

## A. AESTHETICS

Aesthetic impacts for the project have been evaluated under two general categories: 1) Visual Character and Scenic Views, which addresses the general aesthetic value and view impacts relative to the surrounding neighborhood, and 2) Light and Glare, which considers Project night-time illumination or glare impacts on the surrounding neighborhood. A third category which evaluates impacts to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway, was determined in the Initial Study prepared for the Project, not to require further analysis in the EIR beyond the effect of tree removals, which is analyzed under the Visual Character and Scenic Views category.

### Existing Conditions

#### 1. Visual Character and Scenic Views

The visual boundaries of a viewshed containing an urban institutional site, such as the WLAC campus, are commonly defined by man-made features and landscaping. The viewshed containing the 72-acre WLAC and campus is situated on transitional alluvial landform between the westerly facing slopes of the Baldwin Hills and the lowland floodplains bordering Ballona Creek. The Baldwin Hills, which comprise the eastern viewshed boundary of the campus vicinity, are a surface manifestation of the Inglewood Oil Field, an anticlinal oil-bearing structure that rises above the otherwise flat surfaces of the Los Angeles Basin. The juxtaposition of the raised and level natural landforms may provide for a variety of viewing locations at different elevations from which the campus may be seen. The following visual evaluation will identify public spaces and private property areas with potential views of the WLAC campus, as well as discuss the general aesthetic value of the existing project area. Photographic examples of these views are provided throughout this section. **Figure V.A-1** identifies the location of the photographs.

The WLAC campus lies in an unincorporated portion of Los Angeles County that extends westerly from the Baldwin Hills. The campus is immediately bounded on its western and southern sides by residential land uses within the jurisdiction of Culver City and to the north and east by petroleum extraction-related activities throughout the Inglewood (Baldwin Hills) Oil Field, which lie within Los Angeles County jurisdiction. (See Figure IV-1 in Section IV. Environmental Setting.)

The WLAC campus is bordered by single-family residences (south of Stocker Street) and by multi-family residential developments (west of Freshman Drive) in Culver City. The northern and eastern sides of the campus are backed by ridgelines in the Inglewood (Baldwin Hills) Oil Field. The single-family, single-story residential structures abut an electricity power-line easement paralleling Stocker Street. Two- and three-story structures make up several multi-family residential developments located between Freshman Drive and Jefferson Boulevard.

The Baldwin Hills have been disturbed by petroleum extraction-related activities since the early 1900's. The slopes and ridges that form the easterly and northerly visual backdrops to the campus are distinguished by the presence of active oil well production pads, clusters of petroleum storage tanks, exposed oil transmission pipelines, and crudely cut dirt access roads. The oil field properties abut the eastern side of Sophomore Drive and are closed off to public access by barbed-wire-topped chain-link fencing (see **Figure V.A-2**).

Public street access to WLAC is available only through Culver City via Freshman Drive and Stocker Street, where the streets intersect with Overland Avenue at the southwest corner of the campus. One result of the limited public street access to the campus is that it places the campus in relative isolation. The lack of multiple public street access points assures that the visual attributes of the campus are most commonly seen by its students, staff, and other campus visitors.

Freshman Drive extends northerly from Overland Avenue along the western edge of the campus for a distance of approximately 2,520 feet, climbing at a gradual 1.3% gradient. Stocker Street is a two lane one-way street (easterly

**Figure V.A-1 Photo Location Key**

**Figure V.A-2 Views of the Project Area**

traffic flow) that fronts the southern side of the campus. It climbs easterly for a distance of approximately 1,925 feet at a comparatively steep overall gradient of 6.9%. Sophomore Drive is a curving eastern perimeter road that measures approximately 2,930 feet in length. The local Baldwin Hills ridge that brackets the eastern edge of the campus rises to a summit of approximately 400 feet, which is 202 feet higher than the highest point on the WLAC campus. The ridge constitutes the eastern viewshed backdrop to the campus. Historical USGS topographic data indicates that the prevailing terrain surfaces of the campus and vicinity originally drained by sheet or surface runoff without concentration sufficient enough to have formed blueline stream channels either on the site or immediately adjacent to it. The original alluvial fan surfaces descended westerly from the Baldwin Hills in several broad fan-shaped arcs to Ballona Creek. Little survives of the natural drainage pattern, either on the campus or in the nearby residential neighborhoods. A conspicuous storm-water drain occupies an easement that parallels the western side of Freshman Drive between the street and the rear boundaries of the multi-family residential properties located west of the campus. The added width of the drainage channel easement increases the setback distances of multi-family structures from the campus.

### *Site Conditions*

Since the establishment of the WLAC campus, the prevailing westerly-sloping alluvial terrain of the campus has been completely reconfigured into a series of leveled terraces that step up gradually in elevation in a northerly direction along Freshman Drive, and in a steeper easterly sequence to Sophomore Drive. The local range in elevation on the campus is approximately 135 feet. The lowest elevation, 63 feet above mean sea level, is found at the southwest corner of the campus and the highest elevation, 198 feet, is found near its southeast corner.

The street elevation gain from the south end of Freshman Drive to its northern end is approximately 33 feet. The College's football field, basketball courts and tennis courts occupy approximately half the street frontage along Freshman Drive and are located on a leveled pad with a surface elevation of approximately 100 feet. The terrace supporting these athletic areas are buttressed by manufactured slopes that increase from 4 feet to 25 feet in height along Freshman Drive. The terrace supporting parking Lots 5 and 6 and the baseball fields, along the remainder of Freshman Drive, has an elevation of approximately 75 feet. Five manufactured terraces ascend in a 75, 90, 115, 140 and 165 foot elevation sequence from the southwest corner to the southeast corner of the campus along the northern side of Stocker Street, which has an easterly elevation gain of approximately 135 feet between the southern corners of the campus.

The prevailing terrace elevations on-site gain gradually between Freshman Drive and "B" Street and do so more rapidly between "B" Street and Sophomore Drive. The underlying slope pattern dictates that the level turf-grassed athletic fields and ball courts (covering 17.3 acres, approximately 24% of the campus area) would be located on the gentlest-sloping portions of the campus, adjacent to Freshman Drive. The largest of the paved surface parking lots are also found west of "B" Street. The open athletic field and parking lot areas along the western edge of the campus allow more expansive easterly views toward the Baldwin Hills ridgelines and also allow for broader on-site views as well (**Figure V.A-3**). In interior campus locations, east of "B" Street, on-site views are restricted by the closer proximity of structures and landscaped manufactured slopes.

Because campus elevations increase more abruptly east of "B" Street, terrace pads are both smaller and the height of manufactured slopes between them are greater. Landscaped manufactured slopes have come to form the most conspicuous terrain features on-site, and collectively they cover approximately 10.75 acres (approximately 15% of the campus). Manufactured slopes are landscaped with tall-growing varieties of trees (mostly pine and eucalyptus trees), the crowns of which have coalesced in numerous locations to provide visual screening of buildings which are concentrated in the core area of the campus.

**Figure V.A.-3 Views of the Campus**

### *Existing Views*

As described above, the WLAC campus is comparatively isolated by the lack of public street access. As such the public spaces and private property locations from which different viewing populations may routinely see the campus are limited both in the numbers of viewers and the directions and locations from which the campus can be seen. The streets that loop the campus serve the campus only and do not connect with streets that serve the residential neighborhoods. The public street grid arrangement assures that motorists utilizing the campus-perimeter streets would consist for the most part of students, staff, or visitors who are traveling with specific purpose to campus destinations. Views from private property surrounding the College are affected by a variety of factors which act to restrict visibility of the campus or its features from all points of the compass.

#### Southerly and Westerly Views from the Baldwin Hills

The elevated terrain to the north and east of the campus lies within the oil field/open space lands of the Baldwin Hills. The naturally vegetated hillsides and ridges of the adjacent Baldwin Hills are closed off to public access by continuous perimeter chain-link fencing topped with multiple strands of barbed wire. Views of the campus from the east are limited to oil field workers and others involved in management of the area's petroleum resources. While conceptual planning for trails<sup>1</sup> and vista points have been undertaken, no public facilities exist on the ridgelines east of WLAC.

#### Northerly Views from South of Stocker Street

The residential neighborhood south of Stocker Street is arranged and situated in such a way that northerly views of the campus are rare to non-existent. A number of factors contribute to the lack of campus visibility from south of Stocker Street. The factors include: the width of the Stocker Street right-of-way; campus-perimeter fencing and landscape trees along the south edge of the campus; an electricity transmission line easement containing dense vegetation growth paralleling Stocker Street; and elevation differences between the raised Stocker Street roadbed and the lower backyards of the adjacent residential properties. Most important among the above view restricting factors, is the roadbed for Stocker Street that was raised to create a more suitable gradient for the road's ascent toward the Baldwin Hills. As shown in **Figure V.A-4**, the roadbed's construction created an embankment that effectively blocks northerly views of the campus from residences along Northgate Street. This study identified one private residence along Flaxton Street (east of the end of Northgate Street), that has northerly views overlooking the campus. However, these views are partially screened by the mature vegetation located along the southern perimeter of the campus (see Figure V.A-4).

Residential development has expanded onto the slopes of the Baldwin Hills southeast of WLAC to take advantage of Los Angeles Basin views that higher terrain permits. The prevailing slope aspects of residential hillside development south and southeast of WLAC is oriented toward the west and southwest, in directions that typically do not include views of campus from higher elevations. Exceptions exist in the case of selected residential development along favorably situated locations of Cranks Road, Esterina Way, Ranch Road, and Saint James Drive where private residential lots may have view orientations in northwesterly directions. Mary Crest Manor enjoys a 300 foot ridgetop elevation with an expansive northwesterly view that also overlooks WLAC from a distance of approximately 0.15 miles (**Figure V.A-5**).

#### Northeasterly Views from Overland Avenue and Clarmon Place

Overland Avenue passes within 150 feet of the southwest corner of WLAC at its intersection with Freshman Drive. The intersection constitutes a break in the continuous development that borders the eastern side of Overland Avenue. A residential street, Clarmon Place, joins the western side of the intersection opposite

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<sup>1</sup> The California Department of Parks and Recreation and Baldwin Hills Conservancy have prepared a conceptual Master Plan for the Baldwin Hills recreation area. The Baldwin Hills Park Master Plan, as it is known, indicates the intent to acquire the undeveloped oil production lands of the Baldwin Hills nearest the campus for park and open space uses (May, 2002, California Department of Parks and Recreation and Baldwin Hills Conservancy, Baldwin Hills Master Plan).

**Figure 4** Northerly Views from South of Stocker Street

**Figure 5    Northwesterly Views from Private Properties on Saint James Drive**

Freshman Avenue. Clarmon Place is a small, dead-end residential street serving a single family residential neighborhood of the same design, apparent age, and density of the residential development adjacent to the campus south of Stocker Street. Northeasterly views toward the campus are possible from the Clarmon Place through the intersection, but perimeter on-campus landscaping trees effectively block views of campus buildings. Including a direct right-turn lane to Stocker Street from Overland Avenue at Freshman Drive, the intersection comprises a break in road-side development of approximately 200 feet. Motorists stopped at the traffic light on Overland Avenue and those entering the intersection from Clarmon Place or turning onto Freshman Drive would have opportunities to look northerly across the southwestern corner of the campus. Trees and shrub landscaping located in the traffic islands at the intersection and on the corner perimeter slopes of Parking Lot 6 effectively screen views of most of the campus.

#### Easterly Views from Freshman Drive and Areas West

Private multi-family residential structures located west of the campus and the sidewalk along Freshman Drive have the most potential views of the campus. The multi-family residential structures west of Freshman Drive are situated at elevations up to 10 feet below the elevation of Freshman Drive. The structures vary from 2- to 3-stories in height and typically do not face toward Freshman Drive and the campus. Instead the buildings face “inward” toward common landscaped areas and a man-made lake. Leaving the rears and/or sides of the structures oriented toward the campus. The views from these structures that are oriented toward the College, are commonly screened or obstructed by intervening trees and shrubs. **Figures V.A-6, V.A-7, and V.A-8** provide photographs of the easterly views available across Freshman Drive from three locations. Additionally, these figures provide photographs “looking back” across Freshman Drive towards the private residences and public sidewalk from which these views are available. This “look back” provides an example of the types of trees and shrubs which may provide partial screening of views.

The property lines of the residential properties do not have a frontage on Freshman Drive. Rather, they abut a drainage channel easement that parallels Freshman Drive. The width of the drainage easement increases the distances of the residential buildings from the western edge of the campus to between 100 and 225 feet. The concrete drainage channel’s raised banks are also landscaped, introducing an irregularly spaced double row of trees and tall shrubs. In places the trees and shrubs coalesce to form a vegetation screen dense enough to obscure almost all campus views. In other locations the screening vegetation is less dense and thins to permit filtered or partially screened views (**Figure V.A-9**).

Public views of the campus from Freshman Drive are from street or sidewalk level and are similar to the private views discussed above. However, in some instances, views are blocked by manufactured slopes that rise considerably above street level where they buttress terraced athletic fields and ball courts. See Figure V.A-7 for an example of this view blocking effect. Elsewhere the presence of athletic buildings, landscaping, and shade-covered tennis-court fencing near the campus perimeter also act to restrict and/or eliminate campus views.

## **2. Light and Glare**

At night, WLAC is located at an illuminated edge of an urban landscape where it abuts the unlit open space comprising the Baldwin Hills. Light sources emanating from the campus, from the adjacent publicly illuminated County streets, and from vehicular traffic contribute to the area’s ambient night lighting conditions. Street lighting exists along numerous public thoroughfares in the vicinity of WLAC, including such busy nearby streets as Overland Avenue and Jefferson Boulevard. Unlike the latter, traffic on the streets that loop the campus typically diminishes quickly after 10:00 p.m. as nighttime campus-related activities and educational programs come to a close for the day.

The sources of lighting on and immediately adjacent to the campus are not unusual or extra-ordinarily bright for an institution located in an urban setting. The point sources that contribute most to nighttime illumination that may spill off-site into adjacent residential areas consist primarily of the streetlights that provide illumination for the

**Figure V.A.-6 Views Along Freshman Drive Near the Football Field**

**Figure V.A.-7 Views Along Freshman Drive Near the Tennis Courts**

**Figure V.A.-8 Views Along Freshman Drive Near the Baseball Field**

**Figure V.A.-9 Views of the Drainage Channel Paralleling Freshman Drive**

public streets and sidewalks that surround the campus. Second are the lights of vehicles that utilize the roadways for street parking and for access to campus parking lots. Multi-story buildings that are typically a prominent source of nighttime light and potential glare are, in the case of WLAC, located primarily within the core area of the campus at considerable distances from the adjacent residential neighborhoods. The core area of the campus that contains most of its buildings, particularly prominent ones that are taller than interior campus trees, is located north of “D” Street and east of “B” Street. The distance of the most prominent buildings on campus (Fine Arts Complex and Library/Learning Assistance Center) from the nearest residential structures to the south and west of the campus is approximately 0.16 and 0.21 miles, respectively.

The exterior of the existing building are constructed of stone, stucco, wood and low-reflective glass. Additionally, as indicated above, most of the buildings are located in the interior of the campus, interspersed with trees and other screening elements. The existing structures do not reflect light in amounts sufficient to be considered either a hazard or visual nuisance.

### **Thresholds of Significance**

Based on thresholds identified in Appendix G to the CEQA Guidelines, the project would result in a significant visual impact if it would:

- Substantially degrade the existing visual character or quality of the site and its surroundings;
- Have a substantial adverse effect on a scenic vista; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

### **Project Impacts**

#### **1. Visual Character and Scenic Views**

The completion of the proposed Master Plan would introduce new buildings of substantial size, parking structures, athletic facilities, and landscaping. The majority of the planned building additions would occur within the core area of the campus (east of “B” Street and north of “D” Street) or adjacent to it, and their location and appearance would be in character with existing development in terms of form, function, and massing. The two tallest of the proposed buildings (Science & Math Building and Media Arts Complex) would be next to each other and both would be situated behind the Heldman Library/Learning Resource Center building when seen from Freshman Drive. Other improvements to athletic fields and courts, to surface parking lots, and to perimeter landscaping would potentially be more visible from adjacent streets and nearby private residential viewing locations.

The Facilities Master Plan provides Design Guidelines that set a framework for the design of campus buildings, spaces and infrastructure. Taken as a whole, the Design Guidelines suggest an image for the West Los Angeles College campus. The Guidelines establish an organizational framework that creates a unique and memorable campus character through form, texture, scale and the treatment of architecture and landscape architectural elements.

The Facilities Master Plan advocates that design of new buildings should share architectural characteristics that help organize the façades and building forms. In the absence of a prescribed architectural language for all campus buildings and given the many building architects that may be employed for the building design, adherence to the Design Guidelines will serve to unify a variety of building designs.

The Facilities Master Plan recommends a palette of natural building materials and colors to guide the design and construction of new campus buildings and the remodeling of existing structures. This palette includes primarily lighter colors that complement the natural setting of the Baldwin Hills. The limited use of more intensive colors on

the campus is reserved for areas of specific articulation and architectural accents such as major building entries, and around the plazas.

The Facilities Master Plan provides a number of opportunities for the display of public art in the plazas, courtyards and green areas of the campus. Art can be designed as individual sculptural elements, landscape elements, or special building fixtures. The Guidelines indicates that campus art should avoid use of wall murals on new buildings.

The project provides an opportunity to improve the appearance of the campus through improved landscaping. Landscape elements identified in the plan include street trees, shrubs, ground cover, accent elements and flowering plants, lawns, hillside screen landscaping, and a riparian creek feature. The largest new lawn area is the new soccer field and graduation green proposed in Phase II. This lawn creates an extensive green area leading into the campus from the west and would represent a visual improvement over the existing asphalt parking lot at this location. The riparian creek feature incorporates water fountains and a bio swale on the south side of the soccer field. This feature is intended to replicate a “natural” riparian creek environment. The Design Guidelines recommends that plant selection along the watercourse be representative of the native species found in the Baldwin Hills environment.

The Design Guidelines are intended to be used by the College to direct engineering and design consultants who will be preparing the final design and construction documents for new buildings and landscape improvements for the campus. The purpose of the Guidelines is to ensure that the campus maintains a strong sense of identity and place over time. The Guidelines incorporate principals regarding siting and grouping of structures, and building heights and massing, and building entrances and edges. The project as proposed, including incorporation of the Design Guidelines, when viewed within its setting would be consistent with, and in scale with the surrounding development. However, the project shall implement as mitigation measures AE-1 to AE-5 certain recommendations of the Design Guidelines to insure their incorporation in the overall design of the project. The project with implementation of these mitigation measures would result in a less than significant impact to the visual character and aesthetic quality of the site.

#### ***Potential Impacts to Southerly and Westerly Views from the Baldwin Hills***

Access to the petroleum producing properties in the Baldwin Hills north and east of the WLAC campus is closed to the public. In the future, if the Baldwin Hills come under public ownership and hiking trails are established, panoramic views of the Los Angeles Basin would be made available. The typical views from the ridge tops are of a developed urban landscape in every direction. The closest ridgeline that “brackets” the eastern side of the campus ranges in elevation from 270 to 410 feet. A wing of the Media Arts Complex Building would be the tallest structure proposed for the campus and it would be erected on an interior building pad close to Sophomore Drive an average elevation of 155 feet. The proposed building’s footprint on the above pad would be located approximately 1,000 feet west of the above-mentioned Baldwin Hills ridgeline, upon which a recreational trail with could be located. The tallest portion of the building would be 75 feet allowing its roofline to reach an elevation of 230 feet. None of the clustered buildings on the campus, including the Media Arts Complex Building, would be of sufficient heights to block significant portions of the panoramic views of the Los Angeles Basin to the west of the Baldwin Hills. Rather the buildings would become a part of the continuous urban scene visible from future trails in the Baldwin Hills.

The views of the Los Angeles Basin that also overlook campus buildings illustrated by the photographs shown in Figure V.A-5, would resemble the context of potential views from future hiking trails located along ridges east of WLAC. The elevation of the viewpoints of the photographs taken from the St. James Drive residential street is approximately 300 feet. The tallest of the proposed campus buildings would be located in a cluster around the Library and Heldman Learning Research Center building that is visible in the center of the photographs. None of the proposed buildings would have roof elevations capable of blocking views of the Los Angeles Basin.

The proposed development on the WLAC campus would not result in significantly adverse visual impacts to existing or potential future public views from the Baldwin Hills or existing residential neighborhoods located from south and west.

With regard to the second access road, all three of the potential routes go through the active oil extraction fields in the Baldwin Hills. The limited public views of these areas that currently exist are of the mechanical drilling equipment, dirt service roads and barren hills that are representative of such operations. Given the existing unattractive, degraded condition of the hills, the addition of any of the potential second access roads through this location would not represent a significant adverse impact upon the aesthetic character of these hillsides. No significant view impacts would occur.

***Potential Impacts to Northerly Views from South of Stocker Street***

As illustrated by conditions shown in Figure V.A-4, northerly views of the existing campus facilities from the residential development located south of Stocker Street are effectively obstructed. An exception exists for one private residence (shown in Figure V.A-4, View C). Existing views of the interior core area of the campus, where most of the proposed structures would be located, is effectively hidden from view by existing campus trees. A number of campus facilities would be located near the Stocker Street edge of the campus and portions of them may become visible in view 7C. During Phase I a new 45 foot tall parking structure that would serve the South Entry Plaza of the campus would be located in Lot 8. During Phase II a 35 foot high Community Center and Ice Hockey Rink would be located on the southern part of the Student Parking Lot accessed from Albert Vera Street.

The footprint of the proposed parking structure would be located approximately 325 feet north of the residence having a view of the campus and the Ice Hockey Rink and Community Center would be situated approximately 700 feet northwest of it. The terrace level upon which the parking structure would be located has an average surface elevation of 140 feet. The completed Parking Structure (on Lot 8) would be 45 feet high so the roof elevation would reach 185 feet. Stocker Street, which is located south of the proposed Lot 8 Parking Structure has a roadbed that rises from 150 to 165 feet. Consequently, 10 to 25 feet of the Parking Structure's southern architectural elevation would be hidden from view by the difference in terrain elevation. Additionally, As shown in Figure V.A-4, mature perimeter landscape trees located on the southern side of the campus (adjacent to Lot 8) are at least 30 feet tall. Thus, the terrain elevation in combination with the existing perimeter landscaping is of sufficient height and density to effectively screen views of a completed Parking Structure on Lot 8.

The terrace level of the Student Parking Lot where the Ice Hockey Rink would be located has an average surface elevation of approximately 90 feet. The Ice Hockey Rink and adjacent Community Center would have roof heights ranging between 24 and 35 feet bringing the new buildings' elevations to approximately 114 to 125 feet. The residence on Flaxton Street having views of the Los Angeles Basin that include the lower portions of the campus has a house pad elevation of approximately 175 feet. The residential lot overlooks the Student Parking Lot from a significantly higher elevation, as it would the rooflines of a completed Ice Hockey Rink. Further, campus perimeter landscaping trees also effectively obscure potential views of it.

The Master Plan also indicates that landscaping trees will be added in the gaps between existing perimeter trees along the north side of Stocker Street and that a second row of trees may be added along the south side of the street.

The completion of the structural and landscaping elements of the proposed Master Plan would not result in the creation of significantly adverse impacts views from Stocker Street or from the limited number of private residences with potential northerly views of the campus.

***Potential Impacts to Northeasterly Views from Overland Avenue and Clarmon Place***

The Master Plan does not include prominent building projects near the southwestern corner of the campus that would significantly alter existing views of that portion of the campus from either Overland Avenue or Clarmon Place. The only structural element envisioned for the southern entryway to the campus would be the addition of an entry monument with campus name lettering on concrete or stone base. An effective entry will convey an appropriate campus image to the community while giving information and direction to visitors. The monument sign would be illuminated with subdued lighting that would not cast light on surrounding streets or properties.

Implementation of the Master Plan would not result in significant adverse visual impacts on the views from the southwest entry-point vicinity.

***Potential Impacts to Easterly Views from Freshman Drive and Areas West***

Of the potential viewing areas surrounding the campus, the existing and future visibility of campus features is and will continue to be most inclusive in easterly-oriented views from Freshman Drive, and, to varying extents, from the residential properties located west of the drainage channel and Freshman Drive. Unlike Stocker Street and much of Sophomore Drive, Freshman Drive has two-way traffic, so motorists have an opportunity to view the campus in northeasterly and southeasterly directions when driving to and from the campus along its western edge.

The above referenced easterly-directed views of the campus may vary considerably depending upon whether the views are those available to pedestrians from sidewalk locations, to motorists from street level, or to residents from upper-story window and or balcony locations. To illustrate the potential differences in such views, three view profiles have been prepared. As shown in **Figure V.A-10**, one is near the northern end of Freshmen Drive, (View Profile A), a second is at a mid-way point of the street (View Profile B), and a third is near the southern end of the street (View Profile C).

View Profile A, illustrated in Figure V.A-11, depicts a visual line-of-sight and terrain transect that corresponds to the photographs contained in Figure V.A-6. The view profile and photographs are representative of locations near the northern end of Freshman Drive where the turf grassed athletic fields front along the road. The roadside distance of the athletic field's frontage along Freshman Drive that is free of buildings and ball courts which block interior campus and Baldwin Hills views is approximately 550 feet in length. Freshman Drive descends gradually from a street elevation of 96 feet in a southerly direction, while the adjacent football field maintains a level elevation of approximately 100 feet. The difference in elevation is manifested by a 2:1 terrace-bordering, landscaped slope that meets the sidewalk along the eastern side of the street. Sidewalk locations about the toe of the terrace slope. The closer proximity of pedestrians on sidewalks to the slopes result in the loss of campus views as the slopes increase in overall height. Motorists' views are similarly affected, but their viewpoints are located further away from the slopes and their views may be less affected than pedestrian views at any particular location. Views from the upper floors of residential structures west of Freshman Drive and the tree-lined parallel drainage channel are from elevations that are higher than the roadway itself along Freshman Drive.

As shown in View Profile A, lines-of-sight for pedestrians, motorists, and for potential views from private residential structures (where not blocked by trees) extend over the flat football field, catch sight of the tier of buildings comprising the Aviation Technology Complex and extend beyond to include views of Baldwin Hills. The distance of the potential view from the residential structures to the first visible ridgeline beyond the campus is approximately 0.31 mile. There are no Phase I improvements that fall within this view. Phase II improvements that fall within views of the northern campus from the end of Freshmen Drive include a 45 foot-high Parking Structure (located on Lots 1 & 2) and 40 foot-high bleachers with a 14 foot-high restroom building near the western side of the football field. The lines-of-sight shown in View Profile A indicate that buildings belonging to the existing Aviation Technology Complex effectively obscure views of the proposed Parking Structure. Thus, the parking structure would not create a new view blockage. The 40 foot-high bleachers and a 14 foot-high

**Figure V.A.-10      View Profile Location Key**

restroom building along the western side of the football field, however, result in a new partial blockage of views of interior areas of the campus and of the ridgelines in the Baldwin Hills.

As described, proposed structural additions and changes to the interior of the campus are scarcely visible from the northern end of Freshman Drive and their completion would not result in the creation of significantly adverse visual impacts. The location of bleachers close to Freshman Drive would introduce a prominent visual feature that would block views that extend across the athletic fields and campus buildings to the Baldwin Hills. Master Plan landscaping improvements proposed for Freshmen Drive indicate that gaps between street trees along the western side of the street would be filled in by planting new trees. Deciduous trees would also be located on the terrace slopes adjacent to the sidewalk along the eastern side of the street. The proposed tree landscaping improvements would contribute to an aesthetically pleasing streetscape along Freshman Drive and in the process help conceal views of the bleachers.

Views of the campus and the Baldwin Hills from the residential structures west of Freshman Drive have a high probability of being filtered, screened, or blocked by the intervening trees that border the drainage channel and street. Those residences that do have such views, however, would likely have them blocked by the proposed bleachers and their adjacent restroom building. The affected view is not of an identified scenic vista. The loss of distant views to the Baldwin Hills ridgelines would be adverse but not represent a significant aesthetic impact. The implementation of mitigation measures AE-6 and AE-7 would further reduce the impact.

From the football field's frontage on Freshman Drive south to Student Parking Lot 5 the roadside terrace slope increases substantially in height. Along the same distance the slope is also topped by buildings, perimeter trees, and screened ball court fences. These features combine to restrict views of the interior of the campus and the Baldwin Hills from street level and from residential structures located immediately to the west. View Profile B, depicted in **Figure V.A-11**, illustrates the existing view-blocking effects of terrain and other perimeter features located along the western margin of the campus. The photographs shown in Figure V.A-7 correspond to the location of the lines-of-sight and terrain transects shown in View Profile B. The existing Physical Education Complex buildings located near the western margins of the campus would block views of the new buildings proposed for the core area of the campus. These features also block existing views of the Baldwin Hills ridgelines.

From the toe of slope of the tennis court terrace level to the southwest corner of the Freshman Drive the frontage terrace elevation of the campus averages 75 feet. The frontage terrain from Albert Vera Drive to the tennis courts is occupied by Student Parking Lot 5 and the Baseball Field. The surface levels of the latter are essentially level and permit more extensive views toward the interior of the campus. As shown in **Figure V.A-12**, View Profile C depicts terrain conditions between the baseball field and the uppermost interior campus terraces near the southeastern corner of the campus. The lines-of-sight and terrain transects illustrated in View Profile C correspond to the campus visual conditions shown by the photographs in Figure VA-8. The line-of-sight profile illustrated transects the Parking Structure proposed for Lot 8. Sidewalk, street, and residential building views would include views of the 45 foot-high Parking Structure from distances ranging from 1,275 to 1,475 feet. Existing campus trees would filter and screen views of the lower two-thirds of the westerly-facing walls of the structure. Trees located on manufactured slopes behind the proposed Parking Structure would protrude above its roofline. The tops of ridges in the Baldwin Hills would be visible at distances of approximately 0.5 miles.

Surface changes are also proposed for Student Parking Lot 5. Most of the interior (eastern three-quarters) of the pavement would be removed and be replaced by turf-grassed Soccer Field and Graduation Green. At the boundary between the proposed Soccer Field and the Baseball Field an east to west "bio-swale" surface drainage feature would be established. Its course would be landscaped with native riparian shrubs and trees. The Master Plan's landscaping improvements also provide for the planting of deciduous streetscape trees along the Baseball Field's perimeters with Freshman Drive and Albert Vera Street.

**Figure V.A.-11 View A& B**

**Figure V.A-12 View Profiles C**

The proposed tree landscaping improvements would contribute to aesthetically pleasing streetscapes along Freshman Drive and Albert Vera Street. The maturing trees, however, may also gradually diminish easterly views across the campus from residential structures that are not now partially screened or blocked by existing street trees.

The proposed Master Plan's building, parking structure, and landscaping elements that would become visible in views from the Freshman Drive vicinity adjacent to Lot 5 and the Baseball Field would not result in significantly adverse visual impacts to either public street or private residential views directed toward the campus.

#### Potential Light and Glare Impacts

As stated in the thresholds, above, change in light and glare conditions of the campus vicinity would be found to be significant if the project creates a new source of substantial light or glare which would adversely affect the day or nighttime views in the area.

The nighttime lighting sources with the potential to contribute significantly to unwanted spillover light and glare effects from the campus include street and parking lot lighting, window and exterior building lighting of proposed campus structures, and pedestrian walkway and athletic activity area lighting.

The existing street lighting along Freshman Drive and Stocker Street provided by WLAC would remain unchanged. No changes have been proposed for street lighting. The landscaping improvements illustrated in the Master Plan show the addition of campus perimeter and internal streetscape trees. The streetscape tree landscaping would reduce the glow of street lighting, where visible from off-site. Lighting emanating from different parking levels within the proposed parking structures as well as from parking lots to remain would in some cases be shielded from off-site view by intervening structures and by mature tree landscaping. The project shall implement mitigation measures AE-2, AE-3 and AE-4 to insure that impacts related to illumination to parking areas would remain less than significant.

Most of the new buildings proposed for the campus would be located in or near the core area of the campus, east of "B" Street and north of "D" Street. The core area is substantially removed from the residential structures located closest to the campus. The illumination from new buildings would be buffered and screened by mature trees distributed throughout the intervening distances. The location of the largest of the proposed structures toward the eastern edge of the campus, behind existing structures would limit their potential contribution to unwanted spillover lighting. The tallest of the proposed buildings would also be situated close to Sophomore Drive, nearly as far from the residential areas west of Freshman Drive as would be possible. Given the setback distance of new structures and the presence of existing intervening buildings and mature trees, the proposed buildings are not anticipated to contribute significantly adverse amounts of light and glare to the prevailing nighttime illumination of the vicinity.

Interior campus sidewalks are illuminated by pole-mounted globe lights and are capable of creating a skyward glare. New walkway light fixtures would be shielded and directed to minimize any spillover lighting. Existing light poles are to be replaced over time as campus redevelopment progresses. As interior campus walkways are buffered and shielded in off-site views by campus structures and landscaping, the proposed project pedestrian walkway lighting is not considered to be a significantly adverse source of spillover lighting or glare.

The proposed improvements to the athletics facilities adjacent to Freshman Drive include provisions for the installation of lighting of the football field, the lighting of six new tennis courts, and the lighting of both the baseball and softball fields. The installation of light standards for illuminating night sporting activities has the potential to create significantly adverse changes from existing nighttime lighting conditions at the times when such lighting would be used. The above sporting venues extend continuously from the northern end of Freshman Drive to Albert Vera Street and there is a potential that each of the facilities could be in use at once.

The implementation of mitigation measures AE7 to AE-9 would reduce the project's nighttime illumination impact; however, the project's impact would remain significant due to the nighttime athletic field lighting proposed in Phase II.

The Facilities Master Plan recommends a palette of natural building materials and colors to guide the design and construction of new campus buildings and the remodeling of existing structures. This palette includes primarily lighter colors that complement the natural setting of the Baldwin Hills. The limited use of more intensive colors on the campus is reserved for areas of specific articulation and architectural accents such as major building entries, and around the plazas, (the North and South Entry Plazas and the Student Center Plaza). Additionally, the FMP discourages the extensive use of glass curtain walls, and reflective, mirrored, or dark glass. With adherence to the design guidelines set forth in the FMP in combination with existing and proposed landscaping, the project would result in a less than significant glare impact.

### **Cumulative Impacts**

Twenty-eight projects are included on the cumulative projects list. The closest is located 0.25 miles north of the campus at 10100 Jefferson Boulevard, and the farthest away is located 2.85 miles to the southwest near the intersection of Lincoln and Jefferson Boulevards. All cumulative project are located within urban "built up" landscapes of the Los Angeles Basin. None of the projects could be distinctly identified in any of the existing condition views of the campus that were analyzed for potential visual and light and glare impacts associated with the completion of the Master Plan. The other projects are located too far away from the campus to fall within the same viewshed that contains the campus or to create a significantly adverse cumulative light or glare impact.

Completion of the any or all of the projects listed, in addition to the campus expansion, would not result in a significantly adverse cumulative aesthetic impact beyond that already identified for the project..

### **Mitigation Measures**

- AE-1** All rooftop equipment shall be screened. Use of roof top design elements should be integral to the building. Equipment screening such as chain link fences, wood fencing, or mansard style screens are not to be used for rooftops.
- AE-2** Parking structures shall provide landscaped screening on edges and along exterior walls. Landscape screening can be designed as an integral part of the architectural structure.
- AE-3** New parking lots shall be landscaped with shade trees. Curbs or bollards should be installed to protect trees.
- AE-4** New parking lots shall be screened from the streets with shrubs and/or walls. Screen planting of parking lots and structures should be selective in use of shrubs to avoid ones that may totally obscure views of the parking lots from the campus streets thus reducing the potential of security surveillance from patrol cars.
- AE-5** Screen elements shall be used to block views of new trash areas, mechanical equipment, and metering devices around the building edges. Chain link fencing, barbed wire and razor wire shall not be used. Screening elements can be block or concrete walls, decorative or painted wood fencing, or steel latticework with vegetation.
- AE-6** Prior to completion of the athletic field bleacher or athletic field restroom elements of the Project, the College shall plant additional landscaping to screen view of the bleachers and the building from Freshman Drive, including the addition of street trees to be planted between the existing street trees to provide a more continuous visual buffer of trees. The landscaping shall also screen

the edges and exterior walls/surfaces of the building and bleachers facing Freshman Drive. Landscape screening can be designed as an integral part of the architectural structure, with built-in landscaping boxes and other architectural elements to reduce the visual impact on surrounding views.

- AE-7** The deciduous streetscape trees proposed for location along Freshman Drive should be replaced by evergreen varieties. Evergreen trees would provide better year-round concealment and visual screening of the football field bleachers and the lighting proposed for the sports fields and tennis courts.
- AE-8** Prior to issuance of building permits for the installation of Athletic Field lighting, the applicant shall prepare a detailed lighting plan for the facility, which shall be subject to the review and approval by the County of Los Angeles and should include the following component. Light standards shall be of a height that produces a light distribution at ground level that considers consistency of light levels for security, spill-over effects, and efficiency.
- AE-9** Athletic field lighting shall operate no later than 10 p.m. weekdays and 11:00 p.m. weekends, to avoid impacts during late evening and sleeping hours.

#### **Significant Project Impacts After Mitigation**

No significant impacts would occur after implementation of mitigation measures to Aesthetics Resources with the exception of light and glare impacts associated with the new athletic field lighting. These light and glare impacts would remain significant.