



Environmental Review

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

DRAFT ENVIRONMENTAL IMPACT REPORT

NORTHEAST LOS ANGELES COMMUNITY PLAN AREA

Swan Hall Renovation and Addition, Occidental College

ENV-2010-653-EIR
State Clearinghouse No. 2010041044
Council District 14

Project Address: 1600 Campus Road

Project Description: Occidental College, is proposing to renovate the 16,340 square foot (sq ft) three-story Swan Hall and construct a 22,700 sq ft 3-story addition. (No change in student or faculty population is anticipated as a result of the project) Originally designed by Myron Hunt as a dormitory for the original campus, Swan Hall was constructed in 1914 and remodeled and repurposed in 1960 as a faculty office building. The building is a contributory structure to an identified Historic District. Today, Swan Hall houses six academic departments and one third of Occidental's faculty. The renovation of Swan Hall would provide necessary seismic upgrade and provide full ADA-compliant accessibility. Currently, most of the building is inaccessible to the physically challenged. The existing office space is substandard; the renovation would provide modern offices of adequate size for existing faculty and staff, along with seminar rooms, flexible instruction areas, informal meeting spaces, and new psychology experiment and interview rooms. The proposed addition would incorporate a design scale similar to, but distinct from, the original Swan Hall. The expansion would allow for modern offices and other spaces of adequate size for existing faculty and staff. During the renovation of Swan Hall and the construction of the new 3-story addition, the offices of faculty and staff in existing Swan Hall would be relocated into temporary trailers in order that the academic and administrative functions of the College continue uninterrupted. Approximately 12,762 square feet of temporary trailer space would be used during construction activities. The project would require Conditional Use approval for an educational use in a residential zone.

APPLICANT:
Occidental College

PREPARED BY:
Environmental Review Section
Los Angeles City Planning Department

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Appendices

- A.1 Notice of Preparation,
- A.2 Comments Received on NOP
- A.3 Initial Study

The following appendices are available on-line or CD, at City Hall, Planning Department, Environmental Review Section, Room 750

- B. Cultural Resources Study for Occidental College, Jones & Stokes, September 2003
- C.1 Occidental College, Swan Hall Rehabilitation and Addition, Historic Resource
Impact Assessment, KCK, September 2010 (including Cost Estimate from
C. P O'Halloran, independent cost estimator)
- C.2 Cumming Cost Estimate Comparison, July 2010