identified and followed in addressing issues related to the physical development of the College campus. Components of the physical plan include the Landscape Framework; the Architectural Framework; Vehicular and Pedestrian Systems and entries; Parking; Service and Emergency Access and Parking; Public Transit; Site Amenities; Hardscape Elements; Landscape Elements; and Loading, Storage, Service, and Refuse Collection areas.

The intention of the Master Plan is to arrange new structures to create a strong academic core to the campus. This core will command attention and will provide the College with a skyline against the Baldwin Hills. The use of vertical circulation elements and icons will add further interest to the skyline and assist campus users to orient themselves. The campus core will also provide a Central Plaza as the hub connecting the north-south Campus Mall and the east-west Green Corridor. Open spaces will be created to the west, along with recreation fields and lower intensity uses located along Freshman Drive. Open space and landscaping serves to unify the campus by establishing boundaries for precincts, connecting destinations, and strengthening existing open spaces. Four major elements of emphasis are: formal landscape of the central campus core; sports and recreational open spaces; streetscapes/paths/entries; and the natural landscape.

**Figure III-6                      Potential Second Access Locations and Alignments**

Universal design considerations for people with mobility limitations, visual impairments, or other disabilities were incorporated into the overall design for campus accessibility, as the multiple levels and steep slopes of the existing campus present unique challenges. Campus vehicle circulation is addressed in the Master Plan relative to clarifying and distinguishing desired circulation patterns and entry points, while providing a pedestrian-oriented campus.

The Master Plan provides that new buildings should be designed so as to create a more sustainable environment. Use of innovative building techniques and materials to promote energy conservation and environmental enhancement, conserve natural resources, and maximize the use of renewable resources, is a major objective of the campus plan. The goal is not simply to reduce environmental impacts but in every way possible to improve and enhance the environment and the setting of the West Los Angeles College campus. Sustainable design is promoted in the Master Plan by six major design strategies based upon the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Green Building Rating System and the District's Sustainable Building Principles, Standards and Processes.

The LEED Rating System is a self-assessment system for rating commercial, institutional and high-rise residential buildings on the basis of how much design and construction practices significantly reduce or eliminate the negative impact of those buildings on the environment. It is a whole-building, integrated approach that provides a national standard of measurement for designing, constructing and operating green buildings. There are four levels of certification, from LEED Certified, rising in steps to Silver, Gold and Platinum Levels, based on the number of points a building receives. LEED certification is a three-step process involving product registration, technical support and building certification. Based on scientific standards, the LEED system emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

#### **F. Project Objectives**

The purpose of the West Los Angeles College Facilities Master Plan is to provide for continued and expanded educational opportunities for students. Nine (9) goals and objectives have been identified in the Master Plan as a result of input from the Campus Planning Committee, the Cabinet, and the campus community (i.e., students, faculty and staff). The identified goals are:

**Goal 1: Create a "State-of-the-Art" physical campus environment that conveys the College's excellence and stability.**

Creating a high quality and attractive physical college environment will promote academic excellence and service in the West Los Angeles College community, region, and the State. "State-of-the-art" facilities, including buildings, classrooms and laboratories, will support a strong academic environment, provide technology opportunities, and encourage other support systems that make WLAC a premier community college.

**Goal 2: Organize and develop land use activities within the campus to strengthen academic, cultural and social interaction.**

Building a lively and stimulating campus environment will encourage learning, personal growth and social interaction. Currently, the majority of academic and student activity facilities at WLAC are scattered in a number of temporary structures on the north side of the campus and along Sophomore Drive. The primary campus buildings are located at the center of the campus, including the Library/Learning Assistance Center, the Fine Arts Complex, Administrative Offices, and the single story Science Building. On the periphery of the central Campus Core are the Physical Education Complex and the Aviation Technology Complex, located on B Street. To reach this goal, land use activities are planned to create a campus that has a recognizable center, appropriate separation of land uses, and desirable spaces such as courtyards and plazas to encourage formal and informal academic, cultural and social interaction.

**Goal 3: Take advantage of the views from the higher locations of the campus.**

One of the greatest assets on the WLAC campus is the view that result from its location in the foothills of the Baldwin Hills. Future development is organized to take advantage of this unique feature, while creating a distinctive and attractive skyline of the campus with the backdrop of the Baldwin Hills when viewed from the west.

**Goal 4: Create a strong, walkable pedestrian-friendly Campus Core.**

Future development will establish and support clear orientation and direction for pedestrians to ensure that they can move safely and efficiently throughout the WLAC campus. Preserving the “humanscale” of the campus with active uses at the building edges and clear pedestrian walkways will strengthen the campus’ pedestrian orientation.

**Goal 5: Preserve, enhance and restore the natural environment.**

The Facilities Master Plan organizes new development to efficiently utilize the campus’ limited building opportunities and to ensure that existing trees, wildlife and landscape vegetation in the core campus is maintained and expanded. Future land use and development patterns will incorporate existing natural landscape patterns to preserve and enhance the environmental quality of the campus and to provide a beautiful, healthy and clean environment for the WLAC community.

**Goal 6: Strengthen and clarify circulation systems to create a safe, convenient and accessible environment.**

The facilities component of the Plan enhances and organizes circulation patterns in and around the WLAC campus to minimize vehicular/pedestrian conflicts and to promote safe, efficient and accessible movement of people, vehicles and services. Access improvements, entryway enhancements, and coordinated vehicular, bicycle, and pedestrian circulation patterns are all a part of the Facilities Master Plan for the WLAC campus. All buildings will be universally accessible.

**Goal 7: Maintain flexibility in use of spaces and buildings; design for future growth and expansion.**

Changing circumstances may affect campus development in the future. It is essential to develop and maintain a land use plan and building design that support the campus today and into the future. Creating flexible facilities that accommodate the College and departmental expansion, clustering appropriate buildings and uses, and providing reserve and expansion areas, will ensure that current and future growth is efficient and desirable in meeting the academic needs of the College.

**Goal 8: Create a strong sense of place that supports the academic and social life of the College.**

The image of WLAC within the campus and community is comprised of many visual design elements, significant buildings and places. These elements are arranged and organized to preserve, enhance and support a strong and unique sense of place, and communicate the WLAC identity to its users and the surrounding community. A beautiful and safe campus with recognizable landmarks, landscape and architectural amenities contribute to this identity. Design elements such as clear attractive campus entries and well-defined edges and entry points will also contribute to a strong sense of place.

**Goal 9: Strengthen physical connections and campus activities that serve the surrounding community.**

WLAC seeks to provide a physical setting that allows the College to exist in harmony with the surrounding community. The campus serves the local community and region by becoming a center of intellectual and cultural life, with facilities and programs that support this goal.

**G. Project Approvals and Intended Uses of the EIR**

The California Environmental Quality Act (CEQA) requires the preparation of an EIR when there is substantial evidence that a project may have a significant effect on the environment. The purpose of the EIR is to provide decision makers, public agencies, and the general public with an objective and informational document that fully discloses the potential environmental impacts of the proposed project. The EIR for the West Los Angeles College Facilities Master Plan is a combined Project / Program EIR. A Project EIR examines the environmental effects of a specific development project while a Program EIR is described as an EIR “which may be prepared on a series of actions that can be characterized as one large project and are related either geographically, as logical parts in the chain of contemplated actions, in connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program...” (CEQA Guidelines Section 15168). Under CEQA, specific projects proposed under the Master Plan may rely on the Program EIR as the base environmental document for environmental review. Subsequent projects in the Master Plan must be examined in light of the Program EIR to determine whether an additional environmental document must be prepared. If the lead agency finds that the subsequent activity would not result in new effects or require new mitigation measures, the lead agency can approve the activity as being within the scope of the project covered by the Program EIR and no new environmental document would be required (CEQA Guidelines Section 15168).

This EIR will be used by the Los Angeles Community College District, as the lead agency under CEQA, in making decisions with regard to approval of the Facilities Master Plan and implementation of projects identified in the Plan. The information in this EIR may also be used by other agencies, including but not limited to those identified below, in deciding whether to grant permits or approvals necessary to construct or operate the projects discussed in the Master Plan.

- State of California
  - California Department of General Services - Division of the State Architect
  - California Department of Toxic Substances Control
  - California State Fire Marshal
- Regional Water Quality Control Board (National Pollutant Discharge Elimination System Permit)
- South Coast Air Quality Management District (Stationary Source Permits)
- County of Los Angeles
- City of Culver City
- City of Los Angeles