

ATTACHMENT 5

45' SHADE AND SHADOW STUDY BY APPLICANT TEAM

September 14, 2016

REVISED

VIA E-MAIL & U.S. MAIL

Ms. Cynthia de la Torre
Associate Planner
City of Beverly Hills
Planning Division, Department of Community Development
455 N. Rexford Drive
Beverly Hills, California 90210

Re: 250 North Crescent Drive Project
Shade and Shadow Study

Dear Ms. de la Torre:

At the Beverly Hills City Council Meeting of April 5, 2016, as part of the request for City Council review of the proposed Density Bonus project located at 250 N. Crescent Drive (the "Project"), the City Council decided to call up the Planning Commission's decision for review and requested to include, among other things, a shade and shadow study for the Project.

We also bring your attention to section 21099 of the California Environmental Quality Act (Public Health & Safety Code, § 21000, *et seq.*, hereinafter "CEQA"). In particular, subdivision (d) of section 21099 provides that "aesthetic...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." (Pub. Resources Code, § 21099, subd. (d)(1).) Pursuant to Appendix G of CEQA "aesthetic impacts" include shade and shadow impacts caused by a project onto surrounding properties. In other words, a project which meets the criteria of section 21099 cannot have a physical impact on the environment, under CEQA, caused by shade and/or shadow. See attached copy of California Public Resources Code section 21099.

The Project meets the criteria of CEQA section 21099 and, accordingly, pursuant to State law cannot have an aesthetic impact under CEQA. First, the Project is a residential project, consisting of 8 residential condominium units, and is located on an infill site, defined by CEQA.¹

¹ An "infill site" is defined under CEQA as a "development occur[ing] within city limits on a project site of no more than five acres substantially surrounded by urban uses", with "no value as habitat for endangered, rare, or threatened species" and that "can be adequately served by all required utilities and public services."

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Second, the Project is located within a “transit priority area”, defined by subsection (a) as “an area within one-half mile of a major transit stop...” As the intersection of Wilshire Boulevard and Beverly Drive meets the definition of a major transit stop because it is “served by two or more major bus routes within a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods” and is less than 0.5 miles from the Project, the Project qualifies as within a transit priority area and exempt from aesthetic impacts analysis.

Nonetheless, because the City Council was interested, we have prepared and enclosed with this letter, a shade and shadow impact analysis for the Project as a courtesy. We also have provided enhanced versions of the shade and shadow study pursuant to your recent request. As indicated in the analysis, the Project will not have an impact on surrounding properties due to shade and/or shadow.

I trust this additional information will allow you to complete your review of the Project. Please feel free to contact me at (213) 629-5300 if you have any further questions. We look forward to continue working with the City on this project.

Sincerely,



Todd Elliott
of TRUMAN & ELLIOTT LLP

Enclosures

cc: Mr. Ryan Gohlich
Mr. Masa Alkire

PUBLIC RESOURCES CODE

SECTION 21099

21099. (a) For purposes of this section, the following terms mean the following:

(1) "Employment center project" means a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area.

(2) "Floor area ratio" means the ratio of gross building area of the development, excluding structured parking areas, proposed for the project divided by the net lot area.

(3) "Gross building area" means the sum of all finished areas of all floors of a building included within the outside faces of its exterior walls.

(4) "Infill site" means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

(5) "Lot" means all parcels utilized by the project.

(6) "Net lot area" means the area of a lot, excluding publicly dedicated land and private streets that meet local standards, and other public use areas as determined by the local land use authority.

(7) "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.

(b) (1) The Office of Planning and Research shall prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed revisions to the guidelines adopted pursuant to Section 21083 establishing criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, the office shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section.

(2) Upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.

(3) This subdivision does not relieve a public agency of the requirement to analyze a project's potentially significant transportation impacts related to air quality, noise, safety, or any other impact associated with transportation. The methodology established by these guidelines shall not create a presumption that a project will not result in significant impacts related to air

quality, noise, safety, or any other impact associated with transportation. Notwithstanding the foregoing, the adequacy of parking for a project shall not support a finding of significance pursuant to this section.

(4) This subdivision does not preclude the application of local general plan policies, zoning codes, conditions of approval, thresholds, or any other planning requirements pursuant to the police power or any other authority.

(5) On or before July 1, 2014, the Office of Planning and Research shall circulate a draft revision prepared pursuant to paragraph (1).

(c) (1) The Office of Planning and Research may adopt guidelines pursuant to Section 21083 establishing alternative metrics to the metrics used for traffic levels of service for transportation impacts outside transit priority areas. The alternative metrics may include the retention of traffic levels of service, where appropriate and as determined by the office.

(2) This subdivision shall not affect the standard of review that would apply to the new guidelines adopted pursuant to this section.

(d) (1) Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.

(2) (A) This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies.

(B) For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources.

(e) This section does not affect the authority of a public agency to establish or adopt thresholds of significance that are more protective of the environment.

250 N. Crescent Drive Shade and Shadow Analysis

Description of Project Site

The proposed project includes the development of one parcel located on the east side of North Crescent Drive. The Project Site is a vacant and unused property with no structures. The groundcover consists mostly of grass. The site is adjacent, on its north and south side, to three- and four-story multi-family residential buildings. An approximately 20-foot wide alley is located east of the project site. East of the alley are single family homes, including 1- and 2-story garages with entrances from the alley. Figure 1a shows the land uses around the project site. The project site does not possess high aesthetic value and is devoid of noteworthy visual resources.

Methodology

This analysis was undertaken to determine whether the Project would create a new source of shade or shadow which would adversely affect existing structures or uses in the area. This analysis measures the existing visual resource against the proposed action, analyzing the nature of the anticipated change. In determining shadow effects, several factors are considered:

- *Affected land use (i.e., is it a light-sensitive use whereby sunlight is essential to its use);*
- *Duration (i.e., how many hours per day might a use be shadowed);*
- *Time of day (i.e., is use in shadow at a time of day when sunlight is most important);*
- *Season (i.e., what time of year might a particular use be in shadow);*
- *Extent (i.e., what percentage of a particular use may be in shadow);*
- *Nature of the shadows (i.e., is the shadow more solid or more dappled in nature);*
- *Pre-existing conditions (i.e., are there existing buildings, landscaping or other features that currently shadow the use)*

Generally, in order for a project to generate a shadow impact, which could potentially be considered significant, it must increase shadows cast upon shadow-sensitive uses. Shadow-sensitive uses include nurseries, outdoor-oriented retail or restaurant uses (e.g., outdoor eating areas), existing solar collectors, or routinely useable outdoor spaces associated with recreational, institutional, or residential land uses. These uses are considered sensitive because sunlight is important to their function, physical comfort, and/or commerce.

Shadow impacts may be considered potentially significant if shadow-sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time between late October and early April (including Winter Solstice), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Standard Time between early April and late October (including Summer Solstice).

Project Impact

Because the proposed structure is four stories in height, it may cast shadows in the immediate area surrounding the buildings. Figure 1b shows land uses adjacent the project site, including tall trees and landscaping east of the project site. The only potentially shadow-sensitive uses surrounding the project site are the residential uses north and south of the project site and the single family houses east of the alley on the east side of the project site. In general, shadows cast by buildings are shortest on the Summer Solstice (June 21) and longest on the Winter Solstice (December 21). A shadow analysis was performed to determine how the proposed project would affect nearby residences (shown in figures 2a and 2b). Although the proposed height of four stories may result in a new source of shade and shadow, no sensitive uses would be affected.

As shown on the bottom of Figure 2a, during summer mornings, shadows would fall to the west, and would fall on the sidewalk and east side of Crescent Drive, west of the project site. The street and sidewalk is not considered a shadow sensitive use. As the day progresses, shadows would move eastward. Noon shadows would be cast north of the project building but would not cast shadows onto the adjacent building north of the project site. Summer evening shadows would project onto the alley east of the project site. However, this alley is not considered a shadow sensitive use. In addition, existing trees and landscaping on neighboring properties to the east of the Project site currently shade the single family residences east of the Project site during afternoon hours. See Figure 1c showing the shadow effect of existing trees and landscaping on single family homes east of the project site. Therefore, the Project would not cause an impact due to shade and shadow during the summer hours.

As shown on the top of Figure 2a, during the winter mornings, shadows would project north of the project site. A four-story condominium building is located north of the project site. Shadows would fall on the southern wall of the apartment building north of the Project site. South facing windows on the four-story apartment building would be shaded but these are not considered shadow-sensitive outdoor spaces. Further, the two covered verandas on the south side of the existing four-story condominium building would already be in shade because they are covered verandas, a pre-existing condition not caused by the Project. As the day progresses, shadows would move in a northeasterly direction. By 12:00 PM, the north residential building is in shade, but caused by its own design and not the Project site. The Project would not cause any new shade or shadows on the covered verandas to the north. In the late afternoon and evening, winter shadows would project onto the alley east of the project site and potentially into the rear yard of a single family residential property located east of the project site. In the rear of the residential site closest to the proposed project are parking areas and a parking garage. The alley is not considered a shadow sensitive use and the parking areas and parking garage are not considered shadow-sensitive. No routinely useable outdoor space associated with residential uses would be affected by shadows for more than three continuous hours. In addition, existing and landscaping trees on neighboring properties to the east of the Project site currently shade these areas during afternoon hours. See Figure 1c showing the shadow effect of existing trees and landscaping on single family homes east of the project site.

The only site potentially affected by shadows caused by the project is the property at 254 N. Rexford (immediately east of the Project site). However, existing trees and landscaping of at least 20 feet in height at the rear of the property cast an approximately 67-foot shadow east during the Winter Solstice at the 3:00 p.m. hour, covering the rear yard of the property.¹ Of the 151 foot lot depth of 254 N. Rexford, more than 90 feet are utilized by the front yard and main home on the property, leaving less than 60 feet at the rear of the property, which is less than the reach of shadows at the 3:00 p.m. hour given existing trees at the site. Therefore, the Project would not cause an impact due to shade and shadow during the winter hours and the Project would have a less than significant impact from shade and shadow.

Figure 2b illustrates an enhanced depiction of the shade and shadow study during Winter Solstice, including a set of images depicting the existing context of the project site without the project. The top row of images shows the project future conditions, while the center row of images shows the existing pre-project conditions. The top row is a repetition of the December 22 images on Figure 2A, but “enhanced” as requested by Planning Staff to confirm conditions at Winter Solstice in combination with existing conditions produce no shadow impact. As confirmed by the study, the Project would not cause an impact due to shade and shadow during the winter season and the Project would have a less than significant impact from shade and shadow.

¹ The length of a shadow is equal to the height of a tree divided by the tangent angle of the sun at a given hour during the Winter Solstice. The tangent angle at 3:00 p.m. for this geographic location is approximately 0.2992. Calculation: $20 \div 0.2992 = 66.84$.



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Project Site

Figure 1A

City of Beverly Hills



Figure 1B

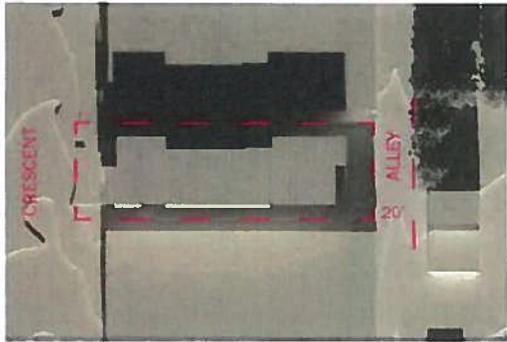


Figure 1C.

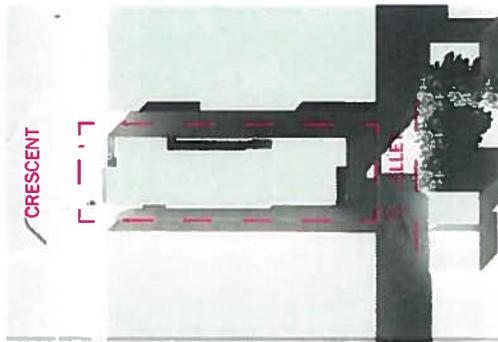
250 N. Crescent Drive

Shade & Shadow Study

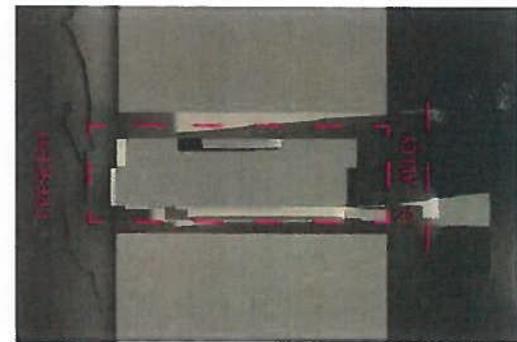
September 2016



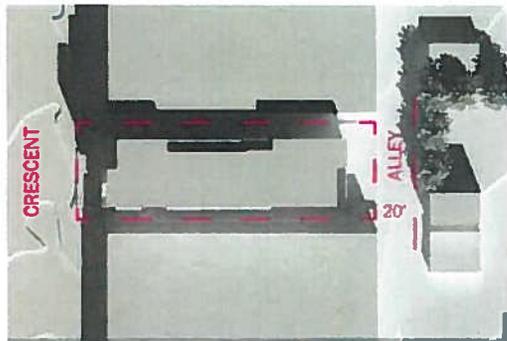
DECEMBER 22nd - 9 am



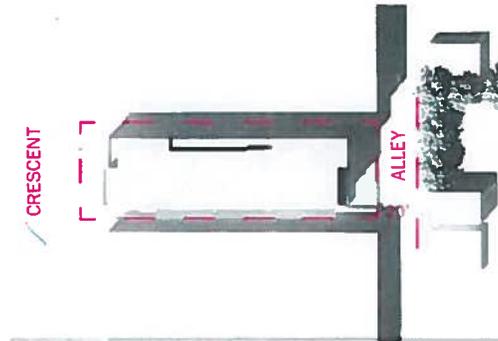
DECEMBER 22nd - 12 Noon



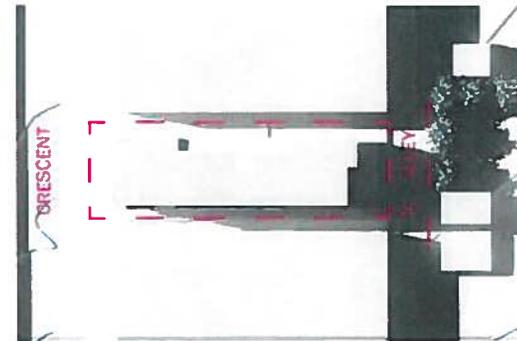
DECEMBER 22nd - 3 pm



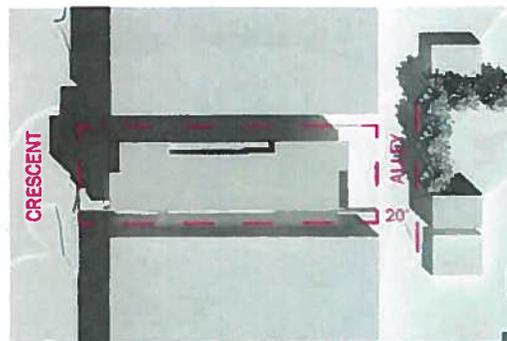
MARCH - SEPTEMBER 22nd - 9 am



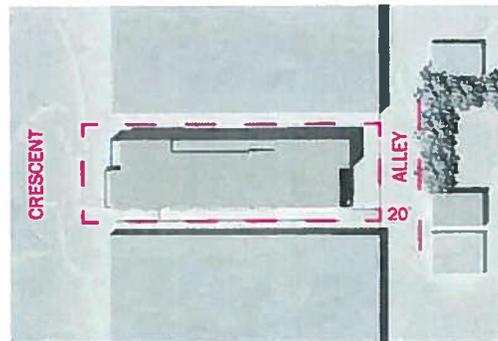
MARCH - SEPTEMBER 22nd - 12 Noon



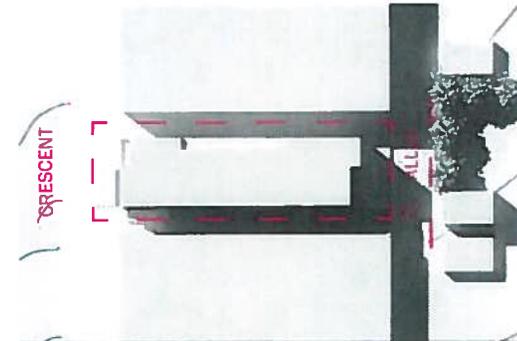
MARCH - SEPTEMBER 22nd - 3 pm



JUNE 22nd - 9 am



JUNE 22nd - 12 Noon



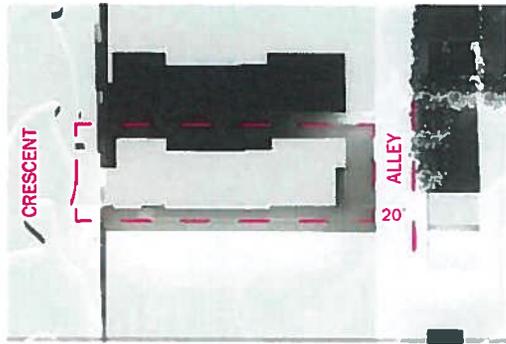
JUNE 22nd - 3 pm

FIGURE 2A - DECEMBER / MARCH-SEPTEMBER / JUNE

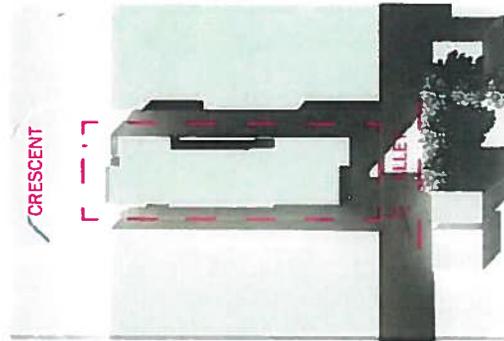
250 N. Crescent Drive

Shade & Shadow Study

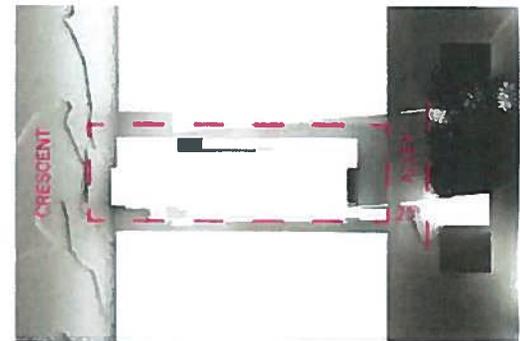
September 2016



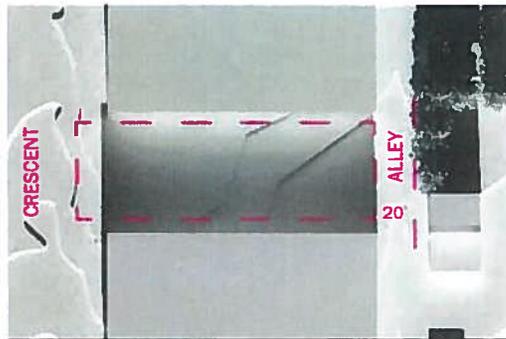
DECEMBER 22nd - 9 am



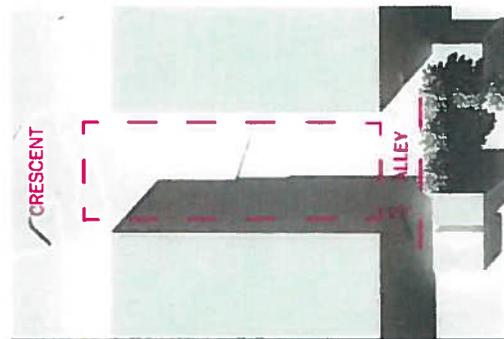
DECEMBER 22nd - 12 Noon



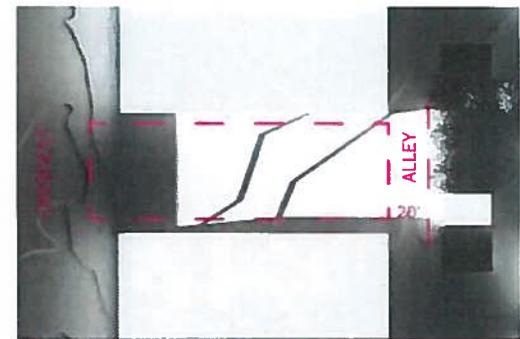
DECEMBER 22nd - 3 pm



EXISTING CONTEXT ONLY - DEC 22nd - 9 am



EXISTING CONTEXT ONLY - DEC 22nd - 12 Noon



EXISTING CONTEXT ONLY - DEC 22nd - 3 pm

FIGURE 2B - DECEMBER 22nd

Images enhanced for readability
per City Staff request

EDWARD S. LEVIN

EDUCATION Master in Architecture, Harvard University
 Bachelor of Architecture, Cornell University

LICENSING / California C-14361
 CERTIFICATION New York 16715 [inactive]
 LEED Accredited Professional

Principal
 Levin-Morris Architects Inc
 West Hollywood, California

SELECTED Full responsibility for all aspects of design, production, technical specifications, project
 PROJECTS management and overall firm management. Buildings and projects include:

923 - 931 Palm Avenue: 45-unit senior housing project, in West Hollywood. (in approvals)

8017 - 8031 Norton Avenue: 34-unit condominium project, in West Hollywood. (in construction; completion anticipated December 2017)

250 N Crescent Drive: 8-unit condominium project, in Beverly Hills. (in approvals)

8557 West Knoll: 6-unit townhouse condominium project, in West Hollywood. (development entitlement received)

9265 - 9269 Burton Way: 5-story, 23-unit residential condominium project, with on-site affordable units, in Beverly Hills. (in construction; completion anticipated December 2016)

1342 N. Hayworth: 4-story, 16-unit residential condominium, with on-site affordable units, in West Hollywood. (in construction; completion anticipated October 2016)

11715 - 11731 W. Bellagio Road: 3-story, 23-unit residential condominium project, in Los Angeles. (completed December 2014)

1232 - 1236 N. Kings Road: 4-story, 25-unit residential rental project; high-achieving green building, with on-site affordable units, in West Hollywood. (completed October 2013)

La Terrasse - 447 N. Doheny Drive: 5-story, 20-unit luxury condominium project, with 55,000 square feet of residential units, in Beverly Hills. (completed January 2011)

Cecconi's Restaurant: 15,000 square feet high-end restaurant (for Soho House, London), in West Hollywood. (completed April 2009)

Gallery Lofts: 4-story, 100-unit loft condominium project, with 174,000 square feet of loft units, in Los Angeles. (completed August 2011)

Sunset Tower Hotel Alterations: renovations & alterations to entry, lobby, bar & restaurant, and hotel rooms in the Sunset Tower Hotel, listed on National Historic Register, in West Hollywood. (lobby / bar / restaurant completed 2005; rooms completed 2011)

Bruce Meyer Collection: renovation of 2-story 1928 parking garage for classic car collection display, in Beverly Hills. (completed November 2012)

215 South La Cienega Boulevard: 3-story commercial renovation project, with new facade and entry, in Beverly Hills. (completed in modified form July 2013)

300 South Raymond: 2-story commercial renovation project, with 15,000 square feet of retail and professional office space, in Pasadena. (completed September 2010)

165 S. Robertson Boulevard: award-winning remodel of 1-story retail building in Beverly Hills. (completed 2003)

Ahmanson-Lovell Brain Imaging Center: 14,000 square-foot, 2-story research building for functional brain imaging research, including MRI and PET facilities, at UCLA. (completed 1998)

Ackerman Union Student Store: Interior design, including fixtures, for 63,000 square-foot campus store for UCLA. (completed 1996)

Brain Research Institute Level A & B Alterations: 24,500 square-foot research laboratory renovation, on 2 floors of the UCLA Center for Health Sciences. (completed 1996)

William Andrews Clark Memorial Library Repairs & Upgrades: historic preservation, and life-safety / accessibility upgrades to a historic 1927 library building for UCLA. (completed 1995)

301 Arizona: 32,000 square-foot, 4-story retail & office building on the Third Street Promenade in Santa Monica. (completed 1992)

Moore Hall Reading Room: reading room / faculty seminar room for the UCLA Graduate School of Education, in historic 1930 campus building. (completed 1993)

YWCA of the Harbor Area Repairs & Upgrades: historic preservation work and accessibility upgrades to a 1918, Julia Morgan-designed YWCA building in San Pedro. (completed 1998)

Virginia Avenue Park Expansion: improvements to a city park for the City of Santa Monica. (completed 1992)

The L.A.B.: 12,000 square-foot, two-building industrial to retail conversion in Costa Mesa, including Urban Outfitters store. (completed 1994)

Urban Outfitters: 12,500 square-foot retail project in historic building in Old Town Pasadena (completed 1995); 15,000 square-foot seismic renovation and retail project on the Third Street Promenade in Santa Monica. (completed 1992)

Anthropologic: 20,000 square-foot retail project in Santa Monica. (completed 1996)

Land-use planning, consulting, and forensic services for CalTrans, the City of Santa Monica, Deloitte & Touche, and other public and private entities.

PUBLISHED
WORK

- Sarah Ferrell. "Sunset Revival: The Old Hollywood Made New"
The New York Times Style Magazine (November 20, 2005); article on Sunset Tower Hotel
- Thomas S. Hines. *9350 Civic Center Drive* (Building Types Study 810)
Architectural Record 190:6 (June 2002); article on 9350 Civic Center Drive
- "Making the Grade at UCLA" *Visual Merchandising and Store Design* 128:8 (August 1997);
article on UCLA Ackerman Union Student Store
- Michael Fickes. "Urban Outfitters: Image with an Attitude" *Retail Store Image* 4:7 (October 1993);
article on Urban Outfitters, Santa Monica
- Tod Williams and Ricardo Scofidio, eds., *Window/Room/Furniture* (New York: Rizzoli, 1981);
exhibition catalogue and essay by J.P. Bonta on *Window/Room/Furniture*
- Paul Goldberger. "Design Notebook" *The New York Times* (December 10, 1981);
review of *Window/Room Furniture* exhibition
- Susan Doubilet. "The Classical Transformed" *Progressive Architecture* (October 1981);
article including Kirkwood Residence
- Douglas Davis. "Back to the Classics" *Newsweek* (September 7, 1981);
review of *Speaking a New Classicism: American Architecture Now* exhibition
- Ada Louise Huxtable. "Futurism's Direction Today? Full Speed Backward" *The New York Times*
(June 14, 1981); review of *Speaking a New Classicism: American Architecture Now* exhibition
- Helen Searing. "Speaking a New Classicism: American Architecture Now"
Speaking a New Classicism: American Architecture Now
(Northampton, Mass.: Smith College Museum of Art, 1981); exhibition catalogue
- Ellen K. Morris. "Architecture: News from the Academics" *Art in America* (November 1980);
review of *Architecture: Practice & Pedagogy* exhibition
- Paul Goldberger. "Architecture: Past Glory and the Future" *The New York Times* (July 3, 1980);
review of *Architecture: Practice & Pedagogy* exhibition
- Ellen K. Morris. "Architecture Without Messiahs" *Skyline* (December 1979);
review of *Young Faculty Architecture* exhibition

PUBLICATIONS AUTHORED	<p>"Louis I. Kahn - A Postscript" <i>Perspecta 28: The Yale Architectural Journal</i> (New York: Rizzoli, 1997)</p> <p>"Typology in Design Education" Theme issue of the <i>Journal of Architecture Education</i> 35:2 (1982); co-editor of issue, with Ellen K. Morris, and co-author, with Ellen K. Morris, of Introduction, "On the Discipline of Architecture"</p> <p>"In Search of Lost Time" <i>Journal of Architecture Education</i> 35:2 (1982)</p> <p>Exhibitor's personal statement, in "Architecti - Vitae - Verba" Helen Searing, ed., <i>Speaking a New Classicism: American Architecture Now</i> (Northampton, Mass.: Smith College Museum of Art, 1981)</p> <p>"Architecture Beyond the Sentence" John Meunier, ed., <i>Language in Architecture: Proceedings of the 68th ACSA Annual Meeting</i> (Washington, D.C.: Association of Collegiate Schools of Architecture, 1981)</p>
EXHIBITED WORK	<p>1981- 83 group exhibition: "Window/Rooms/Furniture" <i>The Cooper Union Gallery, The Cooper Union</i> New York, New York (exhibition subsequently traveled to Axis Gallery, Tokyo, Japan & Osaka, Japan)</p> <p>1981--83 group exhibition: "Speaking a New Classicism: American Architecture Now" <i>Smith College Museum of Art</i> Northampton, Massachusetts (exhibition traveled to Clark Art Institute, Williamstown, Massachusetts; Portland Art Museum, Portland, Oregon; Farish Gallery, Rice University, Houston, Texas; Washington University Gallery of Art, St. Louis, Missouri; Tulane University School of Architecture, New Orleans, Louisiana; and the National Museum of American Art, Washington, D.C.) <i>work requested for inclusion in the permanent collection of the</i> <i>National Building Museum, Washington, D.C.</i></p> <p>1980 group exhibition: "Architecture: Practice & Pedagogy" <i>National Academy of Design</i> New York, New York</p> <p>1979 group exhibition: "Architecture: Practice & Pedagogy" <i>Suzanne Lemberg Usdan Gallery, Bennington College</i> Bennington, Vermont</p> <p>1979 group exhibition "Young Faculty Architecture" <i>Joe and Emily Lowe Art Gallery, Syracuse University</i> Syracuse, New York</p> <p>1977 <i>Hewlett Gallery, Carnegie-Mellon University</i> Pittsburgh, Pennsylvania</p>
COMMUNITY SERVICE	<p>2005- <i>Commissioner</i> Historic Preservation Commission, City of West Hollywood (current Vice-Chair; Chair, 2010-2011)</p> <p>2000- 06 <i>Commissioner</i> Architectural Commission, City of Beverly Hills (Chair, 2002 -03 / 2003-04)</p>
MEMBERSHIPS	<p><i>Member, Los Angeles Conservancy</i></p> <p><i>Member, West Hollywood Chamber of Commerce</i></p>

LECTURES / CRITICISM	2004	Paper Delivered: "A Book by the Window" Society of Architectural Historians Annual Meeting Providence, Rhode Island
	1980	Lecture: "Architecture Beyond the Sentence" Association of Collegiate Schools of Architecture 68th Annual Meeting San Antonio, Texas
AWARDS / FELLOWSHIPS	1983	<i>Individual Project Fellowship</i> National Endowment for the Arts Washington, D.C.
	1974	<i>Graduate Fellowship</i> Graduate School of Design, Harvard University Cambridge, Massachusetts
	1974	<i>Otto R. Eggers Memorial Prize</i> Department of Architecture, Cornell University Ithaca, New York
ACADEMIC POSITIONS	1996-97	<i>Visiting Lecturer</i> University of Southern California 3rd-year and 2nd-year design studios
	1982-84	<i>Adjunct Faculty</i> Southern California Institute of Architecture graduate-level seminars in architectural theory
	1979-81	<i>Assistant Professor of Architecture</i> Syracuse University undergraduate design studios & seminars in architectural theory
	1975-79	<i>Assistant Professor of Architecture (Instructor, 1975-76)</i> Carnegie-Mellon University undergraduate & graduate design studios; graduate & upper-level undergraduate seminars in architectural theory; Chairman, Visiting Critics & Lecturers Committee, 1976-79; Director, Pre-College Summer Session, 1977
	1974-75	<i>Teaching Fellow</i> Graduate School of Design, Harvard University graduate-level design graphics course
	1974-	<i>Guest Juror / Visiting Critic at the following:</i> University of Southern California University of California, Los Angeles Columbia University Cornell University University of Virginia Syracuse University