Los Angeles Community College District

Fourth Addendum to the 2002 LOS ANGELES CITY COLLEGE MASTER PLAN ENVIRONMENTAL IMPACT REPORT

February 2026 | EIR Addendum



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FOURTH ADDENDUM TO THE 2002 LOS ANGELES CITY COLLEGE MASTER PLAN ENVIRONMENTAL IMPACT REPORT

for the Los Angeles Community College District

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TABLE OF CONTENTS

Environmental Checklist **1**
Project Information 1
Environmental Factors Potentially Affected 2

1. Introduction **1-1**
1.1 Background, Purpose, and Scope 1-1
1.2 Environmental Procedures 1-1
1.3 Prior Environmental Documentation 1-3

2. Project Description **2-1**
2.1 Project Location 2-1
2.2 Environmental Setting 2-2
2.3 Description of the Proposed Project 2-7
2.4 Project Construction and Phasing 2-9

3. Environmental Analysis **3-1**
3.1 Aesthetics 3-2
3.2 Agriculture and Forestry Resources 3-6
3.3 Air Quality 3-8
3.4 Biological Resources 3-12
3.5 Cultural Resources 3-15
3.6 Energy 3-22
3.7 Geology and Soils 3-24
3.8 Greenhouse Gas Emissions 3-27
3.9 Hazards and Hazardous Materials 3-30
3.10 Hydrology and Water Quality 3-34
3.11 Land Use and Planning 3-39
3.12 Mineral Resources 3-41
3.13 Noise 3-42
3.14 Population and Housing 3-46
3.15 Public Services 3-47
3.16 Recreation 3-49
3.17 Transportation 3-51
3.18 Tribal Cultural Resources 3-55
3.19 Utilities and Service Systems 3-58
3.20 Wildfire 3-61

4. Findings 4-1

5. List of Preparers 5-1

6. References 6-1

APPENDICES

Appendix A Historical Resources Technical Report

List of Figures

Figure 1 Regional Location 2-3
Figure 2 Local Vicinity 2-4
Figure 3 Aerial Photograph 2-5
Figure 4 Existing LACC Facilities Master Plan 2-6
Figure 5 Proposed Changes to LACC Facilities Master Plan 2-10
Figure 6 Updated LACC Facilities Master Plan 2-11

List of Tables

Table 1 Proposed Demolition 2-7
Table 2 Proposed Kinesiology South Replacement Building 2-8

ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Los Angeles City College Facilities Master Plan Update and Kinesiology South Replacement Project

Lead Agency Name and Address:
Los Angeles Community College District
770 Wilshire Boulevard
Los Angeles, CA 90017

Contact Person and Phone Number:
Dr. Leigh T. Sata, Vice Chancellor
213.891.2000

Project Location: The Los Angeles City College Campus is located at 855 N. Vermont Avenue, Los Angeles, in Los Angeles County (Assessor Parcel Numbers [APN] 5538-023-905 and 5538-023-902). The Los Angeles City Campus is bounded by Willow Brook Avenue to the north, Vermont Avenue to the east, Melrose Avenue to the south, and Heliotrope Drive to the west.

Project Sponsor's Name and Address:
Los Angeles Community College District
770 Wilshire Boulevard
Los Angeles, CA 90017

General Plan Designation: Public Facilities

Zoning: Public Facilities (PF)

Description of Project: The Los Angeles Community College District proposes to improve the existing facilities at Los Angeles City College, with the replacement of the existing South Kinesiology Building. The proposed project would demolish four existing buildings located in the northwest portion of the Los Angeles Community Campus and construct a new 2-story Kinesiology South Replacement Building. The proposed project would also include an update to the 2002 Los Angeles City College Facilities Master Plan to reflect the proposed campus improvements.

Surrounding Land Uses and Setting: Residential uses to the north and west across Willow Brock Avenue and Heliotrope Drive; commercial uses to the east and south.

Other Public Agencies Whose Approval Is Required (e.g., Permits, Financing Approval, or Participating Agreement):
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Chapter 3 of this document summarizes the environmental impact conclusions of the 2002 Los Angeles City College Master Plan EIR and concludes that the proposed project meets the conditions described in CEQA Guidelines Section 15164 for preparation of an Addendum.

1. INTRODUCTION

1.1 BACKGROUND, PURPOSE, AND SCOPE

The Los Angeles Community College District (LACCD or District) proposes to improve the existing facilities at the Los Angeles City College Campus (LACC or Campus), with the replacement of the existing South Kinesiology Building. The proposed project would demolish four existing buildings located in the northwest portion of the Los Angeles Community Campus and construct a new 2-story Kinesiology South Replacement (KSR) Building in their place. This document is an Addendum to the 2002 Los Angeles City College Master Plan Environmental Impact Report (State Clearinghouse No. 2002011125), herein referred to as the "Master Plan EIR." References to the Master Plan EIR incorporate the three previous Addenda prepared in 2009, 2019, and 2021. References to the "Approved Project" refer to the LACC Facilities Master Plan as approved in 2002 and subsequently amended in 2009, 2019, and 2021.

1.2 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the proposed project would require major revisions to the Master Plan EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to Public Resources Code (PRC) Section 21166 and State CEQA Guidelines Section 15162.

Pursuant to PRC Section 21166 and Section 15162 of the State CEQA Guidelines, when an environmental impact report (EIR) has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3)

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but "only minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163(a)). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously certified EIR may be prepared. CEQA Guidelines Section 15164 states:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or adopted negative declaration if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

(b) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(c) The addendum shall be considered by the decision-making body prior to making a decision on the project, together with the previously certified EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent or supplemental EIR pursuant to Section 15162 should be included in the addendum, and the addendum shall include findings required by Section 15162, if applicable.

This Addendum to the Master Plan EIR has been prepared because evaluation of the proposed project demonstrates that none of the circumstances requiring a subsequent or supplemental EIR apply. As demonstrated in Section 3, *Environmental Analysis*, of this Addendum, the proposed project would not result in impacts that differ from the Approved Project, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163(a). The proposed project would not change the assumptions made under the Master Plan EIR.

This Addendum demonstrates that no substantial changes are proposed to the Approved Project or have occurred in the development area covered by the Master Plan EIR that would require major revisions to the Master Plan EIR or substantially increase the severity of previously identified significant effects (see CEQA Guidelines Section 15162(a)(1)). Rather, the impacts of the proposed project are within the levels and types of environmental impacts disclosed in the Master Plan EIR.

As substantiated in Section 3 of this Addendum, the proposed project would not result in new significant impacts or substantially increase the severity of the impacts of the Approved Project due to substantial changes in circumstances since the certification of the EIR (see CEQA Guidelines Section 15162(a)(2)).

In addition, no information that was not known and could not have been known at the time the Master Plan EIR was certified has been revealed that shows new or substantially more severe significant impacts would result (see CEQA Guidelines Section 15162(a)(3)). There are no new or considerably different mitigation measures that would substantially reduce one or more significant impacts of the Approved Project but that are not adopted.

Because this Addendum does not identify new or substantially more severe significant impacts, circulation for public review and comment is not necessary (CEQA Guidelines Section 15164(c)). However, the LACCD has considered this Addendum together with the previously certified EIR prior to adoption of the proposed project, pursuant to CEQA Guidelines Section 15164(d).

1.3 PRIOR ENVIRONMENTAL DOCUMENTATION

2002 Certified Environmental Impact Report

In 2002, LACCD certified the Master Plan EIR and approved the Master Plan for the LACC Campus. The Master Plan's main goal was to establish a long-term development framework. The associated EIR evaluated potential environmental impacts and included mitigation measures to address them. The planned development included:

Multiple renovation and redevelopment activities that added approximately 200,000 net new gross square feet (sq ft) of building space, resulting in a new campus total of 996,428 gross sq ft.

- Construction of two new parking structures, increasing total parking from 1,645 spaces to 2,604 spaces.
- Relocation of the athletic field.
- Landscaping improvements.

2009 First Environmental Impact Report Addendum

The District approved an Addendum to the 2002 EIR on August 10, 2009, in support of an updated 2009 Master Plan. The update introduced the following changes to the campus layout and priorities:

- Relocation of the Child Development Center and the Gymnasium/PE Building
- Construction of a new Physical Plant, Learning Support Center, and Utility Building
- Renovation of the South Gym and the Chemistry and Life Sciences Building
- Demolition of several existing buildings, including the Childcare 1 and 2 Building, Cafeteria, and Learning Resource Center

2019 Second Environmental Impact Report Addendum

In 2019, the District updated the Master Plan and approved a second Addendum to the 2002 EIR. This update focused on facility replacement and the elimination of a previously Approved Project:

- Demolition of the existing 49,876-sq-ft Theater Arts Building and construction of a new, 42,201-sq-ft Theater Arts Building on the site of the Cafeteria Building, which had been analyzed for demolition in the 2009 Addendum.
- Demolition of the 85,538-sq-ft Cesar Chavez Administration Building and replacement with a new 77,825-sq-ft Cesar Chavez Administration and Workforce Replacement Building on the same site.
- Elimination of the proposed 28,500 sf Learning Support Center, which was approved in the 2009 update for the Cafeteria site but never built, from the Master Plan.

2021 Third Environmental Impact Report Addendum

In 2021, the District updated the Master Plan again and approved a third addendum to the 2002 EIR. This update focused on the replacement of the Cesar Chavez Administration Building with a new strategy to save time, reduce costs, and avoid inconveniencing occupants by eliminating

the need for temporary "swing space" during construction of the replacement Cesar Chavez Administration Building.

The 2019 Master Plan proposed building the replacement Cesar Chavez Administration Building on the same site as the existing Cesar Chavez Administration Building, which would have required the costly relocation of occupants. The updated plan called for construction of an approximately 75,000-sq-ft replacement building immediately east of the existing building. This plan would allow operations to continue uninterrupted until the new facility is ready. Once the new building was occupied, the existing structure would be demolished and the site of the former Cesar Chavez Administration Building would remain as open landscaped area.

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2. PROJECT DESCRIPTION

LACCD is a public higher education system serving students throughout Los Angeles County. The District is comprised of nine individual, accredited colleges, including LACC, East Los Angeles College, Los Angeles Harbor College, Los Angeles Mission College, Los Angeles Pierce College, Los Angeles Southwest College, Los Angeles Trade-Technical College, Los Angeles Valley College, and West Los Angeles College. The project site is located on the LACC Campus.

LACC was founded in 1929 as Los Angeles Junior College. LACCD offers Associate Degrees for Transfer (AA-T/AS-T) to prepare students to continue their upper-division education at four-year universities; Career & Technical Education (CTE), which includes degree and certificate programs in vocational and technical fields; and non-credit programs for cultural, educational, and vocational enrichment (LACCD 2025). LACC currently offers more than 100 professional and vocational programs, including certification in areas such as business administration, retail management, nursing, radiology, child development, and law enforcement. LACC has an enrollment of approximately 32,554 students (LACCD Fall 2025).

2.1 PROJECT LOCATION

The LACC Campus is located at 855 North Vermont Avenue, Los Angeles, in Los Angeles County, and comprises two parcels (Assessor Parcel Numbers [APN] 5538-023-905 and 5538-023-902) (see Figure 1, *Regional Location*). Of the approximately 35.75-acre Campus, the proposed project would be developed within two areas across approximately 3.8-acres of the northwestern portion (see Figure 2, *Local Vicinity,* and Figure 3, *Aerial Photograph*). The project site for this evaluation currently contains four existing buildings.

Regional vehicular access to the Campus is provided by United States Highway (US-) 101, approximately 0.10 miles west of the Campus, and Interstate (I-) 5, approximately 2.75 miles northeast of the Campus. The Campus is in close proximity to the Metro B Line Vermont/Santa Monica station, which is located on the northeast corner of the Campus.

The Campus is bounded by Willow Brook Avenue to the north, Vermont Avenue to the east, Melrose Avenue to the south, and Heliotrope Drive to the west. Figure 2 and Figure 3 show the Campus, including the project site, in its local context.

2.2 ENVIRONMENTAL SETTING

2.2.1 Existing Zoning and General Plan Land Use Designations

The Campus is zoned Public Facilities (PF) (City of Los Angeles 2025a). The PF zone is intended to provide regulations for the use and development of publicly owned land to implement the City's adopted General Plan for circulation and service systems. Permitted uses in the PF zone include, but are not limited, to fire and police stations; government buildings, structures, offices, and service facilities; public elementary and secondary schools, public libraries; post offices and related facilities; public health facilities; and public parking facilities located under freeway rights-of-way (City of Los Angeles 2025b).

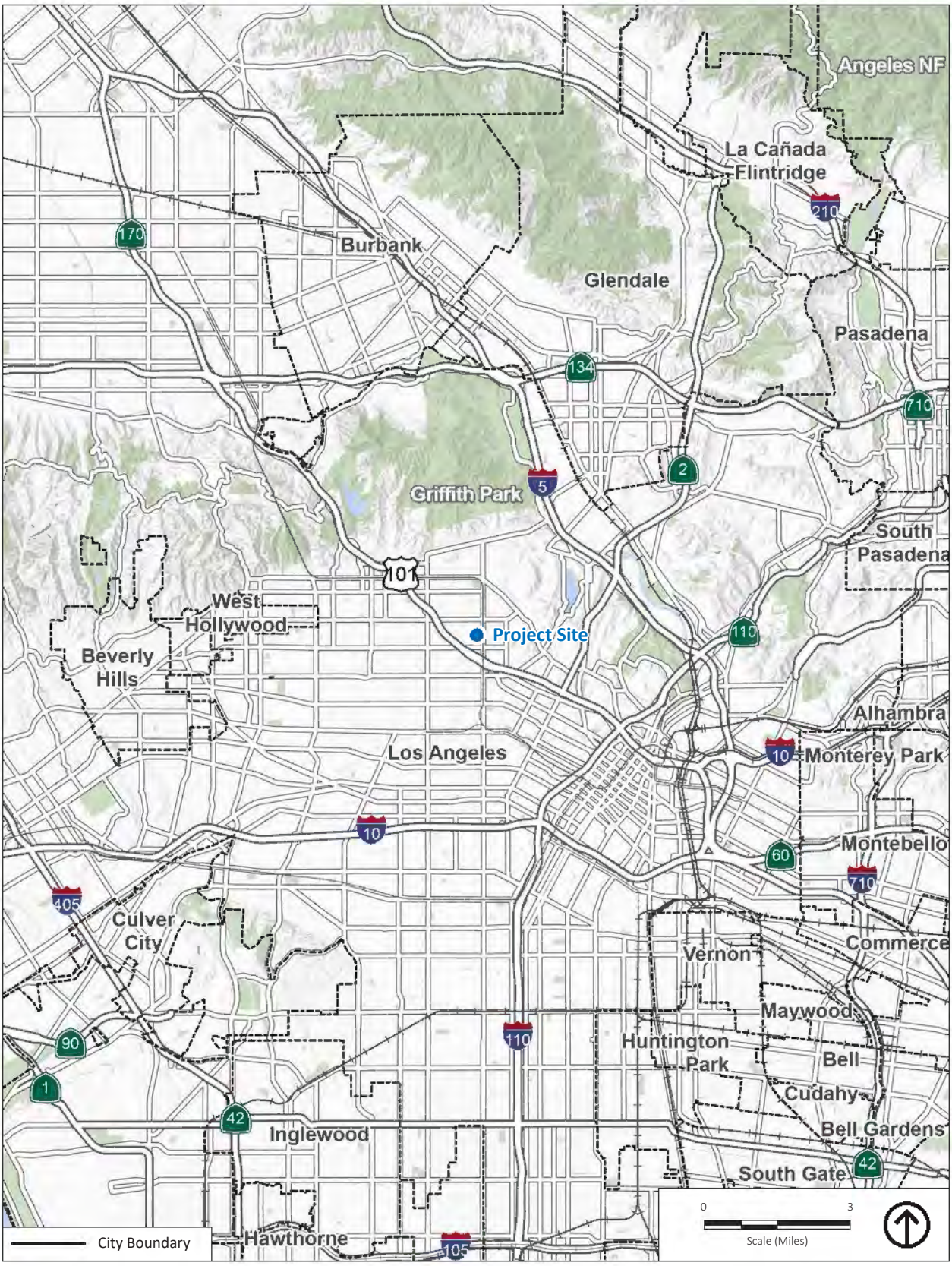
The Campus has a City of Los Angeles General Plan land use designation of Public Facilities, which allows for publicly owned properties planned for public use, such as schools, parks, fire stations, and government offices (City of Los Angeles 2025c).

The Campus is surrounded by properties zoned Restricted Density Multiple Dwelling (RD), with a City of Los Angeles General Plan of Low Medium II Residential, to the north and west; and properties zoned Commercial (C2), with a City of Los Angeles General Plan of Neighborhood Office Commercial, to the south and east.

2.2.2 Existing Campus Conditions

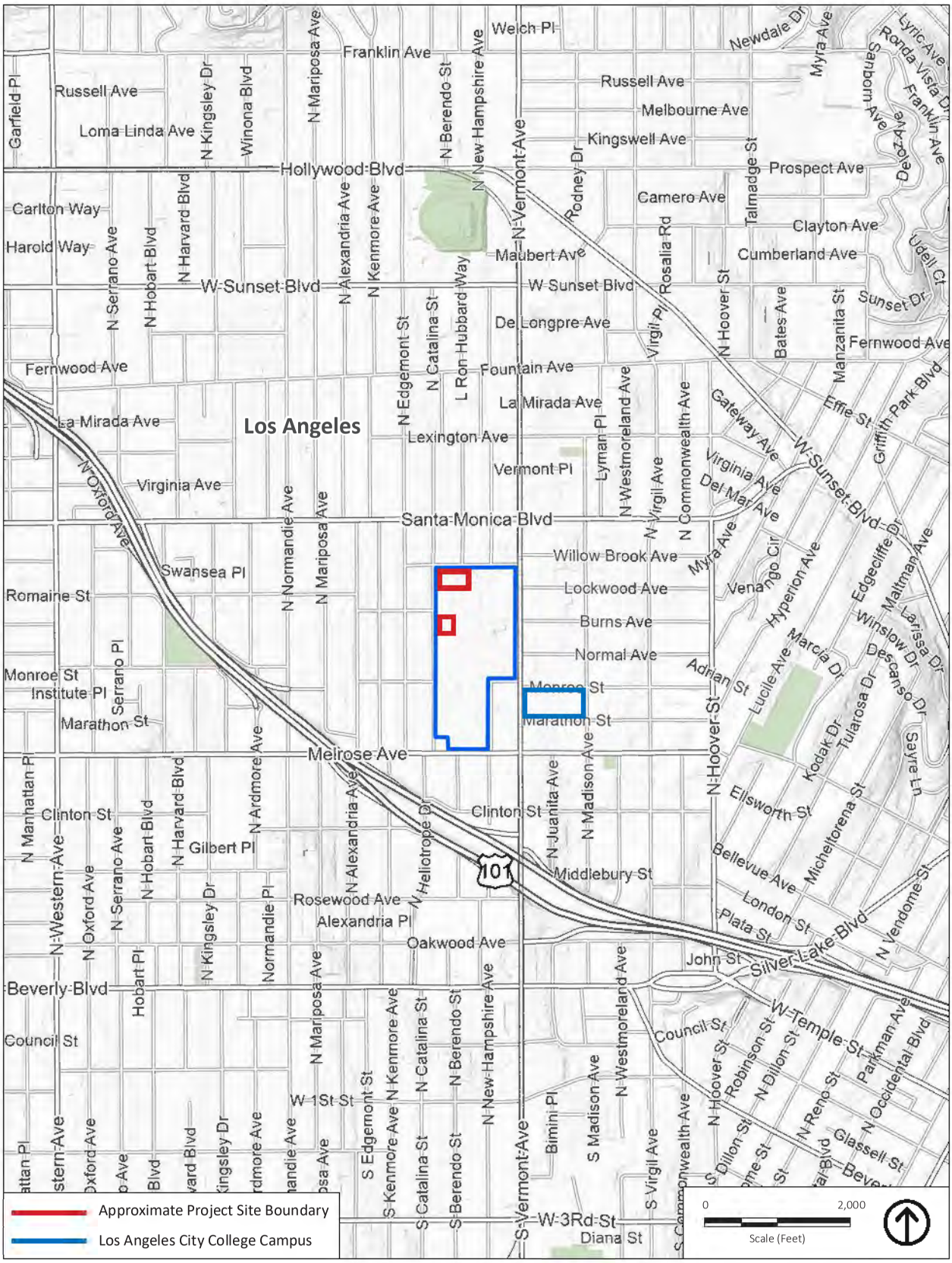
The existing LACC Campus consists of 20 total buildings (see Figure 4, *Existing LACC Facilities Master Plan*), including:

- Carpentry Shop
- Cesar Chavez Administration Building
- Chemistry Building
- Child Development Center
- Communications Building
- Da Vinci Hall
- Facilities Building
- Franklin Hall
- Herb Alpert Music Center
- Holmes Hall
- Jefferson Hall
- Life Sciences Building
- Maintenance and Operation Building
- Martin Luther King, Jr. Library
- North Kinesiology Building
- Science and Technology Building
- South Kinesiology Building
- Student Services Building
- Student Union/Bookstore
- Theater Arts



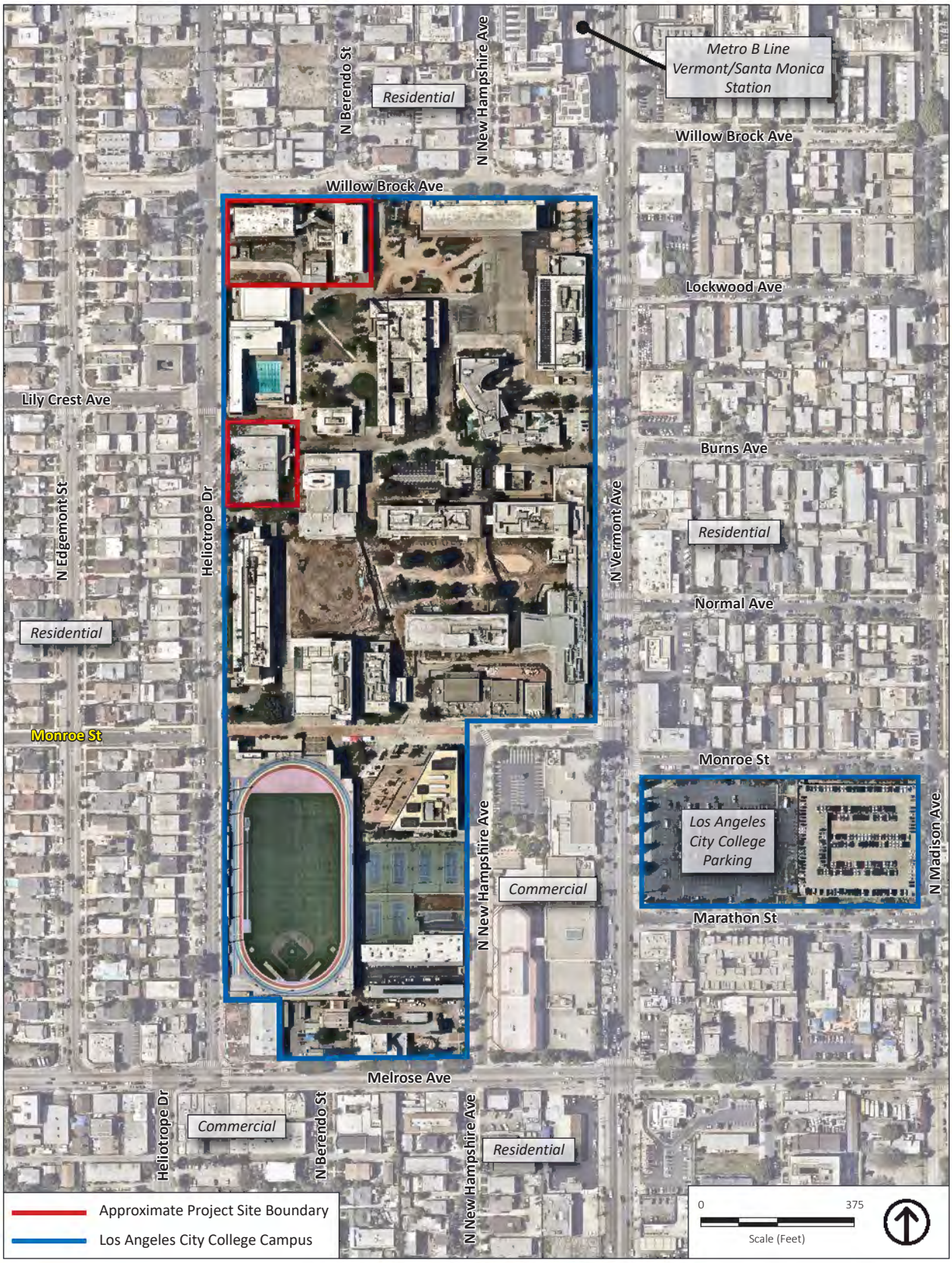
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Figure 1
Regional Location



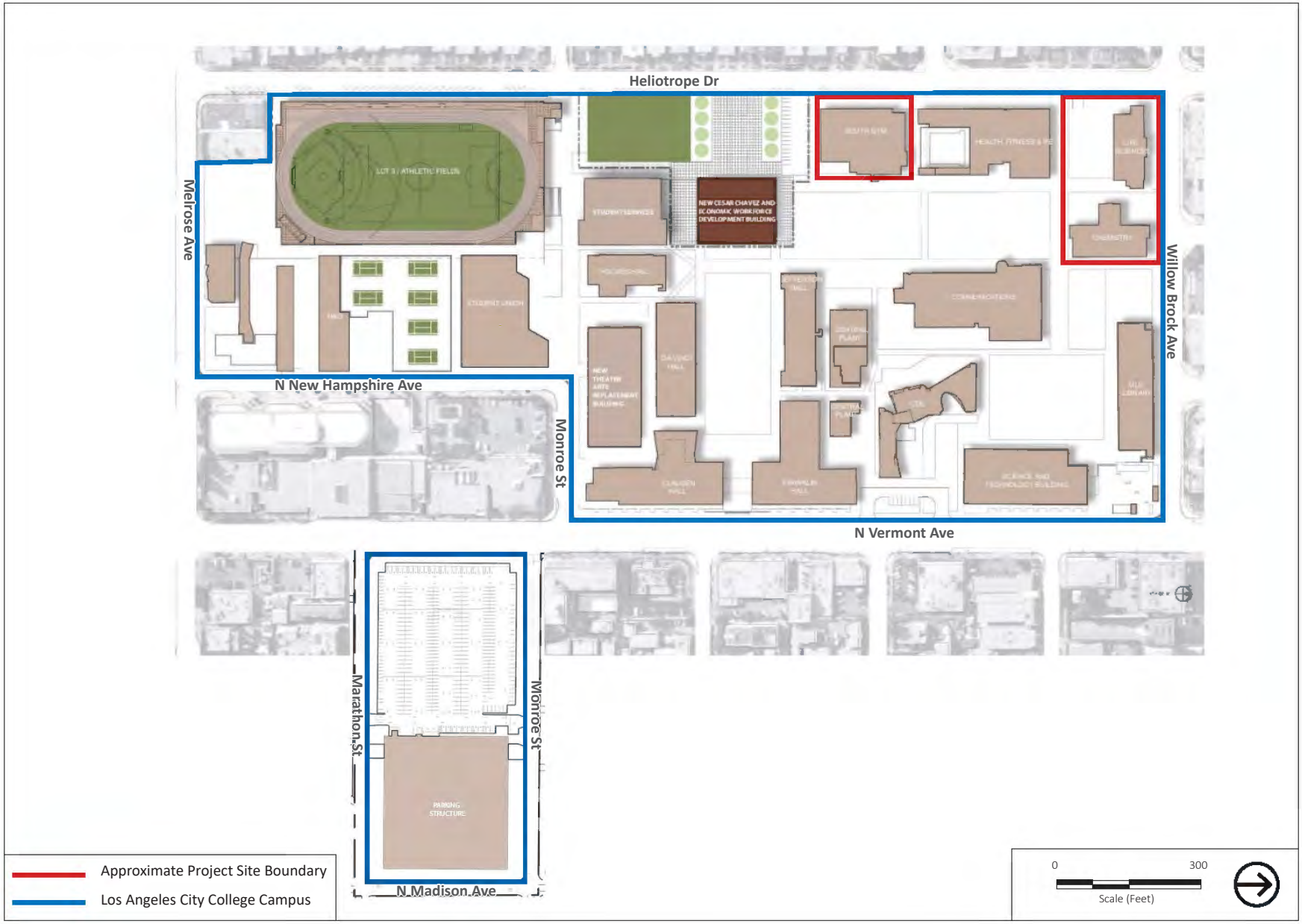
Source: Generated using GIS Pro 2025.

Figure 2
Local Vicinity



Source: Nearmap 2025.

Figure 3
Aerial Photograph



Source: Los Angeles Community College District 2022.

Figure 4
Existing LACC Facilities Master Plan

LACC also contains the following facilities:

- One swimming pool, located within the North Kinesiology Building complex
- A rooftop soccer field over a parking structure in the southern portion of the Campus
- Two parking lots located along New Hampshire Avenue near the intersection of Vermont Avenue and Melrose Avenue
- One Campus Security Office located within the Cesar Chavez Administration Building

2.3 DESCRIPTION OF THE PROPOSED PROJECT

The proposed project at LACC would demolish four existing buildings to create space to construct a single new KSR Building at the northwest corner of the Campus. The four existing buildings to be demolished are the Life Sciences Building, the Chemistry Building, the South Kinesiology Building, and the Carpentry Shop. The existing South Kinesiology Building would be demolished following construction of the KSR Building. The proposed project includes a corresponding update to the 2002 Facilities Master Plan to remove the buildings to be demolished and add the new KSR building.

The proposed project would not affect student capacity or number of classrooms at LACC. The proposed project would not increase the net total number of classrooms on the Campus and would not increase the school's student capacity.

Demolition

The proposed project would demolish a total of four existing buildings located on the project site in the northwest portion of the Campus; see Table 1, *Proposed Demolition*. The proposed project would result in approximately 95,160 gross sq ft of total building demolition on the Campus.

Table 1 Proposed Demolition

Building	Year Built	Assignable Square Footage	Gross Square Footage
Life Sciences	1937	13,440	22,540
Chemistry	1937	26,186	37,137
South Kinesiology	1959	22,130	32,987
Carpentry Shop	1962	2,473	2,496
	Total	**64,229**	**95,160**

Kinesiology South Replacement Building

The proposed project would develop a new 2-story KSR Building and adjacent outdoor learning spaces on the project site to replace the four demolished buildings. As shown in Table 2, *Proposed Kinesiology South Replacement Building*, the new KSR Building would encompass approximately 24,900 sq ft of assignable space[1] that would contain classrooms, laboratories, offices, of other support space. The total gross square footage of the building would be approximately 35,132 sq ft, including 26,404 sq ft on the first floor and 8,728 sq ft on the second floor.

The proposed project would be partially State funded through a modernization grant that does not permit growth (i.e., no increase in the number of classrooms or in student capacity). Overall, the proposed project would result in a net decrease of 39,327 sq ft in assignable space[2] and a decrease of 60,028 sq ft in gross building space on the Campus.[3]

Table 2 Proposed Kinesiology South Replacement Building

Room Use Type	1st Floor (sq ft)	2nd Floor (sq ft)	Total Square Footage
Athletics/P.E.	15,249	5,775	21,024
Athletics/P.E. Services	3,309	569	3,878
Total	**18,558**	**6,344**	**24,902**

Notes: sq ft = square feet; square footage represents assignable (not gross) square footage

The new KSR Building would provide modernized replacement facilities for the existing South Kinesiology Building, which would be demolished after the new KSR Building is constructed and the campus programs are relocated to the new facility. After demolition, the site of the existing South Kinesiology Building would remain as landscaped open space with plantings consistent with the landscape plant palette in LACCD's Design Guidelines & Standards.

LACC Facilities Master Plan Update

The proposed project would also include a minor update to the 2002 Los Angeles City College Facilities Master Plan to reflect the proposed campus improvements. The update would revise the LACC Facilities Master Plan to accurately depict the improvements under the proposed

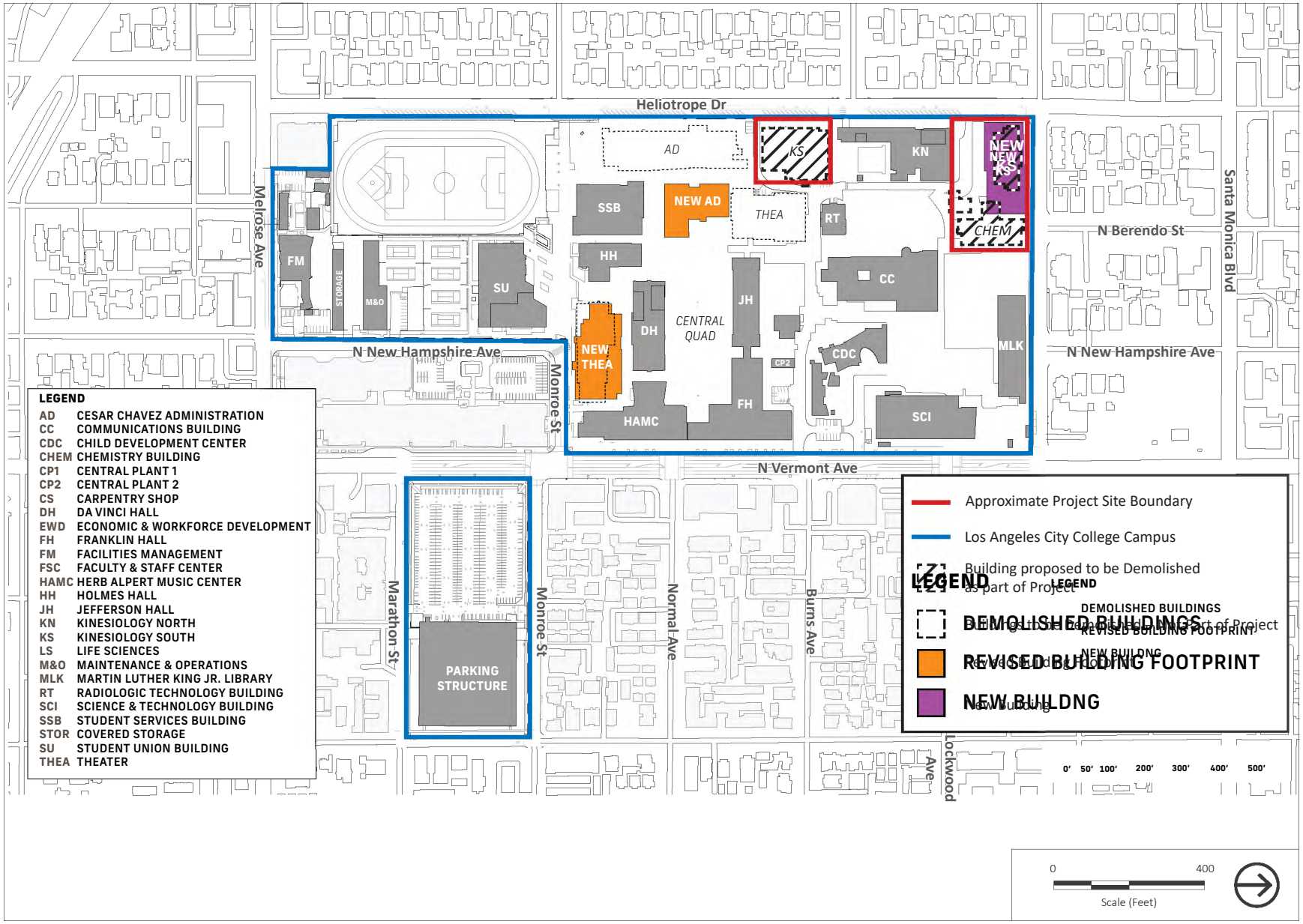
[1] Assignable space refers to the usable space designated for specific functions or occupants, while gross square space includes all building areas, encompassing both assignable and non-assignable spaces such as corridors, restrooms, and mechanical rooms.
[2] 64,229 square feet of existing assignable sq ft – 24,902 assignable sq ft in the new KSR building = 39,327 reduction in assignable sq ft on the Campus.
[3] 95,160 square feet of existing gross sq ft to be demolished – 35,132 gross sq ft in the new KSR building = 60,028 reduction in gross sq ft on the Campus.

project (see Figure 5, *Proposed Changes to LACC Facilities Master Plan*). The LACC Facilities Master Plan update would ensure consistency between campus planning documents and the proposed project. The proposed update does not increase the intensity of use beyond what was previously included in the LACC Facilities Master Plan (see Figure 6, *Updated LACC Facilities Master Plan*).

2.4 PROJECT CONSTRUCTION AND PHASING

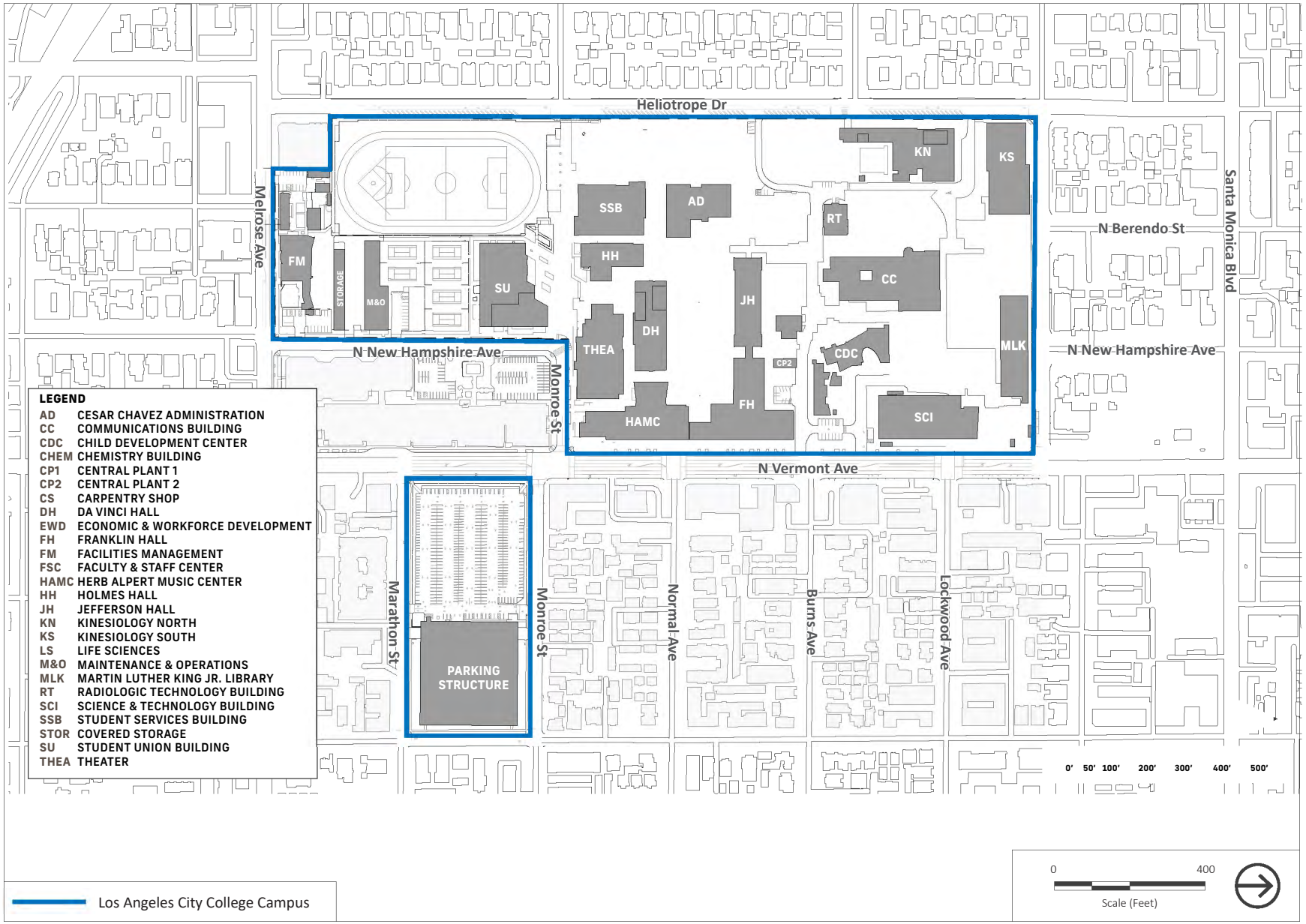
Construction of the proposed project would occur over approximately 24 months beginning in July 2029, and is anticipated to be completed in July 2031. All construction equipment and workers would be located within the boundaries of the project site and contractors would adhere to Section 41.40, *Noise Due To Construction, Excavation Work – When Prohibited*, of the City of Los Angeles' Municipal Code, which prohibits construction activities before 7:00 am and after 9:00 pm on Monday through Friday; before 8:00 am and after 6:00 pm on Saturday and Holidays; and any time on Sunday. All project improvements would occur on Campus, and no off-site improvements would be included as part of the proposed project.

Demolition and construction would occur subject to and in compliance with existing federal, State, and local regulations governing the disposal of wastes identified as hazardous during demolition and construction activities. All materials would be handled, transported, used, and disposed of in accordance with all federal, State, and local laws regulating the management and use of hazardous materials, including the Department of Toxic Substances Control's Environmental Health Standards for the Management of Hazardous Waste (CCR Title 22, Division 4.5), which include standards for generators and transporters of hazardous waste; and the South Coast Air Quality Management District's Rules governing work practice requirements for renovation and demolition activities.



Source: Los Angeles Community College District 2025.

Figure 5
Proposed Changes to LACC Facilities Master Plan



Source: Los Angeles Community College District 2025.

Figure 6
Updated LACC Facilities Master Plan

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3. ENVIRONMENTAL ANALYSIS

This section summarizes the conclusions of the Master Plan EIR and then analyzes the proposed project and in doing so discusses and demonstrates that the proposed project meets the conditions described in CEQA Guidelines Section 15164 for preparation of an Addendum. Mitigation measures referenced are from the Master Plan EIR, and are modified as appropriate and will be carried forward and applied to the proposed project.

This analysis is organized to correspond to the environmental topics in Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines. Each section is organized under the following headings:

- **Master Plan EIR Conclusions.** Summarizes the impact conclusions of the Master Plan EIR and identifies mitigation measures, if required. Where the Master Plan EIR concludes that no significant impact would occur, this Addendum uses the phrase "less than significant" impact, for consistency with Appendix G of the 2025 CEQA Guidelines.

- **Analysis of the Proposed Project.** Contains a table summarizing the analysis for the proposed project, as well as the following subsections:
  - **Discussion.** Analyzes whether the proposed project would meet the conditions described in CEQA Guidelines Section 15164 for preparation of an Addendum. (See Section 1.2, *Environmental Procedures*, for an explanation of the CEQA requirements for preparation of an Addendum.) This analysis uses the significance criteria from the Master Plan EIR.

Additional Significance Criteria under Updated CEQA Guidelines. Analyzes the proposed project using additional significance criteria under the 2025 CEQA Guidelines.

Adopted Mitigation Measures Applicable to the Proposed Project. Lists the mitigation measures from the Master Plan EIR that the District will carry forward and implement as part of the proposed project. This section also provides clarifying updates to these mitigation measures, if applicable, using underlined text for additions and ~~strikethrough~~ text for deletions.

3.1 AESTHETICS

3.1.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts to scenic highways, mature trees and landscaping, Campus open space, shadows, and lighting. The Master Plan EIR found that no significant impacts to scenic highways or Campus open space would occur, and that no significant shadow impacts would result.

The Master Plan EIR identified significant impacts associated with the removal of mature trees and the creation of spillover lighting and glare that would be reduced to less-than-significant levels with mitigation. These impacts would be less than significant with the implementation of Mitigation Measures AL1, AL2, and AL3.

3.1.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Disrupt or obstruct the vista from a designated scenic highway?	LTS	**Yes**
Remove mature trees and landscaping?	LTS/M	**Yes**
Reduce the amount of existing open space?	LTS	**Yes**
Cast a new shadow for more than three hours in a day onto a residential backyard?	LTS	**Yes**
Generate spillover light onto adjacent residential properties, and/or noticeably increase ambient lighting levels?	LTS/M	**Yes**
Create a direct line of sight between pole mounted lighted fixtures and adjacent residential properties?	LTS/M	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Scenic Highways

As discussed in the Master Plan EIR, there are no designated scenic highways in the project vicinity. The nearest eligible scenic highway to the LACC Campus is State Route 1 (SR-1), located approximately 11 miles to the south; and the nearest officially designated scenic highway is

State Route 27 (SR-27), located approximately 16.5 miles to the west (Caltrans 2025). Like the Approved Project, the proposed project would occur entirely within the LACC Campus. Therefore, like the Approved Project, the proposed project would have no impact on scenic highways.

Mature Trees and Landscaping

The Master Plan EIR identified significant impacts associated with the removal of mature trees that would be reduced to less-than-significant levels with mitigation. The proposed project would include the removal or relocation of mature landscaping, including 15 trees as well as landscaping around buildings proposed for demolition. The proposed project consists of the demolition of four existing buildings and the development of a new KSR Building and adjacent outdoor learning spaces. The site of the existing South Kinesiology Building would remain as landscaped open space. Like the Approved Project, the proposed project would implement Mitigation Measure AL1. Adherence to Mitigation Measure AL1 of the Master Plan EIR would ensure all mature trees would be retained, relocated, or replaced, if necessary. Therefore, impacts would remain but would be reduced to a less-than-significant level with implementation of the mitigation measures in the Master Plan EIR and no new or more severe impacts would occur.

Campus Open Space

The Master Plan EIR identified a less-than-significant impact associated with potential reduction in the amount of existing open space. The proposed project would install landscaped open space on the site of the existing South Kinesiology Building after its demolition and would thus increase the amount of landscaped open space on the Campus when compared to existing conditions. Therefore, the proposed project would not reduce the amount of existing open space on campus, and impacts would remain less than significant.

Shadows

The Master Plan EIR identified a less-than-significant impact associated with the potential for buildings on the Campus to cast a new shadow for more than three hours in a day onto a residential backyard. The Master Plan EIR identifies that new buildings or structures along Heliotrope Drive and Willowbrook Avenue are of particular concern as they could cast shadows onto adjacent residential properties along Heliotrope Drive and Willowbrook Avenue.

The proposed demolition of the 35-foot-tall Chemistry Building would reduce the amount of development casting shadows across Willow Brook Avenue. The proposed project would also demolish the existing South Kinesiology Building on Heliotrope Drive, which would reduce the extent of shadows cast in that location when compared to existing conditions. The proposed KSR Building would be constructed at a height of two stories at the southeast corner of the

intersection of Heliotrope Drive and Willowbrook Avenue. The proposed new building would not exceed 35 feet in height, which is the building height evaluated in the Master Plan EIR. However, the KSR Building would have a larger footprint than the existing Life Sciences Building proposed for demolition. This expanded footprint would generate additional shadow in comparison to existing conditions.

Due to the project location in the northern hemisphere, shadows from the proposed KSR Building would be cast northerly, with shadows moving from the west to the east in a clockwise direction as the sun travels from the east to the west across the sky. The proposed KSR Building would be located at the northwestern corner of the LACC campus, with on-campus uses to the east. Therefore, no residential properties are located to the east of the location of the proposed KSR Building that would have the potential to be affected by shadow from the proposed building. The residential properties to the north of the project site, across Willow Brook Avenue, are multi-family housing units that do not have backyards. The residential properties across Heliotrope Drive to the west of the project site have backyards and are the only properties with the potential to be affected by the proposed KSR Building's shadow.

Given the orientation of the residential properties on Heliotrope Drive, the residential backyards are separated from the proposed KSR Building by the existing residential structures. These existing residential structures already cast shadows westward onto the residential backyards. Aerial imagery shows that these backyards are already heavily shadowed by existing residential buildings, trees, and accessory structures. (Google Earth 2024) Therefore, the proposed KSR Building would not cast any new shadows onto the residential backyards, and shadow impacts would remain less than significant.

Light and Glare

The Master Plan EIR identified significant impacts associated with spillover light onto adjacent residential properties that would be reduced to less-than-significant levels with mitigation, and a less-than-significant impact associated with an increase in ambient lighting levels. The project site is in an urban setting. The proposed project would not introduce lighting nor reflective surfaces at substantially greater intensities than existing lights and buildings near the project site and is not expected to result in a new source of substantial light that would impact daytime or nighttime views. However, the proposed project would include standard lighting for safety and security purposes. The Master Plan EIR includes Mitigation Measure AL2 to reduce lighting impacts of the Approved Project to a less-than-significant level. Like the Approved Project, the proposed project would implement Mitigation Measure AL2. Mitigation Measure AL2 would ensure that lighting over a certain height is equipped with cutoff shields or hoods to avoid the potential for significant light spillover. Therefore, with implementation of this mitigation measure, no new or more severe impacts would occur and impacts would remain but would be reduced to a less-than-significant level with implementation of the mitigation measures in the Master Plan EIR.

The Master Plan EIR identified significant impacts associated with the creation of a direct line of sight between pole-mounted lighted fixtures and adjacent residential properties due to athletic field and tennis court lights that would be reduced to less-than-significant levels with mitigation. The proposed project does not involve athletic fields or courts and would therefore not contribute to this impact or cause a more severe impact.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that, "except as provided in Public Resources Code Section 21099," a project would result in a significant aesthetics impact if it would:

- Have a substantial adverse effect on a scenic vista.
- In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.

Scenic Vistas

According to the Conservation Element of the City of Los Angeles General Plan, scenic views or vistas are the panoramic public view access to natural features, including views of the ocean, striking or unusual natural terrain, or unique urban or historic features. The proposed project site is in a flat, developed urbanized area, and no scenic vistas have been identified near or within the project site (City of Los Angeles 2001). Like the Approved Project, development of the proposed project would occur within the existing LACC Campus, which does not contain and is not surrounded by any scenic vistas that would be impacted by the implementation of the proposed project. Therefore, no impact would occur.

Scenic Quality Regulations

The proposed project is located in an already developed area in an urbanized city and within the existing Campus. The proposed project constitutes a permitted use under the existing zoning designation, and the resulting visual impacts of the proposed would be consistent with permitted land uses for the project site. Therefore, no new impact would occur.

3.1.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

- **Mitigation Measure AL1:** All mature trees shall be retained in the present location or relocated. If a qualified arborist determines that a tree cannot be relocated, then the tree shall be replaced on a one-for-one basis with a minimum 24-gallon species consistent with the proposed landscaping plan.
- **Mitigation Measure AL2:** All light fixtures mounted at a height of greater than 20 feet shall be equipped with cutoff shields or hoods to prevent a direct line of sight from the light luminaries to an adjacent residential property.

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 Master Plan EIR Conclusions

The Master Plan EIR determined that the Approved Project would not result in significant impacts to agricultural resources, and the topic was analyzed in Chapter 7, *Effects Determined Not to be Significant*. The Master Plan EIR determined that the project site is not utilized as farmland, or as any other agricultural use. The project site is located in an urbanized and developed area, and no farmland exists within or near the LACC Campus.

3.2.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Convert farmland to non-agricultural use?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Conversion of Farmland

The Master Plan EIR identified no impacts associated with the conversion of farmland to non-agricultural use. The Master Plan EIR identified that the LACC Campus is not utilized for agricultural uses, and no farmland exists on the project site or in the immediate vicinity. Similar to the Approved Project, the proposed project would occur within the boundaries of the existing LACC Campus. According to the California Department of Conservation's Farmland Mapping and Monitoring Program, the project site is located within Urban and Built-Up Land and is not near or within any Prime Farmland, Unique Farmland, or Farmland of Statewide

Importance (DOC 2025a). Thus, implementation of the proposed project would not convert agricultural land to a non-agricultural use. Therefore, similar to the Approved Project, implementation of the proposed project would not result in any impacts to agricultural resources.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant agriculture and forestry resources impact if it would:

- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- Result in the loss of forest land or conversion of forest land to non-forest use.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Agricultural Zoning

The project site is currently developed within the existing LACC Campus in an urbanized area of the City of Los Angeles. Land uses within or near the project site are not zoned for agricultural uses and are not subject to a Williamson Act contract (DOC 2025b). Thus, implementation of the proposed project would not conflict with an existing Williamson Act contract and no impact would occur.

Forest Land

The project site is zoned Public Facilities. According to the California Department of Fish and Wildlife (CDFW), the project site does not contain forest lands or timberlands, and no such uses exist near or within the project site (CDFW 2015). Thus, implementation of the proposed project would not conflict with such zoning or result in the loss of forest land and no impact would occur.

As described above, no agricultural uses (including farmland and forestland) exist on the LACC Campus, including the project site, or within the vicinity of the Campus. Therefore, development of the proposed project would not result in the conversion of farmland to a non-agricultural use and would not result in the conversion of forest land to a non-forest use and no impact would occur.

3.2.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to agricultural and forestry resources and no mitigation is required for the proposed project.

3.3 AIR QUALITY

3.3.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts associated with construction emissions, mobile emissions, carbon monoxide (CO) hot spots, and impacts related to consistency with the Air Quality Management Plan (AQMP). The Master Plan EIR found that no significant impacts would occur associated with mobile emissions, CO hot spots, and CO concentrations from underground parking facilities, and thus there would be no inconsistency with the AQMP.

The Master Plan EIR identified less-than-significant impacts associated with construction and operation emissions. Although these impacts would be less than significant, the Master Plan EIR (as amended by the 2009 Addendum to the Master Plan EIR) nevertheless includes Mitigation Measures AQ1 through AQ9 to reduce air emissions and ensure consistency with Air District requirements.

3.3.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164*
Exceed the South Coast Air Quality Management District (SCAQMD) daily construction emissions thresholds for carbon monoxide (CO), Reactive Organic Gas (ROG), Nitrogen Oxides (NOX), Sulfur Oxides (SOX), or Particulates (PM10)?	LTS	**Yes**
Violate the air quality standard for carbon monoxide at study intersections as a result of project-related traffic?	LTS	**Yes**
Be inconsistent with the SCAQMD AQMP?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

SCAQMD Construction Emissions Thresholds

The Master Plan EIR identified a less-than-significant impact associated with construction emissions. The Master Plan EIR determined that the Approved Project would generate pollutant emissions from construction activities that include demolition of existing structures, grading, excavation, construction worker travel, delivery and hauling of construction materials and debris, and fuel combustion by on-site construction equipment. The proposed project consists of the demolition of four existing buildings and construction of a new building and outdoor learning spaces in the same location as the demolished buildings and, therefore, like the Approved Project, would result in construction-related emissions. Additionally, the Master Plan EIR determined that construction-related emissions would not exceed SCAQMD's screening thresholds. Regardless, the Master Plan EIR includes Mitigation Measures AQ1 through AQ9 to reduce construction-related air emissions and ensure compliance with Air District requirements.

Since certification of the Master Plan EIR, SCAQMD has updated its CEQA Air Quality Analysis Handbook (most recently in March 2023);[4] however, the mass daily construction significance thresholds remain substantively unchanged from those in effect at the time of the Master Plan EIR. The proposed project would occur within the same boundaries identified for the Approved Project. The Approved Project involved the demolition of 227,762 gross sq ft and the construction of 427,840 gross sq ft of building space, whereas the proposed project only involves demolition of 95,160 gross sq ft and construction of approximately 35,130 gross sq ft of building space. Therefore, the proposed project would be a smaller scale project compared to the Approved Project and would not exceed SCAQMD thresholds. As with the Approved Project, the proposed project is subject to the provisions of SCAQMD Rule 403-Fugitive Dust, which restricts fugitive emissions. Therefore, impacts would remain less than significant.

Like the Approved Project, the proposed project would implement Mitigation Measures AQ1 through AQ8, despite the determination that the proposed project will have less-than-significant air quality impacts. Implementation of the proposed mitigation measures AQ1 through AQ8 would further decrease construction emissions, such that emissions would be reduced to the maximum extent feasible.

Traffic Emissions

The Master Plan EIR identified a less-than-significant impact associated with traffic emissions. The Master Plan EIR determined that incremental increases in operational emissions are not anticipated to exceed any of the SCAQMD significance threshold and operation of the Approved

[4] South Coast Air Quality Management District (SCAQMD). CEQA Air Quality Analysis Handbook. Updated March 2023.

Project would not expose sensitive receptors to elevated concentrations of carbon monoxide (CO) at intersections. The Master Plan EIR identified a less-than-significant impact from CO emissions associated with the development of underground parking structures, which would be further reduced with the implementation of Mitigation Measure AQ10. The proposed project does not involve the development of or changes to the parking structures on the campus and would therefore not contribute to this impact or cause a more severe impact.

The proposed project would not alter the boundaries of the Campus and would not increase student capacity; thus, the proposed project would not exacerbate existing traffic conditions, and would not substantially increase CO hotspots in parking structures or at intersections. Therefore, impacts would remain less than significant.

SCAQMD AQMP

The Master Plan EIR identified a less-than-significant impact associated with potential inconsistencies with the SCAQMD AQMP. The AQMP growth assumptions are generated by the Southern California Association of Governments (SCAG). SCAG derives its assumptions, in part, based on the General Plans of cities located within the SCAG region. Therefore, if a project does not exceed the growth projections in the General Plan, it is considered to be consistent with the growth assumptions in the AQMP. Similar to the Approved Project, the proposed project is located on the existing Campus. Further, the proposed project would not affect student capacity at LACC in any way. Consistent with the requirements for the State funding being used for the proposed project, the proposed project would not increase the number of classrooms or student capacity on the Campus. Therefore, the proposed project would not have the potential to affect SCAG's demographic projections.

The Master Plan EIR determined that the Approved Project would not exceed or exacerbate existing violations of the California Ambient Air Quality Standards (CAAQS) for CO. Thus, the Approved Project would not increase existing or contribute to new air quality violations or delay the attainment of air quality standards or emissions reductions specified in the AQMP that pertain to pollutant concentrations. As discussed previously, the proposed project would not alter the boundaries of the Campus and would not increase student capacity; thus, the proposed project would not exacerbate existing traffic conditions, and would not substantially increase CO hotspots at intersections. The proposed project does not involve the development of new or changes to the existing parking structures on the campus and would therefore not increase CO levels. Therefore, like the Approved Project, the proposed project would not affect the regional emissions inventory or conflict with strategies in the AQMP.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant impact to air quality if it would:

- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Odors

The proposed project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to South Coast AQMD Rule 402, Nuisance, which states:

> A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Facilities that commonly generate noticeable or strong odors typically include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project consists of the demolition of four existing buildings and the development of a new KSR Building and adjacent outdoor learning spaces; these construction activities and proposed uses are consistent with those already in place on the Campus and are typical of urban redevelopment projects, and would not fall within the objectionable odors land uses. Like the Approved Project, the proposed project would occur within the boundaries of an existing community college campus and would serve a similar purpose to existing LACC facilities. Emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities, may generate minor odors. However, these odors would be low in concentrations, temporary, localized, and would not affect a substantial number of people or create an odor nuisance. Thus, the proposed project would have a less-than-significant odors impact and no new impact would occur.

3.3.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR (as amended in the 2009 Addendum to the Master Plan EIR). No revisions to these mitigation measures are required.

- **Mitigation Measure AQ1:** Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.

- **Mitigation Measure AQ2:** Track-out shall not extend 25 feet or more from an active operation, and track-out shall be removed at the conclusion of each workday.
- **Mitigation Measure AQ3:** A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.
- **Mitigation Measure AQ4:** All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.
- **Mitigation Measure AQ5:** All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).
- **Mitigation Measure AQ6:** Traffic speeds on unpaved roads shall be limited to 15 miles per hour.
- **Mitigation Measure AQ7:** Construction activity on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.
- **Mitigation Measure AQ8:** Heavy-equipment operations shall be suspended during first and second stage smog alerts.
- **Mitigation Measure AQ9:** On-site stockpiles of debris, dirt, or rusty materials shall be covered or watered at least three times per day.

3.4 BIOLOGICAL RESOURCES

3.4.1 Master Plan EIR Conclusions

The Master Plan EIR determined that impacts to biological resources were less than significant, and the topic was analyzed in Chapter 7, *Effects Determined Not to be Significant*. The Master Plan EIR evaluated potential impacts to candidate, sensitive, and special-status species, riparian and sensitive natural communities, wetlands, and migratory wildlife species. The Master Plan EIR determined that the LACC Campus does not contain species identified as a candidate, sensitive, or special-status species. The project site is not located within an area with riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildfire (CDFW, formerly known as the California Department of Fish and Game). The Master Plan EIR determined that the project site is not located near a surface water body, and there are no corridors for native resident or migratory fish or wildlife species on-site. The Approved Project would not impede the use of native wildlife nursery sites as there are no such sites located within or adjacent to the project site.

3.4.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	LTS	**Yes**
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	LTS	**Yes**
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	LTS	**Yes**
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Sensitive or Special-Status Species

The Master Plan EIR identified a less-than-significant impact associated with sensitive and special status species. As discussed in the Master Plan EIR, no sensitive animal species have been documented within the LACC Campus, and none have the potential to occur. The proposed project would be implemented within Campus and would therefore be within the same project site analyzed in the Master Plan EIR. The project site and surrounding area consist of developed land and ornamental landscaping. Therefore, as with the Approved Project, the proposed project would not affect any federal- or State-listed plant or animal species.

Sensitive Natural Communities

The Master Plan EIR identified a less-than-significant impact associated with sensitive natural communities. As stated above, the proposed project would occur within the same project site analyzed in the Master Plan EIR, which is void of riparian or sensitive natural communities. Therefore, as with the Approved Project, the proposed project would result in no impact on riparian habitat or other sensitive natural communities.

Wetlands

The Master Plan EIR identified a less-than-significant impact associated with wetlands. The project site is fully developed and urbanized, and no wetlands exist within or near the LACC Campus. All proposed activities would be within entirely developed areas, devoid of protected wetlands. Therefore, as with the Approved Project, the proposed project would not affect protected wetlands, and no impact would occur.

Wildlife Corridors

The Master Plan EIR identified a less-than-significant impact associated with the movement of wildlife species. The project site is in an urban setting, and the Campus does not contain any natural habitat. As stated in the Master Plan EIR, the LACC Campus is not within or part of a wildlife corridor. The proposed project would occur within the impact boundaries identified for the Approved Project. As with the Approved Project, the proposed project would not pose substantial barriers or other impediments to wildlife movement or impede the use of wildlife nursery sites and, similar to the Approved Project, no impact would occur.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant biological resources impact if it would:

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Local Policies and Ordinances

The proposed project would comply with the City of Los Angeles Protected Tree Ordinance, which protects native tree and shrub species, including valley oak (Quercus lobata), California live oak (Quercus agrifolia), and any other oak genus indigenous to California (but excluding the scrub oak [Quercus berberidifolia]); Southern California black walnut (Juglans californica); western sycamore (Platanus racemosa); California bay laurel (Umbellularia californica); Mexican elderberry (Sambucus mexicana); and Toyon (Heteromeles arbutifolia). (City of Los Angeles

Municipal Code Chapter IV, Sections 46.00 through 46.06) The proposed project does not include the removal of any trees that are protected under the City of Los Angeles's tree preservation ordinance or other local regulation protecting biological resources. Therefore, no impact would occur.

Conservation Plans

The project site is not within the plan area of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan (CDFW 2025). Therefore, no impact to habitat conservation plans would occur from implementation of the proposed project.

3.4.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to biological resources and no mitigation is required for the proposed project.

3.5 CULTURAL RESOURCES

The analysis in this section is based in part on the following technical report:

- *Historical Resources Technical Report, Kinesiology South Replacement Project for Los Angeles City College*, South Environmental, November 2025 (Appendix A).

3.5.1 Master Plan EIR Conclusions

The Master Plan EIR identified significant impacts associated with archaeological resources that would be reduced to less-than-significant levels with mitigation. The Master Plan EIR identified Mitigation Measures CR5 through CR8, which would reduce this impact to a less-than-significant level.

The Master Plan EIR also evaluated the following changes to historic buildings on the Campus:

- **Demolition of the Chemistry Building.** The Master Plan EIR identifies the Chemistry Building as potentially eligible for listing on the California Register. Therefore, the Master Plan EIR identifies demolition of the Chemistry Building as a significant impact.
- **Renovation of and redevelopment surrounding the Life Sciences Building.** The Master Plan EIR identifies the Life Sciences Building as potentially eligible for listing on the National Register of Historic Places (National Register) and California Register. Along with renovating the Life Sciences Building by adding new classrooms to accommodate increases in enrollment and new curriculum, the Master Plan EIR evaluated several changes on Campus

in the immediate vicinity of the Life Sciences Building, including the construction of a new Child Development Center directly abutting the building, construction of a new parking structure to the south of the building, and removal of the Chemistry Building to the east. The Master Plan EIR concluded that these changes would cause significant impacts to historic resources.

- **Demolition of the Library Building.** The Master Plan EIR does not identify demolition of the Library Building as a significant impact, as the building has been significantly altered and the loss is not considered to constitute a significant cultural resource impact.
- **Demolition of the Men's Gymnasium.** The Master Plan EIR identifies the Men's Gymnasium as potentially eligible for listing on the California Register of Historic Resources (California Register). Therefore, the Master Plan EIR identifies demolition of the Men's Gymnasium as a significant impact.
- **Renovation of Holmes Hall.** The Master Plan EIR identified that renovation of Holmes Hall could result in significant impacts if the renovation does not comply with US Secretary of the Interior Standards for Rehabilitation of Historic Buildings.
- **Renovation of the Cafeteria Building.** The Master Plan EIR identified that renovation of the Cafeteria Building could result in significant impacts if the renovation does not comply with US Secretary of the Interior Standards for Rehabilitation of Historic Buildings.

The Master Plan EIR included Mitigation Measures CR1 through CR4 to address the significant historic resource impacts associated with the then proposed changes to the Chemistry Building, Life Sciences Building, Men's Gymnasium, Holmes Hall, and Cafeteria Building. The Master Plan EIR identified that these impacts would be significant and unavoidable, even with mitigation incorporated.

Section 4.3, *Cultural Resources*, of the Master Plan EIR also addressed potential impacts to paleontological resources and tribal cultural resources. Potential impacts to paleontological resources and tribal cultural resources are addressed in Section 3.7, *Geology and Soils*, and Section 3.18, *Tribal Cultural Resources*, respectively, of this Addendum.

3.5.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** ***CEQA Guidelines Section 15164***
Potentially to disturb areas that are considered to be archaeologically or paleontologically sensitive?	LTS/M	**Yes**

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Remove buildings or places listed on or eligible for either the National Register of Historic Places or the California Register of Historic Resources, locally designated landmarks, or have the potential to remove or affect buildings constructed prior to 1949?	SU	**Yes**
Potentially to disturb or affect sacred areas that are known to the archaeological resource centers, the Native American Heritage Commission, or to tribal descendants of Native Americans?	LTS/M	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Archaeological Resources

The Master Plan EIR identified significant impacts associated with the disturbance of areas considered to be archaeologically sensitive that would be reduced to less-than-significant levels with mitigation. A records search for the Master Plan EIR indicated that no archaeological sites have been identified within a one-mile radius of the project site. The Campus is fully developed and urbanized and has experienced surface disturbances in the past. Ground-disturbing activities associated with the proposed project would occur within the same project site analyzed in the Master Plan EIR. Like the Approved Project, the proposed project would implement Mitigation Measures CR5 through CR8. These mitigation measures require procedures to be followed in the event of an unanticipated discovery of archaeological resources during construction to ensure resources are avoided to the extent possible and handled appropriately. Therefore, with implementation of this mitigation measure, no new or more severe impacts would occur and although impacts would remain, they would be reduced to a less-than-significant level with implementation of the mitigation measures in the Master Plan EIR.

Historic Buildings

The analysis in this discussion is based on the Historic Resources Technical Report (HRTR) prepared for the proposed project (see Appendix A, *Historical Resources Technical Report*).

The proposed project would demolish the following four buildings:

- Life Sciences Building, built in 1937 by Los Angeles architectural firm Allison and Allison in the Public Works Administration/Works Progress Administration (PWA/WPA) Moderne style
- Chemistry Building, built in 1937 by Los Angeles architectural firm Allison and Allison in the PWA/WPA Moderne style
- South Kinesiology Building, built in 1959 by Los Angeles architectural firm Allison and Rible Architects in the Mid-Century Moderne style
- Carpentry Shop, built in 1962 by Los Angeles architectural firm Allison and Rible Architects. It does not appear to have a distinct architectural style and is utilitarian in nature.

The following discussion addresses potential historic resource impacts associated with each of these buildings.

Life Sciences Building

The Master Plan EIR found the Life Sciences Building to be potentially eligible for the California Register and National Register. The Master Plan EIR evaluated the renovation of the Life Sciences Building to add new classrooms to accommodate increases in the enrollment and new curriculum, and planned redevelopment surrounding the building. The Master Plan EIR identified those changes as a significant and unavoidable impacts, even with mitigation incorporated.

Unlike the Approved Project, the proposed project would demolish the Life Sciences Building. The HRTR prepared for the proposed project found the Life Sciences Building as eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM) and for listing on the California Register and National Register. This eligibility is due to the Life Sciences Building's architectural merits in the PWA/WPA Moderne style and as an excellent representation of Allison and Allison's work. Based on this analysis, and consistent with the analysis in the Master Plan EIR, the Life Sciences Building is considered a historical resource. Therefore, like the Approved Project, the proposed project would have a significant and unavoidable impact on the Life Sciences Building.

Chemistry Building

The Master Plan EIR described the Chemistry Building as potentially eligible for the California Register. The Master Plan EIR evaluated demolition of the Chemistry Building and identified that change as a significant and unavoidable impact. The 2009 Addendum to the Master Plan EIR evaluated the retention and renovation, rather than demolition, of the Chemistry Building. Similar to the Approved Project evaluated in the Master Plan EIR, the proposed project would include the demolition of the Chemistry Building. Therefore, this analysis references the conclusions of the Master Plan EIR, rather than the 2009 Addendum, as they are more applicable to the proposed project.

The HRTR prepared for the proposed project identifies the Chemistry Building as eligible for designation as a City of Los Angeles HCM and for listing on the California Register and National Register, because it is an excellent example of the PWA/WPA Moderne style of architecture and for its representation of Allison and Allison's work in designing PWA-era educational buildings. Based on the analysis of the HRTR, and consistent with the analysis in the Master Plan EIR, the Chemistry Building is considered a historical resource. Thus, like the Approved Project, the proposed project would have a significant and unavoidable impact on the Chemistry Building with mitigation incorporated.

South Kinesiology Building

The Master Plan EIR did not describe the South Kinesiology Building as a historical resource. The Master Plan EIR also did not evaluate demolition of the South Kinesiology Building. Unlike the Approved Project, the proposed project would demolish the South Kinesiology Building. The HRTR prepared for the proposed project found that the South Kinesiology Building is not eligible under NRHP, CRHR, or City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling.

Based on the analysis of the HRTR, the South Kinesiology Building is not eligible for listing on the City, State, or federal register and is not otherwise considered a historical resource. Therefore, demolition of the South Kinesiology Building is not considered an impact to historic resources.

Carpentry Shop

The Master Plan EIR did not describe the Carpentry Shop as a historical resource. The Master Plan EIR also did not evaluate demolition of the Carpentry Shop. Unlike the Approved Project, the proposed project would demolish the Carpentry Shop. The HRTR prepared for the proposed project found that the Carpentry Shop is not eligible under NRHP, CRHR, or City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling.

Based on the analysis of the HRTR, the Carpentry Shop is not eligible for listing on the City, State, of Federal register and is not otherwise considered a historical resource. Therefore, demolition of the Carpentry Shop is not considered an impact to historic resources.

Summary

Like the Approved Project, the proposed project would result in significant and unavoidable impacts associated with the proposed changes to the Life Sciences Building and Chemistry Building. The Master Plan EIR included Mitigation Measures CR1 through and CR4 to enhance the integrity of the remaining 1930s buildings on the LACC campus, as well as provide an important documented and visual record for the buildings that would be removed or significantly modified, including the Life Sciences Building and Chemistry Building. The proposed

project would also implement Mitigation Measures CR1, CR2, and CR4, with minor revisions to clarify and update those measures. Mitigation Measure CR3 is not required for the proposed project because it was intended to address renovations to the Life Sciences Building and not demolition.

3.5.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. Proposed revisions are shown in ~~strikethrough~~ and underline formatting below. Proposed revisions to Mitigation Measure CR1 reflect that the Men's Gymnasium and Cafeteria have been demolished since certification of the Master Plan EIR and are therefore no longer subject to mitigation measures.

- **Mitigation Measure CR1:** The NPS's Historic American Building Survey (HABS) guidelines for both narrative and photographic documentation ~~level 2~~ shall be prepared for the Life Sciences Building and Chemistry Building ~~and the Men's Gymnasium~~ prior to demolition. At a minimum, the documentation for each building shall include: 1) a narrative component documenting the building's architectural significance; 2) archival photographic documentation of the building's character-defining features utilizing black and white large-format 4 x 5 negatives processed and printed on archival paper; 3) digital scans and reproductions of the original building plans for the building; and 4) filing/donation of a final set of the archival documentation and photographs with the LACC Library, the City of Los Angeles Public Library, the South Central Coastal Information Center at Cal State Fullerton, and any other applicable repositories identified by LACCD. ~~is report shall document the significance of the building and its physical conditions, both historic and current through site plans, historic maps, photographs, written data, and text. The written text (HABS Narrative Format) documenting the architectural features and historic significance of the property, including contextual history of the junior college development era, biographies of the principal architect, published references to the construction, and other biographic sources. The photographic documentation shall note all significant exterior elevations and interior character-defining features. Photographs~~ The documentation for each building shall be consistent with HABS guidance and completed by a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and a ~~large format, black and white, archival processed, and be~~ taken by a professional photographer who has experience with HABS photography.

- **Mitigation Measure CR2:** The renovation and modernization of Holmes Hall~~, Cafeteria and Life Science buildings~~ shall be carried out in accordance with the procedures established by the US Secretary of Interior for the Preservation of Historic Buildings.

- ~~**Mitigation Measure CR3:** Buildings, structures and outdoor spaces constructed adjacent to the Life Science Building shall be compatible in scale, style and character to this building.~~

- **Mitigation Measure CR3 ~~CR4~~:** ~~An~~ Prior to demolition of the Holmes Hall, Life Sciences Building, and Chemistry Building, an interpretive element such as a permanent historical display or integrative art work depicting the Public Works Administration–era (1935-1938) history of the campus and the work of architectural firm Allison and Allison at LACC in the 1930s shall ~~will~~ be included in the rehabilitation of the final project design ~~cafeteria/Holmes Hall area~~. ~~Any elements~~ Elements or resources that can be salvaged and appropriately integrated into the display shall be included. The LACCD shall select a public, accessible location on campus to display interpretive materials so that students, faculty, and visitors can easily access and view them.

- **Mitigation Measure CR4 ~~CR5~~**: Consistent with CEQA Guidelines (Sections 15064.5(d) and (e)): If during construction, the existence of, or the probable likelihood, of Native American human remains are identified within the Project Area, the lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps identified in Section 15064.5(e) of the CEQA Guidelines shall be taken.

- **Mitigation Measure CR5 ~~CR6~~:** All civil engineering contracts shall indicate the potential for uncovering archaeological resources. Should archaeological resources be discovered, all activities in the vicinity of the find shall be halted and an RPA-certified archaeologist retained to assess the importance of the find and develop appropriate follow-up measures.

- **Mitigation Measure CR6 ~~CR7~~:** If buried cultural materials are exposed during construction, work must be halted in the immediate vicinity of the find until a qualified archaeologist can assess the significance (CEQA Section 15064.5-f and Public Resources Code (PRC) Section 210.82.

- **Mitigation Measure CR7 ~~CR8~~:** If the finds are termed significant, the archaeologist and a Native American Monitor should be permitted to remove the items in a professional manner for further laboratory evaluation (CEQA Section 15064.5-f and PRC Section 21082).

3.6 ENERGY

3.6.1 Master Plan EIR Conclusions

At the time that the Master Plan EIR was prepared and certified in 2002, energy was not a topic in Appendix G of the State CEQA Guidelines. However, the Master Plan EIR addressed energy usage as part of Section 4.10, Utilities and Service Systems. The Master Plan EIR identified less-than-significant impacts associated with electricity and natural gas usage but included Mitigation Measure U1 to ensure compliance with LACCD's sustainable development goals.

3.6.2 Analysis of the Proposed Project

DISCUSSION

The topic of energy was not addressed as a stand-alone topic in the Master Plan EIR; however, energy usage was addressed in the Utilities and Service Systems chapter, which included Mitigation Measure U1 related to energy impacts associated with electricity and natural gas consumption. As discussed below, the analysis of the proposed project using updated CEQA Guidelines criteria shows that the proposed project would meet the conditions of Section 15164 of the CEQA Guidelines.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant energy impact if it would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Consumption of Energy

The proposed project consists of the demolition of four buildings and the construction of a new KSR Building. The proposed project's construction would create a temporary increased demand for electricity and vehicle fuels, when compared to existing conditions, and would result in short-term energy use. However, the proposed project would use construction contractors that must comply with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment, including the In-Use Off-Road Diesel-Fueled Fleets Regulation and the Heavy-Duty Vehicle Inspection and Maintenance Program, which would improve equipment fuel efficiency and reduce overall construction-related energy consumption (CARB 2023a; 2023b). In addition,

construction of the proposed project would be required to comply with the mandatory measures of the California Green Building Standards Code (CALGreen), including requirements for efficient construction practices, further minimizing construction-related energy use. Construction impacts related to energy would therefore be less than significant.

The new KSR Building would provide modernized replacement facilities that are more energy efficient than the ones proposed to be demolished, and the proposed building would be smaller than the buildings to be demolished. The new building would meet the LACCD Sustainability Guidelines for building design and will be fully electrified for carbon reduction. Therefore, the proposed project would not increase the intensity and energy consumption associated with the operational conditions on-site. In addition, consistent with applicable State funding requirements, the proposed project would not increase the number of classrooms or student capacity on the Campus. Operation of the proposed KSR Building would comply with CALGreen and applicable California Building Code and Title 24 energy efficiency standards. Therefore, the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of energy and no new impacts would occur.

Renewable Energy Plans

The proposed project would use construction contractors that must comply with applicable Air Resources Board regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Modifications to campus utilities would be limited to the disconnection of the existing buildings to be demolished, and the new connections for the proposed KSR Building; these modifications would be sized to meet the proposed project's anticipated demand, minimizing wasteful and inefficient use of energy. As described above, the proposed project would be smaller than the existing buildings it will replace and will not increase the intensity of the operational conditions on the Campus. Operational conditions analyzed for the Approved Project would occur as anticipated. Implementation of Mitigation Measure U1 would reduce energy usage associated with the proposed project. Thus, the impact would be less than significant and no new impact would occur.

3.6.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measure in the Master Plan EIR. No revisions to this mitigation measure are required.

Mitigation Measure U1: All LACC development shall comply with the District's Sustainable Building Policy and achieve LEED certification. Compliance will include, among other things; the use of water efficient landscaping and native and drought tolerant plants, high efficiency irrigation systems, wastewater conservation fixtures, optimization of building's energy

performance through the use of features such as functioning windows, energy management systems, and/or the utilization of renewable energy sources where feasible.

3.7 Geology and Soils

3.7.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts related to erosion, ground shaking, landslide hazards, liquefaction hazards, seismic hazards, tsunamis, inundation, seiches, and paleontological resources. The Master Plan EIR found that no significant impacts would occur related to ground shaking, landslide hazards, liquefaction hazards, seismic hazards, tsunamis, inundation, and seiches.

The Master Plan EIR identified significant impacts associated with erosion and ground shaking, but concluded that these impacts would be reduced to less-than-significant levels with the implementation of Mitigation Measures GS1 through GS4.

The Master Plan EIR addressed potential paleontological resource impacts in Section 4.3, *Cultural Resources*; these potential impacts are addressed in this section for consistency with the current significance criteria in Appendix G of the State CEQA Guidelines. The Master Plan EIR concluded that impacts to paleontological resources would be less than significant.

Section 4.4, *Geology and Seismicity*, of the Master Plan EIR addressed potential impacts associated with tsunamis, inundation, seiches, and volcanic activity. Such potential impacts are addressed in Section 3.10, *Hydrology and Water Quality*, of this Addendum.

3.7.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164*
Entail the development within or adjacent to known geologic hazard area, including areas of the Alquist-Priolo Earthquake Fault Zone, active faults, landsliding, and liquefaction?	LTS	**Yes**
Entail the development that would increase the exposure of the population to tsunamis, inundation, seiches, or volcanic activity?	LTS	**Yes**
Entail development on or near other seismic hazards?	LTS/M	**Yes**

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Result in the potential for failure of new construction due to loose saturated sand or soft clay, and/or cobbles and large boulders obstructing excavation?	LTS/M	**Yes**
Potentially disturb areas that are considered to be paleontological sensitive?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Geologic Materials and Soils

The Master Plan EIR identified significant impacts associated with potential soil erosion that would be reduced to less-than-significant levels with mitigation. The Master Plan EIR determined that some soil associations may not be suitable for construction, resulting in significant impacts in areas found to be unsuitable. Like the Approved Project, the proposed project would implement Mitigation Measures GS1 through GS3 to reduce potential impacts related to soil erosion. These mitigation measures require project-specific soil evaluations to identify potential soil issues and ensure appropriate building methods are utilized. With implementation of these mitigation measures, no new or more severe impacts would occur and although impacts would remain, those impacts would be reduced to a less-than-significant level with implementation of the mitigation measures in the Master Plan EIR.

Seismicity

The Master Plan EIR determined that the Approved Project site is not within an Alquist-Priolo Earthquake Fault Zone. However, the site is situated near the Hollywood Fault. Like all areas in the City of Los Angeles, the project site could be subject to strong ground shaking as a result of an earthquake on this fault. Potential effects from ground shaking would be reduced through proper engineering design and conformance with current City and State seismic building and development code requirements as administered by the Division of the State Architect (DSA). Like the Approved Project, the proposed project would implement Mitigation Measure GS4. Mitigation Measure GS4 requires new buildings to be constructed to resist strong ground shaking. With implementation of this mitigation measure, no new impacts would occur and although impacts would remain, those impacts would be reduced to a less-than-significant level through implementation of the mitigation measure in the Master Plan EIR.

Liquefaction

The Master Plan EIR did not identify any potential impacts related to liquefication. As with the Approved Project, the proposed project is not within an area of liquefaction. Therefore, the proposed project would not result in a significant impact related to liquefaction.

Landslides

The Master Plan EIR did not identify any potential impacts related to landslides. The project site's topography is generally flat and there are no steep slopes within or around the project site. The project site is not shown as being within an area subject to earthquake-induced landslides as identified by the state. Construction and operation of the proposed project would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death related to landslides. Therefore, no new impacts would occur.

Paleontological Resources

The Master Plan EIR evaluated potential impacts to paleontological resources in Section 4.3, *Cultural Resources*, and did not identify a significant impact associated with potential disturbance of paleontological resources. The proposed project would be located within the same project site analyzed in the Master Plan EIR. The Campus is fully developed and urbanized and has experienced numerous surface disturbances over the past one hundred years that have not uncovered notable paleontological resources. Additionally, the proposed project would comply with regulatory requirements for paleontological remains, such as Public Resources Code (PRC) Section 5097.5 which prohibits "knowing and willful" excavation, removal, destruction, injury, and defacement of any paleontological feature on public lands, and PRC Section 30244 which requires "reasonable mitigation measures" to address impacts on paleontological resources. Compliance with applicable regulatory requirements would further ensure no impacts would occur. Therefore, like the Approved Project, impacts to paleontological resources under the proposed project would be less than significant.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant geological impact if it would:

- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Septic Tanks

The project site would connect to the existing sewer system and would not involve other alternative wastewater disposal systems or use septic tanks. Thus, no new impact would occur.

3.7.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

- **Mitigation Measure GS1:** Soils shall be evaluated on a project-by-project basis, and appropriate mitigation recommended. If found, all compressible materials shall be removed and replaced as compacted fill (with the exception of peat, which shall be removed from the fills). The criteria for leaving surficial soils in place should be consistent with the grading specifications of the City of Los Angeles. Other recommendations may include deep piles or caissons to support the structures, and/or in-place mechanical densification of compressible layers.

- **Mitigation Measure GS2:** If soils underlying the site specific proposed project area are determined susceptible to ground lurching, site-specific foundation recommendations may be made to mitigate this hazard. An alternative mitigation measure is to remove and recompact the subsurface soils prone to ground lurching.

- **Mitigation Measure GS3:** If soils underlying the site specific proposed project area are determined to be highly expansive, impacts shall be mitigated by special foundations, such as post-tensioned slab foundations, raft foundations, or caissons.

- **Mitigation Measure GS4:** The potential effects of ground shaking will be reduced to a less-than-significant level by designing the new LACC facilities to resist strong ground motions approximating the Design Basis Earthquake standards and the associated ground accelerations expected to occur in the vicinity of the site.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 Master Plan EIR Conclusions

The Intergovernmental Panel on Climate Change has identified four major greenhouse gas (GHG) emissions—water vapor, carbon dioxide (CO_2), methane (CH_4), and ozone (O_3)—that are the likely cause of an increase in global average temperatures observed in the 20th and 21st centuries. At the time that the Master Plan EIR was prepared and certified in 2002, GHG emissions was not a topic in Appendix G of the State CEQA Guidelines. The topic of GHG emissions was not part of Appendix G until March 18, 2010, following the 2006 passage of the Global Warming Solutions Act (Assembly Bill [AB] 32). Therefore, the analysis of GHG emissions is new in this addendum and is provided to provide a complete evaluation of the proposed project using current significance criteria in the State CEQA Guidelines. While the Master Plan

EIR did not include a stand-alone evaluation of GHG emissions, ozone emissions were addressed in Section 4.2, *Air Quality*. Moreover, the topic of GHG emissions and their potential impacts is not "new information" that warrants preparation of a new or supplemental EIR. (See *Citizens for Responsible Equitable Envt'l. Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 531.)

3.8.2 Analysis of the Proposed Project

DISCUSSION

The topic of GHG emissions was not addressed in the Master Plan EIR but, as discussed below, the analysis of the proposed project using updated CEQA Guidelines criteria shows that the proposed project would not result in any new impacts.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant GHG emission impact if it would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Generation of Greenhouse Gas Emissions

The proposed project's construction activities would result in short-term GHG emissions due to fuel combustion associated with on- and off-road construction equipment and vehicles. These emissions would be temporary and limited to the duration of construction. The project would use standard construction equipment and conventional methods typical of projects of this scale, and no unusual construction activities or equipment are proposed that would result in substantial GHG emissions. In addition, activities would be limited to demolition and replacement of existing on-site structures with new buildings of smaller overall sizes.

As described in Section 3.3, *Air Quality*, the proposed project is within the Southern California Air Basin (SoCAB), which is under the jurisdiction of SCAQMD. SCAQMD's Interim GHG Significance Threshold guidance states that, because impacts from construction activities occur over a relatively short-term period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. Therefore, SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008).

Even without amortization, construction emissions for projects of this size typically result in GHG levels far below the SCAQMD Working Group bright-line threshold of 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year for development projects (SCAQMD 2010). Other air district guidance from the Bay Area Air District further substantiates that construction emissions represent a "very small portion of a project's lifetime GHG emissions" and that operational emissions "represent the vast majority of project GHG emissions" (Bay Area Air District 2022). The project would use standard construction equipment and activities would occur over an approximately 2-year duration. Additionally, construction would not include any atypical GHG-intensive construction features such as extensive mass grading, deep excavation, prolonged dewatering, large quantities of imported materials, or unusually long construction durations, which are activities typically entailed in projects with the potential to exceed the SCAQMD's threshold. Therefore, GHG emissions can be reasonably expected to fall well below this threshold.

In addition, construction activities would be required to comply with applicable regulations and best practices, such as equipment idling limits, proper equipment maintenance, and adherence to applicable CALGreen requirements, which further minimize GHG generation. Given the temporary nature of emissions and the absence of any unusual construction characteristics, construction-related GHG emissions from the proposed project would not make a considerable contribution to statewide or regional greenhouse gas emissions. Therefore, the proposed project's construction emissions would be less than significant.

The proposed project would not alter the operational conditions on-site in a way that would increase GHG emissions. Overall, the proposed project would reduce the amount of building square footage on Campus, and would replace older buildings with new, smaller, more energy efficient buildings. Consistent with applicable State funding requirements, the proposed project would not increase the number of classrooms or student capacity on the Campus. Because the proposed project would not result in a change in operational intensity, no increase in vehicle trips or energy use is anticipated during operation. As mobile-source emissions from vehicle trips are the largest contributor to operational GHG emissions for school facilities, the absence of increased traffic generation indicates that long-term GHG emissions would not increase compared to existing conditions.

Greenhouse Gas Reduction Plans

The proposed project would be consistent with applicable GHG reduction plans and policies, including the County of Los Angeles Climate Action Plan and the State's long-term climate goals under AB 32 and Senate Bill (SB) 32, which aim to reduce statewide GHG emissions. These plans include strategies such as reducing building energy use, lowering VMT, improving solid waste diversion, and promoting water and energy efficiency. The proposed project would not add vehicle trips to the project site as no operational changes would occur. Additionally, construction activities would be required to comply with applicable standards and regulations,

such as the current Building Energy Efficiency Standards and CALGreen, that include measures for energy efficiency, water conservation, and waste reduction. Compliance with statewide strategies to reduce GHG emissions such as the low carbon fuel standards, California Appliance Energy Efficiency regulations, and California Renewable Energy Portfolio standard would reduce GHG emissions from the proposed project.

As such, the proposed project would be consistent with the California Climate Change Scoping Plan's GHG reduction strategies, as applicable. The proposed project would not conflict with the achievement of any GHG emissions reduction targets, as compliance with mandatory construction and building efficiency measures, as well as adherence to existing State regulations adopted pursuant to Assembly Bill 32, which establishes a statewide program to reduce greenhouse gas emissions, including regulations governing energy efficiency (Title 24) and waste diversion (AB 341 and AB 1826), ensures that the proposed project's incremental contribution to GHG emissions would not impede attainment of statewide targets. The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Thus, the proposed project would not result in any new impacts related to GHG emissions and no new impact would occur.

3.8.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to GHG emissions and no mitigation is required for the proposed project's less than significant GHG impacts.

3.9 HAZARDS AND HAZARDOUS MATERIALS

3.9.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts related to public health hazards and the potential exposure to hazardous substances. The Master Plan EIR found that no significant impacts would occur related to subsidence/methane gas. The Master Plan EIR also identified significant impacts associated with building demolition activities that would be reduced to less-than-significant levels with mitigation incorporated. These impacts would be less than significant with the implementation of Mitigation Measures HR1 through HR6.

3.9.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Expose daytime and/or residential populations to health hazards?	LTS/M	**Yes**
Entail a risk of explosion or release of hazardous substances?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Health Hazards

The Master Plan EIR identified significant impacts associated with health hazards to daytime and/or residential populations from methane gas and hazardous materials such as soil/groundwater contamination, asbestos, lead-based paint, and poly-chlorinated biphenyls (PCBs) that would be reduced to less-than-significant levels with mitigation. The Master Plan EIR determined that the Campus does not contain known oil or gas wells that would result in significant impacts associated with subsidence or methane gas. The proposed project would occur within the same general Campus location as the Approved Project. Therefore, no new impacts related to subsidence/methane gas would occur.

The demolition and/or renovation of any structures with asbestos-containing materials (ACM), lead-based paint (LBP), or PCBs would have the potential to release these substances into the atmosphere if these substances are not properly stabilized or removed prior to demolition. Like the Approved Project, the proposed project would implement Mitigation Measures HR1 through HR4 to reduce potential impacts to less-than-significant levels. In addition, compliance with applicable existing regulatory requirements—including the California Division of Occupational Safety and Health's asbestos standards, United States Environmental Protection Agency's Asbestos National Emission Standards for Hazardous Air Pollutants, and California Health and Safety Code—would require proper transportation, testing, handling, processing, storage, and disposal of hazardous materials. Implementation of these mitigation measures and compliance with the referenced existing regulations would ensure proper handling of these hazardous materials, as well as proper disposal. With implementation of these mitigation measures, no new or more severe impacts would occur compared to the Approved Project, and remaining impacts would be reduced to a less-than-significant level with implementation of the mitigation measures in the Master Plan EIR.

Hazardous Substances

The Master Plan EIR identified a less-than-significant impact associated with the potential release of hazardous substances. Like the Approved Project, under the proposed project potentially hazardous materials on Campus would be stored, handled, and disposed of in accordance with all applicable federal, State, and local regulations. Consequently, project activities would not be expected to pose any significant risks related to accidental release of hazardous materials due to the expansion of the Campus. Therefore, no new or more severe impacts would occur, and impacts would remain less than significant.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant hazardous impact if it would:

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Hazards Near Schools

The project site is currently developed as the LACC Campus and includes the Child Development Center on-site. The nearest schools off-site include Lockwood Avenue Elementary School and Ramona Elementary School, approximately 0.25 miles east and 0.28 miles northwest of the project site, respectively. The types of hazardous materials generally associated with the operation of a college campus are restricted to common substances such as commercial cleansers, paints, aerosol cans, and fertilizers used by the custodial and/or maintenance staff, or small quantities of laboratory chemicals. The operation of the proposed KSR Building would involve the use of typical maintenance products and would not release a substantial amount of hazardous emissions into the environment or require significant amounts of hazardous materials, substances, or wastes that could adversely affect a school. These materials would be used in small quantities and would be stored in compliance with federal, State, and local health and safety requirements. Therefore, the impact would be less than significant and no new impact would occur.

Airport Hazards

The project site is not within two miles of a public airport. The nearest airport, Hollywood Burbank Airport, is approximately 10.8 miles north of the project site. There are also no private airstrips or airports in the project vicinity. Therefore, no impact would occur.

Emergency Response Plans

The Campus accommodates ingress and egress by emergency vehicles as required by the Los Angeles Fire Department (LAFD). The proposed project would not alter or impede emergency access to the Campus and would be required to adhere to standards and codes that address emergency access, including the California Building Code and California Fire Code. Construction activity would be confined to the project site and would not interfere with vehicle movement or obstruct emergency access along the surrounding streets. Operational conditions analyzed for the Approved Project would occur as anticipated. Therefore, the proposed project would not substantially impair the City's adopted emergency response plan or emergency evacuation plan; the impact would be less than significant and no new impact would occur.

Wildland Fires

As discussed in Section 3.20, *Wildfire*, no wildlands exist within the immediate vicinity of the project site and the proposed project is not anticipated to exacerbate wildfire risks. Therefore, the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; the impact would be less than significant and no new impact would occur.

3.9.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

- **Mitigation Measure HR1:** If during excavation or grading activities, any plugged, abandoned, or unrecorded wells are damaged or uncovered, the Department of Conservation, Division of Oil, Gas and Geothermal Resources shall be contacted to determine the appropriate requirements for remedial action and well re-abandonment per State regulations.

- **Mitigation Measure HR2:** Asbestos and lead investigations shall be conducted on structures built prior to 1988 that are to be demolished or rehabilitated. Where ACM, lead sheeting or lead based paint exceed regulatory action levels, appropriate abatement and management techniques shall be developed and implemented. Construction monitoring may be required to ensure the health and safety of construction workers.

- **Mitigation Measure HR3:** For those campus facilities affected by the Master Plan, lead-based paint testing should be conducted due to the deteriorating condition of many painted surfaces. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.

- **Mitigation Measure HR4:** For those campus facilities affected by the Master Plan, asbestos sampling should be conducted to determine if building materials used in the construction of the structures in question have an asbestos fiber content. All material identified as containing asbestos shall be removed and/or encapsulated by a licensed asbestos abatement contractor as provided by the provisions of Rule 1403 of the South Coast Air Quality Management District (SCAQMD) Rules and Regulations

- **Mitigation Measure HR5:** PCB containing units removed from buildings affected by the Master Plan should be properly disposed of as required by law

- **Mitigation Measure HR6:** A subsequent Phase Two environmental testing shall be performed prior to new development. If soil and/or groundwater contamination or soil contamination due to the presence of underground storage tanks is identified prior to the implementation of new development, the tanks shall be removed or retrofitted to be in conformance with the City of Los Angeles Fire Departments, Underground Storage Tank Unit Guidelines. Remediation of identified soil and/or groundwater contamination shall be also be addressed. A qualified environmental professional shall evaluate any identified soil and/or groundwater contamination. Lateral and vertical extent of soil contamination, lateral extent of groundwater contamination, and remedial options shall be determined in conformance with applicable City, State and Federal standards. Remediation measures shall be implemented as determined necessary by local oversight agencies such as the City of Los Angeles Fire Department, California Environmental Protection Agency, Los Angeles Department of Public Works, and the California Regional Water Quality Control Board.
- **Mitigation Measure H7:** In order to promote the Los Angeles Community College District's policy towards sustainable practices, construction materials and products with no or low Volatile Organic Compound (VOC) content and low toxicity shall be used wherever practicable. Non-toxic paint, adhesives and sealants shall be used and casework with formaldehyde is prohibited.

3.10 HYDROLOGY AND WATER QUALITY

3.10.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts related to tsunamis, inundation, seiches, and volcanic activity in Section 4.4, *Geology and Seismicity*, and potential impacts related to stormwater in Section 4.10, *Utilities and Service Systems*; these potential impacts are addressed

in this section for consistency with the current significance criteria in Appendix G of the State CEQA Guidelines.

The Master Plan EIR identified that the LACC Campus is not located within a coastal zone or within proximity to a body of water or volcanic hazard, and that tsunamis, inundation, seiches, and volcanic activity are not considered to be potential hazards. The Master Plan EIR also identified that the Campus is not located within the 100-year flood zone as defined by the Federal Emergency Management Agency (FEMA). Impacts were determined to be less than significant.

Water at the Campus is supplied by the Los Angeles Department of Water and Power (DWP). The DWP obtains its water from the Los Angeles Aqueduct (water supplied from the eastern Sierra Nevada Mountains), local wells, water purchased by the Metropolitan Water District of Southern California (MWD) from the Colorado River and the State Water Project, and from the reclamation of wastewater (for specific non-drinking uses). The Approved Project was anticipated to increase student enrollment from 15,500 students to 19,000 students within the 10-year master plan. With a water usage factor of 24 gallons of water a day per student, future usage was expected to increase by 84,000 gallons per day (0.258 acre foot per day or 94.09 acre feet per year). This increase is negligible in relation to the City's total water usage (less than 0.00014 percent).

The Master Plan EIR identified that the ratio of impermeable areas to unpaved areas would remain essentially unchanged under the Approved Project. Areas of the Campus would be paved and landscaped to effectively convey surface runoff to flow within existing drainage patterns. Thus, it was determined that the rate of rainwater absorption under the Approved Project would remain approximately the same, and the change in the amount of runoff generated would be negligible. The Master Plan EIR determined that the Approved Project would not create a significant impact on water supply or stormwater runoff.

3.10.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** ***CEQA Guidelines Section 15164***
Entail development that would increase the exposure of the population to tsunamis, inundation, seiches, or volcanic activity?	LTS	**Yes**
Represent a disproportionate demand for water compared to existing usage levels?	LTS	**Yes**

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Increase stormwater runoff above the level presently in existence to the extent that the existing drainage infrastructure would be insufficient?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Tsunamis, Inundation, and Seiches

The Master Plan EIR identified no impacts associated with tsunami, inundation, seiches, and volcanic hazards. The Master Plan EIR determined that the Campus is not in an area subject to volcanic and tsunami hazards or in an area subject to dam-related inundation, caused by dam failure, conditions of excess precipitation, or seiche. A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is approximately 13 miles inland from the Pacific Ocean. No substantially adverse risk of flooding due to a tsunami is anticipated. The proposed project would occur within the same boundaries identified for the Approved Project. Therefore, as under the Approved Project, no impact would occur.

Water Demand

The Master Plan EIR identified a less-than-significant impact associated with water demand. The increased student enrollment anticipated under the Approved Project was determined to be negligible in relation to the City's total water usage. Consistent with applicable State funding requirements, the proposed project would not increase the number of classrooms or student capacity on the Campus and would thus not increase demand for water compared to existing usage levels. Therefore, no new or more severe impacts would occur, and impacts would remain less than significant.

Stormwater Runoff

The Master Plan EIR identified a less-than-significant impact associated with stormwater runoff. Similar to the Approved Project, the proposed project involves the demolition of existing buildings and the construction of new buildings in which the ratio of impermeable areas to unpaved areas would not increase. Implementation of the proposed project would add additional pervious landscaping areas. The proposed KSR Building would be developed in a location that is already developed with impervious surface, and the existing Kinesiology South Building would be replaced with landscaped open space. Therefore, impacts would be less than

significant. Therefore, no new or more severe impacts would occur and impacts would remain less than significant.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant hydrology and water quality impact if it would:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
  - result in substantial erosion or siltation on- or off-site;
  - substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
  - create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
  - impede or redirect flood flows.
- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Water Quality Standards

The proposed project would be constructed in an area that is already developed and produces typical nonpoint-source pollutants. The Campus is fully developed and is surrounded by urban development and adjacent paved streets that currently generate nonpoint-source pollutants that are carried by storm and irrigation water into storm drains. Construction activities associated with the proposed project would have the potential to impact water quality through soil erosion, and the use of construction materials such as fuels may present a risk to surface water quality. Additionally, the parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system. Potential construction-related impacts would be avoided through compliance with existing regulatory requirements. Specifically, because the project site would disturb more than one acre, the project would be required to obtain coverage under the Statewide Construction General Permit, prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), and incorporate Best Management Practices (BMPs) to prevent

pollutants from leaving the site. Typical BMPs include erosion- and sediment-control measures (such as fiber rolls, silt fencing, and stabilized construction entrances), proper storage and handling of fuels and hazardous materials, spill prevention and response procedures, and regular inspection and maintenance of all controls. These measures would minimize soil disturbance, prevent off-site sediment transport, and ensure that any accidental spills are contained and cleaned up before they can enter the storm drain system.

Once the proposed project has been constructed, urban runoff could include a variety of contaminants that are typical of the operation of school facilities. However, implementation of the proposed project would result in a net decrease in overall building square footage compared to existing conditions, add additional pervious landscaping areas, and would not increase impervious surface area on the campus. Therefore, the proposed project would therefore not increase urban runoff when compared to existing conditions. The proposed project would continue to serve the same operational uses as currently exist on the Campus. As discussed in Section 3.9, *Hazards and Hazardous Materials,* of this Addendum, the proposed project would be required to comply with applicable federal and State laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure impacts associated with potential contaminants would be less than significant. Therefore, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and no new impact would occur.

Groundwater Supply

The Campus does not contain any wells or direct groundwater connections and, as described above, the proposed project would not increase water demand when compared to existing conditions. Therefore, the proposed project would not result in any increased pumping of groundwater resources and no new impact would occur.

Drainage Patterns

According to the FEMA Flood Map Service Center, the project site is located within Zone X, an area of minimal flood hazard (FEMA 2025). Additionally, the project site is not within the inundation zone of any dams (DWR 2025). The proposed project involves earthwork activities, including grading and excavation. If not controlled, the transport of these materials to local waterways would temporarily increase suspended sediment concentrations and release pollutants attached to sediment particles into local waterways. There are no streams or rivers on the project site. The proposed project would not involve the alteration of any natural drainage channels or any watercourse. Additionally, the project site is flat and the potential for erosion would be remote. Therefore, impacts related to erosion or siltation would be less than significant.

Stormwater that does not percolate into the ground would be directed to storm drains on Campus and storm drains in the public right-of-way. The proposed project would have a smaller building footprint than the existing buildings to be demolished, and would similarly not increase the amount of impervious surfaces on the Campus or increase the amount of stormwater runoff when compared to existing conditions. Therefore, the proposed project would not substantially increase the rate or amount of surface runoff in a manner that would cause flooding on- or off-site and impacts related to stormwater drainage, flooding, and runoff would be less than significant and no new impact would occur.

Water Quality Control Plans

As previously mentioned, the proposed project would not affect groundwater and therefore would not obstruct implementation of a sustainable groundwater management plan. The proposed project would comply with existing local, regional, and State regulations, such as the Sustainable Groundwater Management Act (SGMA) and the Porter-Cologne Water Quality Control Act, and would not obstruct implementation of a water quality control plan. Therefore, no new impact would occur.

3.10.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to hydrology and water quality and no mitigation is required for the proposed project.

3.11 LAND USE AND PLANNING

3.11.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts regarding the division of an established community, existing land uses, and conflict with land use plan, policy, or regulation. The Master Plan EIR found that no significant impacts would occur and no mitigation measures were necessary.

3.11.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Physically divide an established community?	LTS	**Yes**
Conflict with existing surrounding land uses?	LTS	**Yes**
Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project which was adopted for the purpose of avoiding or mitigating an environmental effect?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Division of an Established Community

The Master Plan EIR identified a less-than-significant impact associated with the division of an established community. The Campus is currently developed with educational uses and has neighboring residential areas to the north and west and commercial uses to the south and east. The proposed project would occur within the existing Campus and would not include any features or improvements that would obstruct travel through or around the Campus or otherwise physically divide the surrounding community. Therefore, no new or more severe impacts would occur and impacts would remain less than significant.

Conflicts with Land Uses and Land Use Plans

The Master Plan EIR identified a less-than-significant impact associated with existing surrounding land uses and applicable land use plans. The Master Plan EIR determined that the Approved Project's goals and objectives were consistent with the SCAG Regional Policies, Hollywood Community Plan Area, and the Vermont/Western Station Neighborhood Area Plan. The proposed project does not include any new uses that do not already exist on the Campus and proposed improvements would occur within the existing Campus. As with the Approved Project, the proposed project would improve the Campus to serve the LACC population and would thus also be consistent with these plans and policies, as no changes to operational uses on-site are proposed. Additionally, the project site is not part of the habitat preserve, Habitat Conservation Plan, or Natural Community Conservation Plan (CDFW 2025). In addition, the proposed project would be consistent with the City's General Plan land use and zoning code designations of Public Facilities. Therefore, no new or more severe impacts would occur and impacts would remain less than significant.

3.11.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to land use and planning and no mitigation is required for the proposed project.

3.12 MINERAL RESOURCES

3.12.1 Master Plan EIR Conclusions

The Master Plan EIR determined that impacts to mineral resources were less than significant, and the topic was analyzed in Chapter 7, *Effects Determined Not to be Significant*. The Master Plan EIR found that no mineral resources of value to the region or to the residents of the state were found to be known or to exist on or immediately adjacent to the project site.

3.12.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Loss of a Known Mineral Resource

The Master Plan EIR identified a less-than-significant impact associated with the loss of a known mineral resource. The Master Plan EIR determined that the LACC Campus does not contain known mineral resources of regional or state value. Because the proposed project would occur within the same project site evaluated in the Master Plan EIR, the proposed project would also not result in the loss of availability of a known mineral resource. The Campus is currently developed and disturbed from prior development and is not used for mineral extraction. Operational conditions analyzed for the Approved Project would occur as anticipated. Therefore, as under the Approved Project, no impact would occur.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant mineral resources impact if it would:

- Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Loss of a Locally Important Mineral Resource

Because the project site contains no known mineral resources, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site is not identified as a locally important mineral resource discovery site in local plans, including the Conservation Element and Framework Element of the City's General Plan (City of Los Angeles 1995; 2001). The project site is currently highly developed and disturbed by prior development and is not used for mineral extraction. Thus, the proposed project would not result in any new or more severe significant impacts than those identified in the Master Plan EIR. Therefore, no new impact would occur.

3.12.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to mineral resources and no mitigation is required for the proposed project.

3.13 NOISE

3.13.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts to construction-related noise activities, traffic-related operational noise, and noise associated with the athletic field (crowd noise and public address (PA) system).

The Master Plan EIR identified significant impacts associated with operational noise and noise from the athletic field PA system that would be reduced to less-than-significant levels with the implementation of Mitigation Measures N11 through N14. However, construction noise impacts to nearby sensitive receptors were considered to be significant and unavoidable even with the implementation of Mitigation Measures N1 through N10.

3.13.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Exceed noise levels by five decibels or more at a noise sensitive use during construction activities?	SU	**Yes**
Cause ambient noise levels measured at the property line of affected uses to increase by three decibels (CNEL) to or within the "normally unacceptable" or "clearly unacceptable" category or any five decibels or greater noise increase?	LTS/M	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Construction Noise

The Master Plan EIR identified a significant and unavoidable impact associated with construction noise. Like the Approved Project, the proposed project's construction activities would result in short-term construction noise. Construction noise would be temporary and limited to the duration of project development. The proposed project would use standard construction equipment and conventional methods typical of projects of this scale, and no intensive construction activities or equipment not analyzed in the Approved Project are proposed that would result in substantial noise levels. Like the Approved Project, the proposed project would implement Mitigation Measures N1 through N10 to reduce construction noise activity and impacts near sensitive receptors. These mitigation measures would ensure that construction activities are implemented in a way that reduces noise to the extent feasible and occurs within acceptable hours. Construction equipment would be located as far as possible from noise-sensitive areas. These mitigation measures would also require a "noise disturbance coordinator" to provide notice to nearby residents and handle any noise issues. With implementation of these mitigation measures, no new or more severe impacts would occur; however, this impact would remain significant and unavoidable.

Operational Noise

The Master Plan EIR identified significant impacts associated with operational noise from the athletic field that would be reduced to less-than-significant levels with mitigation. The proposed project would not alter the operational conditions on the project site, affect student capacity, or increase the number of classrooms on the Campus. Because the proposed project would not

result in a change in operational intensity, no increase in noise associated with vehicular traffic or other operations is anticipated. The proposed project does not involve athletic fields and operational noise sources associated with the proposed project would be similar to existing conditions. The proposed project would therefore not contribute to this impact or cause a more severe impact.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant noise impact if it would:

- Generate excessive ground borne vibration or ground borne noise levels.
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

Ground borne Vibration and Noise

The threshold for vibrational damage is the Federal Transit Administration criterion of 0.20 inches per second peak particle velocity (in/sec PPV) (for non-engineered timber and masonry buildings). Potential architectural impacts due to vibration are assessed from the edge of construction to the nearest off-site structure. The proposed project may require crushing of concrete during demolition activities. The proposed project would not require intensive vibration activity such as pile driving. The equipment anticipated to induce the highest vibration would be a vibratory roller for new pavement. Vibratory rollers generate vibration levels of 0.21 in/sec PPV at a distance of 25 feet (FTA 2018). The nearest sensitive receptors, as measured from the edge of the area of work, would be the residences to the north and west at approximately 65 feet from the project site. The resulting vibration levels at these buildings due to construction vibration would be up to 0.05 in/sec PPV, which is well below the FTA building damage criteria of 0.2 in/sec PPV for residential structures. Therefore, no new impact associated with vibrational damage would occur.

Vibration annoyance is analyzed from the acoustical center of the construction site to represent the average level from mobile equipment, such as vibratory rollers, throughout the construction site. The threshold for vibration annoyance for residential receptors is 78 vibration velocity (VdB). Under the proposed project, the nearest receptors would be approximately 160 feet to the east of the project site, resulting in vibration annoyance levels of 70 VdB or less, which is below the FTA threshold of 78 VdB. Therefore, no new impact associated with vibration annoyance would occur.

Airport Noise

The project site is not within two miles of a public airport. The nearest airport, Hollywood Burbank Airport, is approximately 10.8 miles north from the project site. There are no private airstrips or airport in the project vicinity. Therefore, no new impact associated with airport noise would occur.

3.13.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

- **Mitigation Measure N1:** Haul truck routes shall avoid all schools and residential areas.
- **Mitigation Measure N2:** Construction contracts shall specify that all construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
- **Mitigation Measure N3:** Pursuant to the City of Los Angeles Municipal Code Article 1, Section 41.40, construction activities shall not occur between the hours of 9:00 p.m. and 7:00 a.m. during the weekdays (Monday through Friday), and before 8:00 a.m. or after 6:00 p.m. on Saturdays and national holidays. No construction activities shall occur on Sundays.
- **Mitigation Measure N4:** Construction operations shall be staged as far from noise sensitive land uses as possible.
- **Mitigation Measure N5:** All sound-reducing devices and restrictions shall be maintained throughout the construction period.
- **Mitigation Measure N6:** When feasible, replace noise equipment with quieter equipment (for example, a vibratory pile driver instead of a conventional pile driver and rubber-tired equipment rather than track equipment).
- **Mitigation Measure N7:** Construction equipment shall be located as far as possible from noise sensitive areas.
- **Mitigation Measure N8:** Construction occurring within 1,000 feet of the Child Development Center shall be limited to hours when the Child Development Center would not be affected. The Child Development Center shall be notified of particularly noisy activities.
- **Mitigation Measure N9:** All residential units located within a quarter mile of the construction site (approximately 1,320 feet) shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet, shall also be posted

at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

- **Mitigation Measure N10:** A "noise disturbance coordinator" shall be established for the construction of the proposed project. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 1,320 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

3.14 POPULATION AND HOUSING

3.14.1 Master Plan EIR Conclusions

The Master Plan EIR determined that impacts related to population growth were less than significant, and population and housing was analyzed in Chapter 7, *Effects Determined Not to be Significant*. The Master Plan EIR determined that the Approved Project would not induce substantial population growth in the area, but new employment may be generated from the new development, possibly drawing employees from the local area and general region. Impacts would be less than significant.

3.14.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** ***CEQA Guidelines Section 15164***
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Population Growth

The Master Plan EIR identified a less-than-significant impact associated with population growth. The proposed project does not include the construction of new housing facilities, or the expansion of any roads or other infrastructure. The proposed project would not affect student capacity at LACC. Operational conditions analyzed for the Approved Project would occur as anticipated. Therefore, as under the Approved Project, no impact would occur.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant population and housing impact if it would:

- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Replacement Housing

Consistent with applicable State funding requirements, the proposed project would not increase the number of classrooms or student capacity on the Campus. The proposed project would not include the demolition or removal of any housing. Therefore, no impacts on existing people or housing would occur that would necessitate the construction of replacement housing and no new impact would occur.

3.14.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to population and housing and no mitigation is required for the proposed project.

3.15 PUBLIC SERVICES

3.15.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts to fire and police services. The Master Plan EIR found that potential impacts to emergency response times would be significant and unavoidable. The Master Plan EIR identified significant impacts associated with police services that would be reduced to less-than-significant levels with mitigation. These impacts would be less than significant with the implementation of Mitigation Measures PS1 through PS4.

The Master Plan EIR determined that impacts related to school facilities were less than significant; this impact was analyzed in Chapter 7, *Effects Determined Not to be Significant*. The Master Plan EIR determined that the Approved Project would not directly affect enrollment or create a demand for new housing that would increase student generation.

3.15.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Substantially diminish the level of fire protection services?	SU	**Yes**
Create a substantial need for additional fire department personnel or equipment?	SU	**Yes**
Fails to comply with applicable fire codes and regulations, thereby putting persons or property at substantial risk in the event of a fire?	LTS	**Yes**
Increases the maximum response distances?	SU	**Yes**
Creates a substantial need for additional police department personnel or facilities, or substantially diminishes the level of police protection services by adversely affecting police response time?	LTS/M	**Yes**
Require new or expanded school facilities?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Fire and Police Protection

The Master Plan EIR identified a significant and unavoidable impact associated with fire protection services. The Master Plan EIR identified significant impacts associated with police protection services that would be reduced to less-than-significant levels with mitigation. Consistent with applicable State funding requirements, the proposed project would not increase the number of classrooms on the Campus and would not increase the school's student capacity compared to what was analyzed in the Master Plan EIR. Therefore, the proposed project would serve the existing student population and would not result in the need for additional fire and police services. The proposed project would therefore not contribute to the fire and police impacts identified for the Approved Project or cause more severe impacts.

School Facilities

The Master Plan EIR identified a less-than-significant impact associated with school facilities. The proposed project does not contain a residential component and would not directly affect school enrollment. Operational conditions analyzed for the Approved Project would occur as anticipated. Therefore, as under the Approved Project, no impact would occur.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in significant impacts related to public facilities if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
  - Parks
  - Other Public Facilities

Parks and Other Public Service Facilities

The project site would be developed entirely within the Campus, which contains open space areas but does not operate as a park. Because the proposed project would not increase student capacity at the Campus, the proposed project would not develop the need for additional park or recreational facilities or other public service facilities, such as libraries. Therefore, no new impact would occur.

3.15.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to public service facilities identified in the Master Plan EIR are applicable to the proposed project.

3.16 RECREATION

3.16.1 Master Plan EIR Conclusions

The Master Plan EIR determined that impacts related to recreation were less than significant, and the topic was analyzed in Chapter 7, *Effects Determined Not to be Significant*. The Master Plan EIR determined that the Approved Project would not result in an increase in student

population nor a significant increase in employment on Campus. Therefore, no new or expanded recreation facility was required. The Approved Project included the replacement of existing recreational facilities with improved facilities, which has a beneficial effect. The Master Plan EIR determined that impacts would be less than significant.

3.16.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Require new or expanded recreational facilities?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

New or Expanded Recreational Facilities

The Master Plan EIR identified a less-than-significant impact associated with new recreational facilities. Implementation of the proposed project would not affect student capacity at LACC. Thus, no new or expanded recreational facilities are required. The proposed project would serve the existing student population. Operational conditions analyzed for the Approved Project would occur as anticipated. Therefore, as under the proposed project, no impact would occur.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant recreation impact if it would:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Deterioration of Recreational Facilities

The project site is developed with the LACC Campus and provides recreational facilities but does not currently operate as a park or public recreational facility. As described in Section 3.14, *Population and Housing*, the proposed project would not affect the student capacity at the Campus or otherwise directly or indirectly result in new population growth. Thus, the proposed

project would not increase the use of existing neighborhood and regional parks or other recreational facilities, and no new impact would occur.

Construction of Recreational Facilities

The proposed project does not include the construction of new recreational facilities. In addition, as described above, the proposed project would not increase the use of recreational facilities. Therefore, the proposed project would not necessitate the construction or expansion of new recreational facilities and no new impact would occur.

3.16.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to recreation and no mitigation is required for the proposed project.

3.17 TRANSPORTATION

3.17.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts to traffic volumes, parking, and circulation. The Master Plan EIR identified significant impacts associated with traffic at specific intersections that would be reduced to less-than-significant levels with the implementation of Mitigation Measures T1 through T6, with the exception of the intersection at Melrose Avenue and Normandie Avenue, where a significant and unavoidable impact would occur. In response to comments received on the Master Plan Draft EIR, the Master Plan Final EIR added Mitigation Measures T7 and T8, which would ensure adequate right-of-way widths and construction traffic management, respectively, but are not required to address significant impacts. The Master Plan Final EIR also added Mitigation Measure T9 to encourage transit, pedestrian, bicycle, and carpooling facilities and services.

3.17.2 Analysis of the Proposed Project

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Exceed the Level of Service (LOS) thresholds identified by the City of Los Angeles Department of Transportation (LADOT) established threshold criteria?	SU	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

LOS Thresholds

The Master Plan EIR identified significant impacts associated with increases in level of service (LOS) at most study intersections that would be reduced to less-than-significant levels with mitigation, but a significant and unavoidable impact at one study intersection. The Master Plan EIR concluded that the Approved Project would result in increased traffic volumes, increased parking demand, and increased neighborhood parking and circulation stress. All improvements associated with the proposed project would occur within the existing Campus and the proposed project would not increase student capacity at the Campus. Therefore, the proposed project would not result in changes to transit, roadway, bicycle facility, or pedestrian facility usage. Like the Approved Project, the proposed project would also follow recommendations for pedestrian and bicyclists' awareness and safety. The proposed project would continue to experience morning and afternoon peak traffic conditions typical of a college campus. Because the proposed project would not result in a change in operational intensity, it would not contribute to or worsen transportation impacts. An analysis of the proposed project's potential vehicle miles traveled (VMT) impacts is provided below.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant traffic impact if it would:

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.

Conflicts with Transportation Plans

The proposed project does not include any changes to the existing vehicular circulation and access on the Campus. All construction equipment and workers would be located within the boundaries of the Campus, and no road closures are anticipated. Additionally, the proposed project would not result in any new uses or alter the operational conditions anticipated under the Approved Project and analyzed in the Master Plan EIR; consistent with applicable State funding requirements, the proposed project would not increase the number of classrooms on the Campus, or increase the school's student capacity. Further, like the Approved Project, the proposed project would adhere to Mitigation Measure T7, which requires that new buildings accommodate right-of-way widths on adjacent City of Los Angeles streets, and Mitigation Measure T9, which requires LACC to provide and encourage transit, pedestrian, bicycle, and carpooling facilities. Therefore, the proposed project would not have any effect on the transportation system and would therefore not have the potential to conflict with any program, plan, ordinance, or policy addressing the circulation system. No new impact would occur.

Vehicles Miles Traveled (VMT)

SB 743, signed by the Governor in 2013, directed the Governor's Office of Land Use and Climate Innovation (then the Office of Planning and Research [OPR]) to consider metrics for identifying transportation impacts under CEQA. The Final Technical Advisory was released in December 2018 and identified vehicle miles traveled (VMT) as the preferred metric for transportation impact analysis for CEQA assessment.

Pursuant to State CEQA Guidelines Section 15064.3, the significance of transportation impacts is based on VMT. The proposed project would not alter the operational conditions on the project site; the proposed project would not affect student capacity, or increase the number of classrooms on the Campus. Thus, the project would not generate new VMT and no new impact would occur.

Transportation Hazards

As with the Approved Project, the proposed project's construction activities would increase the mix of heavy construction vehicles and general purpose traffic and could result in an increase in safety hazards due to a higher proportion of heavy trucks. However, proposed construction activities would not result in new construction equipment, intensity, or methods that would result in impacts that exceed those described in the Master Plan EIR. Construction traffic patterns, haul routes, and staging areas would be consistent with those previously evaluated, and all standard construction safety protocols would continue to be implemented. Like the Approved Project, the proposed project would adhere to Mitigation Measure T8, which requires LACC traffic control plans, driveway plans, and circulation plans to be submitted to the City of Los Angeles Department of Transportation for review and approval. Additionally, the proposed project would not result in any new uses or alter the operational conditions anticipated under

the Approved Project and analyzed in the Master Plan EIR. No new points of public access, roadway modifications, or operational hazards are proposed that could introduce additional risk to the public. Therefore, no new impact would occur.

Emergency Access

The proposed project does not include any changes to the existing circulation and access on the Campus. All construction equipment and workers would be located within the boundaries of the Campus, and no road closures are anticipated. The proposed project would not result in any new uses or alter the operational conditions anticipated under the Approved Project and analyzed in the Master Plan EIR. Existing ingress and egress routes for pedestrians, vehicles, and emergency responders would remain fully functional throughout construction and after project completion. No roadway modifications or additions are proposed that could impede emergency vehicle access or evacuation procedures. Further, as described above, like the Approved Project, the proposed project would adhere to Mitigation Measure T8, which requires LACC traffic control plans, driveway plans, and circulation plans to be submitted to the City of Los Angeles Department of Transportation for review and approval. Implementation of Mitigation Measure T8 would ensure that the City of Los Angeles reviews and considers potential emergency access issues for the proposed project. Therefore, no new impact would occur.

3.17.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

- **Mitigation Measure T7:** New buildings constructed pursuant to the Los Angeles City College Master Plan shall accommodate ultimate right-of-way widths for all adjacent city streets.
- **Mitigation Measure T8:** The LACC construction management team will provide a detailed traffic control plan which will be submitted to LADOT for review and approval. To the degree feasible, construction related traffic will be limited to off-peak hours. Plans for driveway access and circulation shall also be submitted for LADOT review.
- **Mitigation Measure T9:** LACC shall provide amenities that would encourage transit, pedestrian or bicycle access to the campus, such as additional and secure bike racks conveniently located, free and widely available information on transit services, and free or subsidized transit passes. Carpooling may also be encouraged through the creation of preferential parking for high occupancy vehicles.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 Master Plan EIR Conclusions

The requirement to evaluate impacts to tribal cultural resources in CEQA documents was implemented subsequent to completion of the Master Plan EIR. AB 52 went into effect on July 1, 2015, and applies to projects for which a Notice of Preparation was filed on or after July 1, 2015. Under AB 52, the lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a project if: (1) the tribe requested the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe timely requests consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. The Master Plan EIR was prepared in 2002 and, therefore, LACCD was not required to comply with the requirements of AB 52 as it was preparing that EIR.

The Master Plan EIR addresses the Native American ethnographic setting of the Campus in Section 4.3, *Cultural Resources*. The Native American Heritage Commission was contacted for the Master Plan EIR and did not identify any sites on the NAHC's database of sacred significance on or adjacent to the project site. Nevertheless, the Master Plan EIR identified significant impacts regarding tribal cultural resources that would be reduced to less-than-significant levels with the implementation of Mitigation Measures CR5 through CR8.

3.18.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** ***CEQA Guidelines Section 15164***
Have the potential to disturb or affect sacred areas that are known to the archaeological resource centers, the Native American Heritage Commission, or to tribal descendants of Native Americans?	LTS/M	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Known Tribal or Sacred Sites

The Master Plan EIR identified a significant impact associated with known tribal and sacred sites that would be reduced to less-than-significant levels with mitigation. The proposed project would be constructed within the same project site analyzed in the Master Plan EIR. As determined in the Master Plan EIR, no cultural monuments are located on the LACC Campus and no National Register sites are located on or adjacent to the project site. No archaeological sites have been identified within a one-mile radius of the project area, and no sites on the NAHC's database of sacred significance sites were identified. While no known tribal or sacred sites were identified on the project site, there remains the potential to disturb unknown sacred areas during construction. Like the Approved Project, the proposed project would implement Mitigation Measures C5 through C8. These mitigation measures require procedures to be followed in the event of an accidental discovery of archaeological resources during construction to ensure resources are avoided to the extent possible and handled appropriately. With implementation of these mitigation measures, no new or more severe impacts would occur and the impact would remain less than significant.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant tribal cultural resource impact if it would:

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Public Resources Code Section 21080.3.1(b) requires the lead agency to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project prior to the release of negative declaration, mitigated negative declaration, or environmental impact report for a project. This requirement applies to all projects on or after July 1, 2015. Because this is an Addendum to the Master Plan EIR, the notification and consultation for tribal cultural resources requirements pursuant to Public Resources Code,

Section 21080.3.1, do not apply to the proposed project, and no tribal consultation was required or performed.

No intensive excavation is included as part of the proposed project, and construction activity would be largely confined to the area currently occupied by existing buildings. Nevertheless, the proposed project would be required to comply with the National Historic Preservation Act, American Indian Religious Freedom Act, Native American Graves and Repatriation Act, and the California Health and Safety Code, which generally require that any ground disturbance must cease in the event of accidental discovery of resources or disturbance to human remains during construction activities. In the event of accidental discovery of human remains, California Health and Safety Code Section 7050.5 and CEQA Guidelines Section 15064.5 require that there be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains. These regulations require the County Coroner to be contacted and to make a determination as to whether an investigation into the cause of death is required and whether the remains are Native American. If the remains are determined to be Native American, the Coroner shall contact, by telephone within 24 hours, the Native American Heritage Commission. The NAHC shall identify the person(s) it believes to be the most likely descendent, and the most likely descendent may make recommendations regarding proper treatment and burial, which would be implemented in accordance with Section 15064.5 of the CEQA Guidelines.

Like the Approved Project, the proposed project would be required to implement Mitigation Measures CR5 through CR8. With implementation of these mitigation measures, impacts related to the substantial adverse change in the significance of a tribal cultural resource would continue to be less than significant. Thus, no new impact would occur.

3.18.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

- **Mitigation Measure CR4 ~~CR5~~**: Consistent with CEQA Guidelines (Sections 15064.5(d) and (e)): If during construction, the existence of, or the probable likelihood, of Native American human remains are identified within the Project Area, the lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps identified in Section 15064.5(e) of the CEQA Guidelines shall be taken.

- **Mitigation Measure CR5 ~~CR6~~**: All civil engineering contracts shall indicate the potential for uncovering archaeological resources. Should archaeological resources be discovered, all activities in the vicinity of the find shall be halted and an RPA-certified archaeologist retained to assess the importance of the find and develop appropriate follow-up measures.

- **Mitigation Measure CR6 ~~CR7~~**: If buried cultural materials are exposed during construction, work must be halted in the immediate vicinity of the find until a qualified archaeologist can assess the significance (CEQA Section 15064.5-f and Public Resources Code (PRC) Section 210.82.

- **Mitigation Measure CR7 ~~CR8~~:** If the finds are termed significant, the archaeologist and a Native American Monitor should be permitted to remove the items in a professional manner for further laboratory evaluation (CEQA Section 15064.5-f and PRC Section 21082.

3.19 Utilities and Service Systems

3.19.1 Master Plan EIR Conclusions

The Master Plan EIR evaluated potential impacts related to water supply, wastewater, solid waste, stormwater runoff, electricity, and natural gas. The Master Plan EIR found that no significant impacts to solid waste, stormwater runoff, electricity, and natural gas would occur.

The Master Plan EIR identified significant impacts regarding water efficiency that would be reduced to less-than-significant levels with the implementation of Mitigation Measure U1.

3.19.2 Analysis of the Proposed Project

Would the project:	**Level of Impact in the Master Plan EIR**	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164*
Represent a disproportionate demand for water compared to existing usage levels?	LTS	**Yes**
Require the construction of a new water supply distribution system?	LTS	**Yes**

Would the project:	Level of Impact in the Master Plan EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*
Place a substantial burden on local infrastructure or regional treatment facilities, such that the increased demand could not be met by available facilities or feasible local improvements, or would warrant an unforeseen or unanticipated expansion of regional treatment facilities?	LTS	**Yes**
Generate substantial amounts of solid waste?	LTS	**Yes**
Increase storm water runoff under the proposed project above the level presently in existence to the extent that the existing drainage infrastructure would be insufficient?	LTS	**Yes**

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

DISCUSSION

Water Supply, Wastewater Treatment, Solid Waste, and Stormwater

The Master Plan EIR identified less-than-significant impacts associated with water demand, water supply systems, wastewater, solid waste, and stormwater. The Master Plan EIR determined that there would be an increase in demand for water, sewer service, energy, natural gas, and telecommunications services associated with development of the Approved Project. The Master Plan EIR determined that sufficient water supply is available through the Los Angeles DWP to serve the Approved Project. The Master Plan EIR determined that the construction and operation of the Approved Project would not generate a significant amount of wastewater such that it would have an impact on wastewater treatment capacity forecasted by DWP. Additionally, a stormwater drainage system is in place to accommodate existing runoff. Like the Approved Project, the proposed project would implement Mitigation Measure U1 for water efficiency. The proposed project would not increase the number of classrooms on the Campus or increase the school's student capacity, consistent with applicable State funding requirements, and would result in a net decrease in overall building assignable and gross square footage compared to existing conditions. As a result, the proposed project would not increase demand for utilities compared to existing usage levels. Therefore, no new or more severe impacts would occur and impacts would remain less than significant.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant utility impact if it would:

- Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Solid Waste

The proposed project would generate solid waste during construction resulting from clearing and grubbing of the site and from the building construction. The generation of construction waste would occur on a short-term basis and the resulting volume of construction-generated waste is anticipated to be insignificant. Moreover, construction and demolition debris are required to be recycled to comply with the 50 percent diversion rate pursuant to AB 939. Potentially hazardous construction waste would only be disposed of at facilities permitted to receive them and in accordance with local, State, and federal regulations.

The following federal and state laws and regulations govern solid waste disposal. The United States Environmental Protection Agency administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, AB 939 (Integrated Solid Waste Management Act of 1989; PRC 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects. The proposed project would be required to comply with all laws and regulations governing solid waste and the City's strategies for waste reduction. Therefore, no impact would occur.

3.19.3 Adopted Mitigation Measures Applicable to the Proposed Project

The proposed project would be required to implement and adhere to the following mitigation measures in the Master Plan EIR. No revisions to these mitigation measures are required.

Mitigation Measure U1: All LACC development shall comply with the District's Sustainable Building Policy and achieve LEED certification. Compliance will include, among other things; the use of water efficient landscaping and native and drought tolerant plants, high efficiency irrigation systems, wastewater conservation fixtures, optimization of building's energy performance through the use of features such as functioning windows, energy management systems, and/or the utilization of renewable energy sources where feasible.

3.20 Wildfire

3.20.1 Master Plan EIR Conclusions

The requirement to evaluate impacts related to wildfire in CEQA documents was implemented after the completion of the Master Plan EIR. The topic of wildfire was added as a stand-alone topic in Appendix G of the State CEQA Guidelines until January 1, 2019. The Master Plan EIR was certified in 2002, and therefore, the District was not required to analyze wildfire impacts as a separate topic. Therefore, the analysis of wildfire is new in this addendum and is provided to provide a complete evaluation of the proposed project using current significance criteria in the State CEQA Guidelines.

3.20.2 Analysis of the Proposed Project

DISCUSSION

The topic of wildfire was not addressed in the Master Plan EIR but, as discussed below, the analysis of the proposed project using updated CEQA Guidelines criteria shows that the proposed project would not result in any new impacts.

ADDITIONAL SIGNIFICANCE CRITERIA UNDER UPDATED CEQA GUIDELINES

Appendix G, "Environmental Checklist Form," of the 2025 CEQA Guidelines states that a project would result in a significant wildfire impact if it would be in or near State Responsibility Areas, or lands classified as very high fire hazard severity zones, and would:

- Substantially impair an adopted emergency response plan or emergency evacuation plan.
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

As stated above, these significance criteria only apply to lands in or near State Responsibility Areas (SRA) or lands classified as very high fire hazard severity zones. An SRA is an area where the California Department of Forestry and Fire Protection (CAL FIRE) is the primary emergency response agency responsible for fire suppression and prevention. The project site is not in an SRA and is not in an area classified as a very high fire hazard severity zone (FHSZ) by CAL FIRE.

The nearest land designated a very high FHSZ in a local responsibility area (LRA) is approximately 0.75 mile east of the project site. The nearest land in an SRA and classified as a very high FHSZ is approximately 15 miles southeast of the project site (CAL FIRE 2025). Therefore, the proposed project is not located in or near an SRA or very high FHSZ and no new impact would occur.

3.20.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Master Plan EIR does not contain any mitigation measures related to wildfire and no mitigation is required for the proposed project.

4. FINDINGS

As summarized below, and for the reasons described in Section 3, *Environmental Analysis*, of this Addendum, the District concludes that the proposed project meets the conditions of CEQA Guidelines Section 15164 and that therefore an Addendum to the Master Plan EIR is the appropriate CEQA document to address the proposed project.

As previously discussed, under CEQA Guidelines Section 15164, an addendum to an EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The following evaluates the standards set forth in CEQA Guidelines Section 15162 as they relate to the proposed project.

1. **No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effect.**
   The proposed project consists of the demolition of four existing buildings to create a single new KSR Building at the northwest corner of the Campus. The proposed project does not include a change in land use or additional development that was not previously analyzed in the Master Plan EIR. The proposed project includes demolition and construction activities of the same buildings and areas previously analyzed in the Master Plan EIR. The proposed project does not include substantial changes compared to the Approved Project and implementation of the proposed project would not require revisions to the Master Plan EIR. The analysis provided in Chapter 3, *Environmental Analysis*, illustrates that the proposed project would not result in any new or more severe significant impacts than those already identified in the Master Plan EIR.

2. **No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

   Substantial changes have not occurred with respect to the circumstances under which the Approved Project was undertaken that would require major revisions to the Master Plan EIR. The Master Plan EIR analyzed public facility land uses, which includes the project site. Implementation of the proposed project would occur within the same campus and general project site evaluated in the Master Plan EIR. The proposed project does not include a change in land use or propose any off-site improvements. Therefore, no proposed changes or revisions to the Master Plan EIR are required.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows that (a) the project will have one or more significant effects not discussed in the previous; (b) significant effects previously examined will be substantially more severe than shown in the previous EIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The following text discusses each of these conditions:

A. The project will not have one or more significant effects not discussed in the previous EIR or negative declaration.

The proposed project would be implemented within the same project site and affects the same buildings identified for the Approved Project analyzed in the Master Plan EIR. Additionally, the proposed project does not include any land use changes; therefore, the proposed project would not affect the operational conditions analyzed in the Master Plan EIR. Construction activities associated with the proposed project would not include new construction equipment, intensity, or methods that would substantially increase significant impacts identified in the Master Plan EIR.

B. Significant effects previously examined will not be substantially more severe than shown in the previous EIR.

Based on the foregoing analysis, the new components in the proposed project would not result in more severe impacts than those identified in the Master Plan EIR. All other operational characteristics of the Approved Project would remain unchanged from those evaluated in the Master Plan EIR.

C. The project proponent does not decline to adopt any mitigation measures or alternatives previously found to be infeasible that would in fact be feasible and would substantially reduce one or more significant effects of the project.

The proposed project would incorporate all applicable mitigation measures from the Master Plan EIR. The mitigation measures not applicable to the proposed project would continue to be valid, feasible, and applicable to the Approved Project. No new mitigation measures are required.

D. The project proponent does not decline to adopt any mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment.

No new mitigation measures or alternatives were identified. The existing applicable mitigation measures from the Master Plan EIR are updated as necessary and would reduce impacts to the feasible extent possible. Revisions to mitigation measures in this Addendum provide clarification and updates for consistency with current best practices and do not constitute major revisions to the Master Plan EIR.

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Appendix A
Historical Resources Technical Report

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Historical Resources Technical Report

Kinesiology South Replacement Project for Los Angeles City College, City of Los Angeles, California

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Table of Contents

Executive Summary 1
1 Introduction 2
1.1 Project Description 2
1.2 Project Location 3
1.3 Regulatory Framework 6
2 Research Methods 12
2.1 Built Environment Resource Directory 12
2.2 Previous Studies and Evaluations 12
2.3 Building Development and Archival Research 14
3 Historic Context 16
3.1 Los Angeles City College 16
3.2 Life Sciences Building (1937) 25
3.3 Chemistry Building (1937) 28
3.4 South Kinesiology Building (1959) 29
3.5 Carpentry Shop (1962) 29
3.6 Architects 29
3.7 Architectural Styles 32
4 Survey Methods and Results 34
4.1 Life Sciences Building 34
4.2 Chemistry Building 36
4.3 South Kinesiology Building 38
4.4 Carpentry Shop 39
4.5 Historic District Consideration 41
5 Historic Resource Evaluations 43
5.1 Life Science Building 43
5.2 Chemistry Building 46
5.3 South Kinesiology Building 49
5.4 Carpentry Shop 52
5.5 Historic Resource Findings 55

6 Impacts Assessment 56
6.2 Applicable Mitigation Measures 56
7 Summary of Findings 58
8 References 59
Appendix A: Resumes A-1
Appendix B: DPR Form Sets B-1

Figures

Figure 1. Project Location 4
Figure 2. Project Site Detail 5

Exhibits

Exhibit 1. 1937 article showing the LAJC campus Master Plan by Allison and Allison and addition of new buildings (LAT 1937b: 77). 18
Exhibit 2. 1938 aerial image of the LACC campus outlined in red (UCSB 2025) 20
Exhibit 3. Circa 1950 image of Alison and Rible' s Master Plan for LACC (Los Angeles Area Chamber of Commerce Collection 1890-1960). 22
Exhibit 4. 1960 aerial image of the LACC campus outlined in red (UCSB 2025). 23
Exhibit 5. 1971 aerial image of the LACC campus outlined in red (UCSB 2025). 24
Exhibit 6. 1936 elevation drawings by Allison and Allison for the Life Sciences Building (LACCD 2025). 26
Exhibit 7. 1938 photograph of Life Sciences Building (Short and Stanley-Brown 1939: 265). 27
Exhibit 8. 1936 elevation drawings by Allison and Allison of the Chemistry Building (LACCD 2025) 28
Exhibit 9.Left: Undated photo of the Southern California Edison building (LAPL 2025). Right: Undated photo of UCLA Royce Hall (LAPL 2025). 30
Exhibit 10. Undated photograph of the West Los Angeles Civic Center (LA Conservancy 2025b). 31
Exhibit 11. Life Sciences Building (Building 1) south and west elevations, view northeast 35
Exhibit 12. Life Sciences Building (Building 1) north elevation, view south 35
Exhibit 13. Chemistry Building (Building 2), primary (south) elevation, view north 37
Exhibit 14. Chemistry Building (Building 2), west elevation, view east 37
Exhibit 15. South Kinesiology Building (Building 3), primary (east) elevation, view northeast. 38
Exhibit 16. South Kinesiology Building (Building 3), west elevation, view northeast. 39
Exhibit 17. Carpentry Shop (Building 4) north and west elevations, view southeast 40

Executive Summary

South Environmental was retained by PlaceWorks and the Los Angeles Community College District (LACCD or District) to prepare a Historical Resources Technical Report for the Kinesiology South Replacement Project (project) on the Los Angeles City College (LACC) campus in the City of Los Angeles, California (City). This report includes the results of an intensive-level pedestrian survey of the LACC campus (hereinafter referred to as campus) by a qualified architectural historian; building development and archival research; recordation and evaluation of the Life Sciences Building, Chemistry Building, Carpentry Shop, and the Kinesiology South Building for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Los Angeles Historic-Cultural Monuments (HCM) designation criteria and integrity requirements; and assessment of project-related impacts on historical resources. This report was prepared in compliance with California Environmental Quality Act (CEQA) Guidelines §15064.5 for historical resources and all City requirements.

As a result of this study, the Life Sciences Building and Chemistry Building were found eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 as excellent examples of the PWA Moderne style of architecture and for their representation of Allison and Allison's work in designing PWA-era educational buildings. Previous evaluations for these buildings completed as part of the 2002 Environmental Impact Report (EIR) reached similar findings of eligibility. Therefore, the Life Sciences Building and Chemistry Building are considered historical resources as defined by CEQA Guidelines §15064.5.

The Kinesiology South Building and Carpentry Shop were found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling. Therefore, the Kinesiology South Building and Carpentry Shop are not considered historical resources as defined by CEQA Guidelines §15064.5.

Demolition of the Life Sciences and Chemistry Buildings will remove all physical characteristics that make the building eligible for NRHP, CRHR and City designation and result in the loss of Allison and Allison's last intact examples of work done on the LACC campus within the late 1930s Master Plan redevelopment project, which was funded in part by the PWA. As such, the buildings would no longer be able to convey their historical significance and would no longer be eligible for designation.

Mitigation measures established as part of the 2002 EIR include CR1: Archival Documentation and CR4: Interpretive Element, both of which aim to document the history and significance of the two historical resources. CEQA requires implementation of all feasible mitigation measures that can reduce impacts, even if they will not reduce impacts to a less than significant level.

1 Introduction

South Environmental was retained by PlaceWorks and the LACCD to prepare a Historical Resources Technical Report for the project on the LACC campus. This report includes the results of an intensive-level pedestrian survey of the LACC campus (hereinafter referred to as campus) by a qualified architectural historian; building development and archival research; recordation and evaluation of the Life Sciences Building, Chemistry Building, Carpentry Shop, and the South Kinesiology Building for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements; and assessment of project-related impacts on historical resources. This report was prepared in compliance with CEQA Guidelines §15064.5 for historical resources and all City requirements.

This report was prepared by South Environmental architectural historians Laura Carías, MA, Marlena Krcelich, BA, Kate G. Kaiser, MSHP, and Drulena Haller, BA. Quality Assurance/Quality Control for the report was provided by Principal Architectural Historian Sarah Corder, MFA, and Cultural Resources Director Samantha Murray, MA, who meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for History and Architectural History. Resumes for key staff are provided in Appendix A.

1.1 Project Description

The proposed project at LACC would demolish four buildings to create a single new Kinesiology South Replacement (KSR) Building at the northwest corner of the campus (project site). Following construction of the KSR, the existing South Kinesiology Building would be demolished.

The proposed project would not affect student or staff capacity at LACC in any way. The proposed project would not increase the net total number of classrooms on the campus and would not increase the school's student capacity.

1.1.1 Demolition

The proposed project would demolish a total of four existing buildings located on the northwest portion of the campus: the Life Sciences Building, which was constructed in 1937 and encompasses 22,540 gross square feet (sq ft); the Chemistry Building, which was constructed in 1937 and encompasses 37,137 gross sq ft; the South Kinesiology Building, which was constructed in 1959 and encompasses approximately 32,987 gross sq ft; and the Carpentry Shop, which was constructed in 1962 and encompasses approximately 2,496 gross sq ft. The proposed project would result in approximately 95,160 gross sq ft of total building demolition on the campus.

1.1.2 Kinesiology South Replacement (KSR) Building

The new KSR Building would provide modernized replacement facilities for the existing South Kinesiology Building, which would be demolished after the programs relocate to the new facility. The site of the existing South Kinesiology Building will remain as landscaped open space with plantings consistent with the landscape plant palette in LACCD's Design Guidelines & Standards.

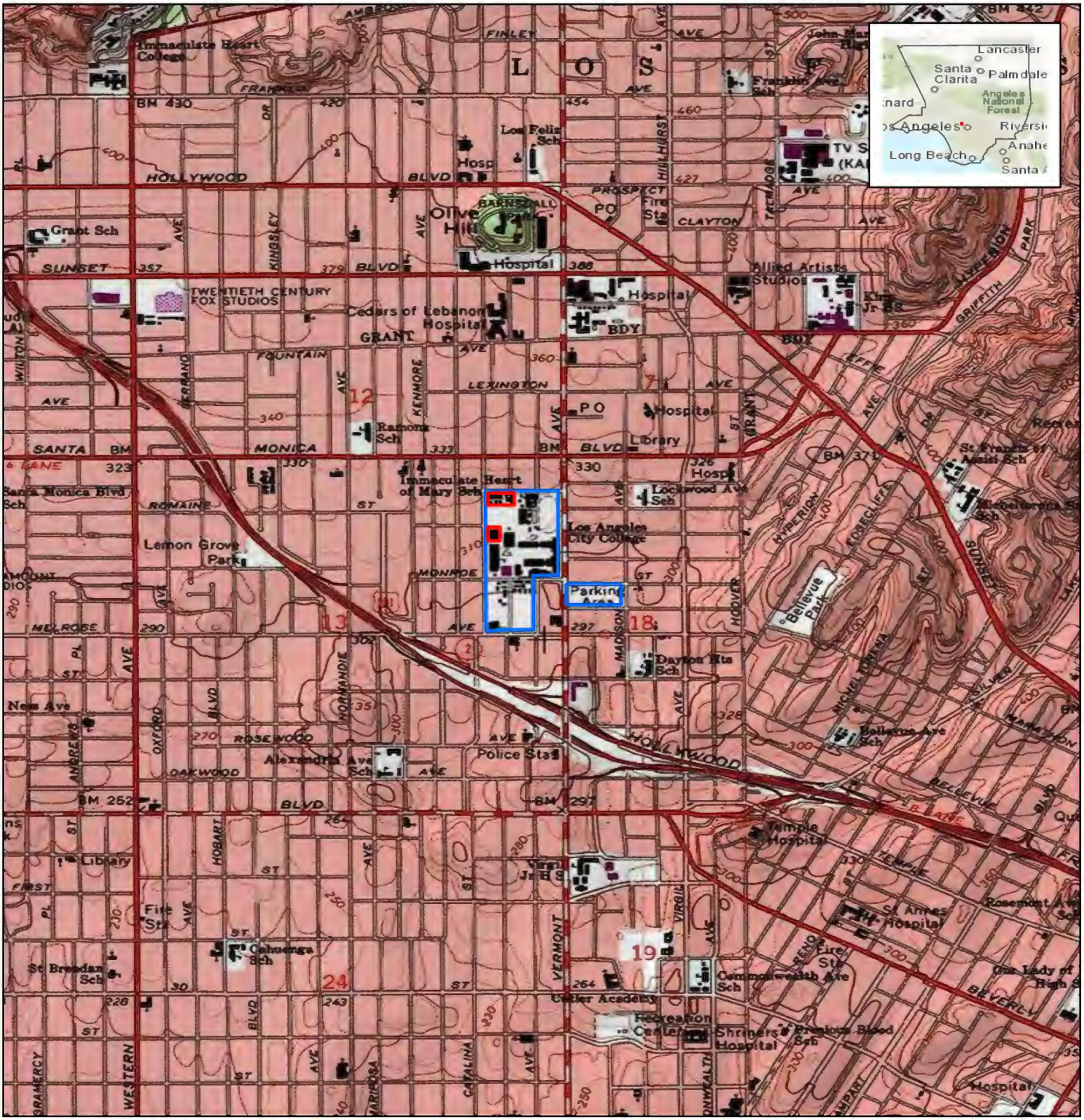
1.1.3 Project Construction and Phasing

Construction of the proposed project would occur over approximately 24 months beginning in July 2029 and is anticipated to be completed in July 2031. All construction equipment and workers would be located within the boundaries of the project site and contractors would adhere to Section 41.40, *Noise Due To Construction, Excavation Work – When Prohibited*, of the City of Los Angeles' Municipal Code, which prohibits construction activities before 7:00 am and after 9:00 pm on Monday through Friday; before 8:00 am and after 6:00 pm on Saturday and Holidays; and any time on Sunday. All project improvements would occur on campus, and no off-site improvements would be included as part of the proposed project.

1.2 Project Location

The LACC campus is located at 855 North Vermont Avenue in the City of Los Angeles and comprises two parcels (Assessor Parcel Numbers [APN] 5538-023-905 and 5538-023-902). Of the approximately 35.75-acre campus, the proposed project would be developed within an approximately 3.8-acre area of the western portion. This portion of the campus currently contains three existing buildings which represent the current project site.

The campus is bounded by Willow Brook Avenue to the north, Vermont Avenue to the east, Melrose Avenue to the south, and Heliotrope Drive to the west (Figures 1 and 2).



Source: ESRI USA Topo Maps and World Topo Map 2025

LACC Kinesiology South Replacement Project

Figure 1. Project Location Map

Project Location is within Los Angeles, California, in Los Angeles County on the USGS Hollywood 7.5-minute quadrangle map in Section 13 of Township 01 South and Range 14 West

Center Coordinate (Decimal Degrees):
Latitude: 34.0884386N Longitude: -118.2942882W

SOUTH ENVIRONMENTAL



Source: NAIP Aerial Map 2025

LACC Kinesiology South Replacement Project

Figure 2. Project Site Detail

Project Site

LACC Campus

0 200 400 Feet

Scale: 1:4,000

N

SOUTH ENVIRONMENTAL

1.3 Regulatory Framework

1.3.1 Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service (NPS).

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide federal agencies, state and local governments, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria for Evaluation*, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

1.3.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

1.3.3 Local

City of Los Angeles

Municipal Code

Los Angeles Historic-Cultural Monuments (Section 22.171.7 of Cultural Heritage Ordinance)

Local landmarks in the City of Los Angeles are known as Historic-Cultural Monuments (HCMs) and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Administrative Code, Division 22, Chapter 9, Article1, Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

HCMs include any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

For the purposes of SurveyLA, this definition has been broken down into the following four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

Historic Preservation Overlay Zones (Section 12.20.3)

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance Number 175891 states (Los Angeles Municipal Code Section 12.20.3):

Features designated as contributing shall meet one or more of the following criteria:

1. adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

Permits for Historical and Cultural Buildings (Section 91.106.4.5)

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code states the following:

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the

National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

2 Research Methods

2.1 Built Environment Resource Directory

The Built Environment Resources Directory (BERD) files are maintained by the State Office of Historic Preservation (OHP) and provide information, organized by county, regarding non-archaeological resources in the inventory. The OHP inventory contains information only for cultural resources that have been processed through the OHP. This includes resources reviewed for eligibility to the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs (OHP 2025). South Environmental reviewed the BERD to determine if the LACC as a whole or any of the individual buildings had been previously evaluated for NRHP, CRHR, or local designation. Neither the campus as a whole nor any individual building on the campus was listed in the BERD.

2.2 Previous Studies and Evaluations

2.2.1 EIR for Los Angeles City College Master Plan (2002)

Terry Hayes Associates, LLC prepared an Environmental Impact Report (EIR) in 2002 for the LACC Master Plan project, which proposed to relocate the athletic field, construct two new parking structures to increase available parking, demolish several existing buildings including the Chemistry Building and the Women's Gymnasium (present-day South Kinesiology Building), and expand existing buildings, including the Life Sciences Building by 200,000 square feet, over the implementation of the Master Plan. A Historic Resources Survey Report was prepared for the EIR and is described in the next section. The Historic Resources Survey Report recommended the Chemistry Building, Men's Gymnasium, Cafeteria Building, Holmes Hall, and the Life Sciences Buildings eligible for the CRHR and they therefore qualified as historical resources under CEQA. Mitigation measures relating to historical resources were proposed as follows: CR1 requiring Historic American Building Survey (HABS) documentation level 2 (written narrative and photographic documentation) be prepared for the Chemistry Building and the Men's Gymnasium, which were planned for demolition; CR2 requiring that the renovation of Holmes Hall, Cafeteria, and the Life Sciences buildings be carried out in a manner consistent with the Secretary of Interior Standards for Treatment of Historic Properties; CR3 ensuring new buildings, structures, and outdoor spaces near the Life Sciences Building are compatible in scale, style, and character to the building; and CR4 creating a permanent interpretive display depicting campus history. The EIR analyzed potential impacts to historical resources on campus and determined that even after mitigation measures were implemented, impacts to historical resources were unavoidable and could not be reduced to a less-than-significant level.

2.2.2 Los Angeles City College Historic Resources Survey Report (2002)

In April 2002, a Historic Resources Survey Report was prepared by Kaplan Chen Kaplan in support of the aforementioned EIR. The report found that the Administration Building, Women's Gymnasium, Theater Arts Building, Jefferson Hall, Franklin Hall, Clausen Hall and the Da Vinci Hall were less than 50 years in age at the time of the report and did not qualify for consideration as exceptionally significant resources. As such, these buildings were recommended not eligible for listing under all designation criteria. The Men's Gymnasium, Chemistry Building, Life Sciences Building, Holmes Hall, and the Cafeteria Bookstore were recommended eligible for listing under NRHP Criterion A and CRHR Criterion 1. These buildings were constructed in the 1930s and represent the period when the campus transitioned from a UCLA satellite campus to a junior college for the City of Los Angeles. These were the "first buildings constructed for the first junior college in Los Angeles, and arguably the most important in the region" (Kaplan et al. 2002: 30). The Life Sciences Building and the Chemistry Building were also recommended eligible under CRHR Criterion 3 for their "elegant" execution of PWA Moderne institutional architecture, and it was recommended that the Life Sciences building also be eligible under NRHP Criterion C (Kaplan et al. 2002: 30-31). The report did not evaluate the LACC campus as a historic district or assess the eligibility of the above-mentioned buildings as potential district contributors. The report also provided recommended mitigation measures for the proposed LACC Master Plan, which are summarized in the EIR summary section above.

2.2.3 Addendum to the Los Angeles City College Master Plan Final EIR (2009)

Terry Hayes Associates, LLC prepared an addendum to the 2002 Master Plan EIR for the LACCD as a result of a new Long Range Facilities Master Plan Update (Master Plan Update) proposed in September 2008. The Master Plan Update proposed a new Student Union Building; demolition of the Cafeteria and Bookstore building; a new Student Services Center; a new physical plant and tennis court; renovation for the existing Central Plan and Utility Building; and renovating the Women's Gymnasium. The 2008 Master Plan Update also revised some plans for new construction, demolition, or expansion of existing buildings from the 2002 Master Plan, such as no longer building a new maintenance facility; not expanding the Theatre Arts Building; not renovating the Radiologic Technology Building or the Communication Building; and not demolishing the Chemistry or Life Sciences Buildings. The 2009 Addendum EIR did not re-evaluate Cafeteria and Bookstore building but emphasized that "physical changes to the east end of the cafeteria have reduced the historic value of the cafeteria" (Terry Hayes Associates 2009: 24). No accompanying historical resources report or re-assessment of the Cafeteria was included as part of the 2009 Addendum EIR. The 2009 Addendum EIR concluded that with mitigation measures incorporated the Master Plan Update's impacts to historical resources would "be lessened or remain the same" as those evaluated in the 2002 DEIR (Terry Hayes Associates 2009: 26).

2.2.4 SurveyLA Historic Resources Survey Report: Hollywood Community Plan Area (2015)

LACC was identified as part of the Hollywood Community Plan Area's Historic Resources Survey Report, and grouped under the Historic Districts, Planning Districts and Multi-Property Resources conducted as part of SurveyLA in 2011 and revised in 2015. The 2015 Hollywood Community Plan Area study noted that the LACC campus was potentially eligible as a historic district under NRHP Criteria A and C, CRHR Criteria 1 and 3, and Los Angeles Historic Cultural Monument Criteria 1 and 3. However, it was also noted that the campus warranted more research and a formal evaluation to determine contributing and non-contributing buildings. The study explained that the campus was potentially eligible as follows:

> Excellent example of an early community college campus in Los Angeles. Los Angeles City College (LACC) is the flagship of the Los Angeles Community College District. The property was originally the site of a normal school in 1914. Los Angeles Junior College was established in 1929, the first campus of the Los Angeles Community College District; it was later renamed Los Angeles City College. More research is needed to determine the period of significance. (HRG 2015a: 474-475).

2.3 Building Development and Archival Research

The following provides an overview of all background research completed on the LACC campus and specifically the Life Sciences Building, Chemistry Building, South Kinesiology Building, and Carpentry Shop to understand the campus development history. All information obtained from these sources was used in the development of the historic context presented in this report.

2.3.1 Information Provided by LACCD

South Environmental received documentation from LACCD staff members in September 2025. Information received included campus plans, newspaper articles regarding the campus, photographs of the campus' 50th Anniversary exhibit in the library, copies of the 2002 and 2009 EIR documents, and historic drawings of the Life Sciences Building, Chemistry Building, and Carpentry Shop.

2.3.2 Online Archive of California (OAC)

South Environmental utilized the OAC to locate photographs and information of the campus and its surroundings. The archive was accessed online via the Online Archive of California website on September 12, 2025.

2.3.3 Library of Congress (LOC)

South Environmental utilized the Library of Congress archive to locate photographs and information regarding the campus. The archive was accessed online via the Library of Congress website on September 12, 2025.

2.3.4 Los Angeles Public Library Archive

South Environmental utilized the Los Angeles Public Library digital collections to locate photographs of the subject property and its surroundings. The archive was accessed online via the Los Angeles Public Library's digital collections, TESSA on September 12, 2025.

2.3.5 Calisphere

South Environmental utilized the Calisphere Digital Collections to locate photographs of the campus and its surroundings. These photographs were used to understand the appearance of the project site and the surrounding campus over several decades and help assess its integrity.

2.3.6 Los Angeles City College Library

South Environmental utilized the Los Angeles Digital Collections to locate photographs and information regarding the campus. The archive was accessed online via the LACC digital collection on September 12, 2025. Various campus newspapers called *The Los Angeles City College Collegian* were obtained to understand the development of the project site over several decades.

2.3.7 Historical Newspaper Review

Historical newspapers from Newspapers.com and Genealogy Bank available for Los Angeles County covering the development of the LACC were reviewed to understand the development of the project site and surrounding campus.

2.3.8 Historical Aerial Photographs

A review of historical aerial photographs was conducted to better understand the history of the campus and surrounding neighborhood's development history. Aerial photographs were available from the following years: 1948, 1952, 1954, 1964, 1972, 1977, 1980, 1985, 1989, 1992-2000, 2003-2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, 2022. (NETR 2025); and 1927, 1928, 1938, 1941, 1947, 1956, 1960, 1965, 1971 (UCSB 2025).

3 Historic Context

3.1 Los Angeles City College

3.1.1 Los Angeles Normal School (1914-1929)

The current LACC campus on North Vermont Avenue was originally developed as a new campus for the Los Angeles Normal School in 1914, which moved from its original downtown location. This original campus was designed by the Los Angeles architectural firm Allison and Allison and consisted of nine brick buildings designed in the "Northern Lombard Italian style." By 1919, the campus was reopened as the Southern Branch of the University of California, the precursor to the University of California Los Angeles (UCLA). It remained at the site until 1929 when it moved to its new campus in Westwood (Terry A. Hayes Associates 2002: 4.3-2).

3.1.2 Junior College System Acquisition (1928-1929)

In 1928, the Los Angeles Board of Education (Board of Education) showed interest in establishing a junior college. The initiative was introduced by the school's first director, William Henry Snyder, who championed the creation of a higher education institution to serve graduates of Los Angeles High School. At the same time, the Los Angeles Board of Education evaluated the City's educational needs and concluded that establishing a junior college was essential to provide accessible education. In 1929, when the Vermont Avenue campus became available due to the Southern Branch of the University of California relocating to Westwood, the Board of Education saw it as an opportune site for the new junior college. Dr. William Henry Snyder was appointed as the College's first director and promptly organized the official opening of the Los Angeles Junior College (LAJC), with classes beginning in the fall of 1929. The initial faculty chosen for the college included 53 members, and the expenditure for this project was approximately $151,000 (LA Junior College Weekly 1929a). Upon opening, the College anticipated an estimated 700 students, but ended up enrolling 1,155 students in its first year (LA Junior College Weekly 1929b). This marked the beginning of LAJC as a key provider of educational opportunities in the region.

Upon opening in 1929, the campus had 16 buildings, including the Administration Building, Library, Chemistry Building, North Hall, and Science Hall, which were designed by David Allison of the architectural firm of Allison and Allison. In 1931, Los Angeles voters approved the formation of a new junior college district that would function as its own entity. This permitted aid to be drawn directly from state funds to support the school (Terry A. Hayes Associates 2002: 4.3-2). In the following decades, a series of redevelopment periods would continue to expand the campus, pairing the change of its physical appearance with its educational offerings.

3.1.3 Public Works Administration (PWA) (1935-1938)

In 1933, the Long Beach Earthquake hit, causing extensive damage to buildings throughout the greater Los Angeles area, including to the LAJC. In 1934, the new LAJC campus Director, Rosco C. Ingalls, initiated a new redevelopment program for the campus that included addressing buildings damaged in the earthquake and constructing new buildings. Part of the funding for this project came from the Public Works Administration (PWA) (PSN 1935).

The PWA was a federal government program that aimed to stimulate private employment and construction labor through the federal funding of public development projects. The reconstruction and renovation of Los Angeles public schools due to damage from the earthquake was the largest PWA-funded program in the United States. Totaling almost $34.7 million, it safeguarded the future of children, faculty, and staff. In addition, the construction of the new buildings had to be compliant with the Field Act, a new set of standards enacted by the state of California after the Long Beach Earthquake to construct seismically safe public schools. Hundreds of public-school buildings in the greater Los Angeles area were destroyed or significantly damaged as a result of the earthquake, and the Field Act ensured that specifications and review/approval of all public-school plans would be in place going forward (California Department of Conservation 2025).

By 1935, the redevelopment project was started, designed by the architectural firm Allison and Allison, with the assistance of George Allison, their nephew. They created a new Master Plan for this update phase of development. During this renovation project, the original Library and Science Hall were demolished. From 1935 through 1938, six new buildings were constructed: the Library (extant but altered), Student Union (demolished), Men's Physical Education Building (demolished), Life Sciences Building (extant), Chemistry Building (extant), and a classroom building named Holmes Hall (extant but altered) (Exhibit 1). The Men's Physical Education Building, Chemistry Building, and Life Sciences Building formed a quad at the northern end of the campus (LND 2025a). These buildings were designed in what came to be known as a PWA-era style, focused on streamlining minimalism. It utilized reinforced concrete to safeguard seismic stability, in contrast to the previous brick buildings that were destroyed during the earthquake. LACC's reconstruction program was the largest the City of Los Angeles saw during the PWA funding era (LAT 1937a: 85).



Structures Rise to Form New Junior College Plant

Four Buildings Under Way Total $664,000

BY CHARLES C. COHAN
Real Estate Editor

On the site of the Los Angeles Junior College, 855 North Vermont avenue, a complete new building program is in full swing.

Ultimately it will entirely transform the structural appearance of the institution.

Four buildings are rising. Their cost is $664,000. By the time all the structures contemplated are built, it is expected that $1,000,000 or considerably more will have been expended.

That may be only a starter. As the city grows it is conceivable that the college, the only one of its kind in the Los Angeles school system at this time, will require expansion.

This year's enrollment is 4550, says report from Dr. Roscoe C. Ingalls, principal.

UNITS RISING

Taking form now is a $242,000 three-story chemistry building, a $152,000 two-story biology structure, a $149,000 two-story and mezzanine library, and a $91,000, one-story, student union and cafeteria building.

The first unit of the men's gymnasium was completed in 1935. Its cost was $132,000.

Thus as unit by unit one of the most modern and largest junior colleges in the nation is created, the group of buildings constructed in 1912 as a State normal school and later used to house the southern branch of the University of California gives way to the demands of progress.

PROPERTY ACQUIRED

When U.C.L.A. was established at Westwood Hills, the Los Angeles Board of Education acquired the Vermont property and subsequently established the junior college there in 1929.

Several years ago the structural revamping of the college was decided on and the architectural firm of Allison & Allison prepared an architectural perspective visualizing the entire reconstruction program.

This not only locates each structure in a convenient position with relation to the other buildings but also presents a most attractive method of grouping.

One of the pleasing new features planned is the arcaded front of structures facing a tree-adorned and landscaped esplanade.

DETAILS PREPARED

As arrangements have been completed for construction of each new unit, Allison & Allison have prepared the design and details of construction for it.

The buildings are of reinforced concrete and steel, Class A construction. Decoration is minimized but is placed for utmost effectiveness. Steel windows and composition roofs are being used.

New library and laboratory equipment is being installed throughout. The chemistry, biology and library buildings are being constructed by the Weymouth Crowell Construction Company.

The student union and cafeteria building is being built by the Pozzo Construction Company, Ltd., which also constructed the first unit of the men's gym.

PREVIEW OF HUGE SCHOOL PLAN

BIOLOGY

LIBRARY

MENS GYMNASIUM BUILT in 1935

CAFETERIA and STUDENT UNION

CHEMISTRY

The above layout by Charles H. Owens based on architectural perspectives by Allison & Allison, architects, discloses, in the large general view, how Los Angeles' Junior College on North Vermont avenue will look when the huge building program launched there is completed. Surrounding the central picture are sketches of structures now under way there.

FACT AND COMMENT

Building permits are a very definite index of construction activity.

It isn't enough to know that building is on the increase, vital though that information is.

The question that follows closely on the heels of structural details is whether the sales market shows a corresponding activity and what the outlook is in that direction.

There is also a very good barometer of that. It's the volume of official filings.

At hand are mighty encouraging data.

MORE OF IT

Last year saw a strong uptrend in real estate activity not only in Los Angeles county but throughout Southern California generally, according to the number of filings.

In fact the volume of realty business in this region in 1936 set a brisker pace than in any previous year since 1931.

Last February saw 29,453 filings in this county as compared with 26,481 for the similar month last year. That's shown by compilation made by the Security Title Insurance and Guarantee Company,

BUSCH GARDENS TO BE SCENE OF HOMESITE DEVELOPMENT

Already world famous as a place of sylvan charm, the thirty-acre horticultural park known as Busch Gardens, with frontage on Orange Grove avenue, Pasadena, and extending on both sides of Arroyo Boulevard, is about to enter a new career of importance in Southern California development.

natural beauty and historic importance that now must yield to the demands of new progress.

At the same time the programmed upbuilding of an important part of Busch Gardens, forerunner of subsequent utilization of like nature in other parts of the area, means no loss

Project Plan Advanced

Work to Start Soon on General Electric's New Building

Architectural plans for the General Electric Company's new six-story and basement Class A reinforced-concrete building to rise as one of the largest structures built in downtown Los Angeles in the past decade, will be completed within three weeks by Architect Albert C. Martin.

Construction is scheduled to be started about May 1 at the newly purchased site at the northeast corner of Banning and Vignes streets and running through to Turner street at the north.

These facts supplement the announcement made exclusively in The Times during the week

of a realty purchase and construction project totaling $700,000.

REALTY BOUGHT

S. E. Gates, local manager of the electric company, and Robert L. McCourt, Sr., president of the W. Ross Campbell Company, business property brokers, jointly announced the completion of negotiations resulting in acquisition of the property by the General Electric Realty Company, realty-owning subsidiary of General Electric.

In negotiating the transaction in behalf of the electric company, T. S. Steel, manager of the Campbell company's industrial department, assembled six different properties individually owned.

On the site which has a Banning-street frontage of 400 feet, fronts 400 feet on Turner street and 268 feet on Vignes street, will be reared a structure whose hugeness not only is indicated by its announced number of floors, but also by the fact that it will contain 250,000 square feet of floor area.

ITS OCCUPANCY

The project which more than ever identifies the General Electric Company with the welfare and progress of Los Angeles will house the local offices of the company, the General Electric Supply Corporation and all other subsidiary companies and de-

Exhibit 1. 1937 article showing the LAJC campus Master Plan by Allison and Allison and addition of new buildings (LAT 1937b: 77).

In 1938, the school officially changed names from LAJC to Los Angeles City College (LACC) (LACC 2025; LAT 1938: 20). In 1939, the campus' 1930s-era PWA buildings were featured in the book *Public Buildings: A survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration*, specifically highlighting the Life Sciences Building, Chemistry Building, and Library, noting their fireproof, earthquake-resistant, concrete design (Short and Stanley-Brown 1939).

The 1938 aerial image of the campus shows that at this time Monroe Street was still open east to west and appears to form its southern boundary. Buildings were primarily clustered around the quad located in the southern part of the campus, and a large athletic field anchored the northeast corner (Exhibit 2).

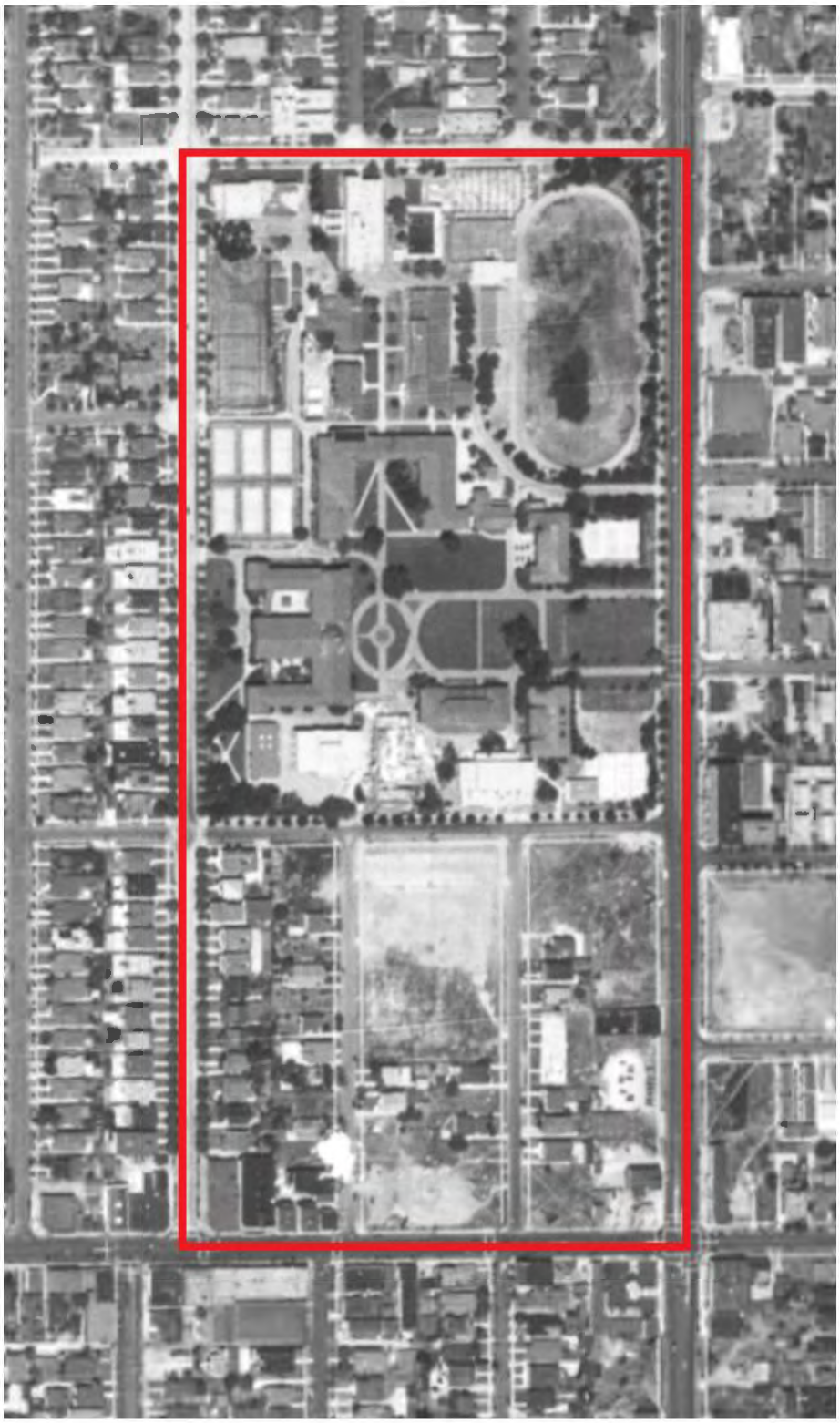


Exhibit 2. 1938 aerial image of the LACC campus outlined in red (UCSB 2025)

3.1.4 Word War II and Postwar Development (1939-1980)

During World War II, LACC saw increase enrollment due to military training programs and accelerating technical courses. As a result of this influx, many temporary buildings were constructed on the campus, often referred to as "temporary bungalows". Aerial imagery shows that these temporary buildings were located in many areas of the campus, including near the northwest corner along Heliotrope Drive, in the north section of the Main Quad, and in the southern part of the campus near Monroe Street, and across this street to the south within the center of the block bound by Monroe Street to the north and Melrose Avenue to the south (UCSB 2025). Many of these temporary buildings remained in place throughout the post-World War II era to support enrollment increases resulting from returning veterans looking to take advantage of G.I. benefits. (Eisenstein 1979: 58).

Briefly during the postwar period, the campus was also occupied by the Los Angeles State College (LASC), a new school established by the California legislature to help meet the demand of veteran enrollment after the war. LASC occupied the campus in 1948, which resulted in even more overcrowding and use of temporary buildings across open space on campus. The dual purpose was short-lived, as LASC began looking for its own land for an independent campus by 1953. By 1956, LASC had vacated the property for a new site further inland, now the location of California State University, Los Angeles (Cal State LA) (Eisenstein 1979: 58-59; Cal State LA 2025).

By the mid-1950s, a third redevelopment project was launched, designed by the architecture firm of Allison and Rible. Based on an image from their Master Plan, the project involved the demolition of several existing buildings and construction of new buildings, giving the campus a modern aesthetic and feel (Exhibit 3). During this redevelopment, the area around the Main Quad in the southern part of the campus was heavily modified. Most of these buildings were demolished and replaced in the late 1950s and 1960s, with new buildings including (but not limited to) the Cesar Chavez Administration Building (1962), Davinci Hall (1964), Franklin Hall (1962), Cameo Theatre (1965), South Kinesiology Building (1959), Clausen Hall (1964), and Jefferson Hall (1959). One of the most impactful, visual alterations of the campus as a result of this Master Plan was the construction of the presently named Herb Alpert Music Center, which visually closed off the entire east side of the campus from North Vermont Avenue, creating a wall of buildings in what was previously a quadrangle that opened to the street (Los Angeles Area Chamber of Commerce Collection 1890-1960; NETR2025; Terry A. Hayes Associates 2009: 1.5, 2.6-2.15; UCSB 2025).

Development began to more heavily expand south of Monroe Street. In 1960, the street still appears to be open, but several buildings and large parking areas are visible on the adjacent block (Exhibit 4). Aerial imagery from 1960 also shows the redevelopment process in action, as several sites within the campus that are under construction are visible. By 1971, the realization of the Allison and Rible's Master Plan appears to have been achieved, as aerial imagery shows the campus having an overall cohesive appearance, with similarly scaled buildings around the quad, and new paths of travel (Exhibit 5) (UCSB 2025).



Exhibit 3. Circa 1950 image of Alison and Rible's Master Plan for LACC (Los Angeles Area Chamber of Commerce Collection 1890-1960).

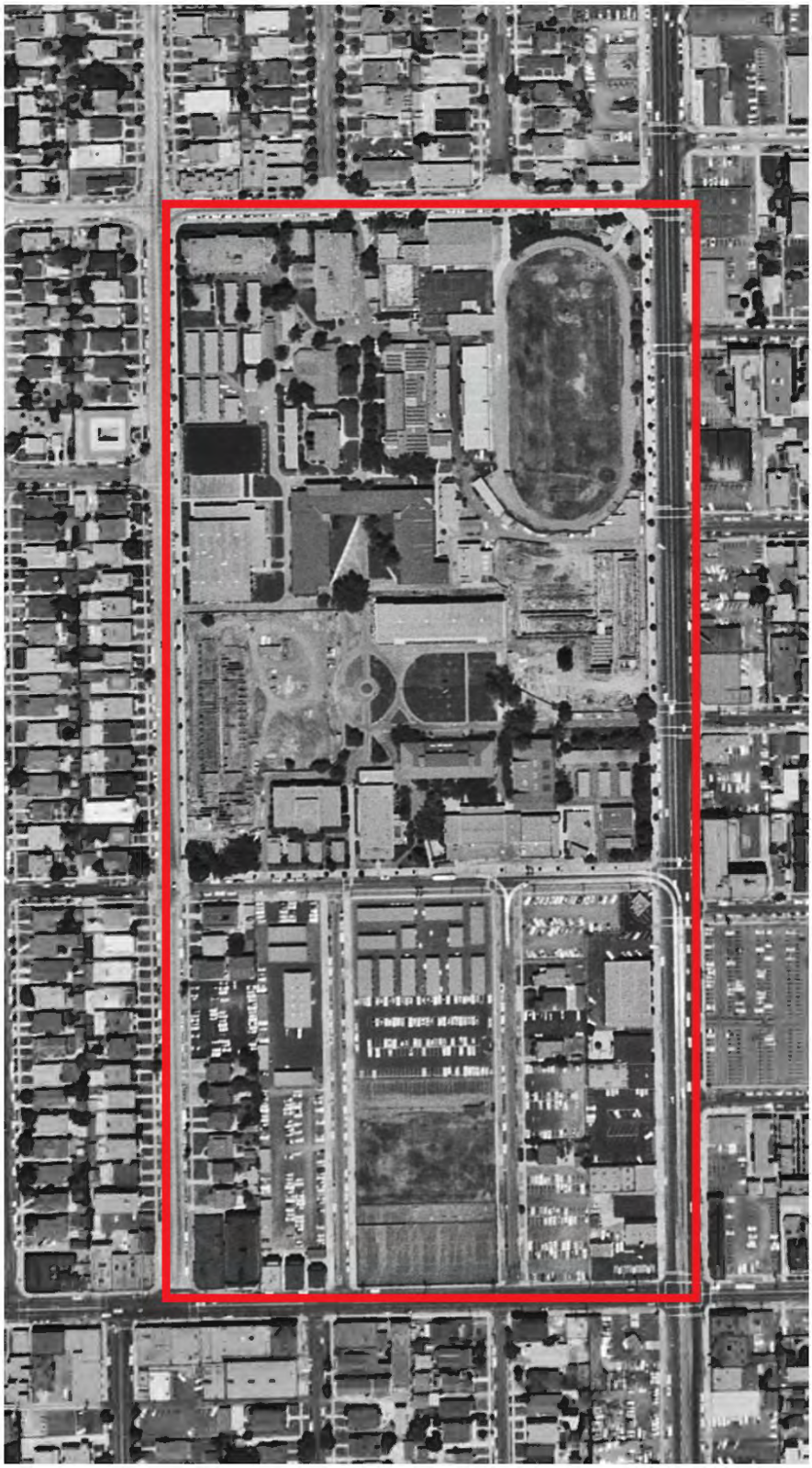


Exhibit 4. 1960 aerial image of the LACC campus outlined in red (UCSB 2025).

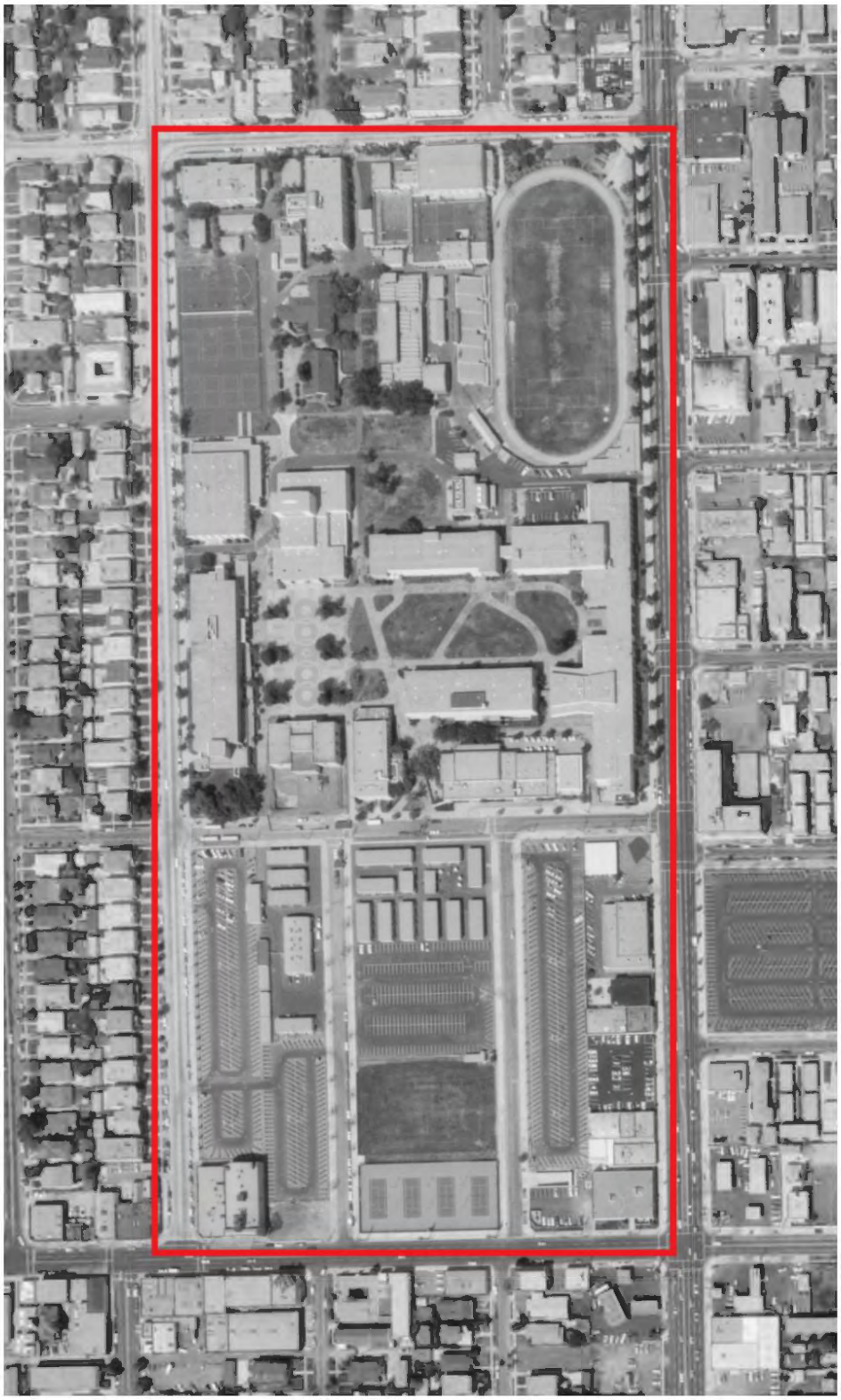


Exhibit 5. 1971 aerial image of the LACC campus outlined in red (UCSB 2025).

Additional development occurred on campus in the 1970s and through 1980s, though at a less accelerated pace. Buildings constructed during this time included the Radiologic Technology Building (1973) and Communications Building (1980) (Terry A. Hayes Associates 2009: 1.4, 2.6-2.15).

3.1.5 Recent Development (2000-Present)

From 2001 to 2008, several local propositions were passed that allocated bond funds to the LACCD to improve its schools. As a result of these propositions, millions of dollars were specifically allocated to LACC to undertake key redevelopment projects. To guide these developments, a Master Plan team was formed to create an overall plan and identify long and short-term project goals (Terry A. Hayes Associates 2009: 1). In 2002, the LACC Master Plan was first drafted by the LACCD. A Draft EIR was prepared for this Master Plan, as was a Historic Resources Survey Report to assess the potential historic buildings on the campus, including the Life Sciences Building and the Chemistry Building (Terry A. Hayes Associates 2002). The 2002 EIR concluded that impacts to these historic buildings would be significant and unavoidable, even with mitigation applied. In 2009, an EIR Addendum was prepared as an update to the Master Plan (Terry A. Hayes Associates 2009). Several buildings were constructed during this more recent development period. These include the MLK Library (2009), Science Technology Building (2009), Child Development Center (2009), Kinesiology North Building (2010), and Student Union (2012). One of the biggest visual changes to the campus during this era was the relocation of the athletic fields from the northeast corner of campus to the southwest corner, to make space for the MLK Library, Science and Technology Building, and Child Development Center (Terry A., Hayes 2006: 1.4; NETR 2025; UCSB 2025).

3.2 Life Sciences Building (1937)

The Life Sciences Building was constructed in 1937. It was historically known as the Biology Building. It is located at the northwest corner of the campus and is bounded to the north by Willow Brook Avenue and to the west by Heliotrope Drive. The building was constructed as part of the Allison and Allison-designed Master Plan funded in part by the PWA (Exhibits 6 and 7). It was constructed by Weymouth Crowell Construction Co. (LAECN 1936). During its history, the Life Sciences Building has undergone no major exterior renovations, aside from an elevated walkway constructed on the east elevation connecting it to the Chemistry Building circa 2012 (NETR 2025). All other modernization efforts have only occurred on the interior. The building serves as the best example on campus of the PWA/WPA Moderne style that emerged during LACC's late 1930s development era (Terry Hayes Associates 2002: 4.3-3).

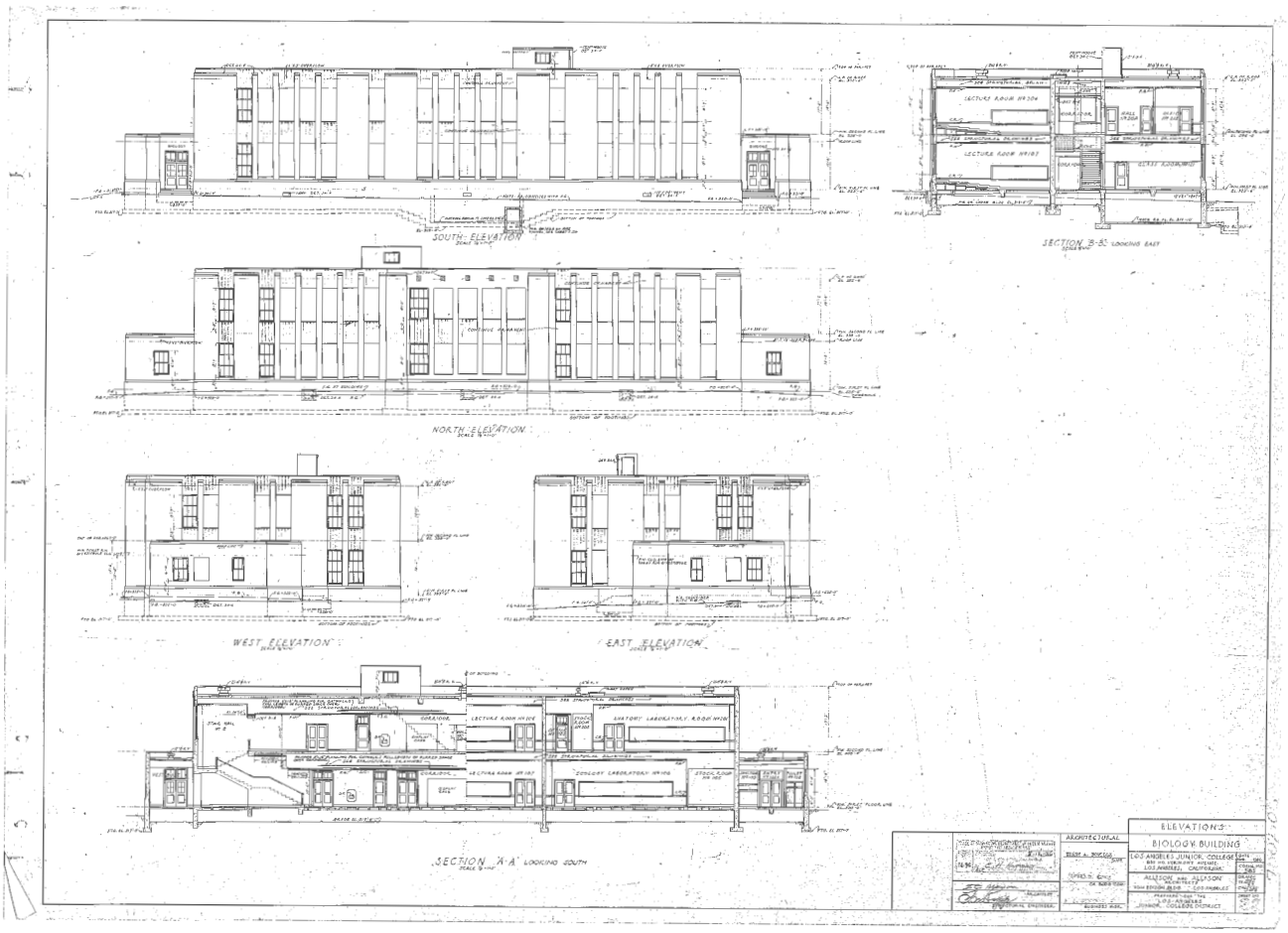


Exhibit 6. 1936 elevation drawings by Allison and Allison for the Life Sciences Building (LACCD 2025).



Exhibit 7. 1938 photograph of Life Sciences Building (Short and Stanley-Brown 1939: 265).

3.3 Chemistry Building (1937)

The Chemistry Building was constructed in 1937. It is located at the northern section of the campus, directly east of the Life Sciences Building and bound to the north by Willow Brook Avenue. The building was constructed as part of the Allison and Allison-designed Master Plan funded in part by the PWA (Exhibit 8). It was constructed by Weymouth Crowell Construction Co. (LAECN 1936). During its history, the Chemistry Building has undergone no major exterior renovations, aside from an elevated walkway constructed on the west elevation connecting it to the Life Sciences Building circa 2012 (NETR 2025). All other modernization efforts have only occurred on the interior.

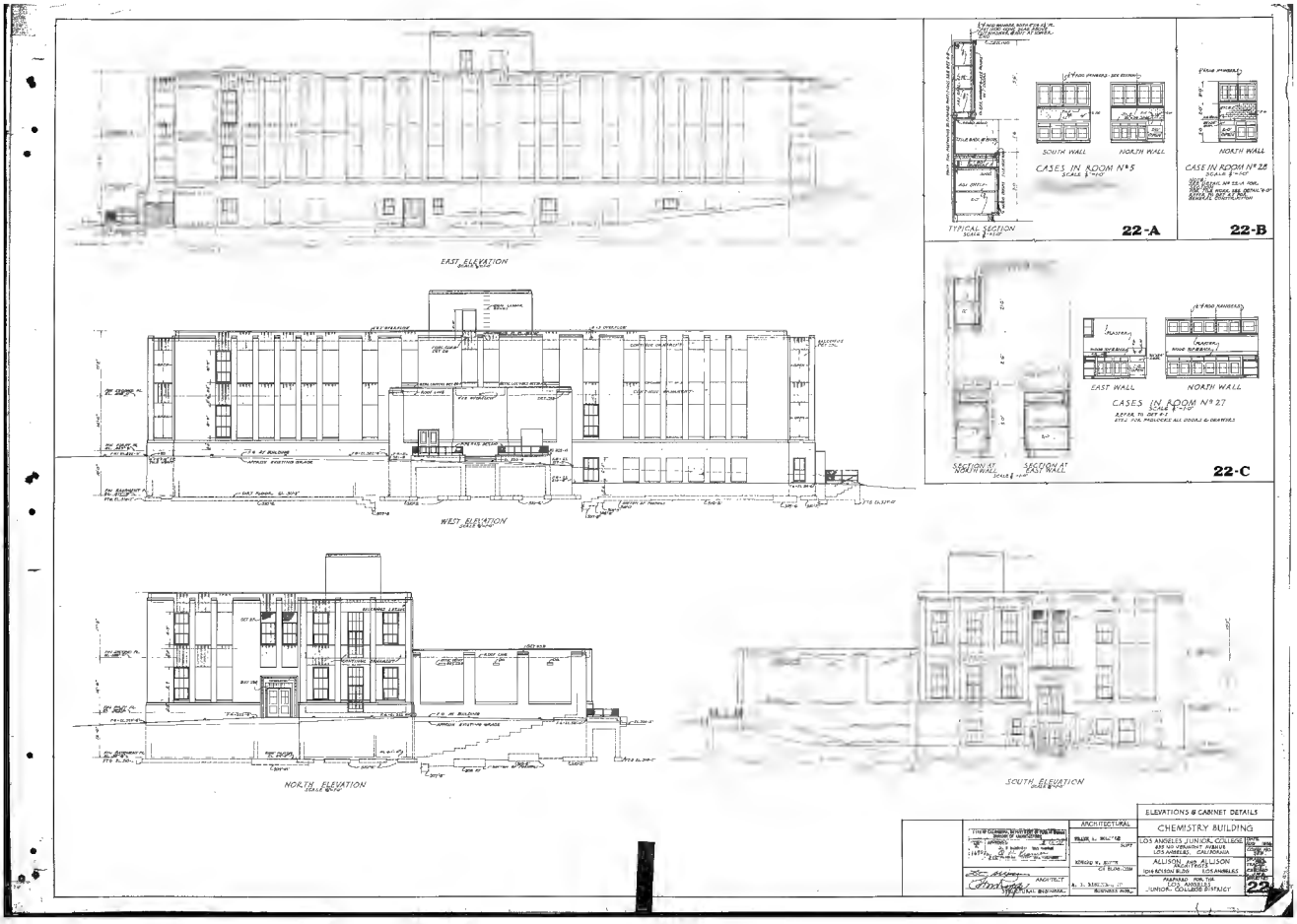


Exhibit 8. 1936 elevation drawings by Allison and Allison of the Chemistry Building (LACCD 2025)

3.4 South Kinesiology Building (1959)

The South Kinesiology Building was constructed in 1959. It has been historically known as the Women's Gym and South Gym. It is located in the central, western part of the campus, fronting Heliotrope Drive. The building was designed by Allison and Rible Architects as a part of their new, 1950s campus Master Plan. Exterior modifications to the exterior include the construction of a large elevator tower and floating, enclosed walkway on the east (primary) elevation circa 1989, and the replacement of some windows and doors at an unknown date (NETR 2025). In 2013, plans were submitted by Gonzalez Goodale Architects for a renovation project that included the existing two-story building consisting of a gymnasium, weight room, dance room and classrooms. The building received new mechanical, plumbing and fire protection systems, and four new rows of bleachers. However, it does not appear that this project was completed as many changes noted on the plan, including a new ramped entryway, all new doors and windows, and a new porch on the north elevation, do not appear to have been completed (LACCD 2025).

3.5 Carpentry Shop (1962)

The Carpentry Shop was constructed in 1962. It was historically known as the Green House. It is located directly west of the Chemistry Building and contains a smaller footprint. The building was designed by Allison and Rible Architects as a part of their new, 1950s campus Master Plan. It does not appear to have a distinct architectural style and is utilitarian in nature. The original building was divided into three parts: a tool shed, greenhouse, and lath house with a combination flat and shed roof (LACCD 2025). At an unknown date, the building was modified such that the lath house and greenhouse sections were enclosed and are no longer evident. The roof form where the greenhouse was once located has changed from a shed roof to a gabled roof. Additionally, it appears that one of the garage doors was replaced at an unknown date (NETR 2025; UCSB 2025).

3.6 Architects

3.6.1 Allison and Allison (1910-1942)

The firm of Allison and Allison was established by brothers James Edward Allison (1870-1955) and David Clark Allison (1881-1962). James was born in Pittsburgh, PA on February 22, 1870, to parents George Alexander and Sarah Allison. He began his career in architecture in 1893 after apprenticing as a draftsman (Findagrave 2025). David Clark Allison was born on May 14, 1881, in Hookstown, PA. David began his architectural education at the University of Pennsylvania where he graduated in 1904. He continued his architectural pursuits while he traveled Europe as a young adult, studying the Beaux Art style of architecture, which would go on to influence his work (PCAD 2025a; OAC 2025a).

The brothers opened their practice, Allison and Allison, in Pittsburgh circa 1904. James is known to have travelled to California as early as 1903, and the firm relocated to Los Angeles circa 1910. They had an office at 408 Spring Street until the partnership dissolved in 1942. Their work focused on a

variety of building projects including institutional, educational, and public buildings. Examples of their work include the Southern California Edison Company building (Exhibit 9), the First Unitarian Church No.2 of Los Angeles (1926-1928), several buildings at UCLA (Kerckhoff Hall, Physics Building, Royce Hall (Exhibit 9), Women's Gymnasium (1931-1932), the U.S. Federal Office Building in Merced (1933), and the LACC 1930 Master Plan (1934-1939) (PCAD 2025; OAC 2025). The firm also completed numerous PWA projects such as Chaffey High School, Van Nuys High School, and the Beverly Hills Post Office (Living New Deal 2025b).

In the 1930s, the firm was joined by their nephew, George Boggs Allison (1904-1977). George was born in Naini Tal, India to Presbyterian missionaries. He came to the United States in the 1920s, following in his uncle David's footsteps by attending the University of Pennsylvania where he earned his master's in architecture in 1926. After George graduated, he briefly worked for John Russel Pope in New York before joining the firm Allison and Allison in 1931. While part of Allison and Allison, George assisted in the projects at UCLA and LACC redevelopment plan and became an official partner in 1939. The firm officially dissolved in 1942. James Edward Allison died in 1955 and David Clark Allison died in 1962. Geroge went onto other endeavors and partnerships, as discussed in the section that follows (Findagrave 2025; PCAD 2025a).



Exhibit 9.Left: Undated photo of the Southern California Edison building (LAPL 2025). Right: Undated photo of UCLA Royce Hall (LAPL 2025).

3.6.2 Allison and Rible (1950-1970)

The architectural firm of Allison and Rible consisted of George Allison and Ulysses Floyd Rible (1904-1982). Ulysses Rible was born in Chicago, Illinois on November 22, 1904. He received his bachelor's degree in architecture from the University of Southern California and Graduate Fellowships at the University of Pennsylvania (1928-1929), American Academy in Rome (1930), and Beaux Arts Institute of Design (1932) (OAC 2025b).

After Allison and Allison dissolved, George Allison partnered with architect Ulysses Floyd Rible in 1944 to form Allison and Rible. The firm was active for over 25 years and designed major institutional and public facilities across California. Examples of the firm's work include the California Federal Savings & Loan, West Los Angeles Civic Center (Exhibit 10), Wilshire Methodist Church, the First Congregational Church of Los Angeles, San Fernando State College, Master Plan for Claremont Men's College, various projects at Pepperdine University, Pasadena College, and the 1950-1970 redevelopment plan for LACC (LA Conservancy 2025a; PCAD 2025b). The firm officially dissolved in 1964 (PCAD 2025b). George Allison died on June 25, 1977, and Ulysses Rible died on January 28, 1982 (PCAD 2025b; PCAD 2025c).



Exhibit 10. Undated photograph of the West Los Angeles Civic Center (LA Conservancy 2025b).

3.7 Architectural Styles

3.7.1 PWA/WPA Moderne (1933–1944)

A new architectural form emerged during the Great Depression called PWA/WPA Moderne. Under New Deal initiatives from President Franklin D. Roosevelt, the Works Progress Administration (WPA) and the Public Works Administration (PWA) were created. The WPA and the PWA, like other New Deal programs, were focused on creating American jobs during the Depression. Through these programs, the government created jobs for architects, designers, and contractors by assigning them public works projects such as bridges, civic buildings, airports, schools, hospitals, post offices, train stations, museums, bridges and dams.

Also called Depression or Classical Moderne, PWA/WPA Moderne was a more subdued version of Streamline Moderne. While Streamline Moderne was best suited for commercial and residential properties, the PWA/WPA Moderne style took certain characteristics from Streamline Moderne and applied it to civic and institutional buildings. The style was largely a cross between the formality of Beaux Arts with the contemporary aesthetic of Art Deco and Modern styles. The style was rather simplistic in nature and used readily available materials to keep project costs low. It exhibited a common architectural vocabulary that also exuded authority and stability, both in form and materials. Over time, its popularity rose, and it became a stylistic favorite for utility providers and buildings related to municipal infrastructure and departments. (Grief 1975; Epting 2015; SurveyLA 2021). The PWA/WPA Moderne style has the following character-defining features:

- Use of conservative elements and materials such as concrete
- Emphasis on verticality
- Flat roofs
- Monumental feel
- Formal, rectangular symmetry and massing
- Stripped appearance with minimal ornamentation such as zigzag designs, fluted detailing, medallions, or plaster reliefs.
- Balanced and symmetrical forms based on Classical design principles
- Windows arranged as vertically recessed panels or bays
- Smooth finished stucco or stone walls

3.7.2 Mid-Century Modern (1933–1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

4 Survey Methods and Results

Senior Architectural Historian, Laura Carías, MA conducted an intensive-level, pedestrian survey of the campus on September 10, 2025. The survey entailed walking the exterior of all major buildings on campus and documenting them with notes and digital photographs, specifically noting character-defining features, spatial relationships, landscaping features, and observed alterations. All field notes and photographs are on file with South Environmental.

4.1 Life Sciences Building

The Life Sciences Building (Building 1) is two-stories tall with a rectangular plan, board form concrete construction, and a flat roof. The building is designed in the PWA/WPA Moderne style, with several of the character-defining features of the style include concrete materials; smooth exterior wall surfaces; formal symmetry and massing; windows arranged in vertically aligned, recessed bays; and modest decoration included sparingly as fluted reliefs in the window bays and chevron reliefs in the parapet. The primary (south) elevation faces a small open space bound to the east by the Chemistry Building and Carpentry Shop, to the south by the Kinesiology North Building, and to the west by Heliotrope Drive. The primary elevation is symmetrically balanced, and divided into vertical bays, with two one-story wings on the east and west elevations that provide access into the building via contemporary glass and metal automated sliding doors under a glass and metal transom. Windows throughout the two-story section are nine-light steel windows, where each row of three operates with an awning-style opening. There are smaller variations of this window type in the one-story windows that appear either as four-light or six-light steel windows with awning-style openings. The north elevation faces Willow Brook Avenue and also features a symmetrically arranged grouping of vertical window bays, and a central projecting section. The building is otherwise stylistically restrained in keeping with the PWA/WPA Moderne style, with the same fluting, pilasters, and vertical window bays repeated on all elevations. A contemporary metal bridge connects the second story east elevation of the Life Sciences Building to the second story west elevation of the Chemistry Building (Exhibits 11 and 12).



Exhibit 11. Life Sciences Building (Building 1) south and west elevations, view northeast



Exhibit 12. Life Sciences Building (Building 1) north elevation, view south

4.2 Chemistry Building

The Chemistry Building (Building 2) is two-stories tall with a T-plan, board form concrete construction, and a flat roof with an elevator tower projecting from the middle. The lower level of the building is embanked into the hillside to the north and has a partly visible basement. Like the Life Sciences Building, the Chemistry building was designed in the PWA/WPA Moderne style, with similar character-defining features. Windows throughout the Chemistry Building are nine-light steel windows, where each row of three operates with awning-style openings. Smaller, four and six-light variations of this window type are located at the basement level and near doors. The primary (south) elevation is slightly asymmetrical, features a projecting two-story balcony along the left (west) side, accessed from the interior. The flat-roofed balcony features the same fluting decoration as on the main body of the building, and metal grill covers on the first-floor openings between columns. A set of stairs, centered on the south elevation, leads from ground level to glass and metal automatic sliding doors under a glass and metal transom. Below the set of stairs is an accessibility ramp and concrete steps allowing access to the basement level doors, which are also automatic sliding glass and metal doors without a transom. The east and west elevations are symmetrically balanced and divided into vertical bays, and the west elevation features a one-and-a-half story projecting auditorium volume, with two sets of double doors on the west elevation. The north elevation is also asymmetrical and features a two-story balcony similar to the south elevation, and an entrance, recessed in the wall plane with a metal and glass automatic sliding door. The recessed entryway is framed with decorative quarter-round cast in place concrete and the word “CHEMISTRY” in metal lettering sits above the entrance. A contemporary metal bridge connects the second story west elevation of the Chemistry Building to the second story east elevation of the Life Sciences Building (Exhibits 13 and 14).



Exhibit 13. Chemistry Building (Building 2), primary (south) elevation, view north



Exhibit 14. Chemistry Building (Building 2), west elevation, view east

4.3 South Kinesiology Building

The South Kinesiology Building (Building 3) is two-stories tall with an irregular plan and a flat roof. The building is designed in the Mid-Century Modern style of architecture with both brick veneer and stucco panel cladding. The primary (east) elevation features modular building volumes and protruding elements that emphasize the boxy, rectangular forms and horizontal massing. The entrance is recessed with automatic sliding metal and glass doors accessed by a wide set of shallow, concrete stairs and an accessibility ramp that leads to the entrance. Immediately in front of the entrance is a two-story stucco-clad extension that connects to a separate elevator tower. Windows consist of groups of two or three one-over-one windows. The remaining elevations feature fixed and awning style metal windows, and double metal doors under metal awnings. The only other notable window is a feature window on the far east side of the north elevation, which features an articulated concrete surround, enclosing an alternating checkerboard pattern of recessed concrete panels and narrow panes of glass. The northernmost portion of the west elevation features a smooth expanse of stucco panels, broken by scored vertical lines extending from ground level to parapet coping. The southernmost portion has four pilasters that extend to the parapet coping. The west elevation has two metal double doors accessed by concrete steps and located under metal awnings supported by square stucco-clad posts (Exhibits 15 and 16).



Exhibit 15. South Kinesiology Building (Building 3), primary (east) elevation, view northeast.



Exhibit 16. South Kinesiology Building (Building 3), west elevation, view northeast.

4.4 Carpentry Shop

The Carpentry Shop (Building 4) is one-and-a half-stories tall with an L-plan and a flat roof with a gabled roof addition. The Carpentry Shop is utilitarian concrete masonry unit construction and lacks a specific architectural style. The building has two volumes but lacks a specific primary elevation. The northern volume of the building has a concrete masonry unit structural system and features a flat roof. There is a single glazed metal door on the north elevation; two paneled garage doors and another glazed metal door on the west elevation, in the ell; and a ribbon of metal awning windows and a single metal casement window on the east elevation. The southern volume of the building features a shed and low-pitched gabled roof clad with corrugated metal sheets, T1-11 plywood clad exterior walls, and fixed wood windows located below the roofline on the south and east elevations. The Carpentry Shop is located immediately southwest of the auditorium volume of the Chemistry Building (Building 2) and is connected to the Chemistry building by a chain link fence and a concrete block wall (Exhibit 17).



Exhibit 17. Carpentry Shop (Building 4) north and west elevations, view southeast.

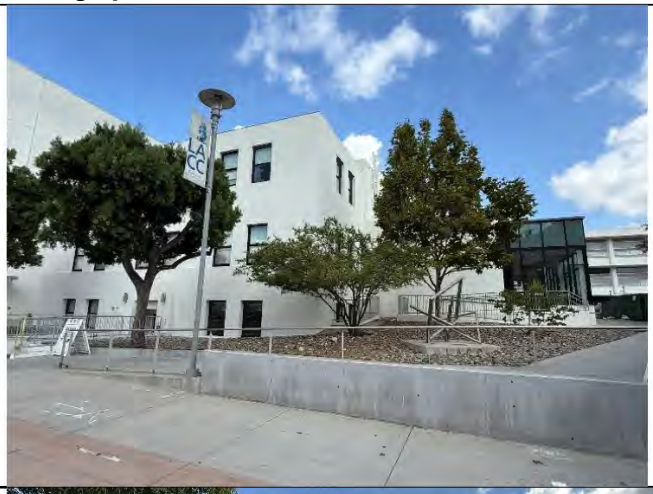
4.5 Historic District Consideration

Previous studies of LACC (HRG 2015a) have suggested the possibility of a historic district on campus. To address the potential for a historic district of PWA-era buildings on LACC, South Environmental surveyed the five extant buildings from Allison and Allison's 1930s Master Plan, including the Library, Student Union/Cafeteria, Holmes Hall, and the previously discussed Life Sciences and Chemistry Buildings. As demonstrated in Table 1, the remaining PWA buildings lack integrity to the extent that they can no longer convey the PWA period of significance on campus (1935-1938) as a cohesive group. The Life Sciences and Chemistry Buildings appear to be the only buildings with integrity of design, materials, and workmanship from the PWA period, and they are best assessed at the individual level of significance.

Given the lack of cohesion of PWA buildings as a group, and the inability of these buildings to convey the original Allison and Allison 1930s Master Plan for LACC, there appears to be no potential for a historic district of PWA buildings on campus.

Table 1. Extant 1930s PWA Buildings at LACC

Building Information	Photograph
Name: Library Date of construction: 1937 Integrity assessment: Heavily altered: lacks integrity of design, materials, and workmanship, and feeling.	
Name: Student Union/Cafeteria Date of construction: 1937 Integrity assessment: Partially demolished as of September 2025, lacks integrity of location, design, setting, materials, workmanship, feeling, and association.	

Building Information	Photograph
Name: Holmes Hall Date of construction: 1938 Integrity assessment: Altered: lacks integrity of design, materials, workmanship, and feeling.	
Name: Life Sciences Building Date of construction: 1937 Integrity assessment: Minimally altered, maintains integrity of location, design, materials, and workmanship.	
Name: Chemistry Building Date of construction: 1937 Integrity assessment: Minimally altered, maintains integrity of location, design, materials, and workmanship.	

5 Historic Resource Evaluations

The following provides an evaluation of the Life Sciences Building, Chemistry Building, South Kinesiology Building, and Carpentry Shop in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

5.1 Life Science Building

5.1.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Life Science Building was constructed in 1937 as a part of the first redevelopment project planned and designed by Allison and Allison. The construction of the building was partially funded by the PWA and was part of one of the largest Citywide programs to repair damaged educational buildings, and to design and construct safer school buildings better equipped to withstand earthquakes. While the Life Sciences Building does reflect Citywide efforts to rebuild damaged school campuses after the 1933 earthquake and federal funding for public projects during the New Deal, PWA funds and campus reconstruction was seen throughout the City and the nation and not limited to LACC. Examples of other campuses developing as part of this funding are Jefferson High School in South Los Angeles and Hollywood High School. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its PWA connection. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events, the Life Sciences Building is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Life Sciences Building is not eligible under NRHP Criterion B, CRHR Criterion 2, and City Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Life Sciences Building was designed by Allison and Allison in 1937 as a part of the late-1930s LACC expansion project that was partially funded by the PWA. It was designed in the PWA/WPA Moderne style of architecture. The building retains nearly all of its PWA/WPA Moderne style features, including the use of concrete, a flat roof, emphasis on verticality, monumental feel, windows arranged in vertical bays, and ornamentation consisting of a stripped appearance with fluted detailing. Although it is simplistic in nature, its restrained level of design and use of readily available materials serves as an excellent example of a PWA/WPA Moderne era building, evoking stability and authority in its form. In addition, a comparison of the as-built drawings to its present-day appearance shows that the building has undergone limited modifications since its time of construction. The only notable changes are the replacement of some original entry doors with modern automatic or new replacement doors, the construction of new landings to conform with ADA requirements, and the addition of an elevated covered walkway on the second story of the east elevation connecting it to the Chemistry Building. The new doors and landings were installed to provide functionality and accessibility and do not detract from the overall PWA/WPA Moderne style and cohesive aesthetic of the building. In addition, the

elevated walkway alteration is located on a secondary elevation, is highly differentiated from the original building, and has limited contact with the original elevation, minimizing its impact on the original design and materials.

The Life Sciences Building also serves as a good example of Allison and Allison's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). The building was designed by Allison and Allison and constructed in 1937 and serves as a particularly excellent representation of the firm's mastery of the PWA/WPA Moderne style of architecture and its application to educational buildings. Allison and Allisons' careers as a firm were prolific, and they were highly recognized for their design of institutional, educational, and public buildings. While they designed other PWA-era buildings in the greater Los Angeles area during this time such as the Van Nuys High School (1937), the Life Sciences Building and their work with the LACC Master Plan demonstrates their command of larger campus planning efforts and implementing the PWA/WPA Moderne style into individual buildings. Allison and Allison's status as recognizable architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of style. The Life Sciences Building showcases their ability to implement restraint and simplicity, with refined ornamentation, to capture the essence of the time period and PWA-era architecture.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development. However, the Life Sciences Building is still able to be interpreted individually as from the late-1930s, PWA era, and it remains a prominent corner fixture of the campus, representing its earlier development period in contrast to its continued evolution over time.

Therefore, due to all the reasons above, the Life Sciences Building appears eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 for its architectural merits and as an excellent representation of Allison and Allison's work.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Life Sciences Building is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction

methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

5.1.2 Integrity Discussion

The Life Sciences Building has not been heavily altered since its original construction; thus, it maintains integrity of location, design, materials, and workmanship. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, and increased development around the campus. Lastly, no important historical associations were identified for the building.

5.2 Chemistry Building

5.2.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Chemistry Building was constructed in 1937 as part of the first redevelopment project planned and designed by Allison and Allison. The construction of the building was partially funded by the PWA and was part of one of the largest Citywide programs to repair damaged educational buildings, and to design and construct safer school buildings better equipped to withstand earthquakes. While the Chemistry Building does reflect Citywide efforts to rebuild damaged school campuses after the 1933 earthquake and federal funding for public projects during the New Deal, PWA funds and campus reconstruction was seen throughout the City and the nation and not limited to LACC. Examples of other campuses developing as part of this funding are Jefferson High School in South Los Angeles and Hollywood High School. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its PWA connection. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths

of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events, the Chemistry Building is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Chemistry Building is not eligible under NRHP Criterion B, CRHR Criterion 2, and City Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Chemistry Building was designed by Allison and Allison in 1937 as a part of the late-1930s LACC expansion project that was partially funded by the PWA. It was designed in the PWA/WPA Moderne style of architecture. The building retains nearly all of its PWA/WPA Moderne style features, including the use of concrete, a flat roof, emphasis on verticality, monumental feel, windows arranged in vertical bays, and ornamentation consisting of a stripped appearance with fluted detailing. Although it is simplistic in nature, its restrained level of design and use of readily available materials serves as an excellent example of a PWA/WPA Moderne era building, evoking stability and authority in its form. In addition, a comparison of the as-built drawings to its present-day appearance shows that the building has undergone limited modifications since its time of construction. The only notable changes are the replacement of some original entry doors with modern automatic or new replacement doors, the

construction of new landings to conform with ADA requirements, and the addition of an elevated covered walkway on the second story of the east elevation connecting it to the Life Sciences Building. The new doors and landings were installed to provide functionality and accessibility and do not detract from the overall PWA/WPA Moderne style and cohesive aesthetic of the building. In addition, the elevated walkway alteration is located on a secondary elevation, is highly differentiated from the original building, and has limited contact with the original elevation, minimizing its impact on the original design and materials.

The Chemistry Building also serves as a good example of Allison and Allison's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). The building was designed by Allison and Allison and constructed in 1937 and serves as a particularly excellent representation of the firm's mastery of the PWA/WPA Moderne style of architecture and its application to educational buildings. Allison and Allisons' careers as a firm were prolific, and they were highly recognized for their design of institutional, educational, and public buildings. While they designed other PWA-era buildings in the greater Los Angeles area during this time such as the Van Nuys High School (1937), the Chemistry Building and their work with the LACC Master Plan demonstrates their command of larger campus planning efforts and implementing the PWA/WPA Moderne style into individual buildings. Allison and Allison's status as recognizable architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of style. The Chemistry Building showcases their ability to implement restraint and simplicity, with refined ornamentation, to capture the essence of the time period and PWA-era architecture.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development. However, the Chemistry Building is still able to be interpreted individually as from the late-1930s, PWA era, and it remains a prominent building on the campus, representing its earlier development period in contrast to its continued evolution over time.

Therefore, due to all the reasons above, the Chemistry Building appears eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 for its architectural merits and as an excellent representation of Allison and Allison's work.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Chemistry Building is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

5.2.2 Integrity Discussion

The Chemistry Building has not been heavily altered since its original construction; thus, it maintains integrity of location, design, materials, and workmanship. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, and increased development around the campus. Lastly, no important historical associations were identified for the building.

5.3 South Kinesiology Building

5.3.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The South Kinesiology Building was constructed in 1959 as a part of the second campus master plan redevelopment project planned and designed by Allison and Rible. The project aimed to address the postwar spike in enrollment at LACC due to the introduction of the GI Bill which paid for veterans to go to college, resulting in skyrocketing enrollment at four-year universities and junior colleges. While the South Kinesiology Building reflects the impact of the GI Bill and the resulting expansion of colleges and universities, this trend was nationwide and not limited to LACC. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its GI Bill connection. Although the building is representative of the growth of the campus and the expanding curriculum

and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1959, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of mid-century, Alison and Rible-designed buildings, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events, the South Kinesiology Building is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the South Kinesiology Building is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The South Kinesiology Building was designed by Allison and Rible in 1959 as a part of the postwar LACC expansion project. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Alterations to the building include the construction of a large elevator tower and floating, enclosed walkway on the east (primary) elevation circa 1989, and the replacement of some windows and doors at an unknown date. Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions,

simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area.

The South Kinesiology Building also does not serve as a good example of Allison and Rible's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Allison and Rible and constructed in 1959, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Allison and Ribles' careers as a firm were prolific as recognized for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings and other masterplans designed by Allison and Rible include San Fernando State College (now California State University, Northridge); the Master Plan for Claremont Men's College; and Pasadena City College. Allison and Rible were recognized as architects who produced collective aesthetics with a stronger, high-style command of style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Allison and Rible was known to use, it presents as a simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation, manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1959, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, South Kinesiology Building is not eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The South Kinesiology Building is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, and City Criterion 4.

5.3.2 Integrity Discussion

The South Kinesiology Building has undergone some alterations since its original construction. It maintains integrity of location, workmanship, materials, and design. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, and increased development around the campus. Lastly, no historical associations were identified for the building.

5.4 Carpentry Shop

5.4.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Carpentry Shop was constructed in 1962 as a part of the second campus master plan redevelopment project planned and designed by Allison and Rible. The project aimed to address the postwar spike in enrollment at LACC due to the introduction of the GI Bill which paid for veterans to go to college, resulting in skyrocketing enrollment at four-year universities and junior colleges. However, the other LACC campus buildings constructed under this new expansion plan were instructional buildings, while the Carpentry Shop appears to have been constructed primarily as a utilitarian and support building. Therefore, while the Carpentry Shop is associated with the developmental impact of the GI Bill, it does not reflect the educational impact in the same way as the educational buildings and facilities constructed at this time. Furthermore, the expansion of colleges and universities in the postwar years occurred nationwide and was not limited to LACC. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its GI Bill connection. Although the building is representative of the growth of the campus, it is not known to be

directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1959, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of mid-century, Alison and Rible-designed buildings, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events the Carpentry Shop is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Carpentry Shop is not eligible under NRHP Criterion B, CRHR Criterion 2, and City Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Carpentry Shop was designed by Allison and Rible in 1962 as a part of the postwar LACC expansion project. It is very utilitarian in nature and does not appear to have any defined architectural style. The original building was divided into three parts: a tool shed, greenhouse, and lath house with a combination flat and shed roof. Moreover, alterations are so extensive that these distinct elements are no longer present. In addition, it appears that one of the garage doors was replaced at an unknown date. The roof form where the greenhouse was once located has changed from a shed roof to a gabled

roof. Although the building retains some Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature.

The Carpentry Building also does not serve as a good example of Allison and Rible's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Allison and Rible and constructed in 1962, this building is very utilitarian in nature and is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture. Its level of design evokes utility over style, and it appears to have been a support building rather than an integral educational building reflecting the overall Master Plan for the campus.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1962, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, the Carpentry Building is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Carpentry Shop is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

5.4.2 Integrity Discussion

The Carpentry Shop has been heavily altered since its original construction. While it maintains integrity of location, it does not maintain integrity of design, materials, and workmanship. There have also been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the

campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no important historical associations were identified for the building.

5.5 Historic Resource Findings

The Life Sciences Building and Chemistry Building appear individually eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 as excellent examples of the PWA/WPA Moderne style of architecture and for their representation of Allison and Allison's work in designing PWA-era educational buildings. They also maintain integrity of location, design, materials, and workmanship. The period of significance is 1937, their respective dates of construction.

The South Kinesiology Building and Carpentry Shop do not appear eligible under any NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling.

6 Impacts Assessment

The Life Sciences Building and Chemistry Building appear eligible for individual designation under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 for being excellent examples of the PWA/WPA Moderne style of architecture and for their representation of Allison and Allison's work in designing PWA-era educational buildings. They also maintain integrity of location, design, materials, and workmanship. As such, these buildings are considered historical resources under CEQA Guidelines § 15064.5(a)(3) and (4).

6.1.1 Demolition of Life Sciences Building

Demolition of the Life Sciences Building will remove all physical characteristics that make the building eligible for NRHP, CRHR, and City designation, including its PWA/WPA Moderne architectural style, with features such as its concrete construction, flat roof, emphasis on verticality, monumental feel, windows arranged in vertical bays, and ornamentation consisting of stripped appearance with fluted detailing. It would also result in a loss of one of Allison and Allison's last intact examples of work completed on the LACC campus within the late 1930s Master Plan redevelopment project, which was funded in part by the PWA. As such, the building would no longer be able to convey its historical significance and would no longer be eligible for designation. Therefore, the proposed project would result in a significant unavoidable impact to a historical resource under CEQA that cannot be mitigated below a level of significance.

6.1.2 Demolition of Chemistry Building

Demolition of the Chemistry Building will remove all physical characteristics that make the building eligible for NRHP, CRHR, and City designation, including its PWA/WPA Moderne architectural style, with features such as its concrete construction, flat roof, emphasis on verticality, monumental feel, windows arranged in vertical bays, and ornamentation consisting of stripped appearance with fluted detailing. It would also result in a loss of one of Allison and Allison's last intact examples of work completed on the LACC campus within the late 1930s Master Plan redevelopment project, which was funded in part by the PWA. As such, the building would no longer be able to convey its historical significance and would no longer be eligible for designation. Therefore, the proposed project would result in a significant unavoidable impact to a historical resource under CEQA that cannot be mitigated below a level of significance.

6.2 Applicable Mitigation Measures

The following mitigation measures from the 2002 Master Plan EIR (TAHA 2002) and 2009 Facilities Master Plan Update EIR Addendum (TAHA 2009) will continue to apply and be carried forward to the current Project. The mitigation measures below address impacts to historical resources:

CR1: Archival Documentation

The NPS's Historic American Buildings Survey (HABS) guidelines for both narrative and photographic documentation shall be prepared for the Life Sciences Building and the Chemistry Building prior to demolition. At a minimum, the documentation for each building shall include: 1) a narrative component documenting the building's architectural significance; 2) archival photographic documentation of the building's character-defining features utilizing black and white large-format 4 x 5 negatives processed and printed on archival paper; 3) digital scans and reproductions of the original building plans for the building; and 4) filing/donation of a final set of the archival documentation and photographs with the LACC Library, the City of Los Angeles Public Library, the South Central Coastal Information Center at Cal State Fullerton, and any other applicable repositories identified by LACCD. The documentation for each building shall be consistent with HABS guidance and completed by a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and a professional photographer who has experience with HABS photography.

CR3: Interpretive Element

Prior to demolition of the Life Sciences and Chemistry Buildings, an interpretive element such as a permanent historical display or integrative artwork depicting the PWA-era (1935-1938) history of the campus and the work of architectural firm Allison and Allison at LACC in the 1930s shall be incorporated into the final project design. The LACCD shall select a public, accessible location on campus to display interpretive materials so that students, faculty, and visitors can easily access and view them.

7 Summary of Findings

South Environmental' s qualified architectural historians conducted an intensive-level pedestrian survey of the LACC campus; completed building development and archival research; and recorded and evaluated four buildings: the Life Sciences Building, Chemistry Building, South Kinesiology Building, and Carpentry Shop for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements; and provided an assessment of project-related impacts on historical resources.

As a result of this study, the Life Sciences Building and Chemistry Building were found eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 as excellent examples of the PWA/WPA Moderne style of architecture and for their representation of Allison and Allison's work in designing PWA-era educational buildings. Therefore, the Life Sciences Building and Chemistry Building are considered historical resources as defined by CEQA Guidelines §15064.5.

The South Kinesiology Building and Carpentry Shop were found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling. Therefore, the South Kinesiology Building and Carpentry Shop are not considered historical resources as defined by CEQA Guidelines §15064.5.

Demolition of the Life Sciences and Chemistry Buildings will remove all physical characteristics that make the building eligible for NRHP, CRHR and City designation and result in the loss of Allison and Allison's last intact examples of work done on the LACC campus within the late 1930s Master Plan redevelopment project, which was funded in part by the PWA. As such, the buildings would no longer be able to convey their historical significance and would no longer be eligible for designation.

The 2002 Master Plan EIR and the 2009 Addendum concluded that if there were no feasible alternatives to demolition that would reduce impacts on historical resources below a level of significance, the mitigation measures provided in Section 6.3 shall be implemented. These mitigation measures include CR1: Archival Documentation and CR4: Interpretive Element, both of which aim to document the history and significance of the two historical resources that will be lost. These mitigation measures will apply to the currently proposed Project.

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Appendix A: Resumes

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EDUCATION

M.F.A., Historic Preservation, Savannah College of Art and Design, Savannah, Georgia, 2004

B.A., History, Bridgewater College, Bridgewater, Virginia, 2002

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

SELECT PROJECT EXPERIENCE

Wilson and Harding Golf Course Driving Range Improvement Project, City of Los Angeles, California (2025-ongoing). South Environmental is currently providing cultural resources services for Wilson and Harding Golf Course Driving Range Improvement Project located within Griffith Park which is a listed City of Los Angeles Historic-Cultural Monument (No. 942). Ms. Corder serves as principal architectural historian and is leading all historic tasks associated with the Historic Resources Assessment (HRA), including property survey and historical resources impacts assessment.

Hampton Court Mixed Use Development Project, Venice Neighborhood, City of Los Angeles, California (2025). South Environmental was retained to complete an HRA for a property located at 825 Hampton Drive in the City of Los Angeles, California. The report included the results of an intensive-level pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of the subject property for historical significance and integrity in consideration of NRHP, CRHR, and City of Los Angeles Historic-Cultural Monument (HCM) designation criteria. The report was prepared in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. Ms. Corder served as principal architectural historian on the project and provided QA/QC on the report.

Wilshire Country Club Stream Restoration Project, City of Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022-present). South Environmental was retained to complete a Historic Resources Assessment Report (HRA) for a property located at 1501 North Marlay Drive in the City of Los Angeles, California. This study was prepared by qualified architectural historians in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the HRA was the analysis of the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. A survey of the project site and surrounding viewsheds to and from the Stahl House, and review of countless photographs of the property's iconic viewsheds indicated that the proposed development at 1501 Marlay Drive has no potential to impact any of the Stahl House's significant viewsheds. Ms. Corder provided QA/QC for the project deliverables.

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Mobile: 818-458-1162

EDUCATION

M.A., Anthropology, California State University, Los Angeles, 2013

B.A., Anthropology, California State University, Northridge, 2003

CERTIFICATIONS

Registered Professional Archaeologist (RPA); Registrant ID: 28686211

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Samantha Murray, MA, RPA

CULTURAL RESOURCES DIRECTOR

Samantha Murray is the cultural resources director at South Environmental and a principal archaeologist and architectural historian with 20 years' experience in all elements of cultural resources management, including project management, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Samantha has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Samantha meets the Secretary of the Interior's Professional Qualification Standards for both Archaeology and History. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Samantha has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Peer review.

SELECT PROJECT EXPERIENCE

New Student Services Building for the Claremont Colleges, City of Claremont, California (2023). South Environmental was retained by The Claremont Colleges Services to prepare a Historical Resources Technical Report for the New Student Services Building for the Claremont Colleges Project located in the City of Claremont, California. This report included the results of an intensive-level pedestrian survey of the project site; building development and archival research for the Harvey S. Mudd Quadrangle and surrounding buildings; recordation and evaluation of the Harvey S. Mudd Quadrangle for historical significance in consideration of NRHP, CRHR, and City of Claremont designation criteria and integrity requirements; and assessment of project-related impacts on adjacent historical resources. As a result of this study the Harvey S. Mudd Quadrangle was found not eligible under all designation criteria as both an individual property and as a potential contributor the existing Claremont Colleges Historic District due to a lack of important historical associations and diminished integrity of design. Role: Samantha served as contract manager and provided QA/QC of all work products.

Peer Review of Design Conformance Review for the Fullerton College Performing Arts/Music Complex (2022). South Environmental completed a peer review of a report titled *Historic Evaluation Report for the Fullerton College – New Performing Arts Complex/Music Drama Complex*. The intention of the peer review was for South Environmental to comment on the report's adequacy in consideration of all applicable federal, state, and local regulations, and address whether or not the report's conclusions are well supported. The peer review also included a review of proposed design plans for conformance with the Secretary of the Interior's Standards for Rehabilitation. Role: Samantha served as the Project Manager and Cultural Resources Director for the project.

University of California, San Diego Theatre District Living and Learning Neighborhood Project, San Diego, California (2020). The Addendum documents whether the site-specific development proposed by the Project is consistent with the objectives, land use plans, and development and population forecasts contained in the 2018 LRDP and is covered by the 2018 LRDP EIR. As part of the project, Samantha analyzed potential impacts to multiple historical resources on the UCSD campus, including the Revelle College Historic District, Galbraith Hall, and the Historic Grove eucalyptus historic landscape. Role: while at a previous firm, Samantha prepared the Addendum to the Program EIR LRDP.

Addendum to the University of California, Berkeley 2020 Long Range Development Plan Environmental Impact Report for the Levine-Fricke Softball Field Improvements Project, California (2020). The project would replace existing facilities at Levine-Fricke Field, east of the UC Berkeley campus, including seating bleachers, access ramps, stairs, fences, and restroom facilities, and the majority of the existing surface parking. The project would then result in construction of an upgraded NCAA-compliant softball field and a two-story structure including the concourse, fixed seating capacity for 1,500 spectators, and the press box. Samantha prepared a detailed memorandum that presents a historical resources impacts analysis for the project that specifically addresses potential impacts to the adjacent NRHP-listed Panoramic Hill Historic District. Role: while at a previous firm, Samantha served as author of memorandum.

Riverside City College Life Science/Physical Science Reconstruction Project, Riverside, California (2020). The Riverside Community College District required a cultural resources technical report for the Life Science/Physical Science Reconstruction Project in the City of Riverside, California. The report included the results of a records search; a pedestrian survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the project site; and recordation and evaluation of two (2) educational/institutional properties and one (1) mural over 45 years old for historical significance and integrity in consideration NRHP, CRHR, and local designation criteria and integrity requirements. Role: while working for her previous firm, Samantha served as co-author of the report, and completed QA/QC of work products.

Email: lcarias@southenvironmental.com
Mobile: 310-809-4696

EDUCATION

M.A., Public History, California State University, Sacramento, 2006

B.A., History and Chicano Studies, California State University, Dominguez Hills, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Latinos in Heritage Conservation

Laura G. Carías, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 19 years' experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specializes in historic resources assessments including historic significance evaluation in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, local Mills Act contracts, and local, state, and National Register of Historic Places designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

RECENT PROJECT EXPERIENCE

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Carías served as the senior architectural historian, performed field work, performed archival research, and co-authored the technical report.

National Register of Historic Places Nomination, East Los Angeles Chicano Student Walkouts (Blowouts) (2023). South Environmental was retained to prepare a NRHP Nomination form and Multiple Property Documentation form for the five main high schools and El Piranya Café directly associated with the planning and execution of East Los Angeles Chicano Student Walkouts of 1968. The five high schools included were James A. Garfield, Theodore Roosevelt, Abraham Lincoln, Belmont, and Woodrow Wilson. The East Los Angeles Chicano Student Walkouts (Blowouts) were a series of protests in 1968 where more than 15,000 school students walked out of class to demonstrate against the Los Angeles Board of Education due to unequal conditions and unfair treatment in Los Angeles schools. Ms. Carías served as the senior architectural historian, completed archival research, and co-authored the nomination.

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California (2022). The project included the preparation of a historic context statement and the completion of a historic resources survey for the community of Florence-Firestone in Los Angeles County. The historic resources survey report documented the development history of the community from the rancho period to the present, identified important themes, events, patterns of development, and described the different property types, styles, builders, and architects associated with these important periods and themes. The document also provided registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Ms. Carías served as a senior architectural historian, performed archival research, and contributed to the development of sections of the historic context statement.

Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022). South Environmental was retained to complete a Historic Resources Assessment for a property located at 1501 North Marlay Drive in the City of Los Angeles. This study was prepared by qualified architectural historians in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the report was to analyze the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. Ms. Carías served as the senior architectural historian, performed field work, reviewed project plans, and co-authored the report.

Appendix B: DPR Form Sets

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S, 3CS

Other Listings
Review Code Reviewer Date

Page 1 **of** 24 ***Resource Name or #:** (Assigned by recorder) Life Sciences Building

P1. Other Identifier:

*__P2. Location:__ ☐ **Not for Publication** ■ Unrestricted

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Hollywood **Date** 2025 T 01 S ; **R** 14 W; _ ☐ **of Sec** 13; MD **B.M.**.

c. Address 855 North Vermont Avenue City Los Angeles Zip 91711

d. UTM: Zone 11S, 380571.05 mE/ 3772802.27 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 5538-023-905. The subject property is located at the northwest corner of the Los Angeles City College campus. It is bound to the north by Willow Brook Avenue, to the west by North Heliotrope Drive, to the south by the Kinesiology North gymnasium building and to the east by the Chemistry Building.

***P3a. Description:**

The Life Sciences Building is two-stories tall with a rectangular plan, board form concrete construction, and a flat roof. The building is designed in the PWA/WPA Moderne style, with several of the character-defining features of the style include concrete materials; smooth exterior wall surfaces; formal symmetry and massing; windows arranged in vertically aligned, recessed bays; and modest decoration included sparingly as fluted reliefs in the window bays and chevron reliefs in the parapet(see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational Building

***P4.Resources Present:** ☐ Building ☐ Structure ☐ Object ■ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of north elevation, view south (South Environmental 2025).



***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1937 (Terry A. Hayes Associates 2009).

***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street
Los Angeles, CA 90007

***P8. Recorded by:**
Laura Carias
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104

***P9. Date Recorded:**
09/10/2025

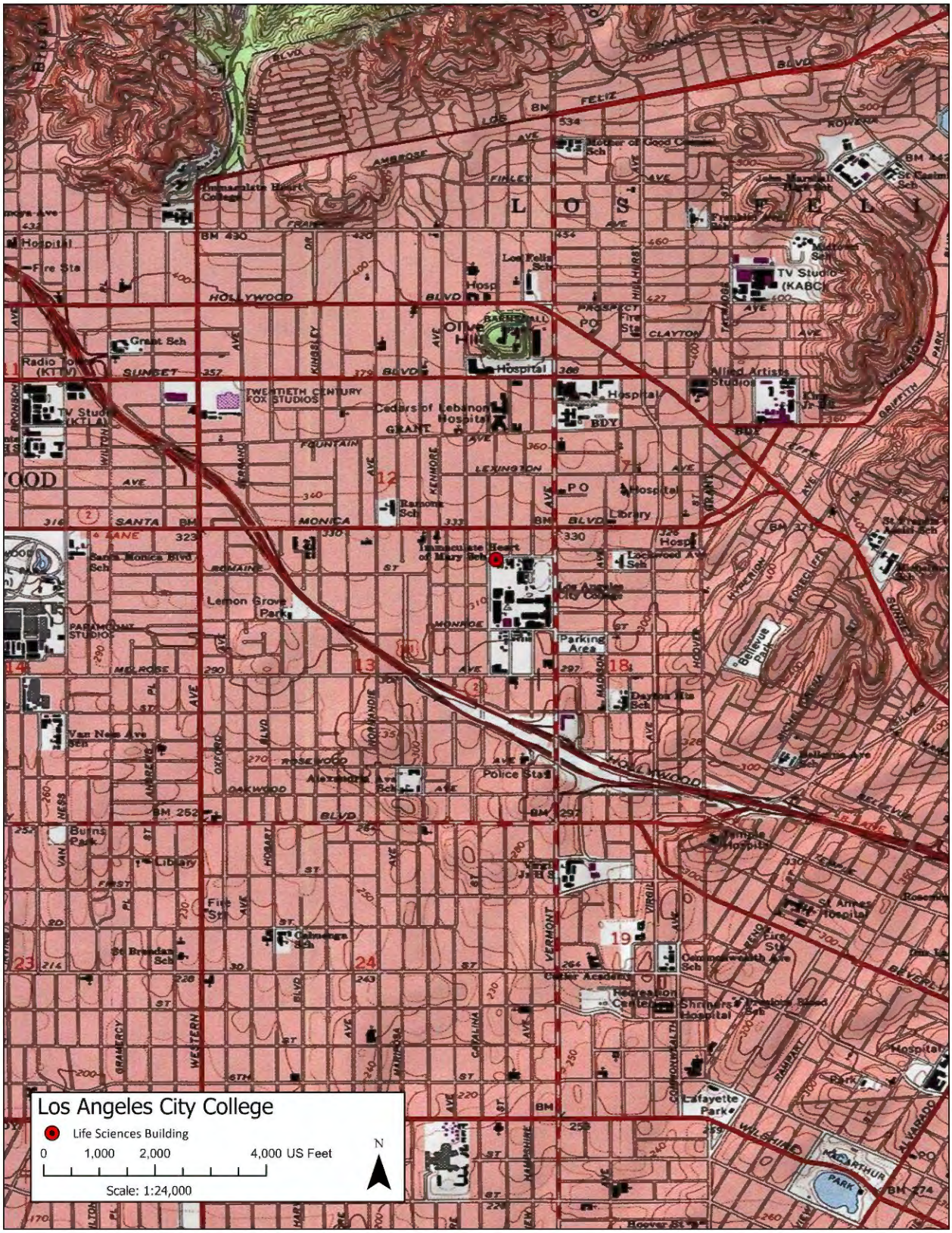
***P10. Survey Type:** Intensive

***P11. Report Citation:**
Historic Resources Technical Report for the Kinesiology South Replacement Project for Los Angeles City College, City of Los Angeles, California (South Environmental 2025)

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

LOCATION MAP

Page 2 **of** 24 ***Resource Name or #** (Assigned by recorder) Life Sciences Building
***Map Name:** Los Angeles, California ***Scale:** 1:24,000 ***Date of map:** 2025



State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Life Sciences Building ***NRHP Status Code** 3S, 3CS
Page 3 **of** 24

B1. Historic Name: Biology Building
B2. Common Name: Life Sciences Building
B3. Original Use: Educational Building B4. Present Use: Educational Building
***B5. Architectural Style:** PWA/WPA Moderne
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The Life Sciences Building was constructed in 1937. Circa 2012, an elevated walkway constructed on the east elevation connecting it to the Chemistry Building.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** n/a **Original Location:** n/a
***B8. Related Features:**
B9a. Architect: Allison and Allison b. Builder: Weymouth Crowell Construction Co.
***B10. Significance: Theme** PWA/WPA Moderne Style Architecture and association with architects Allison and Allison **Area** Los Angeles, California **Period of Significance** 1937 **Property Type** Educational Building **Applicable Criteria** NRHP Criterion C, CRHR Criterion 3, and city Criterion 3

The Life Sciences Building was found eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 as an excellent example of the PWA/WPA Moderne style of architecture and for the representation of Allison and Allison's work in designing PWA-era educational buildings.

(see Continuation Sheets)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:

***B14. Evaluator:** Laura Carias and Marlena Krcelich, South Environmental
***Date of Evaluation:** 11/7/2025

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

***P3a. Description (Continued):**

The primary (south) elevation faces a small open space bound to the east by the Chemistry Building and Carpentry Shop, to the south by the Kinesiology North Building, and to the west by Heliotrope Drive. The primary elevation is symmetrically balanced, and divided into vertical bays, with two one-story wings on the east and west elevations that provide access into the building via contemporary glass and metal automated sliding doors under a glass and metal transom. Windows throughout the two-story section are nine-light steel windows, where each row of three operates with an awning-style opening. There are smaller variations of this window type in the one-story windows that appear either as four-light or six-light steel windows with awning-style openings. The north elevation faces Willow Brook Avenue and is also features a symmetrically arranged grouping of vertical window bays, and a central projecting section. The building is otherwise stylistically restrained in keeping with the PWA/WPA Modern style, with the same fluting, pilasters, and vertical window bays repeated on all elevations. A contemporary metal bridge connects the second story east elevation of the Life Sciences Building to the second story west elevation of the Chemistry Building (Photographs 1-3).



Photograph 2. Life Sciences Building south and west elevations, view northeast



Photograph 3. Life Sciences Building north elevation, view south

***B10. Significance (Continued):**

Historical Overview of the Los Angeles City College

Los Angeles Normal School (1914-1929)

The current LACC campus on North Vermont Avenue was originally developed as a new campus for the Los Angeles Normal School in 1914, which moved from its original downtown location. This original campus was designed by the Los Angeles architectural firm Allison and Allison and consisted of nine brick buildings designed in the "Northern Lombard Italian style." By 1919, the campus was reopened as the Southern Branch of the University of California, the precursor to the University of California Los Angeles (UCLA). It remained at the site until 1929 when it moved to its new campus in Westwood (Terry A. Hayes Associates 2002: 4.3-2).

Junior College System Acquisition (1928-1929)

In 1928, the Los Angeles Board of Education (Board of Education) showed interest in establishing a junior college. The initiative was introduced by the school's first director, William Henry Snyder, who championed the creation of a higher education institution to serve graduates of Los Angeles High School. At the same time, the Los Angeles Board of Education evaluated the City's educational needs and concluded that establishing a junior college was essential to provide accessible education. In 1929, when the Vermont Avenue campus became available due to the Southern Branch of the University of California relocating to Westwood, the Board of Education saw it as an opportune site for the new junior college. Dr. William Henry Snyder was appointed as the College's first director and promptly organized the official opening of the Los Angeles

Junior College (LAJC), with classes beginning in the fall of 1929. The initial faculty chosen for the college included 53 members, and the expenditure for this project was approximately $151,000 (LA Junior College Weekly 1929a). Upon opening, the College anticipated an estimated 700 students, but ended up enrolling 1,155 students in its first year (LA Junior College Weekly 1929b). This marked the beginning of LAJC as a key provider of educational opportunities in the region.

Upon opening in 1929, the campus had 16 buildings, including the Administration Building, Library, Chemistry Building, North Hall, and Science Hall, which were designed by David Allison of the architectural firm of Allison and Allison. In 1931, Los Angeles voters approved the formation of a new junior college district that would function as its own entity. This permitted aid to be drawn directly from state funds to support the school (Terry A. Hayes Associates 2002: 4.3-2). In the following decades, a series of redevelopment periods would continue to expand the campus, pairing the change of its physical appearance with its educational offerings.

Public Works Administration (PWA) (1935-1938)

In 1933, the Long Beach Earthquake hit, causing extensive damage to buildings throughout the greater Los Angeles area, including to the LAJC. In 1934, the new LAJC campus Director, Rosco C. Ingalls, initiated a new redevelopment program for the campus that included addressing buildings damaged in the earthquake and constructing new buildings. Part of the funding for this project came from the Public Works Administration (PWA) (PSN 1935).

The PWA was a federal government program that aimed to stimulate private employment and construction labor through the federal funding of public development projects. The reconstruction and renovation of Los Angeles public schools due to damage from the earthquake was the largest PWA-funded program in the United States. Totaling almost $34.7 million, it safeguarded the future of children, faculty, and staff. In addition, the construction of the new buildings had to be compliant with the Field Act, a new set of standards enacted by the state of California after the Long Beach Earthquake to construct seismically safe public schools. Hundreds of public-school buildings in the greater Los Angeles area were destroyed or significantly damaged as a result of the earthquake, and the Field Act ensured that specifications and review/approval of all public-school plans would be in place going forward (California Department of Conservation 2025).

By 1935, the redevelopment project was started, designed by the architectural firm Allison and Allison, with the assistance of George Allison, their nephew. They created a new Master Plan for this update phase of development. During this renovation project, the original Library and Science Hall were demolished. From 1935 through 1938, six new buildings were constructed: the Library (extant but altered), Student Union (demolished), Men's Physical Education Building (demolished), Life Sciences Building (extant), Chemistry Building (extant), and a classroom building named Holmes Hall (extant but altered) (Exhibit 1). The Men's Physical Education Building, Chemistry Building, and Life Sciences Building formed a quad at the northern end of the campus (LND 2025a). These buildings were designed in what came to be known as a PWA-era style, focused on streamlining minimalism. It utilized reinforced concrete to safeguard seismic stability, in contrast to the previous brick buildings that were destroyed during the earthquake. LACC's reconstruction program was the largest the City of Los Angeles saw during the PWA funding era (LAT 1937a: 85).



Structures Rise to Form New Junior College Plant

Four Buildings Under Way Total $664,000

BY CHARLES C. CORAN
Real Estate Editor

On the site of the Los Angeles Junior College, 855 North Vermont avenue, a complete new building program is in full swing.

Ultimately it will entirely transform the structural appearance of the institution.

Four buildings are rising. Their cost is $664,000. By the time all the structures contemplated are built, it is expected that $1,000,000 or considerably more will have been expended.

That may be only a starter. As the city grows it is conceivable that the college, the only one of its kind in the Los Angeles school system at this time, will require expansion.

This year's enrollment is 4550, says report from Dr. Rowen C. Ingalls, principal.

UNITS RISING

Taking form now is a $242,000 three-story chemistry building, a $182,000 two-story biology structure, a $140,000 two-story and mezzanine library, and a $91,000, one-story, student union and cafeteria building.

The first unit of the men's gymnasium was completed in 1935. Its cost was $132,000.

Thus as unit by unit one of the most modern and largest junior colleges in the nation is created, the group of buildings constructed in 1912 as a State Normal school and later used to house the southern branch of the University of California gives way to the demands of progress.

PROPERTY ACQUIRED

When U.C.L.A. was established at Westwood Hills, the Los Angeles Board of Education acquired the Vermont property and subsequently established the junior college there in 1929.

Several years ago the structural revamping of the college was decided on and the architectural firm of Allison & Allison prepared an architectural perspective visualizing the entire reconstruction program.

This not only locates each structure in a convenient position with relation to the other buildings but also presents a most attractive method of grouping.

One of the pleasing new features planned is the arcaded front of structures facing a tree-adorned and landscaped esplanade.

DETAILS PREPARED

As arrangements have been completed for construction of each new unit, Allison & Allison have prepared the design and details of construction for it.

The buildings are of reinforced concrete and steel, Class A construction. Decoration is minimized but is placed for utmost effectiveness. Steel windows and composition roofs are being used.

New library and laboratory equipment is being installed throughout. The chemistry, biology and library buildings are being constructed by the Weymouth Crowell Construction Company.

The student union and cafeteria building is being built by the Pozzo Construction Company, Ltd., which also constructed the first unit of the men's gym.

FACT AND COMMENT

Building permits are a very definite index of construction activity.

It isn't enough to know that building is on the increase, vital though that information is.

The question that follows closely on the heels of structural details is whether the sales market shows a corresponding activity and what the outlook is in that direction.

There is also a very good barometer of that. It's the volume of official filings.

At hand are mighty encouraging data.

MORE OF IT

Last year saw a strong uptrend in real estate activity not only in Los Angeles county but throughout Southern California generally, according to the number of filings.

In fact the volume of realty business in this region in 1936 set a brisker pace than in any previous year since 1931.

Last February saw 29,453 filings in this county as compared with 26,481 for the similar month last year. That's shown by compilation made by the Security Title Insurance and Guarantee Company.

BUSCH GARDENS TO BE SCENE OF HOMESITE DEVELOPMENT

Already world famous as a place of sylvan charm, the thirty-acre horticultural park known as Busch Gardens, with frontage on Orange Grove avenue, Pasadena, and extending on both sides of Arroyo Boulevard, is about to enter a new career of importance in Southern California development.

natural beauty and historic importance that now must yield to the demands of new progress.

At the same time the programmed upbuilding of an important part of Busch Gardens, forerunner of subsequent utilization of like nature in other parts of the area, means no loss

PREVIEW OF HUGE SCHOOL PLAN

BIOLOGY
LIBRARY
MENS GYMNASIUM BUILT IN 1935
CAFETERIA and STUDENT UNION
CHEMISTRY

The above layout by Charles H. Owens based on architectural perspectives by Allison & Allison, architects, discloses, in the large general view, how Los Angeles' Junior College on North Vermont avenue will look when the huge building program launched there is completed. Surrounding the central picture are sketches of structures now under way there.

Project Plan Advanced

Work to Start Soon on General Electric's New Building

Architectural plans for the General Electric Company's new six-story and basement Class A reinforced-concrete building to rise as one of the largest structures built in downtown Los Angeles in the past decade, will be completed within three weeks by Architect Albert C. Martin.

Construction is scheduled to be started about May 1 at the newly purchased site at the northeast corner of Banning and Vignes streets and running through to Turner street at the north.

These facts supplement the announcement made exclusively in The Times during the week

of a realty purchase and construction project totaling $700,000.

REALTY BOUGHT

S. E. Gates, local manager of the electric company, and Robert L. McCourt, Sr., president of the W. Ross Campbell Company, business property brokers, jointly announced the completion of negotiations resulting in acquisition of the property by the General Electric Realty Company, realty-owning subsidiary of General Electric.

In negotiating the transaction in behalf of the electric company, T. S. Steel, manager of the Campbell company's industrial department, assembled six different properties individually owned.

On the site which has a Banning-street frontage of 400 feet, fronts 400 feet on Turner street and 208 feet on Vignes street, will be reared a structure whose hugeness not only is indicated by its announced number of floors, but also by the fact that it will contain 250,000 square feet of floor area.

ITS OCCUPANCY

The project which more than ever identifies the General Electric Company with the welfare and progress of Los Angeles will house the local offices of the company, the General Electric Supply Corporation and all other subsidiary companies and de-

Exhibit 1. 1937 article showing the LAJC campus Master Plan by Allison and Allison and addition of new buildings (LAT 1937b: 77).

In 1938, the school officially changed names from LAJC to Los Angeles City College (LACC) (LACC 2025; LAT 1938: 20). In 1939, the campus' 1930s-era PWA buildings were featured in the book Public Buildings: A survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration, specifically highlighting the Life Sciences Building, Chemistry Building, and Library, noting their fireproof, earthquake-resistant, concrete design (Short and Stanley-Brown 1939).

The 1938 aerial image of the campus shows that at this time Monroe Street was still open east to west and appears to form its southern boundary. Buildings were primarily clustered around the quad located in the southern part of the campus, and a large athletic field anchored the northeast corner (Exhibit 2).



Exhibit 2. 1938 aerial image of the LACC campus outlined in red (UCSB 2025)

World War II and Postwar Development (1939-1980)

During World War II, LACC saw increase enrollment due to military training programs and accelerating technical courses. As a result of this influx, many temporary buildings were constructed on the campus, often referred to as "temporary bungalows". Aerial imagery shows that these temporary buildings were located in many areas of the campus, including near the northwest corner along Heliotrope Drive, in the north section of the Main Quad, and in the southern part of the campus near Monroe Street, and across this street to the south within the center of the block bound by Monroe Street to the north and Melrose Avenue to the south (UCSB 2025). Many of these temporary buildings remained in place throughout the post-World War II era to support enrollment increases resulting from returning veterans looking to take advantage of G.I. benefits. (Eisenstein 1979: 58).

Briefly during the postwar period, the campus was also occupied by the Los Angeles State College (LASC), a new school established by the California legislature to help meet the demand of veteran enrollment after the war. LASC occupied the campus in 1948, which resulted in even more overcrowding and use of temporary buildings across open space on campus. The dual purpose was short-lived, as LASC began looking for its own land for an independent campus by 1953. By 1956, LASC had vacated the property for a new site further inland, now the location of California State University, Los Angeles (Cal State LA) (Eisenstein 1979: 58-59; Cal State LA 2025).

By the mid-1950s, a third redevelopment project was launched, designed by the architecture firm of Allison and Rible. Based on an image from their Master Plan, the project involved the demolition of several existing buildings and construction of new buildings, giving the campus a modern aesthetic and feel (Exhibit 3). During this redevelopment, the area around the Main Quad in the southern part of the campus was heavily modified. Most of these buildings were demolished and replaced in the late 1950s and 1960s, with new buildings including (but not limited to) the Cesar Chavez Administration Building (1962), Davinci Hall (1964), Franklin Hall (1962), Cameo Theatre (1965), South Kinesiology Building (1959), Clausen Hall (1964), and Jefferson Hall (1959). One of the most impactful, visual alterations of the campus as a result of this Master Plan was the construction of the presently named Herb Alpert Music Center, which visually closed off the entire east side of the campus from North Vermont Avenue, creating a wall of buildings in what was previously a quadrangle that opened to the street (Los Angeles Area Chamber of Commerce Collection 1890-1960; NETR2025; Terry A. Hayes Associates 2009: 1.5, 2.6-2.15; UCSB 2025).

Development began to more heavily expand south of Monroe Street. In 1960, the street still appears to be open, but several buildings and large parking areas are visible on the adjacent block (Exhibit 4). Aerial imagery from 1960 also shows the redevelopment process in action, as several sites within the campus that are under construction are visible. By 1971, the realization of the Allison and Rible's Master Plan appears to have been achieved, as aerial imagery shows the campus having an overall cohesive appearance, with similarly scaled buildings around the quad, and new paths of travel (Exhibit 5) (UCSB 2025).



Exhibit 3. Circa 1950 image of Alison & Rible's Master Plan for LACC (Los Angeles Area Chamber of Commerce Collection 1890-1960).

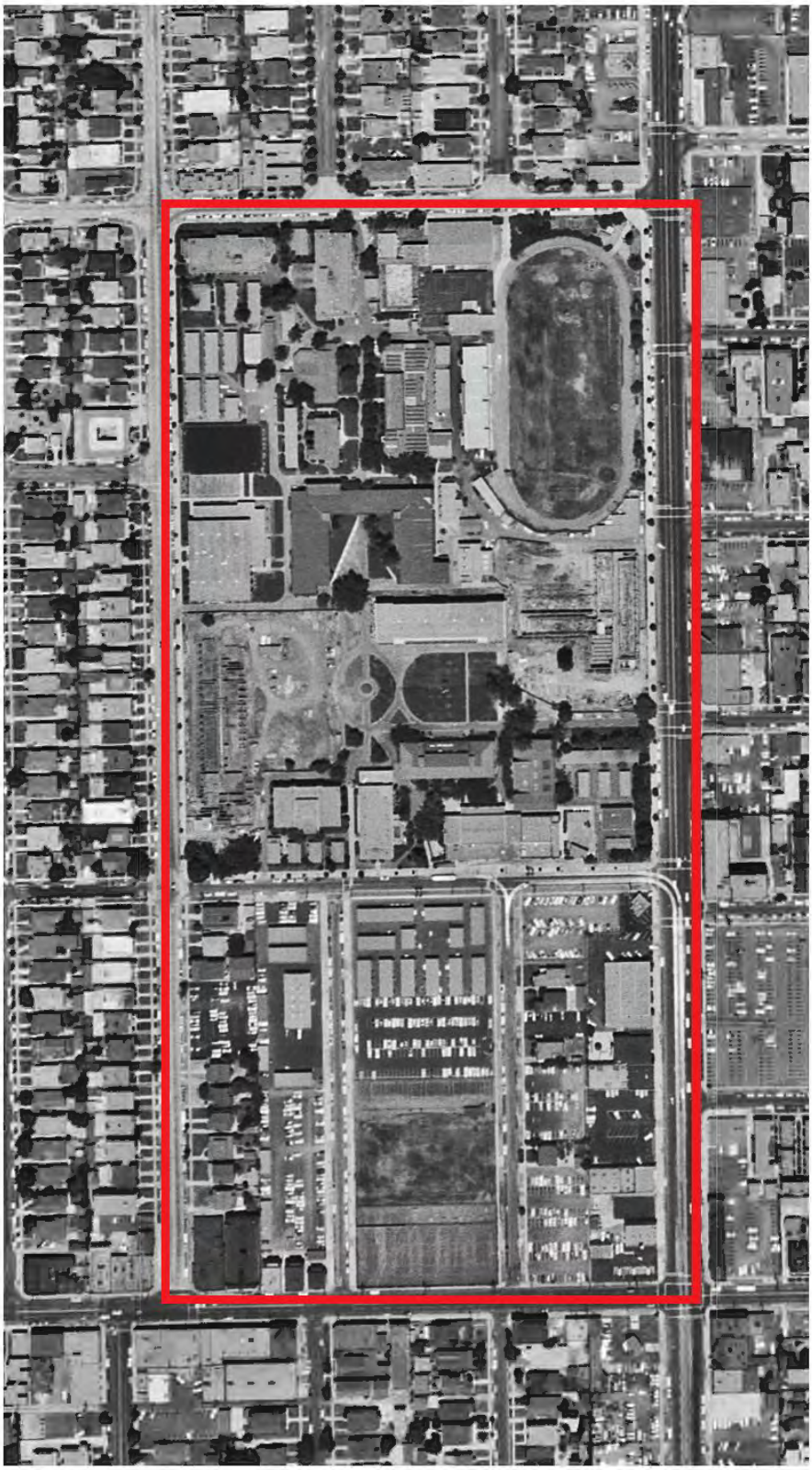


Exhibit 4. 1960 aerial image of the LACC campus outlined in red (UCSB 2025).

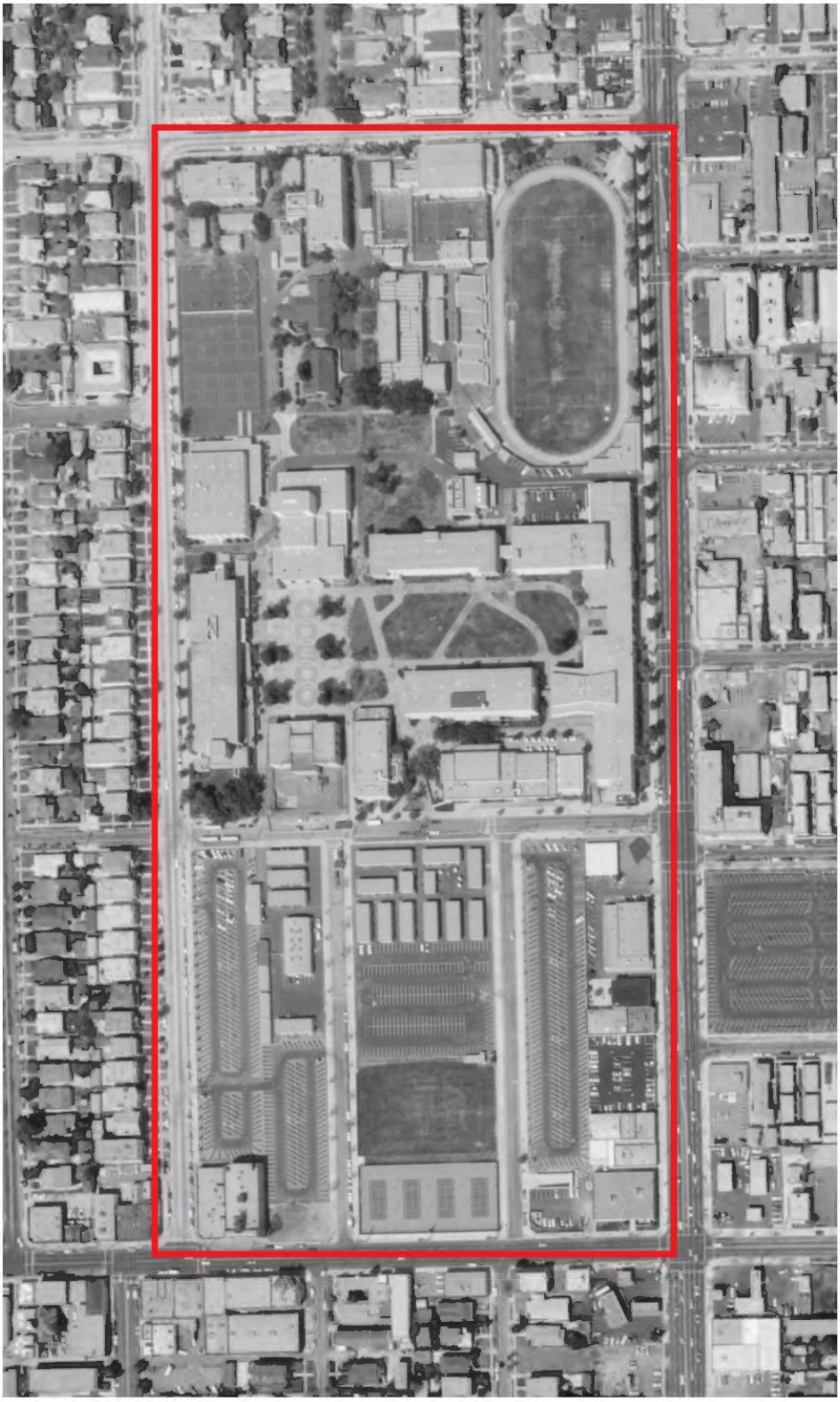


Exhibit 5. 1971 aerial image of the LACC campus outlined in red (UCSB 2025).

Additional development occurred on campus in the 1970s and through 1980s, though at a less accelerated pace. Buildings constructed during this time included the Radiologic Technology Building (1973) and Communications Building (1980) (Terry A. Hayes Associates 2009: 1.4, 2.6-2.15).

Recent Development (2000-Present)

From 2001 to 2008, several local propositions were passed that allocated bond funds to the LACCD to improve its schools. As a result of these propositions, millions of dollars were specifically allocated to LACC to undertake key redevelopment projects. To guide these developments, a Master Plan team was formed to create an overall plan and identify long and short-term project goals (Terry A. Hayes Associates 2009: 1). In 2002, the LACC Master Plan was first drafted by the LACCD. A Draft EIR was prepared for this Master Plan, as was a Historic Resources Survey Report to assess the potential historic buildings on the campus, including the Life Sciences Building and the Chemistry Building (Terry A. Hayes Associates 2002). The 2002 EIR concluded that impacts to these historic buildings would be significant and unavoidable, even with mitigation applied. In 2009, an EIR Addendum was prepared as an update to the Master Plan (Terry A. Hayes Associates 2009). Several buildings were constructed during this more recent development period. These include the MLK Library (2009), Science Technology Building (2009), Child Development Center (2009), Kinesiology North Building (2010), and Student Union (2012). One of the biggest visual changes to the campus during this era was the relocation of the athletic fields from the northeast corner of campus to the southwest corner, to make space for the MLK Library, Science and Technology Building, and Child Development Center (Terry A., Hayes 2006: 1.4; NETR 2025; UCSB 2025).

Life Sciences Building (1937)

The Life Sciences Building was constructed in 1937. It was historically known as the Biology Building. It is located at the northwest corner of the campus and is bounded to the north by Willow Brook Avenue and to the west by Heliotrope Drive. The building was constructed as part of the Allison and Allison-designed Master Plan funded in part by the PWA (Exhibits 6 and 7). It was constructed by Weymouth Crowell Construction Co. (LAECN 1936). During its history, the Life Sciences Building has undergone no major exterior renovations, aside from an elevated walkway constructed on the east elevation connecting it to the Chemistry Building circa 2012 (NETR 2025). All other modernization efforts have only occurred on the interior. The building serves as the best example on campus of the PWA/WPA Moderne style that emerged during LACC's late 1930s development era (Terry Hayes Associates 2002: 4.3-3).

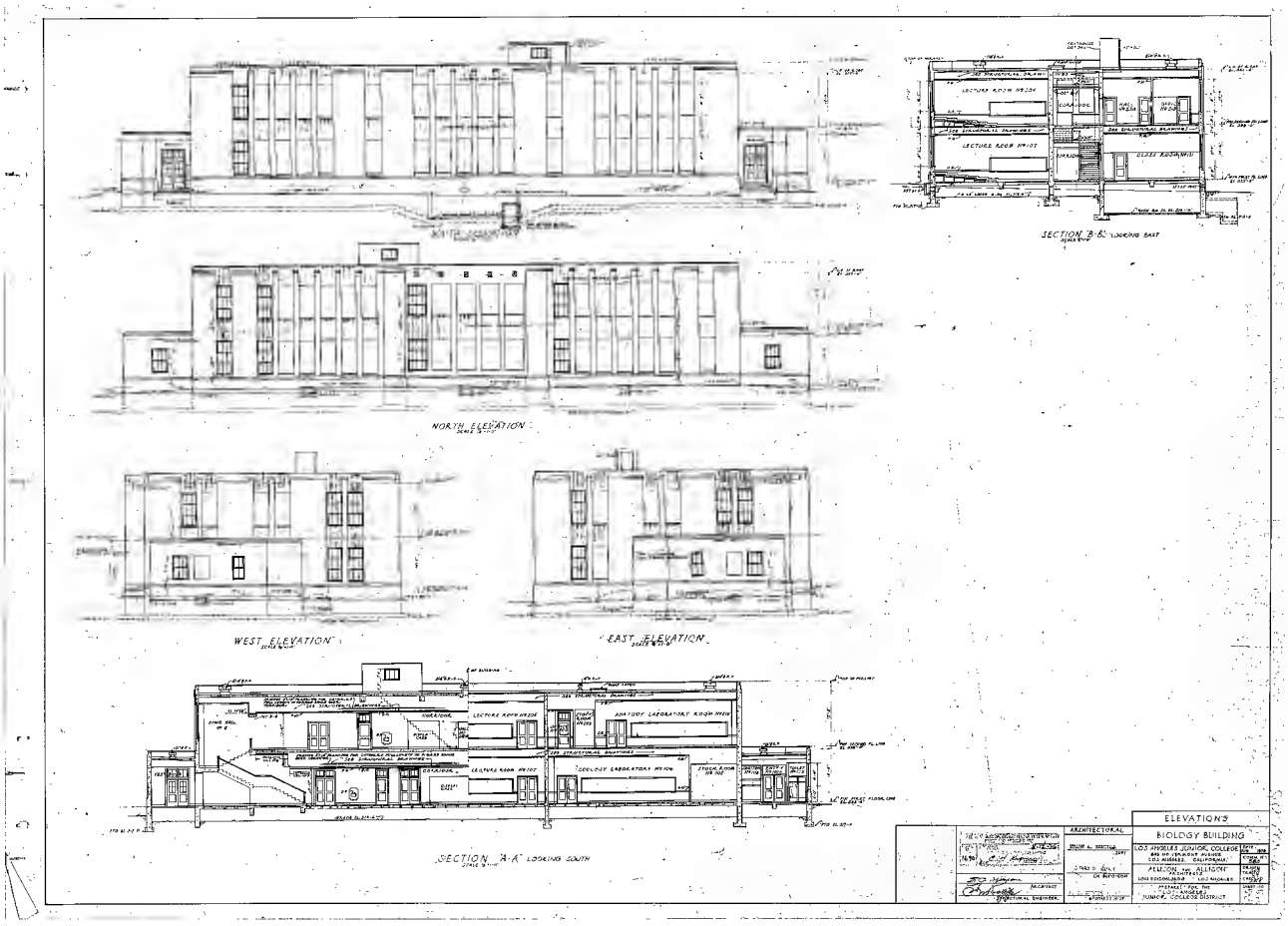


Exhibit 6. 1936 elevation drawings by Allison and Allison for the Life Sciences Building (PlaceWorks 2025).



Exhibit 7. 1938 photograph of Life Sciences Building (Short and Stanley-Brown 1939: 265).

Architect

Allison and Allison (1910-1942)

The firm of Allison and Allison was established by brothers James Edward Allison (1870-1955) and David Clark Allison (1881-1962). James was born in Pittsburgh, PA on February 22, 1870, to parents George Alexander and Sarah Allison. He began his career in architecture in 1893 after apprenticing as a draftsman (Findagrave 2025). David Clark Allison was born on May 14, 1881, in Hookstown, PA. David began his architectural education at the University of Pennsylvania where he graduated in 1904. He continued his architectural pursuits while he traveled Europe as a young adult, studying the Beaux Art style of architecture, which would go on to influence his work (PCAD 2025a; OAC 2025a). The brothers opened their practice, Allison and Allison, in Pittsburgh circa 1904. James is known to have travelled to California as early as 1903, and the firm relocated to Los Angeles circa 1910. They had an office at 408 Spring Street until the partnership dissolved in 1942. Their work focused on a variety of building projects including institutional, educational, and public buildings. Examples of their work include the Southern California Edison Company building (Exhibit 8), the First Unitarian Church No.2 of Los Angeles (1926-1928), several buildings at UCLA (Kerckhoff Hall, Physics Building, Royce Hall (Exhibit 8), Women's Gymnasium (1931-1932), the U.S. Federal Office Building in Merced (1933), and the LACC 1930 Master Plan (1934-1939) (PCAD 2025; OAC 2025). The firm also completed numerous PWA projects such as Chaffey High School, Van Nuys High School, and the Beverly Hills Post Office (Living New Deal 2025b).

In the 1930s, the firm was joined by their nephew, George Boggs Allison (1904-1977). George was born in Naini Tal, India to Presbyterian missionaries. He came to the United States in the 1920s, following in his uncle David's footsteps by attending the University of Pennsylvania where he earned his master's in architecture in 1926. After George graduated, he briefly worked for John Russel Pope in New York before joining the firm Allison and Allison in 1931. While part of Allison and Allison, George assisted in the projects at UCLA and LACC redevelopment plan and became an official partner in 1939. The firm officially dissolved in 1942. James Edward Allison died in 1955 and David Clark Allison died in 1962. Geroge went onto other endeavors and partnerships, as discussed in the section that follows (Findagrave 2025; PCAD 2025a).



Exhibit 8.Left: Undated photo of the Southern California Edison building (LAPL 2025). Right: Undated photo of UCLA Royce Hall (LAPL 2025).

Architectural Style

PWA/WPA Moderne (1933-1944)

A new architectural form emerged during the Great Depression called PWA/WPA Moderne. Under New Deal initiatives from President Franklin D. Roosevelt, the Works Progress Administration (WPA) and the Public Works Administration (PWA) were created. The WPA and the PWA, like other New Deal programs, were focused on creating American jobs during the Depression. Through these programs, the government created jobs for architects, designers, and contractors by assigning them public works projects such as bridges, civic buildings, airports, schools, hospitals, post offices, train stations, museums, bridges and dams.

Also called Depression or Classical Moderne, PWA/WPA Moderne was a more subdued version of Streamline Moderne. While Streamline Moderne was best suited for commercial and residential properties, the PWA/WPA Moderne style took certain characteristics from Streamline Moderne and applied it to civic and institutional buildings. The style was

largely a cross between the formality of Beaux Arts with the contemporary aesthetic of Art Deco and Modern styles. The style was rather simplistic in nature and used readily available materials to keep project costs low. It exhibited a common architectural vocabulary that also exuded authority and stability, both in form and materials. Over time, its popularity rose, and it became a stylistic favorite for utility providers and buildings related to municipal infrastructure and departments. (Grief 1975; Epting 2015; SurveyLA 2021). The PWA/WPA Moderne style has the following character-defining features:

- Use of conservative elements and materials such as concrete
- Emphasis on verticality
- Flat roofs
- Monumental feel
- Formal, rectangular symmetry and massing
- Stripped appearance with minimal ornamentation such as zigzag designs, fluted detailing, medallions, or plaster reliefs.
- Balanced and symmetrical forms based on Classical design principles
- Windows arranged as vertically recessed panels or bays
- Smooth finished stucco or stone walls

Significance Evaluation

The following provides an evaluation of the Life Sciences Building in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Life Science Building was constructed in 1937 as a part of the first redevelopment project planned and designed by Allison and Allison. The construction of the building was partially funded by the PWA and was part of one of the largest Citywide programs to repair damaged educational buildings, and to design and construct safer school buildings better equipped to withstand earthquakes. While the Life Sciences Building does reflect Citywide efforts to rebuild damaged school campuses after the 1933 earthquake and federal funding for public projects during the New Deal, PWA funds and campus reconstruction was seen throughout the City and the nation and not limited to LACC. Examples of other campuses developing as part of this funding are Jefferson High School in South Los Angeles and Hollywood High School. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its PWA connection. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the

building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events, the Life Sciences Building is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Life Sciences Building is not eligible under NRHP Criterion B, CRHR Criterion 2, and City Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Life Sciences Building was designed by Allison and Allison in 1937 as a part of the late-1930s LACC expansion project that was partially funded by the PWA. It was designed in the PWA/WPA Moderne style of architecture. The building retains nearly all of its PWA/WPA Moderne style features, including the use of concrete, a flat roof, emphasis on verticality, monumental feel, windows arranged in vertical bays, and ornamentation consisting of a stripped appearance with fluted detailing. Although it is simplistic in nature, its restrained level of design and use of readily available materials serves as an excellent example of a PWA/WPA Moderne era building, evoking stability and authority in its form. In addition, a comparison of the as-built drawings to its present-day appearance shows that the building has undergone limited modifications since its time of construction. The only notable changes are the replacement of some original entry doors with modern automatic or new replacement doors, the construction of new landings to conform with ADA requirements, and the addition of an elevated covered walkway on the second story of the east elevation connecting it to the Chemistry Building. The new doors and landings were installed to provide functionality and accessibility and do not detract from the overall PWA/WPA Moderne style and cohesive aesthetic of the building. In addition, the elevated walkway alteration is located on a secondary elevation, is highly

differentiated from the original building, and has limited contact with the original elevation, minimizing its impact on the original design and materials.

The Life Sciences Building also serves as a good example of Allison and Allison's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). The building was designed by Allison and Allison and constructed in 1937 and serves as a particularly excellent representation of the firm's mastery of the PWA/WPA Moderne style of architecture and its application to educational buildings. Allison and Allisons' careers as a firm were prolific, and they were highly recognized for their design of institutional, educational, and public buildings. While they designed other PWA-era buildings in the greater Los Angeles area during this time such as the Van Nuys High School (1937), the Life Sciences Building and their work with the LACC Master Plan demonstrates their command of larger campus planning efforts and implementing the PWA/WPA Moderne style into individual buildings. Allison and Allison's status as recognizable architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of style. The Life Sciences Building showcases their ability to implement restraint and simplicity, with refined ornamentation, to capture the essence of the time period and PWA-era architecture.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development. However, the Life Sciences Building is still able to be interpreted individually as from the late-1930s, PWA era, and it remains a prominent corner fixture of the campus, representing its earlier development period in contrast to its continued evolution over time.

Therefore, due to all the reasons above, the Life Sciences Building appears eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 for its architectural merits and as an excellent representation of Allison and Allison's work.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Life Sciences Building is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

Integrity

The Life Sciences Building has not been heavily altered since its original construction; thus, it maintains integrity of location, design, materials, and workmanship. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of

multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, and increased development around the campus. Lastly, no important historical associations were identified for the building.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S, 3CS

Other Listings
Review Code Reviewer Date

Page 1 **of** 23 ***Resource Name or #:** (Assigned by recorder) Chemistry Building
P1. Other Identifier:
*__P2. Location:__ ☐ **Not for Publication** ■ Unrestricted
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 2025 T 01 S ; **R** 14 W; _ ☐ **of** _ ☐ **of Sec** 13; MD **B.M.**.
c. Address 855 North Vermont Avenue City Los Angeles Zip 90029
d. UTM: Zone 11S, 380635.15 mE/ 3772795.45 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 5538-023-905. The subject property is located in the northwest corner of the Los Angeles City College campus. It is bound to the north by Willow Brook Avenue, to the east by the Martin Luther King Junior Library, to the south by the North West Quad, and to the west by the Life Sciences Building.

***P3a. Description:**
The Chemistry Building is two-stories tall with a T-plan, board form concrete construction, and a flat roof with an elevator tower projecting from the middle. The lower level of the building is embanked into the hillside to the north and has a partly visible basement. Like the Life Sciences Building, the Chemistry building was designed in the PWA/WPA Moderne style, with similar character-defining features (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational Building
***P4.Resources Present:** ☐ Building ☐ Structure ☐ Object ■ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of north and east elevation, view southwest (South Environmental 2025).



***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1937 (Terry A. Hayes Associates 2009).
***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street
Los Angeles, CA 90007
***P8. Recorded by:**
Laura Carias
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104
***P9. Date Recorded:**
09/10/2025
***P10. Survey Type:** Intensive

***P11. Report Citation:**
Historic Resources Technical Report for the Kinesiology South Replacement Project for Los Angeles City College, City of Los Angeles, California (South Environmental 2025)

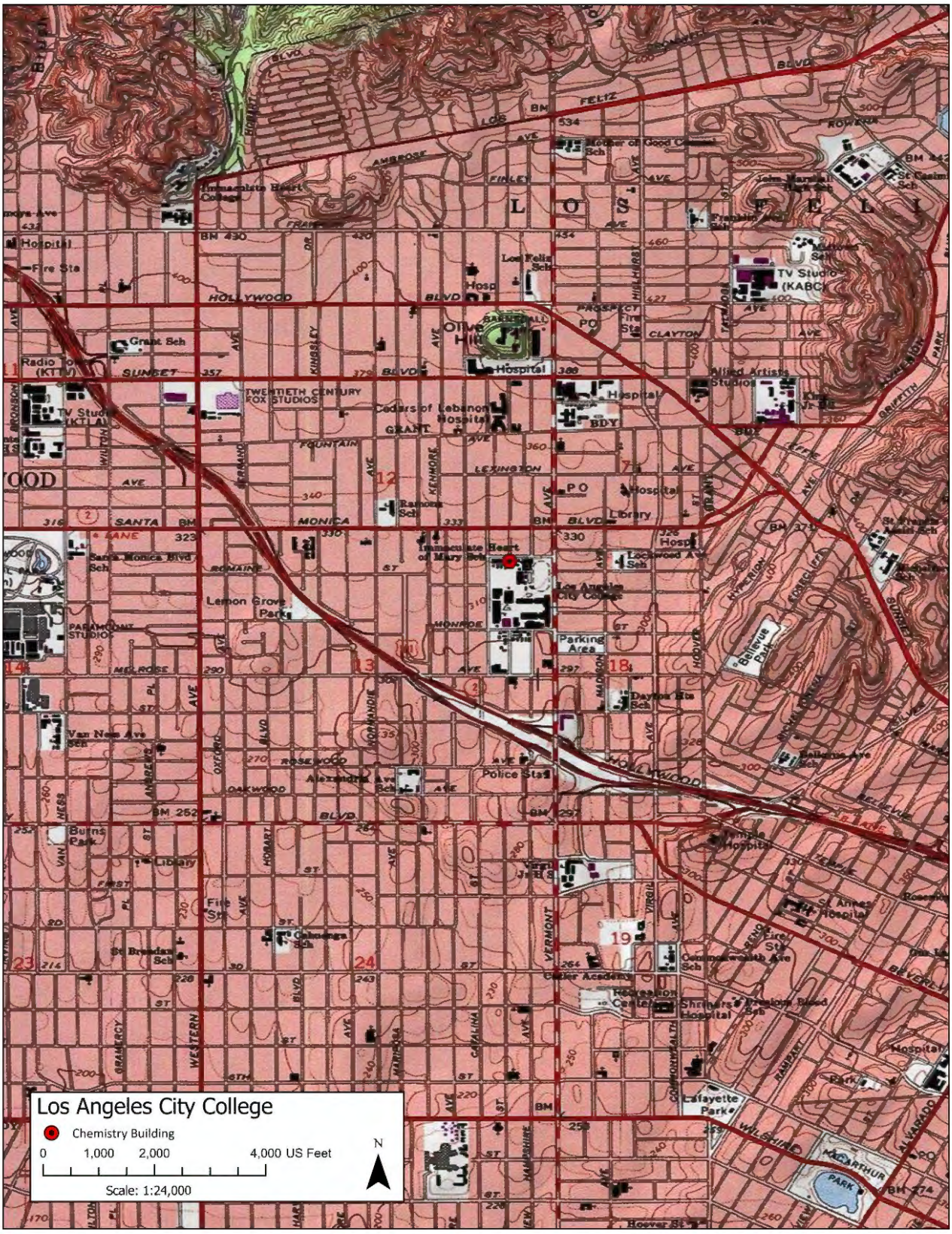
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) Chemistry Building
***Map Name:** Los Angeles, California ***Scale:** 1:24,000 ***Date of map:** 2025



State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Chemistry Building ***NRHP Status Code** 3S, 3CS
Page 3 **of** 23

B1. Historic Name: Chemistry Building
B2. Common Name: Chemistry Building
B3. Original Use: Educational Building B4. Present Use: Educational Building
***B5. Architectural Style:** PWA/WPA Moderne
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1937. Circa 2012 an elevated walkway constructed on the west elevation connecting it to the Life Sciences Building.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** n/a **Original Location:** n/a
***B8. Related Features:**
B9a. Architect: Allison and Allison b. Builder: Weymouth Crowell Construction Co.
***B10. Significance: Theme** PWA/WPA Moderne Style Architecture and association with architects Allison and Allison **Area** Los Angeles, California **Period of Significance** 1937 **Property Type** Educational Building **Applicable Criteria** NRHP Criterion C, CRHR Criterion 3, and city Criterion 3

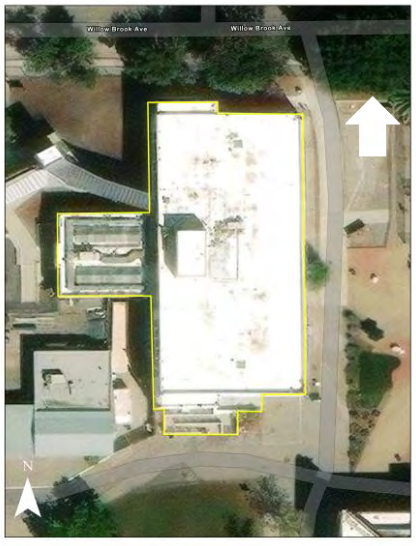
The Chemistry Building was found eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 as an excellent example of the PWA/WPA Moderne style of architecture and for the representation of Allison and Allison's work in designing PWA-era educational buildings.

(see Continuation Sheets)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:

***B14. Evaluator:** Laura Carias and Marlena Krcleich, South Environmental
***Date of Evaluation:** 11/7/2025

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

***P3a. Description (Continued):**

Windows throughout the Chemistry Building are nine-light steel windows, where each row of three operates with awning-style openings. Smaller, four and six-light variations of this window type are located at the basement level and near doors. The primary (south) elevation is slightly asymmetrical, features a projecting two-story balcony along the left (west) side, accessed from the interior. The flat-roofed balcony features the same fluting decoration as on the main body of the building, and metal grill covers on the first-floor openings between columns. A set of stairs, centered on the south elevation, leads from ground level to glass and metal automatic sliding doors under a glass and metal transom. Below the set of stairs is an accessibility ramp and concrete steps allowing access to the basement level doors, which are also automatic sliding glass and metal doors without a transom. The east and west elevations are symmetrically balanced and divided into vertical bays, and the west elevation features a one-and-a-half story projecting auditorium volume, with two sets of double doors on the west elevation. The north elevation is also asymmetrical and features a two-story balcony similar to the south elevation, and an entrance, recessed in the wall plane with a metal and glass automatic sliding door. The recessed entryway is framed with decorative quarter-round cast in place concrete and the word "CHEMISTRY" in metal lettering sits above the entrance. A contemporary metal bridge connects the second story west elevation of the Chemistry Building to the second story east elevation of the Life Sciences Building (Photographs 1-3).



Photograph 2. Chemistry Building, primary (south) elevation, view north



Photograph 3. Chemistry Building, west elevation, view east

***B10. Significance (Continued):**

Historical Overview of the Los Angeles City College

Los Angeles Normal School (1914-1929)

The current LACC campus on North Vermont Avenue was originally developed as a new campus for the Los Angeles Normal School in 1914, which moved from its original downtown location. This original campus was designed by the Los Angeles architectural firm Allison and Allison and consisted of nine brick buildings designed in the "Northern Lombard Italian style." By 1919, the campus was reopened as the Southern Branch of the University of California, the precursor to the University of California Los Angeles (UCLA). It remained at the site until 1929 when it moved to its new campus in Westwood (Terry A. Hayes Associates 2002: 4.3-2).

Junior College System Acquisition (1928-1929)

In 1928, the Los Angeles Board of Education (Board of Education) showed interest in establishing a junior college. The initiative was introduced by the school's first director, William Henry Snyder, who championed the creation of a higher education institution to serve graduates of Los Angeles High School. At the same time, the Los Angeles Board of Education evaluated the City's educational needs and concluded that establishing a junior college was essential to provide accessible education. In 1929, when the Vermont Avenue campus became available due to the Southern Branch of the University of California relocating to Westwood, the Board of Education saw it as an opportune site for the new junior college. Dr. William Henry Snyder was appointed as the College's first director and promptly organized the official opening of the Los Angeles

Junior College (LAJC), with classes beginning in the fall of 1929. The initial faculty chosen for the college included 53 members, and the expenditure for this project was approximately $151,000 (LA Junior College Weekly 1929a). Upon opening, the College anticipated an estimated 700 students, but ended up enrolling 1,155 students in its first year (LA Junior College Weekly 1929b). This marked the beginning of LAJC as a key provider of educational opportunities in the region.

Upon opening in 1929, the campus had 16 buildings, including the Administration Building, Library, Chemistry Building, North Hall, and Science Hall, which were designed by David Allison of the architectural firm of Allison and Allison. In 1931, Los Angeles voters approved the formation of a new junior college district that would function as its own entity. This permitted aid to be drawn directly from state funds to support the school (Terry A. Hayes Associates 2002: 4.3-2). In the following decades, a series of redevelopment periods would continue to expand the campus, pairing the change of its physical appearance with its educational offerings.

Public Works Administration (PWA) (1935-1938)

In 1933, the Long Beach Earthquake hit, causing extensive damage to buildings throughout the greater Los Angeles area, including to the LAJC. In 1934, the new LAJC campus Director, Rosco C. Ingalls, initiated a new redevelopment program for the campus that included addressing buildings damaged in the earthquake and constructing new buildings. Part of the funding for this project came from the Public Works Administration (PWA) (PSN 1935).

The PWA was a federal government program that aimed to stimulate private employment and construction labor through the federal funding of public development projects. The reconstruction and renovation of Los Angeles public schools due to damage from the earthquake was the largest PWA-funded program in the United States. Totaling almost $34.7 million, it safeguarded the future of children, faculty, and staff. In addition, the construction of the new buildings had to be compliant with the Field Act, a new set of standards enacted by the state of California after the Long Beach Earthquake to construct seismically safe public schools. Hundreds of public-school buildings in the greater Los Angeles area were destroyed or significantly damaged as a result of the earthquake, and the Field Act ensured that specifications and review/approval of all public-school plans would be in place going forward (California Department of Conservation 2025).

By 1935, the redevelopment project was started, designed by the architectural firm Allison and Allison, with the assistance of George Allison, their nephew. They created a new Master Plan for this update phase of development. During this renovation project, the original Library and Science Hall were demolished. From 1935 through 1938, six new buildings were constructed: the Library (extant but altered), Student Union (demolished), Men's Physical Education Building (demolished), Life Sciences Building (extant), Chemistry Building (extant), and a classroom building named Holmes Hall (extant but altered) (Exhibit 1). The Men's Physical Education Building, Chemistry Building, and Life Sciences Building formed a quad at the northern end of the campus (LND 2025a). These buildings were designed in what came to be known as a PWA-era style, focused on streamlining minimalism. It utilized reinforced concrete to safeguard seismic stability, in contrast to the previous brick buildings that were destroyed during the earthquake. LACC's reconstruction program was the largest the City of Los Angeles saw during the PWA funding era (LAT 1937a: 85).



Structures Rise to Form New Junior College Plant

Four Buildings Under Way Total $664,000

BY CHARLES C. CORAN
Real Estate Editor

On the site of the Los Angeles Junior College, 855 North Vermont avenue, a complete new building program is in full swing.

Ultimately it will entirely transform the structural appearance of the institution.

Four buildings are rising. Their cost is $664,000. By the time all the structures contemplated are built, it is expected that $1,000,000 or considerably more will have been expended.

That may be only a starter. As the city grows it is conceivable that the college, the only one of its kind in the Los Angeles school system at this time, will require expansion.

This year's enrollment is 4550, says report from Dr. Rowen C. Ingalls, principal.

UNITS RISING

Taking form now is a $242,000 three-story chemistry building, a $182,000 two-story biology structure, a $140,000 two-story and mezzanine library, and a $91,000, one-story, student union and cafeteria building.

The first unit of the men's gymnasium was completed in 1935. Its cost was $132,000.

Thus as unit by unit one of the most modern and largest junior colleges in the nation is created, the group of buildings constructed in 1912 as a State normal school and later used to house the southern branch of the University of California gives way to the demands of progress.

PROPERTY ACQUIRED

When U.C.L.A. was established at Westwood Hills, the Los Angeles Board of Education acquired the Vermont property and subsequently established the junior college there in 1929.

Several years ago the structural revamping of the college was decided on and the architectural firm of Allison & Allison prepared an architectural perspective visualizing the entire reconstruction program.

This not only locates each structure in a convenient position with relation to the other buildings but also presents a most attractive method of grouping.

One of the pleasing new features planned is the arcaded front of structures facing a tree-adorned and landscaped esplanade.

DETAILS PREPARED

As arrangements have been completed for construction of each new unit, Allison & Allison have prepared the design and details of construction for it.

The buildings are of reinforced concrete and steel, Class A construction. Decoration is minimized but is placed for utmost effectiveness. Steel windows and composition roofs are being used.

New library and laboratory equipment is being installed throughout. The chemistry, biology and library buildings are being constructed by the Weymouth Crowell Construction Company.

The student union and cafeteria building is being built by the Fosco Construction Company, Ltd., which also constructed the first unit of the men's gym.

PREVIEW OF HUGE SCHOOL PLAN

BIOLOGY

LIBRARY

MENS GYMNASIUM BUILT IN 1935

CAFETERIA and STUDENT UNION

CHEMISTRY

The above layout by Charles H. Owens based on architectural perspectives by Allison & Allison, architects, discloses, in the large general view, how Los Angeles' Junior College on North Vermont avenue will look when the huge building program launched there is completed. Surrounding the central picture are sketches of structures now under way there.

FACT AND COMMENT

Building permits are a very definite index of construction activity.

It isn't enough to know that building is on the increase, vital though that information is.

The question that follows closely on the heels of structural details is whether the sales market shows a corresponding activity and what the outlook is in that direction.

There is also a very good barometer of that. It's the volume of official filings.

At hand are mighty encouraging data.

MORE OF IT

Last year saw a strong uptrend in real estate activity not only in Los Angeles county but throughout Southern California generally, according to the number of filings.

In fact the volume of realty business in this region in 1936 set a brisker pace than in any previous year since 1931.

Last February saw 29,453 filings in this county as compared with 26,481 for the similar month last year. That's shown by compilation made by the Security Title Insurance and Guarantee Company.

BUSCH GARDENS TO BE SCENE OF HOMESITE DEVELOPMENT

Already world famous as a place of sylvan charm, the thirty-acre horticultural park known as Busch Gardens, with frontage on Orange Grove avenue, Pasadena, and extending on both sides of Arroyo Boulevard, is about to enter a new career of importance in Southern California development.

natural beauty and historic importance that now must yield to the demands of new progress.

At the same time the programmed upbuilding of an important part of Busch Gardens, forerunner of subsequent utilization of like nature in other parts of the area, means no loss

Project Plan Advanced

Work to Start Soon on General Electric's New Building

Architectural plans for the General Electric Company's new six-story and basement Class A reinforced-concrete building to rise as one of the largest structures built in downtown Los Angeles in the past decade, will be completed within three weeks by Architect Albert C. Martin.

Construction is scheduled to be started about May 1 at the newly purchased site at the northeast corner of Banning and Vignes streets and running through to Turner street at the north.

These facts supplement the announcement made exclusively in The Times during the week

of a realty purchase and construction project totaling $700,000.

REALTY BOUGHT

S. E. Gates, local manager of the electric company, and Robert L. McCourt, Sr., president of the W. Ross Campbell Company, business property brokers, jointly announced the completion of negotiations resulting in acquisition of the property by the General Electric Realty Company, realty-owning subsidiary of General Electric.

In negotiating the transaction in behalf of the electric company, T. S. Steel, manager of the Campbell company's industrial department, assembled six different properties individually owned.

On the site which has a Banning-street frontage of 400 feet, fronts 400 feet on Turner street and 208 feet on Vignes street, will be reared a structure whose hugeness not only is indicated by its announced number of floors, but also by the fact that it will contain 250,000 square feet of floor area.

ITS OCCUPANCY

The project which more than ever identifies the General Electric Company with the welfare and progress of Los Angeles will house the local offices of the company, the General Electric Supply Corporation and all other subsidiary companies and de-

Exhibit 1. 1937 article showing the LAJC campus Master Plan by Allison and Allison and addition of new buildings (LAT 1937b: 77).

In 1938, the school officially changed names from LAJC to Los Angeles City College (LACC) (LACC 2025; LAT 1938: 20). In 1939, the campus' 1930s-era PWA buildings were featured in the book Public Buildings: A survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration, specifically highlighting the Life Sciences Building, Chemistry Building, and Library, noting their fireproof, earthquake-resistant, concrete design (Short and Stanley-Brown 1939).

The 1938 aerial image of the campus shows that at this time Monroe Street was still open east to west and appears to form its southern boundary. Buildings were primarily clustered around the quad located in the southern part of the campus, and a large athletic field anchored the northeast corner (Exhibit 2).



Exhibit 2. 1938 aerial image of the LACC campus outlined in red (UCSB 2025)

World War II and Postwar Development (1939-1980)

During World War II, LACC saw increase enrollment due to military training programs and accelerating technical courses. As a result of this influx, many temporary buildings were constructed on the campus, often referred to as "temporary bungalows". Aerial imagery shows that these temporary buildings were located in many areas of the campus, including near the northwest corner along Heliotrope Drive, in the north section of the Main Quad, and in the southern part of the campus near Monroe Street, and across this street to the south within the center of the block bound by Monroe Street to the north and Melrose Avenue to the south (UCSB 2025). Many of these temporary buildings remained in place throughout the post-World War II era to support enrollment increases resulting from returning veterans looking to take advantage of G.I. benefits. (Eisenstein 1979: 58).

Briefly during the postwar period, the campus was also occupied by the Los Angeles State College (LASC), a new school established by the California legislature to help meet the demand of veteran enrollment after the war. LASC occupied the campus in 1948, which resulted in even more overcrowding and use of temporary buildings across open space on campus. The dual purpose was short-lived, as LASC began looking for its own land for an independent campus by 1953. By 1956, LASC had vacated the property for a new site further inland, now the location of California State University, Los Angeles (Cal State LA) (Eisenstein 1979: 58-59; Cal State LA 2025).

By the mid-1950s, a third redevelopment project was launched, designed by the architecture firm of Allison and Rible. Based on an image from their Master Plan, the project involved the demolition of several existing buildings and construction of new buildings, giving the campus a modern aesthetic and feel (Exhibit 3). During this redevelopment, the area around the Main Quad in the southern part of the campus was heavily modified. Most of these buildings were demolished and replaced in the late 1950s and 1960s, with new buildings including (but not limited to) the Cesar Chavez Administration Building (1962), Davinci Hall (1964), Franklin Hall (1962), Cameo Theatre (1965), South Kinesiology Building (1959), Clausen Hall (1964), and Jefferson Hall (1959). One of the most impactful, visual alterations of the campus as a result of this Master Plan was the construction of the presently named Herb Alpert Music Center, which visually closed off the entire east side of the campus from North Vermont Avenue, creating a wall of buildings in what was previously a quadrangle that opened to the street (Los Angeles Area Chamber of Commerce Collection 1890-1960; NETR2025; Terry A. Hayes Associates 2009: 1.5, 2.6-2.15; UCSB 2025).

Development began to more heavily expand south of Monroe Street. In 1960, the street still appears to be open, but several buildings and large parking areas are visible on the adjacent block (Exhibit 4). Aerial imagery from 1960 also shows the redevelopment process in action, as several sites within the campus that are under construction are visible. By 1971, the realization of the Allison and Rible's Master Plan appears to have been achieved, as aerial imagery shows the campus having an overall cohesive appearance, with similarly scaled buildings around the quad, and new paths of travel (Exhibit 5) (UCSB 2025).



Exhibit 3. Circa 1950 image of Alison & Rible's Master Plan for LACC (Los Angeles Area Chamber of Commerce Collection 1890-1960).

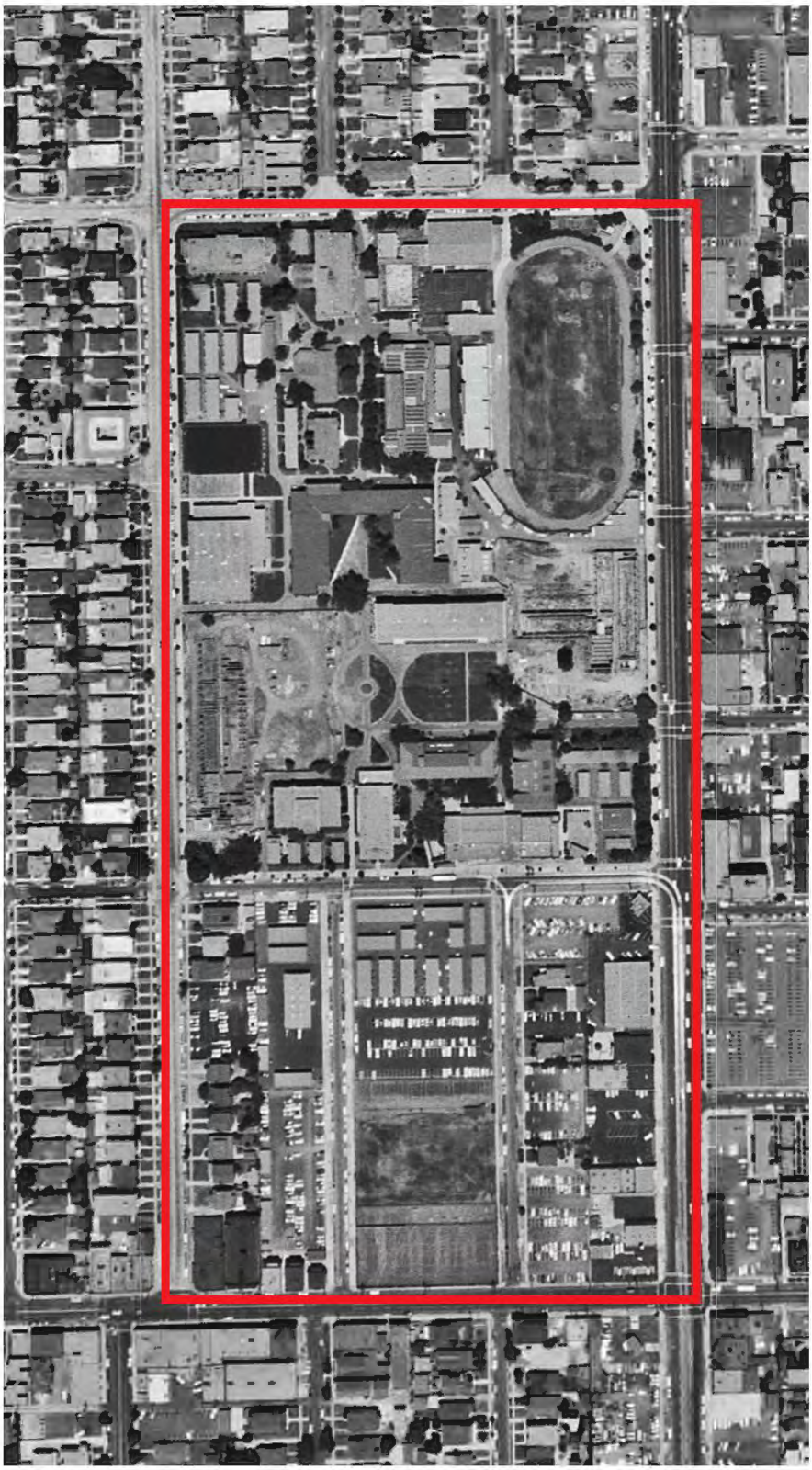


Exhibit 4. 1960 aerial image of the LACC campus outlined in red (UCSB 2025).

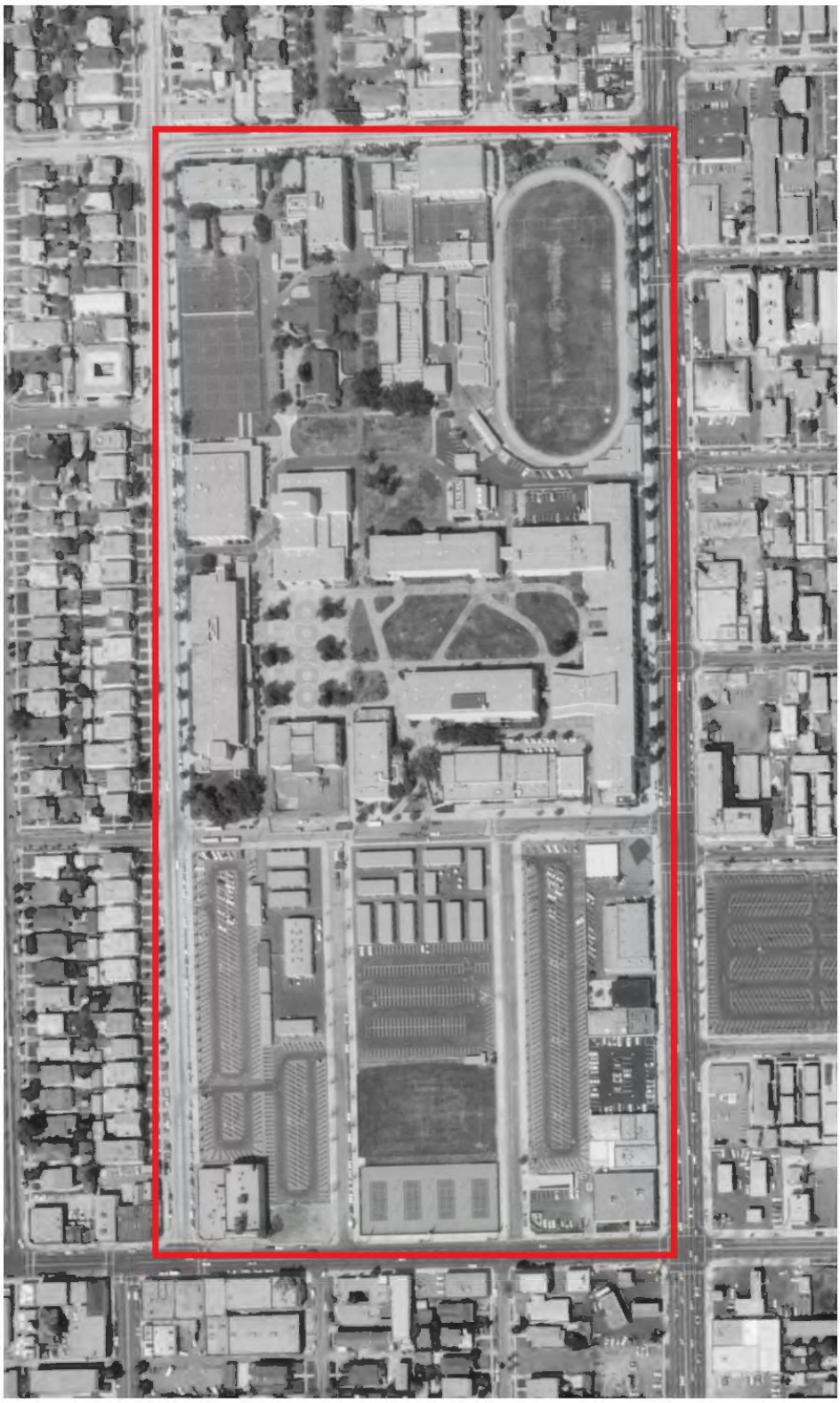


Exhibit 5. 1971 aerial image of the LACC campus outlined in red (UCSB 2025).

Additional development occurred on campus in the 1970s and through 1980s, though at a less accelerated pace. Buildings constructed during this time included the Radiologic Technology Building (1973) and Communications Building (1980) (Terry A. Hayes Associates 2009: 1.4, 2.6-2.15).

Recent Development (2000-Present)

From 2001 to 2008, several local propositions were passed that allocated bond funds to the LACCD to improve its schools. As a result of these propositions, millions of dollars were specifically allocated to LACC to undertake key redevelopment projects. To guide these developments, a Master Plan team was formed to create an overall plan and identify long and short-term project goals (Terry A. Hayes Associates 2009: 1). In 2002, the LACC Master Plan was first drafted by the LACCD. A Draft EIR was prepared for this Master Plan, as was a Historic Resources Survey Report to assess the potential historic buildings on the campus, including the Life Sciences Building and the Chemistry Building (Terry A. Hayes Associates 2002). The 2002 EIR concluded that impacts to these historic buildings would be significant and unavoidable, even with mitigation applied. In 2009, an EIR Addendum was prepared as an update to the Master Plan (Terry A. Hayes Associates 2009). Several buildings were constructed during this more recent development period. These include the MLK Library (2009), Science Technology Building (2009), Child Development Center (2009), Kinesiology North Building (2010), and Student Union (2012). One of the biggest visual changes to the campus during this era was the relocation of the athletic fields from the northeast corner of campus to the southwest corner, to make space for the MLK Library, Science and Technology Building, and Child Development Center (Terry A., Hayes 2006: 1.4; NETR 2025; UCSB 2025).

Chemistry Building (1937)

The Chemistry Building was constructed in 1937. It is located at the northern section of the campus, directly east of the Life Sciences Building and bound to the north by Willow Brook Avenue. The building was constructed as part of the Allison and Allison-designed Master Plan funded in part by the PWA (Exhibit 6). It was constructed by Weymouth Crowell Construction Co. (LAECN 1936). During its history, the Chemistry Building has undergone no major exterior renovations, aside from an elevated walkway constructed on the west elevation connecting it to the Life Sciences Building circa 2012 (NETR 2025). All other modernization efforts have only occurred on the interior.

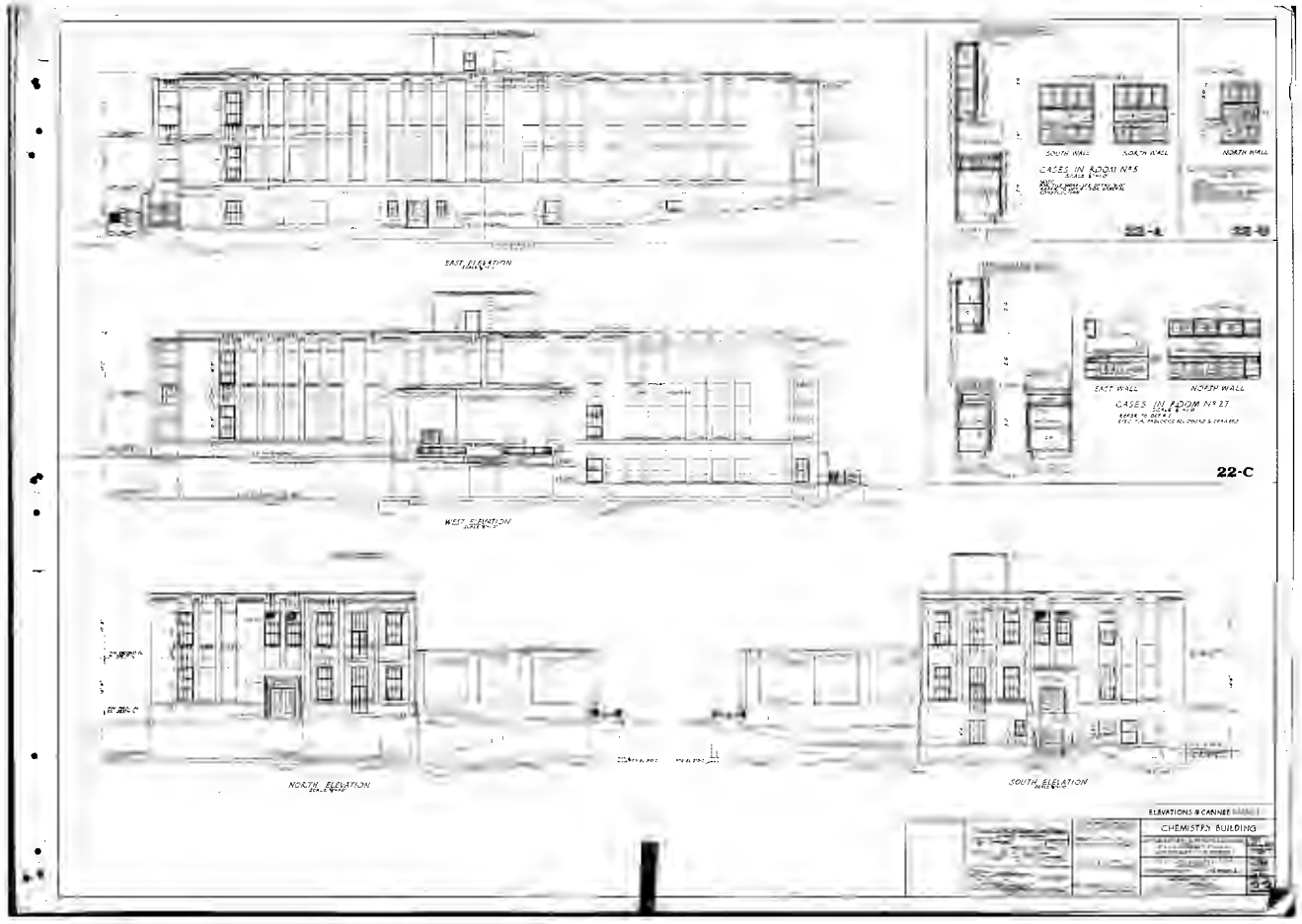


Exhibit 6. 1936 elevation drawings by Allison and Allison of the Chemistry Building (LACCD 2025)

Architect

Allison and Allison (1910-1942)

The firm of Allison and Allison was established by brothers James Edward Allison (1870-1955) and David Clark Allison (1881-1962). James was born in Pittsburgh, PA on February 22, 1870, to parents George Alexander and Sarah Allison. He began his career in architecture in 1893 after apprenticing as a draftsman (Findagrave 2025). David Clark Allison was born on May 14, 1881, in Hookstown, PA. David began his architectural education at the University of Pennsylvania where he graduated in 1904. He continued his architectural pursuits while he traveled Europe as a young adult, studying the Beaux Art style of architecture, which would go on to influence his work (PCAD 2025a; OAC 2025a). The brothers opened their practice, Allison and Allison, in Pittsburgh circa 1904. James is known to have travelled to California as early as 1903, and the firm relocated to Los Angeles circa 1910. They had an office at 408 Spring Street until the partnership dissolved in 1942. Their work focused on a variety of building projects including institutional, educational, and public buildings. Examples of their work include the Southern California Edison Company building (Exhibit 7), the First Unitarian Church No.2 of Los Angeles (1926-1928), several buildings at UCLA (Kerckhoff Hall, Physics Building,

Royce Hall (Exhibit 8), Women's Gymnasium (1931-1932), the U.S. Federal Office Building in Merced (1933), and the LACC 1930 Master Plan (1934-1939) (PCAD 2025; OAC 2025). The firm also completed numerous PWA projects such as Chaffey High School, Van Nuys High School, and the Beverly Hills Post Office (Living New Deal 2025b).

In the 1930s, the firm was joined by their nephew, George Boggs Allison (1904-1977). George was born in Naini Tal, India to Presbyterian missionaries. He came to the United States in the 1920s, following in his uncle David's footsteps by attending the University of Pennsylvania where he earned his master's in architecture in 1926. After George graduated, he briefly worked for John Russel Pope in New York before joining the firm Allison and Allison in 1931. While part of Allison and Allison, George assisted in the projects at UCLA and LACC redevelopment plan and became an official partner in 1939. The firm officially dissolved in 1942. James Edward Allison died in 1955 and David Clark Allison died in 1962. Geroge went onto other endeavors and partnerships, as discussed in the section that follows (Findagrave 2025; PCAD 2025a).





Exhibit 77.Left: Undated photo of the Southern California Edison building (LAPL 2025). Right: Undated photo of UCLA Royce Hall (LAPL 2025).

Architectural Style

PWA/WPA Moderne (1933-1944)

A new architectural form emerged during the Great Depression called PWA/WPA Moderne. Under New Deal initiatives from President Franklin D. Roosevelt, the Works Progress Administration (WPA) and the Public Works Administration (PWA) were created. The WPA and the PWA, like other New Deal programs, were focused on creating American jobs during the Depression. Through these programs, the government created jobs for architects, designers, and contractors by assigning them public works projects such as bridges, civic buildings, airports, schools, hospitals, post offices, train stations, museums, bridges and dams.

Also called Depression or Classical Moderne, PWA/WPA Moderne was a more subdued version of Streamline Moderne. While Streamline Moderne was best suited for commercial and residential properties, the PWA/WPA Moderne style took certain characteristics from Streamline Moderne and applied it to civic and institutional buildings. The style was largely a cross between the formality of Beaux Arts with the contemporary aesthetic of Art Deco and Modern styles. The style was rather simplistic in nature and used readily available materials to keep project costs low. It exhibited a common architectural vocabulary that also exuded authority and stability, both in form and materials. Over time, its popularity rose, and it became a stylistic favorite for utility providers and buildings related to municipal infrastructure and departments. (Grief 1975; Epting 2015; SurveyLA 2021). The PWA/WPA Moderne style has the following character-defining features:

- Use of conservative elements and materials such as concrete
- Emphasis on verticality
- Flat roofs
- Monumental feel
- Formal, rectangular symmetry and massing
- Stripped appearance with minimal ornamentation such as zigzag designs, fluted detailing, medallions, or plaster reliefs.
- Balanced and symmetrical forms based on Classical design principles
- Windows arranged as vertically recessed panels or bays
- Smooth finished stucco or stone walls

Significance Evaluation

The following provides an evaluation of the Chemistry Building in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Chemistry Building was constructed in 1937 as part of the first redevelopment project planned and designed by Allison and Allison. The construction of the building was partially funded by the PWA and was part of one of the largest Citywide programs to repair damaged educational buildings, and to design and construct safer school buildings better equipped to withstand earthquakes. While the Chemistry Building does reflect Citywide efforts to rebuild damaged school campuses after the 1933 earthquake and federal funding for public projects during the New Deal, PWA funds and campus reconstruction was seen throughout the City and the nation and not limited to LACC. Examples of other campuses developing as part of this funding are Jefferson High School in South Los Angeles and Hollywood High School. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its PWA connection. Although the building is representative of the growth of the campus and the expanding

curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events, the Chemistry Building is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Chemistry Building is not eligible under NRHP Criterion B, CRHR Criterion 2, and City Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Chemistry Building was designed by Allison and Allison in 1937 as a part of the late-1930s LACC expansion project that was partially funded by the PWA. It was designed in the PWA/WPA Moderne style of architecture. The building retains nearly all of its PWA/WPA Moderne style features, including the use of concrete, a flat roof, emphasis on verticality, monumental feel, windows arranged in vertical bays, and ornamentation consisting of a stripped appearance with fluted detailing. Although it is simplistic in nature, its restrained level of design and use of readily available materials serves as an excellent example of a PWA/WPA Moderne era building, evoking stability and authority in its form. In addition, a comparison of the as-built drawings to its present-day appearance shows that the building has undergone limited modifications since its time of construction. The only notable changes are the replacement of some original entry doors with modern automatic or new replacement doors, the construction of new landings to conform with ADA requirements, and the addition of an elevated covered walkway on the

second story of the east elevation connecting it to the Life Sciences Building. The new doors and landings were installed to provide functionality and accessibility and do not detract from the overall PWA/WPA Moderne style and cohesive aesthetic of the building. In addition, the elevated walkway alteration is located on a secondary elevation, is highly differentiated from the original building, and has limited contact with the original elevation, minimizing its impact on the original design and materials.

The Chemistry Building also serves as a good example of Allison and Allison's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). The building was designed by Allison and Allison and constructed in 1937 and serves as a particularly excellent representation of the firm's mastery of the PWA/WPA Moderne style of architecture and its application to educational buildings. Allison and Allisons' careers as a firm were prolific, and they were highly recognized for their design of institutional, educational, and public buildings. While they designed other PWA-era buildings in the greater Los Angeles area during this time such as the Van Nuys High School (1937), the Chemistry Building and their work with the LACC Master Plan demonstrates their command of larger campus planning efforts and implementing the PWA/WPA Moderne style into individual buildings. Allison and Allison's status as recognizable architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of style. The Chemistry Building showcases their ability to implement restraint and simplicity, with refined ornamentation, to capture the essence of the time period and PWA-era architecture.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1937, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of PWA-era buildings on campus, such that it has no potential to contribute to a historic district of buildings from its period of development. However, the Chemistry Building is still able to be interpreted individually as from the late-1930s, PWA era, and it remains a prominent building on the campus, representing its earlier development period in contrast to its continued evolution over time.
Therefore, due to all the reasons above, the Chemistry Building appears eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3 for its architectural merits and as an excellent representation of Allison and Allison's work.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Chemistry Building is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

Integrity

The Chemistry Building has not been heavily altered since its original construction; thus,

it maintains integrity of location, design, materials, and workmanship. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, and increased development around the campus. Lastly, no important historical associations were identified for the building.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 **of** 23 ***Resource Name or #:** (Assigned by recorder) South Kinesiology Building
P1. Other Identifier:
*__P2. Location:__ ☐ **Not for Publication** ■ Unrestricted
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 2025 T 01 S ; **R** 14 W; __ ☐ **of** __ ☐ **of Sec** 13; MD **B.M.**.
c. Address 855 North Vermont Avenue City Los Angeles Zip 90029
d. UTM: Zone 11S, 380635.15 mE/ 3772795.45 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 5538-023-905. The subject property is located on the western edge of the campus, bound to the west by Heliotrope Drive, to the north by the Kinesiology North building, to the east by the Cameo Theatre, and to the south by Administration Building.

***P3a. Description:**
The South Kinesiology Building is two-stories tall with an irregular plan and a flat roof. The building is designed in the Mid-Century Modern style of architecture with both brick veneer and stucco panel cladding. The primary (east) elevation features modular building volumes and protruding elements that emphasize the boxy, rectangular forms and horizontal massing. (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational Building
***P4.Resources Present:** ☐ Building ☐ Structure ☐ Object ■ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of east elevation, view southwest (South Environmental 2025).



City of Los Angeles, California (South Environmental 2025)

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1959 (Terry A. Hayes Associates 2009)
***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street
Los Angeles, CA 90007
***P8. Recorded by:**
Laura Carias
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104
***P9. Date Recorded:**
09/10/2025
***P10. Survey Type:** Intensive

***P11. Report Citation:**
Historic Resources Technical Report for the Kinesiology South Replacement Project for Los Angeles City College,

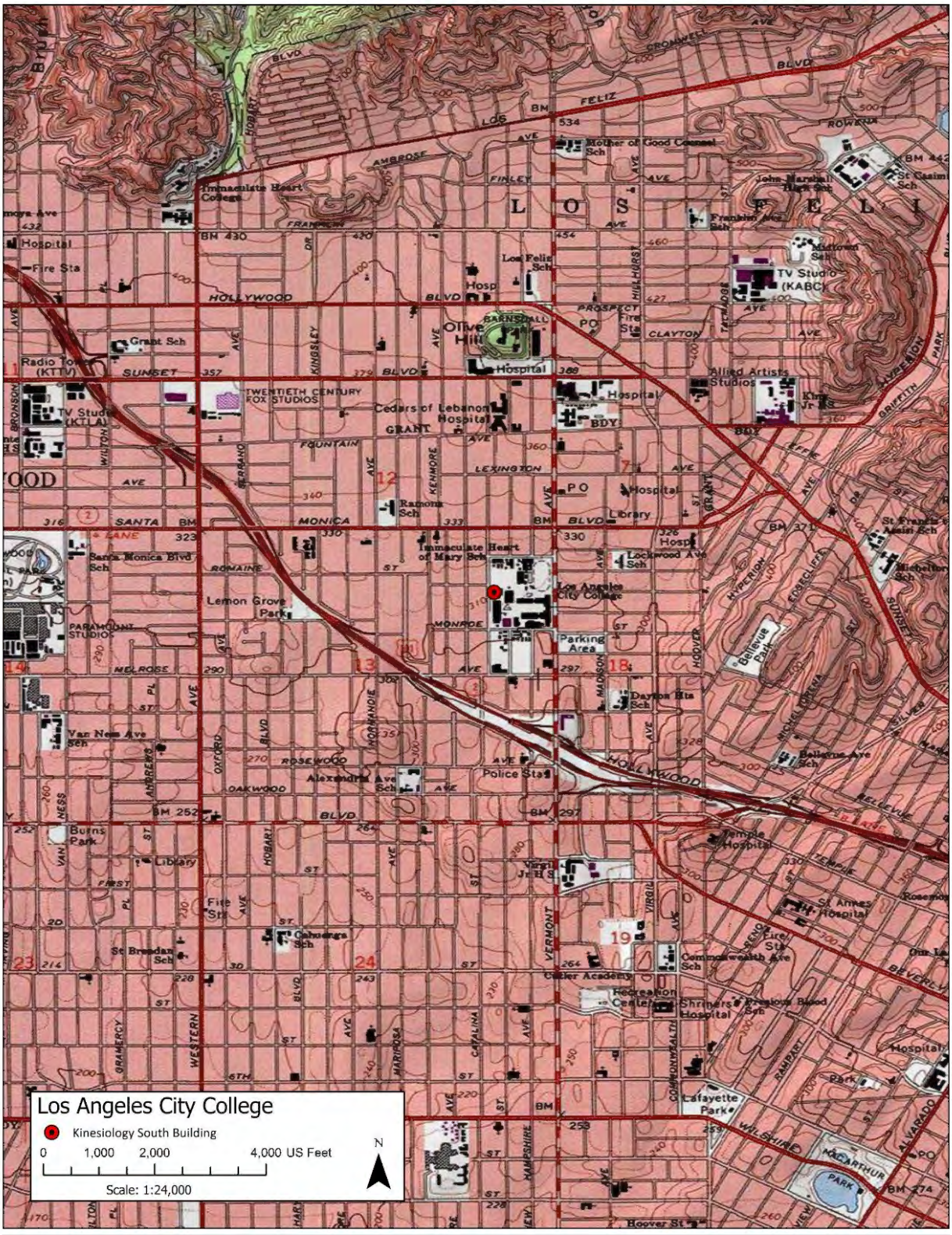
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 23 ***Resource Name or #** (Assigned by recorder) South Kinesiology Building
***Map Name:** Los Angeles, California ***Scale:** 1:24,000 ***Date of map:** 2025



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) South Kinesiology Building ***NRHP Status Code** 6Z
Page 3 **of** 23

B1. Historic Name: Women's Gym
B2. Common Name: South Kinesiology Building
B3. Original Use: Educational Building B4. Present Use: Educational Building
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1959. Exterior modifications to the exterior include the construction of a large elevator tower and floating, enclosed walkway on the east (primary) elevation circa 1989, and the replacement of some windows and doors at an unknown date.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** n/a **Original Location:** n/a
***B8. Related Features:**
B9a. Architect: Allison and Rible b. Builder: n/a
***B10. Significance: Theme** n/a **Area** n/a **Period of Significance** n/a **Property Type** n/a **Applicable Criteria** n/a

The South Kinesiology Building was found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling.

(see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:

***B14. Evaluator:** Laura Carias and Marlena Krcelich, South Environmental
***Date of Evaluation:** 11/7/2025

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

***P3a. Description (Continued):**

The entrance is recessed with automatic sliding metal and glass doors accessed by a wide set of shallow, concrete stairs and an accessibility ramp that leads to the entrance. Immediately in front of the entrance is a two-story stucco-clad extension that connects to a separate elevator tower. Windows consist of groups of two or three one-over-one windows. The remaining elevations feature fixed and awning style metal windows, and double metal doors under metal awnings. The only other notable window is a feature window on the far east side of the north elevation, which features an articulated concrete surround, enclosing an alternating checkerboard pattern of recessed concrete panels and narrow panes of glass. The northernmost portion of the west elevation features a smooth expanse of stucco panels, broken by scored vertical lines extending from ground level to parapet coping. The southernmost portion has four pilasters that extend to the parapet coping. The west elevation has two metal double doors accessed by concrete steps and located under metal awnings supported by square stucco-clad posts (Photographs 2 and 3).



Photograph 2. Kinesiology South Building (Building 3), primary (east) elevation, view northeast.



Photograph 3. Kinesiology South Building (Building 3), west elevation, view northeast.

***B10. Significance (Continued):**

Historical Overview of the Los Angeles City College

Los Angeles Normal School (1914-1929)

The current LACC campus on North Vermont Avenue was originally developed as a new campus for the Los Angeles Normal School in 1914, which moved from its original downtown location. This original campus was designed by the Los Angeles architectural firm Allison and Allison and consisted of nine brick buildings designed in the "Northern Lombard Italian style." By 1919, the campus was reopened as the Southern Branch of the University of California, the precursor to the University of California Los Angeles (UCLA). It remained at the site until 1929 when it moved to its new campus in Westwood (Terry A. Hayes Associates 2002: 4.3-2).

Junior College System Acquisition (1928-1929)

In 1928, the Los Angeles Board of Education (Board of Education) showed interest in establishing a junior college. The initiative was introduced by the school's first director, William Henry Snyder, who championed the creation of a higher education institution to serve graduates of Los Angeles High School. At the same time, the Los Angeles Board of Education evaluated the City's educational needs and concluded that establishing a junior college was essential to provide accessible education. In 1929, when the Vermont Avenue campus became available due to the Southern Branch of the University of California relocating to Westwood, the Board of Education saw it as an opportune site for the new junior college. Dr. William Henry Snyder was appointed as the College's first director and promptly organized the official opening of the Los Angeles

Junior College (LAJC), with classes beginning in the fall of 1929. The initial faculty chosen for the college included 53 members, and the expenditure for this project was approximately $151,000 (LA Junior College Weekly 1929a). Upon opening, the College anticipated an estimated 700 students, but ended up enrolling 1,155 students in its first year (LA Junior College Weekly 1929b). This marked the beginning of LAJC as a key provider of educational opportunities in the region.

Upon opening in 1929, the campus had 16 buildings, including the Administration Building, Library, Chemistry Building, North Hall, and Science Hall, which were designed by David Allison of the architectural firm of Allison and Allison. In 1931, Los Angeles voters approved the formation of a new junior college district that would function as its own entity. This permitted aid to be drawn directly from state funds to support the school (Terry A. Hayes Associates 2002: 4.3-2). In the following decades, a series of redevelopment periods would continue to expand the campus, pairing the change of its physical appearance with its educational offerings.

Public Works Administration (PWA) (1935-1938)

In 1933, the Long Beach Earthquake hit, causing extensive damage to buildings throughout the greater Los Angeles area, including to the LAJC. In 1934, the new LAJC campus Director, Rosco C. Ingalls, initiated a new redevelopment program for the campus that included addressing buildings damaged in the earthquake and constructing new buildings. Part of the funding for this project came from the Public Works Administration (PWA) (PSN 1935).

The PWA was a federal government program that aimed to stimulate private employment and construction labor through the federal funding of public development projects. The reconstruction and renovation of Los Angeles public schools due to damage from the earthquake was the largest PWA-funded program in the United States. Totaling almost $34.7 million, it safeguarded the future of children, faculty, and staff. In addition, the construction of the new buildings had to be compliant with the Field Act, a new set of standards enacted by the state of California after the Long Beach Earthquake to construct seismically safe public schools. Hundreds of public-school buildings in the greater Los Angeles area were destroyed or significantly damaged as a result of the earthquake, and the Field Act ensured that specifications and review/approval of all public-school plans would be in place going forward (California Department of Conservation 2025).

By 1935, the redevelopment project was started, designed by the architectural firm Allison and Allison, with the assistance of George Allison, their nephew. They created a new Master Plan for this update phase of development. During this renovation project, the original Library and Science Hall were demolished. From 1935 through 1938, six new buildings were constructed: the Library (extant but altered), Student Union (demolished), Men's Physical Education Building (demolished), Life Sciences Building (extant), Chemistry Building (extant), and a classroom building named Holmes Hall (extant but altered) (Exhibit 1). The Men's Physical Education Building, Chemistry Building, and Life Sciences Building formed a quad at the northern end of the campus (LND 2025a). These buildings were designed in what came to be known as a PWA-era style, focused on streamlining minimalism. It utilized reinforced concrete to safeguard seismic stability, in contrast to the previous brick buildings that were destroyed during the earthquake. LACC's reconstruction program was the largest the City of Los Angeles saw during the PWA funding era (LAT 1937a: 85).



Structures Rise to Form New Junior College Plant

Four Buildings Under Way Total $664,000

BY CHARLES C. CORAN
Real Estate Editor

On the site of the Los Angeles Junior College, 855 North Vermont avenue, a complete new building program is in full swing.

Ultimately it will entirely transform the structural appearance of the institution.

Four buildings are rising. Their cost is $664,000. By the time all the structures contemplated are built, it is expected that $1,000,000 or considerably more will have been expended.

That may be only a starter. As the city grows it is conceivable that the college, the only one of its kind in the Los Angeles school system at this time, will require expansion.

This year's enrollment is 4550, says report from Dr. Rowen C. Ingalls, principal.

UNITS RISING

Taking form now is a $242,000 three-story chemistry building, a $182,000 two-story biology structure, a $140,000 two-story and mezzanine library, and a $91,000, one-story, student union and cafeteria building.

The first unit of the men's gymnasium was completed in 1935. Its cost was $132,000.

Thus as unit by unit one of the most modern and largest junior colleges in the nation is created, the group of buildings constructed in 1912 as a State normal school and later used to house the southern branch of the University of California gives way to the demands of progress.

PROPERTY ACQUIRED

When U.C.L.A. was established at Westwood Hills, the Los Angeles Board of Education acquired the Vermont property and subsequently established the junior college there in 1929.

Several years ago the structural revamping of the college was decided on and the architectural firm of Allison & Allison prepared an architectural perspective visualizing the entire reconstruction program.

This not only locates each structure in a convenient position with relation to the other buildings but also presents a most attractive method of grouping.

One of the pleasing new features planned is the arcaded front of structures facing a tree-adorned and landscaped esplanade.

DETAILS PREPARED

As arrangements have been completed for construction of each new unit, Allison & Allison have prepared the design and details of construction for it.

The buildings are of reinforced concrete and steel, Class A construction. Decoration is minimized but is placed for utmost effectiveness. Steel windows and composition roofs are being used.

New library and laboratory equipment is being installed throughout. The chemistry, biology and library buildings are being constructed by the Weymouth Crowell Construction Company.

The student union and cafeteria building is being built by the Pozzo Construction Company, Ltd., which also constructed the first unit of the men's gym.

PREVIEW OF HUGE SCHOOL PLAN

BIOLOGY

LIBRARY

MENS GYMNASIUM BUILT IN 1935

CAFETERIA and STUDENT UNION

CHEMISTRY

The above layout by Charles H. Owens based on architectural perspectives by Allison & Allison, architects, discloses, in the large general view, how Los Angeles' Junior College on North Vermont avenue will look when the huge building program launched there is completed. Surrounding the central picture are sketches of structures now under way there.

Project Plan Advanced

Work to Start Soon on General Electric's New Building

Architectural plans for the General Electric Company's new six-story and basement Class A reinforced-concrete building to rise as one of the largest structures built in downtown Los Angeles in the past decade, will be completed within three weeks by Architect Albert C. Martin.

Construction is scheduled to be started about May 1 at the newly purchased site at the northeast corner of Banning and Vignes streets and running through to Turner street at the north.

These facts supplement the announcement made exclusively in The Times during the week of a realty purchase and construction project totaling $700,000.

REALTY BOUGHT

S. E. Gates, local manager of the electric company, and Robert L. McCourt, Sr., president of the W. Ross Campbell Company, business property brokers, jointly announced the completion of negotiations resulting in acquisition of the property by the General Electric Realty Company, realty-owning subsidiary of General Electric.

In negotiating the transaction in behalf of the electric company, T. S. Steel, manager of the Campbell company's industrial department, assembled six different properties individually owned.

On the site which has a Banning-street frontage of 400 feet, fronts 400 feet on Turner street and 208 feet on Vignes street, will be reared a structure whose hugeness not only is indicated by its announced number of floors, but also by the fact that it will contain 250,000 square feet of floor area.

ITS OCCUPANCY

The project which more than ever identifies the General Electric Company with the welfare and progress of Los Angeles will house the local offices of the company, the General Electric Supply Corporation and all other subsidiary companies and de-

FACT AND COMMENT

Building permits are a very definite index of construction activity.

It isn't enough to know that building is on the increase, vital though that information is.

The question that follows closely on the heels of structural details is whether the sales market shows a corresponding activity and what the outlook is in that direction.

There is also a very good barometer of that. It's the volume of official filings.

At hand are mighty encouraging data.

MORE OF IT

Last year saw a strong uptrend in real estate activity not only in Los Angeles county but throughout Southern California generally, according to the number of filings.

In fact the volume of realty business in this region in 1936 set a brisker pace than in any previous year since 1931.

Last February saw 29,453 filings in this county as compared with 26,481 for the similar month last year. That's shown by compilation made by the Security Title Insurance and Guarantee Company,

BUSCH GARDENS TO BE SCENE OF HOMESITE DEVELOPMENT

Already world famous as a place of sylvan charm, the thirty-acre horticultural park known as Busch Gardens, with frontage on Orange Grove avenue, Pasadena, and extending on both sides of Arroyo Boulevard, is about to enter a new career of importance in Southern California development.

natural beauty and historic importance that now must yield to the demands of new progress.

At the same time the programmed upbuilding of an important part of Busch Gardens, forerunner of subsequent utilization of like nature in other parts of the area, means no loss

Exhibit 1. 1937 article showing the LAJC campus Master Plan by Allison and Allison and addition of new buildings (LAT 1937b: 77).

In 1938, the school officially changed names from LAJC to Los Angeles City College (LACC) (LACC 2025; LAT 1938: 20). In 1939, the campus' 1930s-era PWA buildings were featured in the book Public Buildings: A survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration, specifically highlighting the Life Sciences Building, Chemistry Building, and Library, noting their fireproof, earthquake-resistant, concrete design (Short and Stanley-Brown 1939).

The 1938 aerial image of the campus shows that at this time Monroe Street was still open east to west and appears to form its southern boundary. Buildings were primarily clustered around the quad located in the southern part of the campus, and a large athletic field anchored the northeast corner (Exhibit 2).



Exhibit 2. 1938 aerial image of the LACC campus outlined in red (UCSB 2025)

World War II and Postwar Development (1939-1980)

During World War II, LACC saw increase enrollment due to military training programs and accelerating technical courses. As a result of this influx, many temporary buildings were constructed on the campus, often referred to as "temporary bungalows". Aerial imagery shows that these temporary buildings were located in many areas of the campus, including near the northwest corner along Heliotrope Drive, in the north section of the Main Quad, and in the southern part of the campus near Monroe Street, and across this street to the south within the center of the block bound by Monroe Street to the north and Melrose Avenue to the south (UCSB 2025). Many of these temporary buildings remained in place throughout the post-World War II era to support enrollment increases resulting from returning veterans looking to take advantage of G.I. benefits. (Eisenstein 1979: 58).

Briefly during the postwar period, the campus was also occupied by the Los Angeles State College (LASC), a new school established by the California legislature to help meet the demand of veteran enrollment after the war. LASC occupied the campus in 1948, which resulted in even more overcrowding and use of temporary buildings across open space on campus. The dual purpose was short-lived, as LASC began looking for its own land for an independent campus by 1953. By 1956, LASC had vacated the property for a new site further inland, now the location of California State University, Los Angeles (Cal State LA) (Eisenstein 1979: 58-59; Cal State LA 2025).

By the mid-1950s, a third redevelopment project was launched, designed by the architecture firm of Allison and Rible. Based on an image from their Master Plan, the project involved the demolition of several existing buildings and construction of new buildings, giving the campus a modern aesthetic and feel (Exhibit 3). During this redevelopment, the area around the Main Quad in the southern part of the campus was heavily modified. Most of these buildings were demolished and replaced in the late 1950s and 1960s, with new buildings including (but not limited to) the Cesar Chavez Administration Building (1962), Davinci Hall (1964), Franklin Hall (1962), Cameo Theatre (1965), South Kinesiology Building (1959), Clausen Hall (1964), and Jefferson Hall (1959). One of the most impactful, visual alterations of the campus as a result of this Master Plan was the construction of the presently named Herb Alpert Music Center, which visually closed off the entire east side of the campus from North Vermont Avenue, creating a wall of buildings in what was previously a quadrangle that opened to the street (Los Angeles Area Chamber of Commerce Collection 1890-1960; NETR2025; Terry A. Hayes Associates 2009: 1.5, 2.6-2.15; UCSB 2025).

Development began to more heavily expand south of Monroe Street. In 1960, the street still appears to be open, but several buildings and large parking areas are visible on the adjacent block (Exhibit 4). Aerial imagery from 1960 also shows the redevelopment process in action, as several sites within the campus that are under construction are visible. By 1971, the realization of the Allison and Rible's Master Plan appears to have been achieved, as aerial imagery shows the campus having an overall cohesive appearance, with similarly scaled buildings around the quad, and new paths of travel (Exhibit 5) (UCSB 2025).



Exhibit 3. Circa 1950 image of Alison & Rible's Master Plan for LACC (Los Angeles Area Chamber of Commerce Collection 1890-1960).

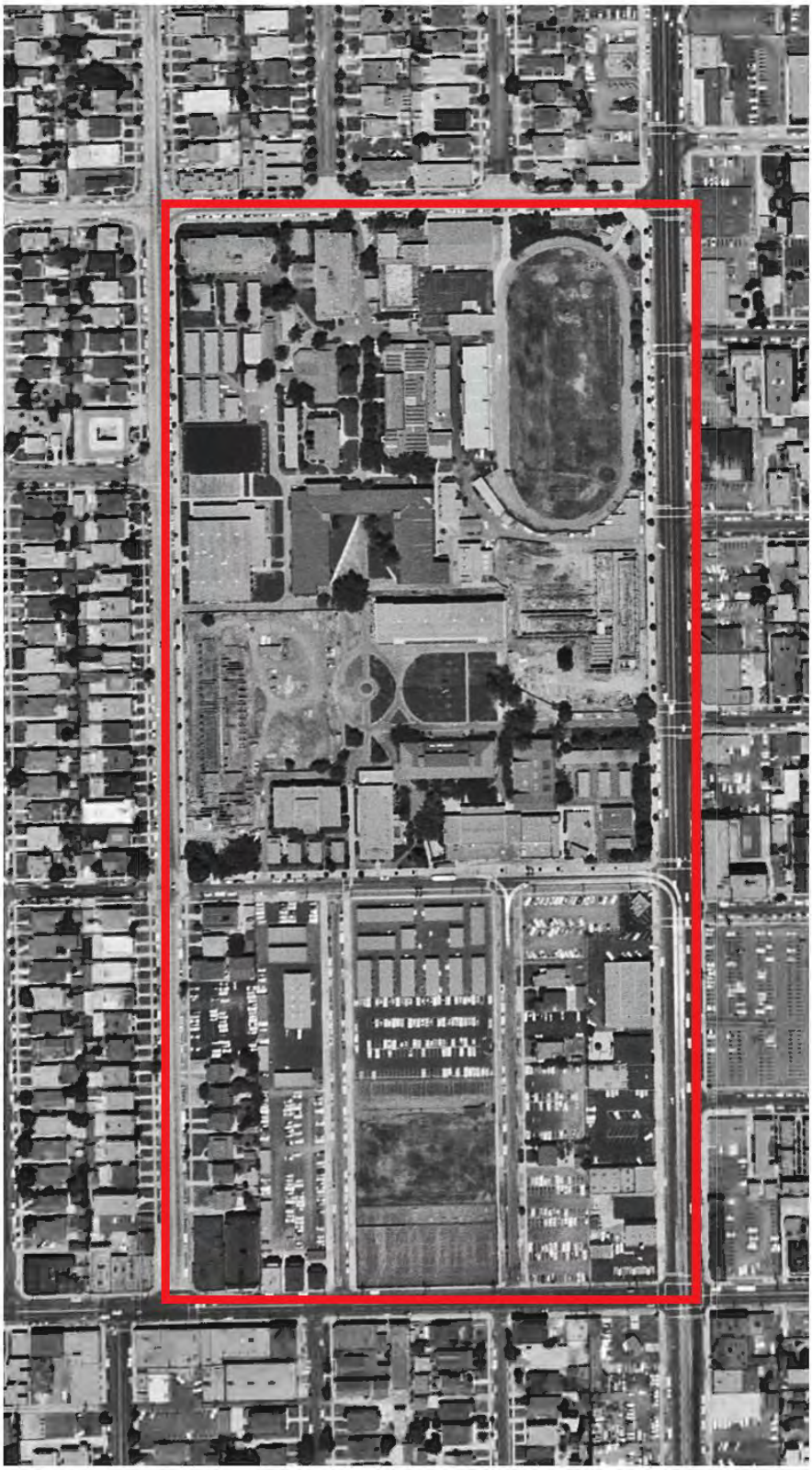


Exhibit 4. 1960 aerial image of the LACC campus outlined in red (UCSB 2025).

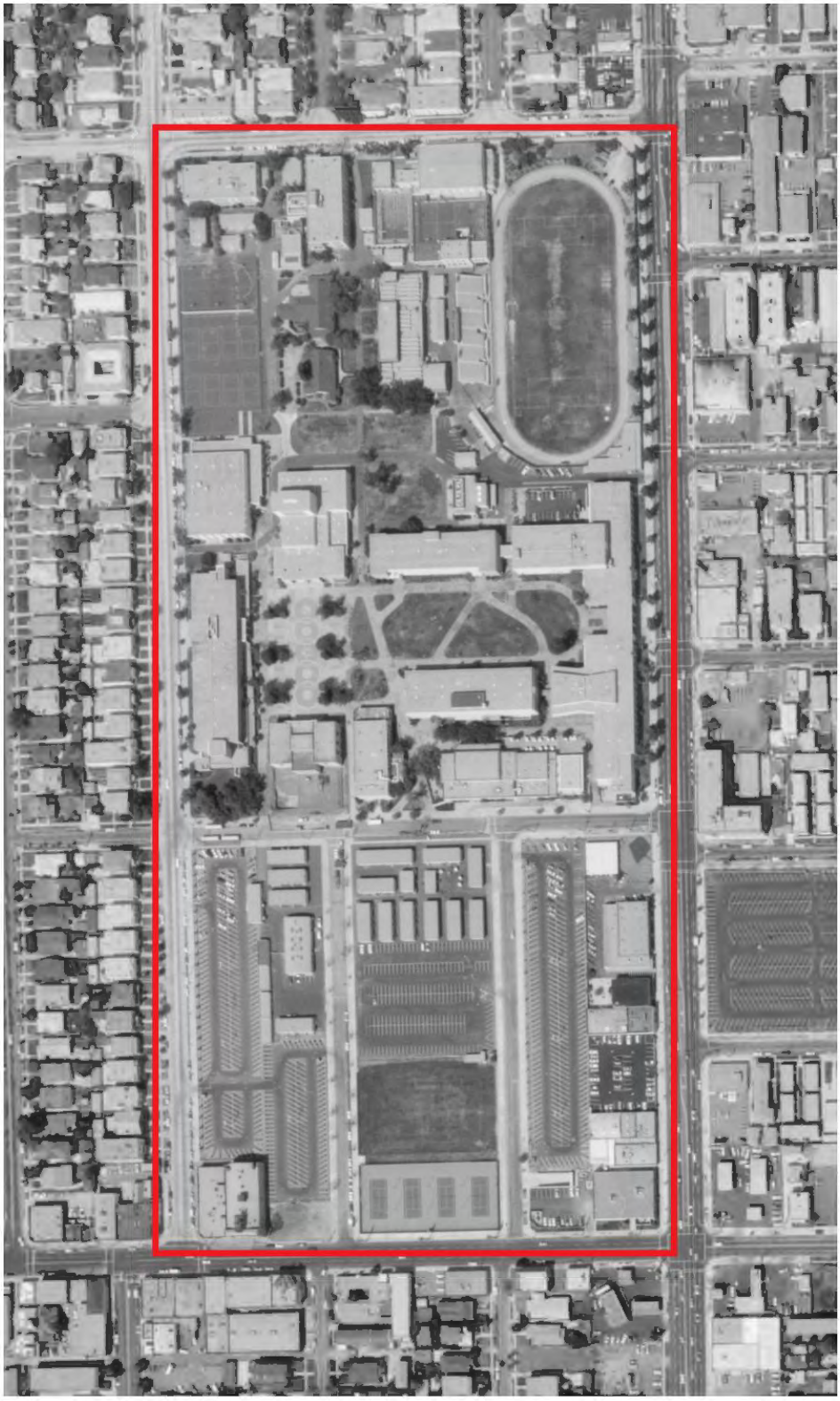


Exhibit 5. 1971 aerial image of the LACC campus outlined in red (UCSB 2025).

Additional development occurred on campus in the 1970s and through 1980s, though at a less accelerated pace. Buildings constructed during this time included the Radiologic Technology Building (1973) and Communications Building (1980) (Terry A. Hayes Associates 2009: 1.4, 2.6-2.15).

Recent Development (2000-Present)

From 2001 to 2008, several local propositions were passed that allocated bond funds to the LACCD to improve its schools. As a result of these propositions, millions of dollars were specifically allocated to LACC to undertake key redevelopment projects. To guide these developments, a Master Plan team was formed to create an overall plan and identify long and short-term project goals (Terry A. Hayes Associates 2009: 1). In 2002, the LACC Master Plan was first drafted by the LACCD. A Draft EIR was prepared for this Master Plan, as was a Historic Resources Survey Report to assess the potential historic buildings on the campus, including the Life Sciences Building and the Chemistry Building (Terry A. Hayes Associates 2002). The 2002 EIR concluded that impacts to these historic buildings would be significant and unavoidable, even with mitigation applied. In 2009, an EIR Addendum was prepared as an update to the Master Plan (Terry A. Hayes Associates 2009). Several buildings were constructed during this more recent development period. These include the MLK Library (2009), Science Technology Building (2009), Child Development Center (2009), Kinesiology North Building (2010), and Student Union (2012). One of the biggest visual changes to the campus during this era was the relocation of the athletic fields from the northeast corner of campus to the southwest corner, to make space for the MLK Library, Science and Technology Building, and Child Development Center (Terry A., Hayes 2006: 1.4; NETR 2025; UCSB 2025).

South Kinesiology Building (1959)

The South Kinesiology Building was constructed in 1959. It has been historically known as the Women's Gym and South Gym. It is located in the central, western part of the campus, fronting Heliotrope Drive. The building was designed by Allison and Rible Architects as a part of their new, 1950s campus Master Plan. Exterior modifications to the exterior include the construction of a large elevator tower and floating, enclosed walkway on the east (primary) elevation circa 1989, and the replacement of some windows and doors at an unknown date (NETR 2025). In 2013, plans were submitted by Gonzalez Goodale Architects for a renovation project that included the existing two-story building consisting of a gymnasium, weight room, dance room and classrooms. The building received new mechanical, plumbing and fire protection systems, and four new rows of bleachers. However, it does not appear that this project was completed as many changes noted on the plan, including a new ramped entryway, all new doors and windows, and a new porch on the north elevation, do not appear to have been completed (LACCD 2025).

Architect

Allison and Rible (1950-1970)

The architectural firm of Allison and Rible consisted of George Allison and Ulysses Floyd Rible (1904-1982). Ulysses Rible was born in Chicago, Illinois on November 22, 1904. He received his bachelor's degree in architecture from the University of Southern California and Graduate Fellowships at the University of Pennsylvania (1928-1929), American Academy in Rome (1930), and Beaux Arts Institute of Design (1932) (OAC 2025b).

After Allison and Allison dissolved, George Allison partnered with architect Ulysses Floyd Rible in 1944 to form Allison and Rible. The firm was active for over 25 years and

designed major institutional and public facilities across California. Examples of the firm's work include the California Federal Savings & Loan, West Los Angeles Civic Center (Exhibit 6), Wilshire Methodist Church, the First Congregational Church of Los Angeles, San Fernando State College, Master Plan for Claremont Men's College, various projects at Pepperdine University, Pasadena College, and the 1950-1970 redevelopment plan for LACC (LA Conservancy 2025a; PCAD 2025b). The firm officially dissolved in 1964 (PCAD 2025b). George Allison died on June 25, 1977, and Ulysses Rible died on January 28, 1982 (PCAD 2025b; PCAD 2025c).



Exhibit 6. Undated photograph of the West Los Angeles Civic Center (LA Conservancy 2025b).

Architectural Style

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style

expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

Significance Evaluation

The following provides an evaluation of the Kinesiology South Building in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The South Kinesiology Building was constructed in 1959 as a part of the second campus master plan redevelopment project planned and designed by Allison and Rible. The project aimed to address the postwar spike in enrollment at LACC due to the introduction of the GI Bill which paid for veterans to go to college, resulting in skyrocketing enrollment at four-year universities and junior colleges. While the South Kinesiology Building reflects the impact of the GI Bill and the resulting expansion of colleges and universities, this trend was nationwide and not limited to LACC. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its GI Bill connection. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1959, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master planned collection of mid-century, Alison and Rible-designed buildings, such that it has

no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events, the South Kinesiology Building is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the South Kinesiology Building is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The South Kinesiology Building was designed by Allison and Rible in 1959 as a part of the postwar LACC expansion project. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Alterations to the building include the construction of a large elevator tower and floating, enclosed walkway on the east (primary) elevation circa 1989, and the replacement of some windows and doors at an unknown date. Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area.

The South Kinesiology Building also does not serve as a good example of Allison and Rible's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Allison and Rible and constructed in 1959, this building is not a good representation of the firm's mastery

of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Allison and Ribles' careers as a firm were prolific as recognized for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings and other masterplans designed by Allison and Rible include San Fernando State College (now California State University, Northridge); the Master Plan for Claremont Men's College; and Pasadena City College. Allison and Rible were recognized as architects who produced collective aesthetics with a stronger, high-style command of style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Allison and Rible was known to use, it presents as a simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation, manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1959, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, South Kinesiology Building is not eligible under NRHP Criterion C, CRHR Criterion 3, and City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The South Kinesiology Building is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, and City Criterion 4.

Integrity

The South Kinesiology Building has undergone some alterations since its original construction. It maintains integrity of location, workmanship, materials, and design. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, and increased development around the campus. Lastly, no historical associations were identified for the building.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 **of** 22 ***Resource Name or #:** (Assigned by recorder) Carpentry Shop
P1. Other Identifier:
*__P2. Location:__ ☐ **Not for Publication** ■ Unrestricted
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 2025 T 01 S ; **R** 14 W; __ ☐ **of** __ ☐ **of Sec** 13; MD **B.M.**.
c. Address 855 North Vermont Avenue City Los Angeles Zip 90029
d. UTM: Zone 11S, 380608.76 mE/ 3772765.72mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 5538-023-905. The subject property is located within the northwest corner of the Los Angeles City College campus. It is bound to the north and east by the Chemistry Building, to the south by the North West Quad, and to the west by open space and the Kinesiology North building.

***P3a. Description:**
The Carpentry Shop is one-and-a half-stories tall with an L-plan and a flat roof with a gabled roof addition. The Carpentry Shop is utilitarian concrete masonry unit construction and lacks a specific architectural style. The building has two volumes but lacks a specific primary elevation. The northern volume of the building has a concrete masonry unit structural system and features a flat roof(see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational Building
***P4.Resources Present:** ☐ Building ☐ Structure ☐ Object ■ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of north elevation, view south (South Environmental 2025).



***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1962 (Terry A. Hayes Associates 2009).
***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street
Los Angeles, CA 90007
***P8. Recorded by:**
Laura Carias
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104
***P9. Date Recorded:**
09/10/2025
***P10. Survey Type:** Intensive

***P11. Report Citation:**
Historic Resources Technical Report for the Kinesiology South Replacement Project for Los Angeles City College, City of Los Angeles, California (South Environmental 2025)

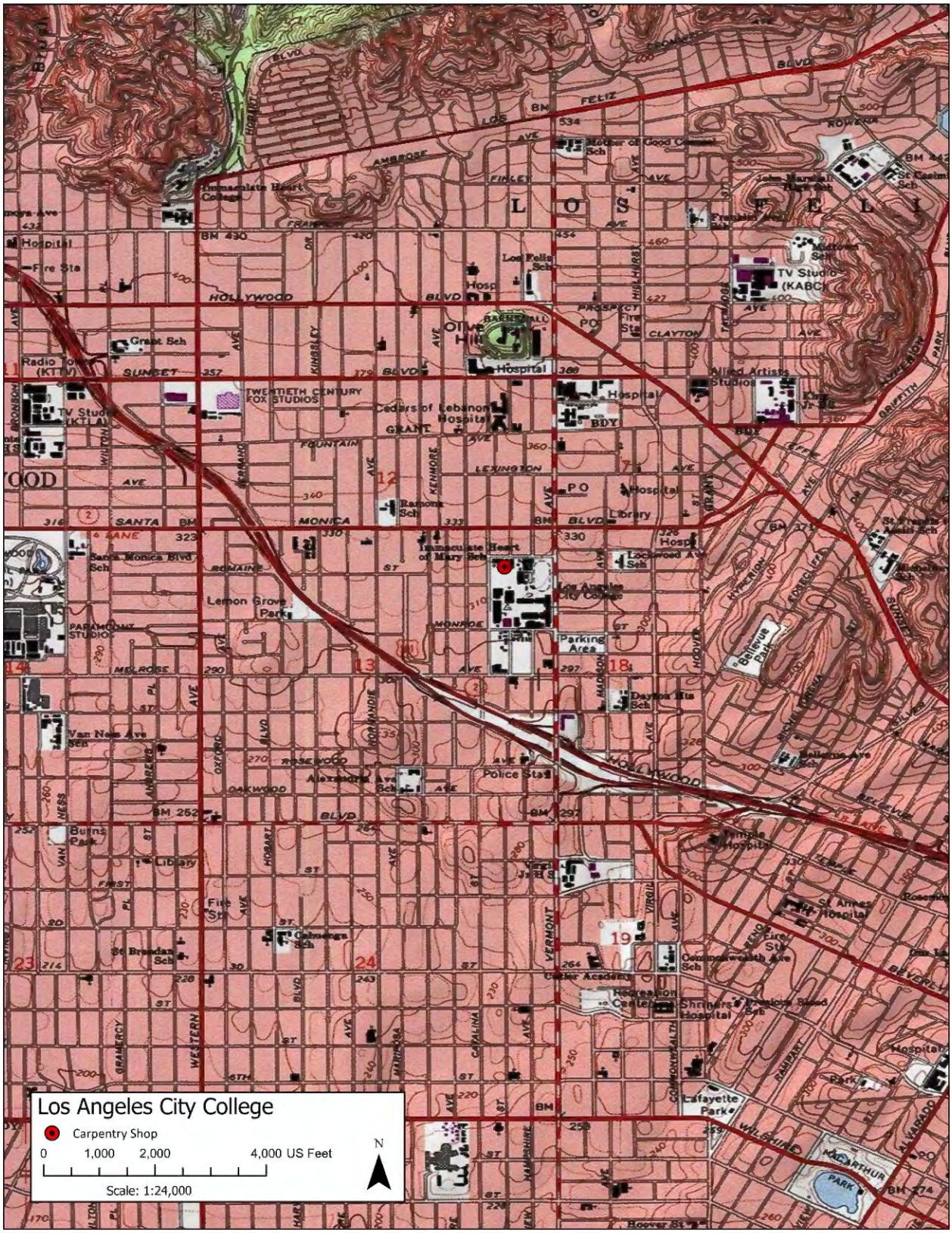
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 22 ***Resource Name or #** (Assigned by recorder) Carpentry Shop
***Map Name:** Los Angeles, California ***Scale:** 1:24,000 ***Date of map:** 2025



State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Carpentry Shop ***NRHP Status Code** 6Z
Page 3 **of** 22

B1. Historic Name: Greenhouse
B2. Common Name: Carpentry Shop
B3. Original Use: Educational Building B4. Present Use: Educational Building
***B5. Architectural Style:** n/a
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1962. It was originally constructed as a tool shed, greenhouse, and lath house. At an unknown date, several alterations occurred, including the enclosure of the greenhouse and lath house, alteration of the shed roof to a gable roof, and replacement of one of the garage doors.

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** n/a **Original Location:** n/a
***B8. Related Features:**
B9a. Architect: Allison and Rible b. Builder: n/a
***B10. Significance: Theme** n/a **Area** n/a **Period of Significance** n/a **Property Type** n/a **Applicable Criteria** n/a

The Carpentry Building was found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling.

(see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:

***B14. Evaluator:** Laura Carias and Marlena Krcelich, South Environmental
***Date of Evaluation:** 11/7/2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description (Continued):**

There is a single glazed metal door on the north elevation; two paneled garage doors and another glazed metal door on the west elevation, in the ell; and a ribbon of metal awning windows and a single metal casement window on the east elevation. The southern volume of the building features a shed and low-pitched gabled roof clad with corrugated metal sheets, T1-11 plywood clad exterior walls, and fixed wood windows located below the roofline on the south and east elevations. The Carpentry Shop is located immediately southwest of the auditorium volume of the Chemistry Building and is connected to the Chemistry building by a chain link fence and a concrete block wall (Photographs 1 and 2).



Photograph 2. Carpentry Shop south and west elevations, view southeast.

***B10. Significance (Continued):**

Historical Overview of the Los Angeles City College

Los Angeles Normal School (1914-1929)

The current LACC campus on North Vermont Avenue was originally developed as a new campus for the Los Angeles Normal School in 1914, which moved from its original downtown location. This original campus was designed by the Los Angeles architectural firm Allison and Allison and consisted of nine brick buildings designed in the "Northern Lombard Italian style." By 1919, the campus was reopened as the Southern Branch of the University of California, the precursor to the University of California Los Angeles (UCLA). It remained at the site until 1929 when it moved to its new campus in Westwood (Terry A. Hayes Associates 2002: 4.3-2).

Junior College System Acquisition (1928-1929)

In 1928, the Los Angeles Board of Education (Board of Education) showed interest in establishing a junior college. The initiative was introduced by the school's first director, William Henry Snyder, who championed the creation of a higher education institution to serve graduates of Los Angeles High School. At the same time, the Los Angeles Board of Education evaluated the City's educational needs and concluded that establishing a junior college was essential to provide accessible education. In 1929, when the Vermont Avenue campus became available due to the Southern Branch of the University of California relocating to Westwood, the Board of Education saw it as an opportune site for the new junior college. Dr. William Henry Snyder was appointed as the College's first director and promptly organized the official opening of the Los Angeles Junior College (LAJC), with classes beginning in the fall of 1929. The initial faculty chosen for the college included 53 members, and the expenditure for this project was approximately $151,000 (LA Junior College Weekly 1929a). Upon opening, the College anticipated an estimated 700 students, but ended up enrolling 1,155 students in its first year (LA Junior College Weekly 1929b). This marked the beginning of LAJC as a key provider of educational opportunities in the region.

Upon opening in 1929, the campus had 16 buildings, including the Administration Building, Library, Chemistry Building, North Hall, and Science Hall, which were designed by David Allison of the architectural firm of Allison and Allison. In 1931, Los Angeles voters approved the formation of a new junior college district that would function as its own entity. This permitted aid to be drawn directly from state funds to support the school (Terry A. Hayes Associates 2002: 4.3-2). In the following decades, a series of redevelopment periods would continue to expand the campus, pairing the change of its physical appearance with its educational offerings.

Public Works Administration (PWA) (1935-1938)

In 1933, the Long Beach Earthquake hit, causing extensive damage to buildings throughout the greater Los Angeles area, including to the LAJC. In 1934, the new LAJC campus Director, Rosco C. Ingalls, initiated a new redevelopment program for the campus that included addressing buildings damaged in the earthquake and constructing new buildings. Part of the funding for this project came from the Public Works Administration (PWA) (PSN 1935).

The PWA was a federal government program that aimed to stimulate private employment and construction labor through the federal funding of public development projects. The reconstruction and renovation of Los Angeles public schools due to damage from the earthquake was the largest PWA-funded program in the United States. Totaling almost $34.7 million, it safeguarded the future of children, faculty, and staff. In addition, the construction of the new buildings had to be compliant with the Field Act, a new set of standards enacted by the state of California after the Long Beach Earthquake to construct seismically safe public schools. Hundreds of public-school buildings in the greater Los Angeles area were destroyed or significantly damaged as a result of the earthquake, and the Field Act ensured that specifications and review/approval of all public-school plans would be in place going forward (California Department of Conservation 2025).

By 1935, the redevelopment project was started, designed by the architectural firm Allison and Allison, with the assistance of George Allison, their nephew. They created a new Master Plan for this update phase of development. During this renovation project, the original Library and Science Hall were demolished. From 1935 through 1938, six new buildings were constructed: the Library (extant but altered), Student Union (demolished),

Men's Physical Education Building (demolished), Life Sciences Building (extant), Chemistry Building (extant), and a classroom building named Holmes Hall (extant but altered) (Exhibit 1). The Men's Physical Education Building, Chemistry Building, and Life Sciences Building formed a quad at the northern end of the campus (LND 2025a). These buildings were designed in what came to be known as a PWA-era style, focused on streamlining minimalism. It utilized reinforced concrete to safeguard seismic stability, in contrast to the previous brick buildings that were destroyed during the earthquake. LACC's reconstruction program was the largest the City of Los Angeles saw during the PWA funding era (LAT 1937a: 85).



Structures Rise to Form New Junior College Plant

Four Buildings Under Way Total $664,000

BY CHARLES C. CORAN
Real Estate Editor

On the site of the Los Angeles Junior College, 855 North Vermont avenue, a complete new building program is in full swing.

Ultimately it will entirely transform the structural appearance of the institution.

Four buildings are rising. Their cost is $664,000. By the time all the structures contemplated are built, it is expected that $1,000,000 or considerably more will have been expended.

That may be only a starter. As the city grows it is conceivable that the college, the only one of its kind in the Los Angeles school system at this time, will require expansion.

This year's enrollment is 4550, says report from Dr. Rowen C. Ingalls, principal.

UNITS RISING

Taking form now is a $242,000 three-story chemistry building, a $182,000 two-story biology structure, a $140,000 two-story and mezzanine library, and a $91,000, one-story, student union and cafeteria building.

The first unit of the men's gymnasium was completed in 1935. Its cost was $132,000.

Thus as unit by unit one of the most modern and largest junior colleges in the nation is created, the group of buildings constructed in 1912 as a State normal school and later used to house the southern branch of the University of California gives way to the demands of progress.

PROPERTY ACQUIRED

When U.C.L.A. was established at Westwood Hills, the Los Angeles Board of Education acquired the Vermont property and subsequently established the junior college there in 1929.

Several years ago the structural revamping of the college was decided on and the architectural firm of Allison & Allison prepared an architectural perspective visualizing the entire reconstruction program.

This not only locates each structure in a convenient position with relation to the other buildings but also presents a most attractive method of grouping.

One of the pleasing new features planned is the arcaded front of structures facing a tree-adorned and landscaped esplanade.

DETAILS PREPARED

As arrangements have been completed for construction of each new unit, Allison & Allison have prepared the design and details of construction for it.

The buildings are of reinforced concrete and steel, Class A construction. Decoration is minimized but is placed for utmost effectiveness. Steel windows and composition roofs are being used.

New library and laboratory equipment is being installed throughout. The chemistry, biology and library buildings are being constructed by the Weymouth Crowell Construction Company.

The student union and cafeteria building is being built by the Pozzo Construction Company, Ltd., which also constructed the first unit of the men's gym.

FACT AND COMMENT

Building permits are a very definite index of construction activity.

It isn't enough to know that building is on the increase, vital though that information is.

The question that follows closely on the heels of structural details is whether the sales market shows a corresponding activity and what the outlook is in that direction.

There is also a very good barometer of that. It's the volume of official filings.

At hand are mighty encouraging data.

MORE OF IT

Last year saw a strong uptrend in real estate activity not only in Los Angeles county but throughout Southern California generally, according to the number of filings.

In fact the volume of realty business in this region in 1936 set a brisker pace than in any previous year since 1931.

Last February saw 29,453 filings in this county as compared with 26,481 for the similar month last year. That's shown by compilation made by the Security Title Insurance and Guarantee Company.

BUSCH GARDENS TO BE SCENE OF HOMESITE DEVELOPMENT

Already world famous as a place of sylvan charm, the thirty-acre horticultural park known as Busch Gardens, with frontage on Orange Grove avenue, Pasadena, and extending on both sides of Arroyo Boulevard, is about to enter a new career of importance in Southern California development.

natural beauty and historic importance that now must yield to the demands of new progress.

At the same time the programmed upbuilding of an important part of Busch Gardens, forerunner of subsequent utilization of like nature in other parts of the area, means no loss

PREVIEW OF HUGE SCHOOL PLAN

BIOLOGY

LIBRARY

MENS GYMNASIUM BUILT IN 1935

CAFETERIA and STUDENT UNION

CHEMISTRY

The above layout by Charles H. Owens based on architectural perspectives by Allison & Allison, architects, discloses, in the large general view, how Los Angeles' Junior College on North Vermont avenue will look when the huge building program launched there is completed. Surrounding the central picture are sketches of structures now under way there.

Project Plan Advanced

Work to Start Soon on General Electric's New Building

Architectural plans for the General Electric Company's new six-story and basement Class A reinforced-concrete building to rise as one of the largest structures built in downtown Los Angeles in the past decade, will be completed within three weeks by Architect Albert C. Martin.

Construction is scheduled to be started about May 1 at the newly purchased site at the northeast corner of Banning and Vignes streets and running through to Turner street at the north.

These facts supplement the announcement made exclusively in The Times during the week

of a realty purchase and construction project totaling $700,000.

REALTY BOUGHT

S. E. Gates, local manager of the electric company, and Robert L. McCourt, Sr., president of the W. Ross Campbell Company, business property brokers, jointly announced the completion of negotiations resulting in acquisition of the property by the General Electric Realty Company, realty-owning subsidiary of General Electric.

In negotiating the transaction in behalf of the electric company, T. S. Steel, manager of the Campbell company's industrial department, assembled six different properties individually owned.

On the site which has a Banning-street frontage of 400 feet, fronts 400 feet on Turner street and 208 feet on Vignes street, will be reared a structure whose hugeness not only is indicated by its announced number of floors, but also by the fact that it will contain 250,000 square feet of floor area.

ITS OCCUPANCY

The project which more than ever identifies the General Electric Company with the welfare and progress of Los Angeles will house the local offices of the company, the General Electric Supply Corporation and all other subsidiary companies and de-

Exhibit 1. 1937 article showing the LAJC campus Master Plan by Allison and Allison and addition of new buildings (LAT 1937b: 77).

In 1938, the school officially changed names from LAJC to Los Angeles City College (LACC) (LACC 2025; LAT 1938: 20). In 1939, the campus' 1930s-era PWA buildings were featured in the book Public Buildings: A survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration, specifically highlighting the Life Sciences Building, Chemistry Building, and Library, noting their fireproof, earthquake-resistant, concrete design (Short and Stanley-Brown 1939).

The 1938 aerial image of the campus shows that at this time Monroe Street was still open east to west and appears to form its southern boundary. Buildings were primarily clustered around the quad located in the southern part of the campus, and a large athletic field anchored the northeast corner (Exhibit 2).



Exhibit 2. 1938 aerial image of the LACC campus outlined in red (UCSB 2025)

World War II and Postwar Development (1939-1980)

During World War II, LACC saw increase enrollment due to military training programs and accelerating technical courses. As a result of this influx, many temporary buildings were constructed on the campus, often referred to as "temporary bungalows". Aerial imagery shows that these temporary buildings were located in many areas of the campus, including near the northwest corner along Heliotrope Drive, in the north section of the Main Quad, and in the southern part of the campus near Monroe Street, and across this street to the south within the center of the block bound by Monroe Street to the north and Melrose Avenue to the south (UCSB 2025). Many of these temporary buildings remained in place throughout the post-World War II era to support enrollment increases resulting from returning veterans looking to take advantage of G.I. benefits. (Eisenstein 1979: 58).

Briefly during the postwar period, the campus was also occupied by the Los Angeles State College (LASC), a new school established by the California legislature to help meet the demand of veteran enrollment after the war. LASC occupied the campus in 1948, which resulted in even more overcrowding and use of temporary buildings across open space on campus. The dual purpose was short-lived, as LASC began looking for its own land for an independent campus by 1953. By 1956, LASC had vacated the property for a new site further inland, now the location of California State University, Los Angeles (Cal State LA) (Eisenstein 1979: 58-59; Cal State LA 2025).

By the mid-1950s, a third redevelopment project was launched, designed by the architecture firm of Allison and Rible. Based on an image from their Master Plan, the project involved the demolition of several existing buildings and construction of new buildings, giving the campus a modern aesthetic and feel (Exhibit 3). During this redevelopment, the area around the Main Quad in the southern part of the campus was heavily modified. Most of these buildings were demolished and replaced in the late 1950s and 1960s, with new buildings including (but not limited to) the Cesar Chavez Administration Building (1962), Davinci Hall (1964), Franklin Hall (1962), Cameo Theatre (1965), South Kinesiology Building (1959), Clausen Hall (1964), and Jefferson Hall (1959). One of the most impactful, visual alterations of the campus as a result of this Master Plan was the construction of the presently named Herb Alpert Music Center, which visually closed off the entire east side of the campus from North Vermont Avenue, creating a wall of buildings in what was previously a quadrangle that opened to the street (Los Angeles Area Chamber of Commerce Collection 1890-1960; NETR2025; Terry A. Hayes Associates 2009: 1.5, 2.6-2.15; UCSB 2025).

Development began to more heavily expand south of Monroe Street. In 1960, the street still appears to be open, but several buildings and large parking areas are visible on the adjacent block (Exhibit 4). Aerial imagery from 1960 also shows the redevelopment process in action, as several sites within the campus that are under construction are visible. By 1971, the realization of the Allison and Rible's Master Plan appears to have been achieved, as aerial imagery shows the campus having an overall cohesive appearance, with similarly scaled buildings around the quad, and new paths of travel (Exhibit 5) (UCSB 2025).



Exhibit 3. Circa 1950 image of Alison & Rible's Master Plan for LACC (Los Angeles Area Chamber of Commerce Collection 1890-1960).

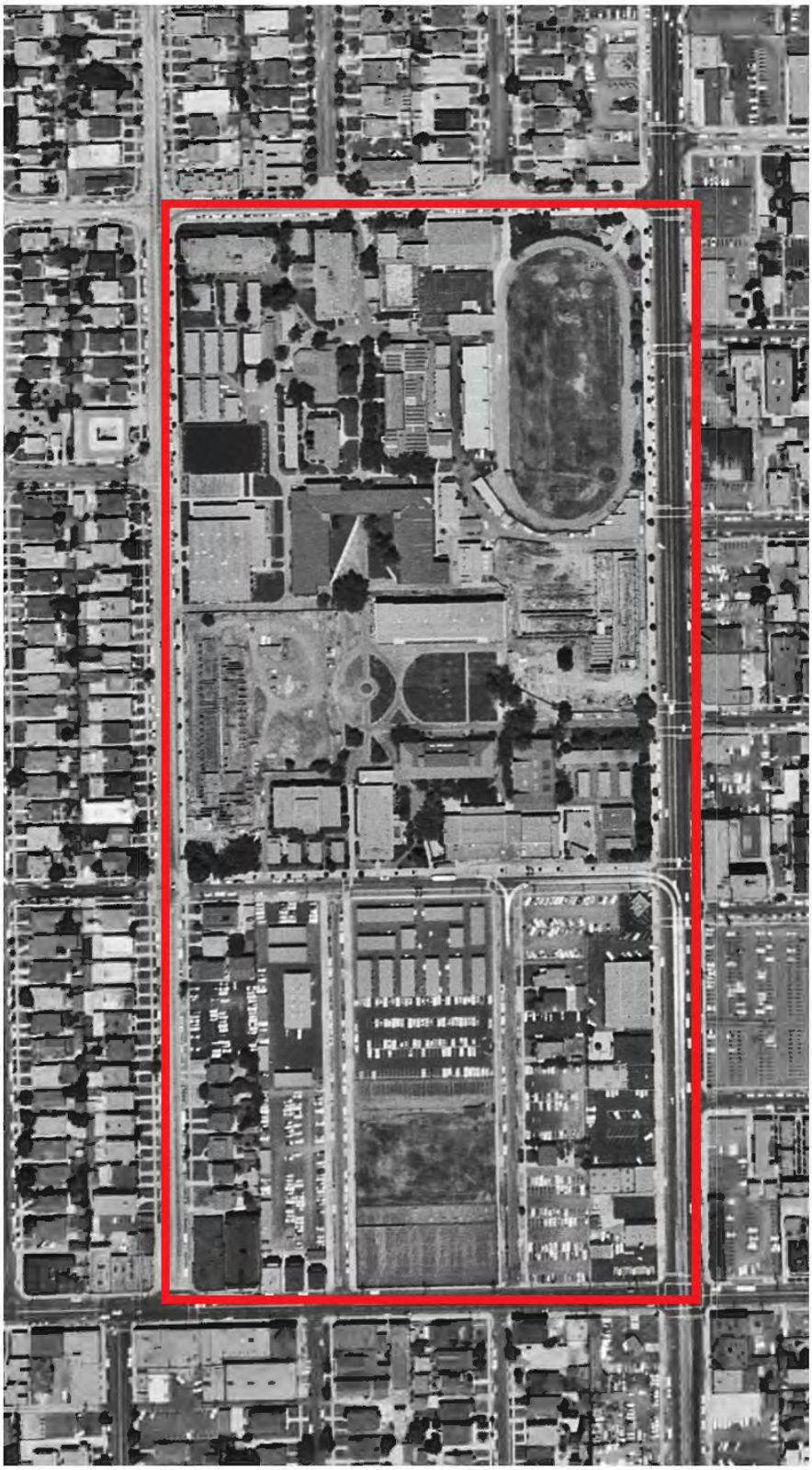


Exhibit 4. 1960 aerial image of the LACC campus outlined in red (UCSB 2025).

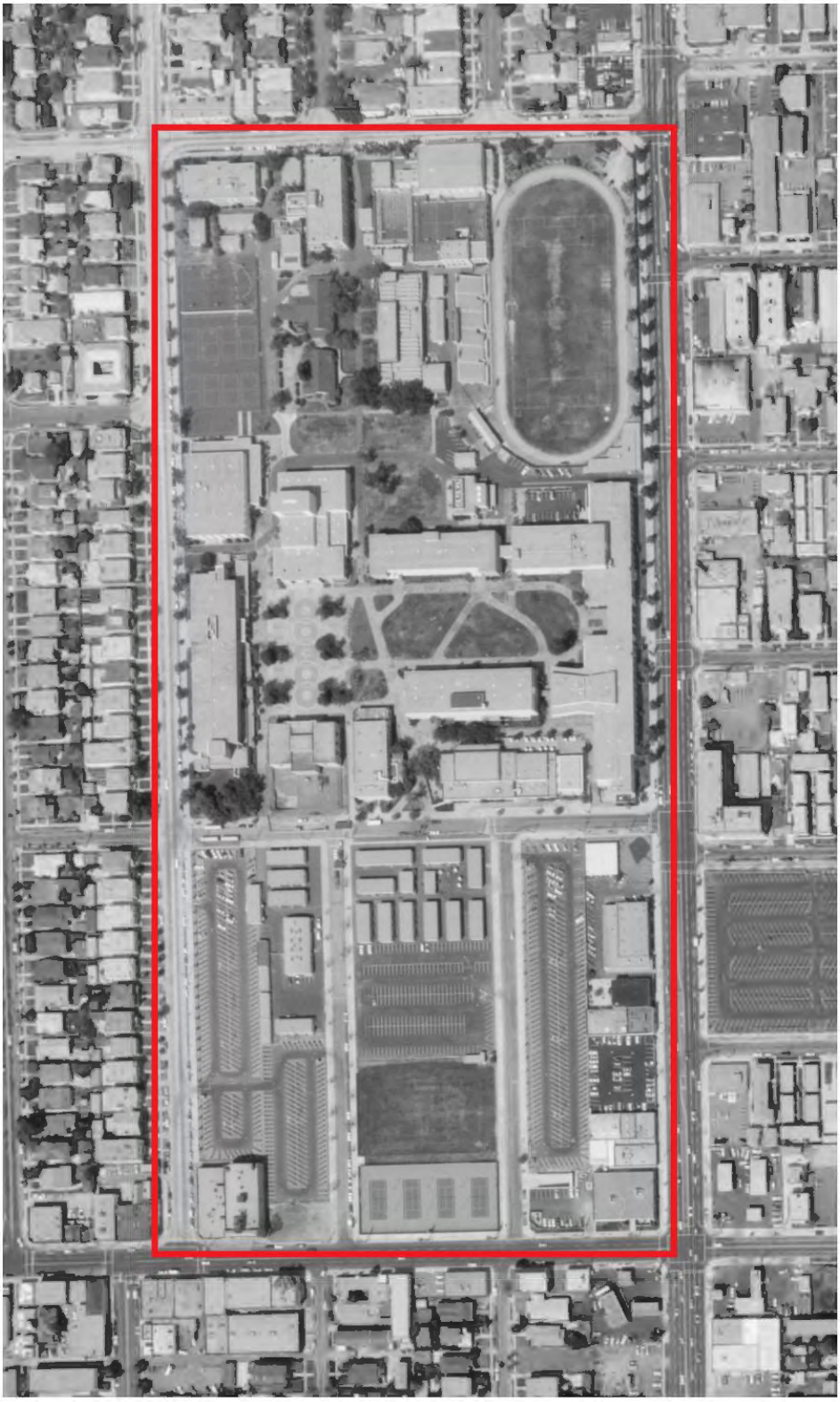


Exhibit 5. 1971 aerial image of the LACC campus outlined in red (UCSB 2025).

Additional development occurred on campus in the 1970s and through 1980s, though at a less accelerated pace. Buildings constructed during this time included the Radiologic Technology Building (1973) and Communications Building (1980) (Terry A. Hayes Associates 2009: 1.4, 2.6-2.15).

Recent Development (2000-Present)

From 2001 to 2008, several local propositions were passed that allocated bond funds to the LACCD to improve its schools. As a result of these propositions, millions of dollars were specifically allocated to LACC to undertake key redevelopment projects. To guide these developments, a Master Plan team was formed to create an overall plan and identify long and short-term project goals (Terry A. Hayes Associates 2009: 1). In 2002, the LACC Master Plan was first drafted by the LACCD. A Draft EIR was prepared for this Master Plan, as was a Historic Resources Survey Report to assess the potential historic buildings on the campus, including the Life Sciences Building and the Chemistry Building (Terry A. Hayes Associates 2002). The 2002 EIR concluded that impacts to these historic buildings would be significant and unavoidable, even with mitigation applied. In 2009, an EIR Addendum was prepared as an update to the Master Plan (Terry A. Hayes Associates 2009). Several buildings were constructed during this more recent development period. These include the MLK Library (2009), Science Technology Building (2009), Child Development Center (2009), Kinesiology North Building (2010), and Student Union (2012). One of the biggest visual changes to the campus during this era was the relocation of the athletic fields from the northeast corner of campus to the southwest corner, to make space for the MLK Library, Science and Technology Building, and Child Development Center (Terry A., Hayes 2006: 1.4; NETR 2025; UCSB 2025).

Carpentry Shop (1962)

The Carpentry Shop was constructed in 1962. It was historically known as the Green House. It is located directly west of the Chemistry Building and contains a smaller footprint. The building was designed by Allison and Rible Architects as a part of their new, 1950s campus Master Plan. It does not appear to have a distinct architectural style and is utilitarian in nature. The original building was divided into three parts: a tool shed, greenhouse, and lath house with a combination flat and shed roof (LACCD 2025). At an unknown date, the building was modified such that the lath house and greenhouse sections were enclosed and are no longer evident. The roof form where the greenhouse was once located has changed from a shed roof to a gabled roof. Additionally, it appears that one of the garage doors was replaced at an unknown date (NETR 2025; UCSB 2025).

Architect

Allison and Rible (1950-1970)

The architectural firm of Allison and Rible consisted of George Allison and Ulysses Floyd Rible (1904-1982). Ulysses Rible was born in Chicago, Illinois on November 22, 1904. He received his bachelor's degree in architecture from the University of Southern California and Graduate Fellowships at the University of Pennsylvania (1928-1929), American Academy in Rome (1930), and Beaux Arts Institute of Design (1932) (OAC 2025b).

After Allison and Allison dissolved, George Allison partnered with architect Ulysses Floyd Rible in 1944 to form Allison and Rible. The firm was active for over 25 years and designed major institutional and public facilities across California. Examples of the firm's work include the California Federal Savings & Loan, West Los Angeles Civic Center (Exhibit 6), Wilshire Methodist Church, the First Congregational Church of Los Angeles,

San Fernando State College, Master Plan for Claremont Men's College, various projects at Pepperdine University, Pasadena College, and the 1950-1970 redevelopment plan for LACC (LA Conservancy 2025a; PCAD 2025b). The firm officially dissolved in 1964 (PCAD 2025b). George Allison died on June 25, 1977, and Ulysses Rible died on January 28, 1982 (PCAD 2025b; PCAD 2025c).



Exhibit 6. Undated photograph of the West Los Angeles Civic Center (LA Conservancy 2025b).

Architectural Style

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

Significance Evaluation

The following provides an evaluation of the Carpentry Shop in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Carpentry Shop was constructed in 1962 as a part of the second campus master plan redevelopment project planned and designed by Allison and Rible. The project aimed to address the postwar spike in enrollment at LACC due to the introduction of the GI Bill which paid for veterans to go to college, resulting in skyrocketing enrollment at four-year universities and junior colleges. However, the other LACC campus buildings constructed under this new expansion plan were instructional buildings, while the Carpentry Shop appears to have been constructed primarily as a utilitarian and support building. Therefore, while the Carpentry Shop is associated with the developmental impact of the GI Bill, it does not reflect the educational impact in the same way as the educational buildings and facilities constructed at this time. Furthermore, the expansion of colleges and universities in the postwar years occurred nationwide and was not limited to LACC. Furthermore, research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus outside of its GI Bill connection. Although the building is representative of the growth of the campus, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation.

In addition, significant changes to the setting of the campus have occurred since the building's construction in 1959, including multiple new building constructions and demolitions; changes in paths of circulation; and the lack of an intact, cohesive master

planned collection of mid-century, Alison and Rible-designed buildings, such that it has no potential to contribute to a historic district of buildings from its period of development.

Therefore, due to lack of identified significant associations with important events the Carpentry Shop is not eligible under NRHP Criterion A, CRHR Criterion 1, and City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Carpentry Shop is not eligible under NRHP Criterion B, CRHR Criterion 2, and City Criterion 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Carpentry Shop was designed by Allison and Rible in 1962 as a part of the postwar LACC expansion project. It is very utilitarian in nature and does not appear to have any defined architectural style. The original building was divided into three parts: a tool shed, greenhouse, and lath house with a combination flat and shed roof. Moreover, alterations are so extensive that these distinct elements are no longer present. In addition, it appears that one of the garage doors was replaced at an unknown date. The roof form where the greenhouse was once located has changed from a shed roof to a gabled roof. Although the building retains some Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature.

The Carpentry Building also does not serve as a good example of Allison and Rible's body of work. NPS guidance for evaluating properties designed by master architects states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Allison and Rible and constructed in 1962, this building is very utilitarian in nature and is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture.

Its level of design evokes utility over style, and it appears to have been a support building rather than an integral educational building reflecting the overall Master Plan for the campus.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1962, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Carpentry Shop is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

Integrity

The Carpentry Shop has been heavily altered since its original construction. While it maintains integrity of location, it does not maintain integrity of design, materials, and workmanship. There have also been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no important historical associations were identified for the building.

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