
IV.B. VISUAL RESOURCES

INTRODUCTION

This section identifies and describes the visual characteristics of the project site and surrounding area and evaluates the potential change in the existing visual character of the area due to implementation of the proposed project. The analysis of the potential change in visual character or resources of the project site and area has been divided into two parts: 1) Aesthetics/Views, and 2) Illumination/glare analyses.

1. AESTHETICS

ENVIRONMENTAL SETTING

Aesthetic impact assessment generally deals with the issue of contrast, or the degree to which elements of the environment differ visually. Aesthetic features occur in a diverse array of environments, ranging in character from urban centers to rural regions and wildlands. Adverse visual effects can include the loss of natural features or areas, the removal of urban features with aesthetic value, or the introduction of contrasting urban features into natural areas or urban settings.

Since this project site is located within an urban setting, the aesthetic impact assessment concentrates on urban features. Urban features that may contribute to a valued aesthetic character or image include: structures of architectural or historic significance or visual prominence; public plazas, art or gardens; heritage oaks or other trees or plants protected by the City; consistent design elements (such as setbacks, massing, height and signage) along a street or district; pedestrian amenities; and landscaped medians or park area.

The following analysis takes into account two attributes of aesthetic values with respect to environmental impacts: 1) aesthetics or visual character, and 2) viewshed. The former pertains to aspects of the visual character of existing development and of the proposed project, such as architecture, color, design, décor, mass and height. The latter refers primarily to views of the project site from varying vantage points, as well as views from or adjacent to the site of such visual features such as open spaces, mountain ranges, etc.

The inherent subjectivity of issues and values of visual character creates a challenge in arriving at a conclusive determination of what constitutes a “significant impact” for the purposes of the California Environmental Quality Act (CEQA). Impacts regarding visual character typically include changes to the style or ambiance of a community, the insertion of a prominent feature that changes the original visual character of an area, or the elimination of a significant natural feature (or open space).

Regarding viewshed, “significant impacts” for the purposes of the CEQA typically consist of loss or obstruction of a valued public view (e.g., scenic vista or views of the horizon). These impacts also

include changes in the character of the viewshed that detract from a valued public view, such as the elimination or obstruction of natural features that were formerly part of a valued public viewshed.

Aesthetics or Visual Character

Visual Character of the Site

The project site is a rectangular lot situated on the north side of Magnolia Boulevard, approximately 300 yards west of the intersection of N. Sepulveda Boulevard and Magnolia Boulevard. The project site is currently occupied by a vacant, decrepit single-family structure, several sheds also in various states of disrepair and Los Angeles Cultural-Historic Monument No. 184, "Tower of Wooden Pallets." The Tower of Wooden Pallets was constructed in 1951 by Daniel Van Meter, of approximately 2,000 wooden fork-lift truck pallets laid on top of one another in a brick-like fashion. While the Tower does not meet the definition of a Historic-Cultural Monument, the entire property was in fact designated as such by the City of Los Angeles in 1978, the Cultural Heritage Commission recognized it for "its significant social interest in the San Fernando Valley" (refer to Section IV.D Cultural Resources).

The entire project site is overgrown with weeds, shrubs and mature trees, there are also open areas of bare earth and the whole site is littered with debris and trash ranging from clothes and furniture to abandoned vehicles. The site includes approximately 49 non-native trees with the principal species including various Eucalyptus species (*E. cinerea*, *E. globulus* and *E. viminalis*) followed by Tecate Cypress. Other species include Mulberry, Coulter Pine, Floss Silk, Brazilian Pepper, Canary Island Date Palm, Mimosa, Yucca, Olive and Apricot (see Table IV.B-1). The view of the site is primarily occupied by these trees, which are in various stages of growth and health. The trees are dispersed across the entire site, not clustered in any one area, as a result of the land lying vacant and non-maintained for many years (see Figure IV.B-1). There are no oak or other indigenous species found on the project site.

The site perimeter is marked by a chain-link fence which is broken down in places. Along the front of the property on Magnolia Boulevard tall bamboo has grown over the chain-link fence forcing the fence and the bamboo to lean over the sidewalk and a second chain-link fence has been placed behind the first (see Figure IV.B-2). The view of the site is primarily obscured by the bamboo and other shrubs on the lot along Magnolia Boulevard.

Figure IV.B-1, Tree Location Map

**Table IV.B-1
Tree Species on the Project Site**

Tree Number	Species	Trunk Diameter (at breast height)	Height	Spread	Condition
1	Mexican Cedar	24"	30'	20'	Fair
2	Coulter Pine	20"	60'	30'	Good/Fair: strong lean 45°
3	Coulter Pine	14"	45'	25'	G/F: strong lean 45°
4	Tecate Cypress	9"-8"	30-20'	20'	Poor: sap ooze
5	Tecate Cypress	5", 8"-7"	25'	25'	Poor: sap ooze
6	Tecate Cypress	8" - 11"	20'	15'	Poor: strong lean 45°+
7	Tecate Cypress	14"	45'	25'	Poor: sap ooze
8	Tecate Cypress	18"	20'	25'	Poor: termites, near horizontal lean
9	Tree of Heaven	7"-8"-7"-7"	40'	30'	Good
10	Mexican Fan Palm	24"	40'	30'	Good
11	Blue Gum	24"-20"-20"	60'	60'	Good: bifurcated trunk
12	Shamel Ash	13"	30'	25'	Fair
13	Mulberry	9"-9"	25'	20'	Poor: bark loss
14	Floss Silk	20"	25'	25'	Good
15	Floos Silk	8"	15'	10'	Good
16	Fig	8"	12'	20'	Good
17	Arizona Cypress	25"	45'	40'	Fair: 2 nd trunk failed
18	Mimosa	4"	20'	10'	Good: elongated, no side branching
19	Floss Silk	4"	20'	15'	Good
20	Walnut	12"	15'	20'	Dead
21	Norfolk Island Pine	9"	35'	20'	Good
22	Mulberry	4"-15"	15'	30'	Poor
23	Mulberry	3"-3"-3"-4"-4"-4"	10'	25'	Poor
24	Blue Gum	28"	50'	35'	Fair: die back in crown
25	Blue Gum	24"	60'	40'	Good
26	Blue Gum	7"	60'	35'	Fair
27	Brazilian Pepper	7", 3", 2"	20'	20'	Fair
28	Brazilian Pepper	10"	20'	20'	Fair
29	Brazilian Pepper	2"-3"-5"-8"	20'	20'	Fair

30	Manna Gum	24"	70'	50'	Fair: sparse crown
31	Manna Gum	16"	60'	40'	Good
32	Olive	3"-3"-3"	15'	15'	Good
33	Yucca	2"-2"-2"	15'	10'	Good
34	Mulberry	5"-5"	20'	20'	Fair
35	Eucalyptus cinerea	12"	20'	25'	Poor: uprooted, falling over
36	E. cinerea	18"	25'	20'	
37	E. cinerea	6"	12'	15'	Fair: strong lean
38	E. cinerea	2"-12"	20'	30'	Fair: strong lean
39	E. cinerea	7"-12"	20'	20'	Good
40	E. cinerea	18"	15'	20'	Good
41	E. cinerea	18"	15'	25'	Poor: badly topped
42	E. cinerea	12"	10'	20'	Fair
43	Canary Island Date Palm	4 ft. of brown trunk			Good
44	Yucca	2"-2"-2"-2"	10'	8'	Good
45	Bailey Acacia	2"	4'	4'	Good
46	Manna Gum	12"	30'	5'	Good
47	Apricot	6"	12'	12'	Good
48	Blue Gum	3"	10'	10'	Good
49	Apricot	3"	10'	10'	Good

Source: Tree Inventory Report, Flintridge Tree Care, June 2004.

Aesthetics or Visual Character of Site Vicinity

The project site is located in Los Angeles County, within the Van Nuys-North Sherman Oaks community of the City of Los Angeles (refer to Figure II-1, Regional Map). The project site is located just west of the intersection of N. Sepulveda Boulevard and Magnolia Boulevard (refer to Figure II-2, Vicinity Map).

The project site is located in the Van Nuys-North Sherman Oaks area of the City of Los Angeles. In the project area, to the west of the project site, there is the Sepulveda Dam Recreation Area. The San Diego Freeway (U.S. 405), is approximately 200 yards west of the project site, and ½ mile to the south is the intersection of the San Diego Freeway and the Hollywood Freeway (S.R. 101). The neighborhood is within the flat areas of the San Fernando Valley and the Santa Monica Mountains are approximately two miles to the south.

The visual character or image of the project site neighborhood is defined by a mix of apartment buildings and commercial uses including office buildings and retail establishments and government

Figure IV.B-2, Views of the Project Site

uses, the U.S. Army Reserve facility and Fire Station No. 88, located south of the project site on N. Sepulveda Boulevard. Multi-family residential buildings dominate the area north of the project site on N. Sepulveda Boulevard and on Weddington Street, which runs parallel to Magnolia Boulevard. The proximity of the San Diego and Ventura Freeways and the Sepulveda Dam Recreation Area also influence the project area.

Views or Viewshed

Viewsheds typically refer to the visual qualities of the geographical area that is defined by the horizon, topography, and other natural features that give an area its visual boundary and context, or by artificial developments that have become prominent visual components of the area. Viewsheds of the project site are limited by the chain-link fences and overgrown vegetation, views of the site are only available from Magnolia Boulevard.

Views of the Santa Monica Mountains are afforded from Sepulveda Boulevard, traveling south and views of the Santa Susana Mountains are visible from Sepulveda Blvd. traveling north. However, along Magnolia Boulevard, the mountains are mostly obstructed by trees and intervening topography and buildings.

ENVIRONMENTAL IMPACTS

Thresholds of significance

For purposes of this EIR, the development of an incongruous structure relative to its location, loss of a major scenic view, or loss of a major open space resource would be considered a significant impact. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the proposed project results in a significant aesthetics impact shall be made considering the following factors:

Aesthetics:

- The amount or relative proportion of existing features or elements that substantially contribute to the valued visual character or image of a neighborhood, community, or localized area, which would be removed, altered or demolished;
- The amount of natural open space to be graded or developed;
- The degree to which proposed structures in natural open space areas would be effectively integrated into the aesthetics of the site, through appropriate design, etc.

- The degree of contrast between proposed features and existing features that represent the area's valued aesthetic image;
- The degree to which the project would contribute to the area's aesthetic value; and
- Applicable guidelines and regulations;

Obstruction of Views:

- The nature and quality of recognized or valued views (such as natural topography, settings, man-made or natural features of visual interest, and resources such as mountains or ocean);
- Whether the project affects views from a designated scenic highway, corridor, or parkway;
- The extent of obstruction (e.g., total blockage, partial interruption, or minor diminishment); and
- The extent to which the project affects recognized views available from a length of a public roadway, bike path, or trail, as opposed to a single, fixed vantage point.

Project impacts***Aesthetics or Visual Character***

The proposed project site would be altered with implementation of the proposed project. The most notable visual change would be the removal of the existing on-site vegetation, debris and the Tower of Wooden Pallets and the construction of one large multi-family structure with three-stories above an at-grade parking level.

Valued Visual Character

The proposed project site is currently occupied by a single-family structure, several sheds and Los Angeles Cultural-Historic Monument No. 184, "Tower of Wooden Pallets." All of the structures on the project site are uninhabited and in various states of deterioration; no structures are habitable. The site is also littered with trash and debris, and trees and shrubs on the site are overgrown. Therefore, demolition of these buildings would not significantly diminish the valued visual character or image of the neighborhood, and the impact of eliminating the project site buildings from the neighborhood would be less than significant.

Natural Open Space

The project site is located in a highly urbanized area of Los Angeles and is approximately two miles north of the foothill areas of the Santa Monica Mountains. In addition, approximately ½ mile west of the project site is the Sepulveda Dam Recreation Area. The project site itself, does not contain any natural open space areas. Project implementation would involve demolition of the remaining buildings on-site; the single-family structure, the sheds and the Tower of Wooden Pallets, and removal of existing vegetation, but it would not involve grading of natural open space areas. Since the project site is located in an urban area, there is no concern regarding the placement of the proposed structure within a natural or open space area. Therefore, the project impact on grading of natural open space areas and placement of the proposed structure within open space areas is not significant.

Aesthetic Value and Image

The project would consist of a three-story multi-family structure with an at-grade parking level. On the north-side of Magnolia Boulevard, adjacent to the project site, both to the east and west are multi-story buildings. To the west of the project site is a three-story educational institute, to the east are two three-story apartment buildings and further east at the intersection of N. Sepulveda Boulevard and Magnolia Boulevard is a four-story office building. To the north of the project site, fronting on to Weddington Street are apartment buildings ranging from 2 to 4 stories in height. Directly north, sharing a common boundary with the project site, are The Windsor Apartments, a 2-story building at 15334 Weddington Street, and City wood Condominiums, a 4-story (3 residential levels above 1 partial subterranean parking level) condominium building. The proposed project would be approximately 45 feet in height and its massing would be similar to surrounding structures. Therefore, the project is consistent with the design and height of existing buildings within the immediate project site vicinity. Project impacts to the area's aesthetic value and image would be less than significant.

Project implementation would require the removal of the 49 trees on-site. The removal of these trees could be considered the loss of biological resources and detrimental to the aesthetic value of the area. However, as described above, the condition of the vegetation on the site is very poor. The trees and shrubs on the project site are overgrown and untended. As shown in Table IV.B-1, half of the trees are in fair to poor health or dead; the remaining 22 are in good health. Of the trees in poor to fair health, many are leaning, some dangerously so at 45 degrees or more, some are infested with termites and others exhibit non-specific symptoms of poor health or disease such as sap ooze and bark loss. No oak trees or other indigenous or landmark trees are present on the site. The site is located in an urban area and is too small to be considered a habitat for any endangered or sensitive species. Consequently, clearance of the vegetation on the project site would not constitute the loss of biological resources, or loss of aesthetic value and no significant impacts to biological resources or aesthetic value would occur as a result of project implementation.

Currently, the untidy, overgrown appearance of the project site and the presence of the large volume of litter, debris and derelict structures (refer to Figures II-3 and II-4) is out of character with the surrounding residential, educational and commercial uses. Project implementation would incorporate landscaping of property and would be more aesthetically consistent with the surrounding uses than the site in its current state. Therefore, clearance and clean-up of the project site would remove an eyesore and no significant negative aesthetic impacts would occur as a result of project implementation.

Applicable Guidelines and Regulations

According to the Van Nuys-North Sherman Oaks Community Plan, there is no Community Design Overlay for the project site and immediate area. Consequently, there are no corresponding design guidelines specifically oriented to the project neighborhood. However, the Van Nuys-North Sherman Oaks Community Plan includes two general design standards for multiple family residential projects, which state the following:

“Site Planning

Where feasible, Multiple Family Residential development of five or more units should be designed around a landscaped focal point or courtyard to serve as an amenity for residents.

- a. Provide a pedestrian entrance at the front of each project.
- b. Require useable open space for outdoor activities, especially for children.

Design

The design of all buildings should be of a quality and character that improves community appearance by avoiding excessive variety or monotonous repetition. Achievement of this can be accomplished via the following:

- a. Requiring the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades.
- b. Utilize complementary building materials on building facades.
- c. Incorporate variation in design to provide definition for each floor.
- d. Integrate building fixtures, awnings, and security fences and gates, into the design of building(s).
- e. Screen all roof-top equipment and building appurtenances from view.

- f. Encourage decorative masonry walls to enclose trash areas.”

The proposed project incorporates many of the recommended general site planning and design standards for multiple family residential development. The project design includes three interior courtyards for its residents as usable open space including an outdoor swimming pool and spa. The building would include a pedestrian entrance on Magnolia Boulevard, representing a pedestrian level focal point. Therefore, the project would be consistent with these general site planning and design guidelines for multiple family development, and the project impact would be less than significant.

Aesthetics or Visual Character Impact Conclusion

The proposed project’s potential aesthetic or visual character effects have been evaluated using the City of Los Angeles CEQA Thresholds Guide to determine impact significance. Potential impacts on valued visual character, loss of natural open space, project aesthetic value and image, and applicable City guidelines and regulations regarding site planning and design were evaluated. Project implementation would result in less than significant impacts related to aesthetic or visual character.

Obstruction of Views

Valued Views and Obstruction

The prominent natural visual features in the project area are the Santa Monica Mountains, located approximately two miles south of the project site. Additionally, approximately 7 miles to north are the Santa Susana Mountains which dominate the northern horizon in the western San Fernando Valley. As discussed above, the project site is located in a highly urbanized area with no natural features on site that would be considered prominent. Other than the Tower of Wooden Pallets (Cultural-Historic Monument No. 184), there are no other man-made features on-site. In addition, there are no visible man-made features of visual interest next to, or near, the project site that can be viewed from Magnolia Boulevard looking north across the project site.

Valued public views in the area would be of the Santa Susana Mountains, located to the north and of the Santa Monica Mountains located to the south. Both mountain ranges are visible from N. Sepulveda Boulevard. It is presumed that there are limited views of the Santa Monica Mountains from the top story of the 4-story condominium building on Weddington Street. These views would include the project site buildings and the three-story educational institute building located immediately west of the project site, and the two three-story apartment buildings located immediately east of the project site. However, these views would be interrupted by trees on the project site and multi-story (more than 10 stories) buildings to the south on Ventura Boulevard. Also only a limited number of residents in the 4-story condominium building would be affected as residents’ views of the Santa Monica Mountains on lower stories are already blocked by the intervening topography, vegetation and buildings. Therefore, there is a potential loss in

the view of the Santa Monica Mountains as a scenic resource for a limited number of residents in the 4-story condominium building north of the project site. However, this is not considered a substantial adverse effect as not all of the units have mountain views. Due to the limited number of units with potential view obstruction, impacts are considered less than significant.

Views of the Sepulveda Dam Recreation Area to the west, from Magnolia Boulevard and Weddington Street, are obscured by the San Diego Freeway and other multi-family residential buildings. The impact on the view looking north from properties on Magnolia Boulevard would be less than significant.

Due to intervening buildings, vegetation and topography, the proposed project building would not be visible from N. Sepulveda Boulevard. Similar to existing conditions, the building would be visible from the immediate surrounding streets; Magnolia Boulevard and Weddington Street. The proposed project building would not obstruct, totally block, partially interrupt or create a minor diminishment of a valued public view or provide a visual element that would considerably deter from a valued public view when viewed from the east, west, or south. Therefore, with the exception of a potential view obstruction to the south from a limited number of units in the 4-story condominium building on Weddington Street, project impacts to scenic views and valued natural features are less than significant.

Views From a Designated Scenic Highway

None of the streets surrounding the project site are designated scenic highways or roadways. The major roadway near the project site is N. Sepulveda Boulevard, to the east. This roadway is not designated as a scenic highway under the Van Nuys-North Sherman Oaks Community Plan. Therefore, the project impact on a designated scenic highway is less than significant.

Views From a Public Roadway

Implementation of the proposed project would not totally block existing views of the Santa Monica Mountains as viewed along Magnolia Boulevard or Weddington Street. The existing view is currently partially interrupted by trees lining the street, intervening topography, and buildings which limit the views of the mountains. There are no valued views looking east or west from Magnolia Boulevard. Therefore, the impact of the project on this valued view from Magnolia Boulevard would be less than significant. The mountains are most prominently viewed on Magnolia Boulevard and N. Sepulveda Boulevard looking south. Due to the project location, these views would not be blocked, partially interrupted or diminished by the project. Views of the mountains from this public roadway would not be affected by project implementation, and impacts would be less than significant.

Impact Conclusion for Obstruction of Views

The proposed project's potential effects on valued views have been evaluated using the City of Los Angeles CEQA Thresholds Guide to determine impact significance. Potential impacts on valued views, obstruction of views, views from a designated scenic highway and views from a public roadway were evaluated. Project implementation would result in less than significant impacts related to obstruction of views.

CUMULATIVE IMPACTS

Increased development associated with buildout of the related projects would alter the visual image of each area surrounding those sites. As required by the City of Los Angeles, the project design for each project would be reviewed by the City Department of Planning for consistency with applicable City codes and regulations prior to final plan approval. There are no related projects within the residential neighborhood that would lie within, and potentially further diminish the valued aesthetic character of, the potential historic district (see Section D, Cultural Resources). Therefore, potential cumulative impacts on aesthetics would be less than significant and would not be cumulatively considerable.

All related projects in the project area are fully developed. Those closest to the project site are located on N. Sepulveda Boulevard, less than one mile from the project site; the Target Department Store located at 5711 Sepulveda Boulevard and the Car Wash with Lube Bays located at 5546 Sepulveda Boulevard. The project site is not visible from these locations. Thus, potential for cumulative view obstruction at these locations is not expected. Therefore, potential cumulative impacts on obstruction of views would be less than significant and would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

The project would not significantly diminish the valued visual character or image of the neighborhood and does not involve grading or removal of natural open space areas. Project impacts relative to blockage, partial interruption or minor diminishment of existing valued public views of natural features such as the Santa Monica Mountains and the Sepulveda Dam Recreation Area would be less than significant.

2. ILLUMINATION/GLARE

ENVIRONMENTAL SETTING

The project site is currently vacant, with no on-site sources of night-time illumination. The streets surrounding the project site, Magnolia Boulevard, N. Sepulveda Boulevard and Weddington Street, are illuminated at night with free standing light standards aligning the roadways. These street lights illuminate the roadways and light spills to the surrounding buildings and open space areas. Other artificial light sources include automobile lights and commercial/parking area lighting from the parking lot located across from the site on Magnolia Boulevard.

Reflective light or glare is primarily a daytime phenomenon caused by sun light reflecting from highly finished surfaces, such as window glass or reflective materials, and to a lesser degree from lightly colored surfaces. Causes of adverse glare typically include buildings having exterior facades largely or entirely comprised of highly reflective glass or mirror-like material from which the sun reflects at a low angle in the periods following sunrise and prior to sunset. Currently, the remaining buildings on the project site do not create any glare.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The City of Los Angeles CEQA Thresholds Guide states, with reference to findings of significance involving night lighting state, that “. . . the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The change in levels of ambient illumination as a result of project sources; and
- The extent to which project lighting would spill off the project site and effect adjacent light-sensitive areas.

The City of Los Angeles CEQA Thresholds Guide does not identify a threshold of significance involving reflected daytime lighting. However, the Los Angeles Department of City Planning has accepted that a determination of significant impact resulting from glare would occur if a project “would produce glare which would create a visual nuisance, or a hazard, as it distracts or interferes with vision and concentration, or results in differential warming of adjacent residential properties.”

Project Impacts

Implementation of the proposed project would create additional sources of illumination on the project site as the site currently is not well-lit at night. The project would change the levels of ambient lighting emanating from the site with construction of a four-story (three residential levels and one partial subterranean parking level) building. Though the proposed project would increase ambient light levels on the project site and in the vicinity, the increase would be considered nominal as the area is located in an urbanized location that is already illuminated at night. The streets are illuminated with lights, surrounding buildings emanate light and the parking lot across from the project site on Magnolia Boulevard has sources of artificial light from security lighting and automobiles. Consequently, the change in levels of ambient illumination as a result of project implementation would be less than significant. In addition to increasing the ambient “glow” presently associated with urban settings and with this part of Los Angeles, project-related light sources would likely spill over onto and potentially illuminate, off-site vantages, including adjacent streets and land uses. However, this spill is considered insignificant as the area is already illuminated with nighttime lighting sources. Therefore, project lighting spilling off the project site effecting adjacent light-sensitive areas would be less than significant.

Building surfaces or glass windows have the potential to create glare, particularly during the early morning and later afternoon time periods. The proposed project would not include exterior materials that would create glare impacts. Implementation of the project would therefore not produce glare which would create a visual nuisance, a hazard or result in differential warming of adjacent residential properties. The project impact with regard to glare would be less than significant.

CUMULATIVE IMPACTS

Development of the proposed project in conjunction with the related projects would result in redevelopment or infilling of residential and commercial land uses in the community. Artificial illumination from the proposed project and related projects would cumulatively increase the nighttime lighting of the areas surrounding those sites. These projects in addition to the proposed project are located in highly urbanized areas with existing nighttime illumination. The additional glow from these projects is considered negligible and not cumulatively considerable. Thus, potential glare created from these related projects is not cumulatively considerable. Therefore, cumulative impacts from artificial light and glare are not expected and not significant.

MITIGATION MEASURES

The following mitigation measures are recommended to further reduce the less than significant impacts:

1. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties;
2. The exterior of the proposed building shall be constructed of materials such as, high-performance, tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project implementation would result in less than significant impacts related to artificial light and glare.