

## 3A. Aesthetics

The purpose of this section is to identify and evaluate key visual resources in the project area from public viewpoints, and to determine the degree of visual impacts that could occur if the proposed project is constructed. The analysis describes the potential aesthetic effects of the project on the existing landscape and built environment, focusing on the compatibility of the proposed project's conditions and effects on scenic resources.

### 3A.1 Environmental Setting

#### Regional Character

Urban design character can be defined as the overall physical image of the urban environment. Several factors contribute to this image, including the nature and quality of building architecture; the cohesion of the area's collective architecture; the compatibility between uses and activities within the built environment; the quality of streetscape, including roadways, sidewalks, plazas, parks, and street furniture; and the quality and nature of private property landscaping that is visible to the general public. Additionally, the provision of open space within an urbanized area can enhance the appearance of an area.

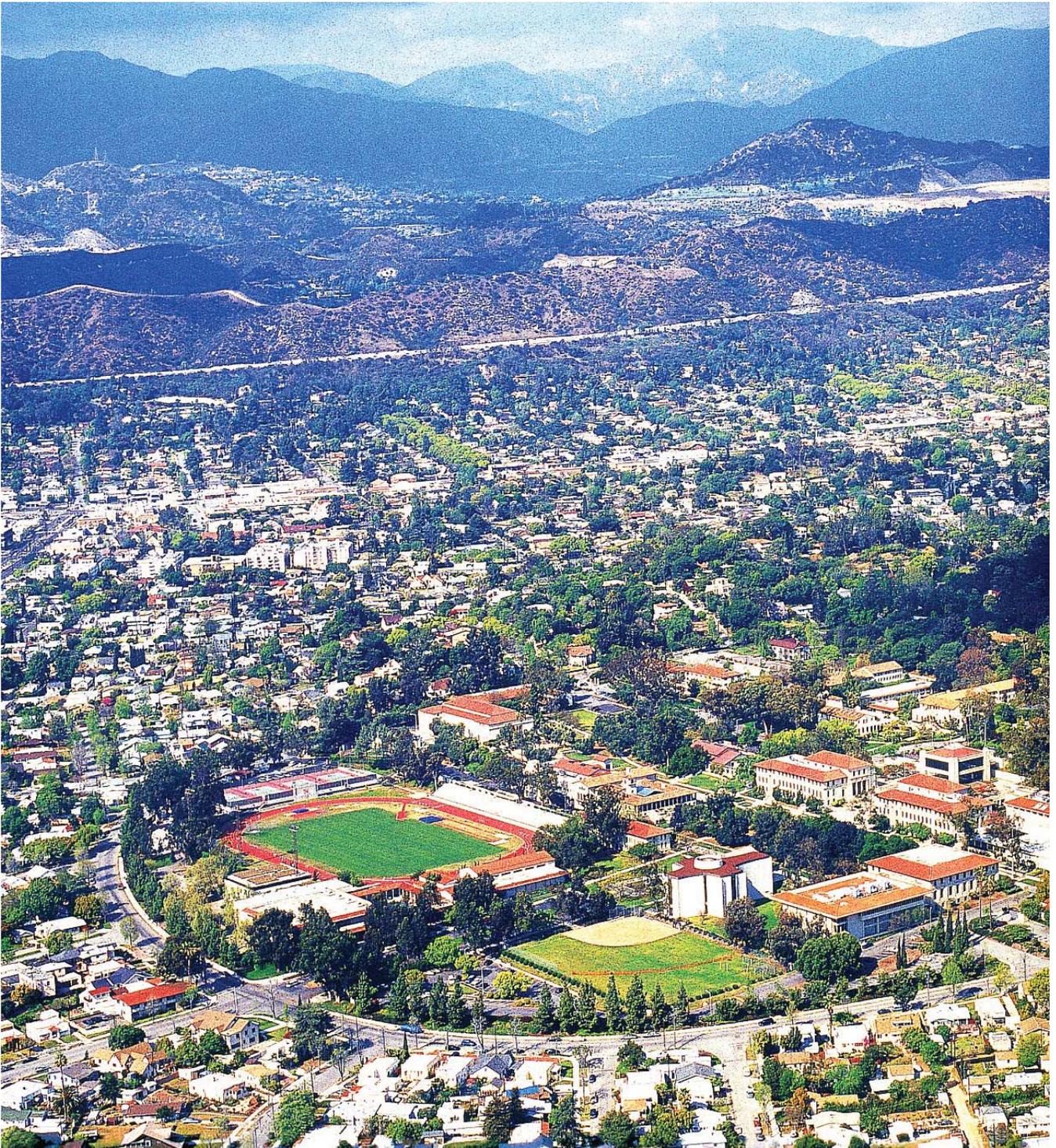
The project site is located in an urbanized area in the community of Eagle Rock, in the City of Los Angeles. Located near hilly, vegetated land, characterized by the arroyo foothills, the site is located in an area in which the background is dominated by the San Gabriel Mountains, as shown in **Figure 3A.1**. One- and two-story single family homes surround the project area to the north, northeast, south, southwest, and northwest, as shown in **Figure 3A.2**.

#### Project Site

The project site is made up of monumental and historic educational buildings, whose facades are characterized by formality, regularity of openings, and a moderate level of detail, as shown in **Figure 3A.3**. This architecture is derived from Mediterranean prototypes, both Spanish and Italian. It is compositionally free and unique to the Occidental Campus.

As an invaluable and natural resource, the Occidental Campus has often been referred to as an "urban oasis," reflecting its pastoral setting, appealing landscape and grounds, and unique elevated location at the edge of existing city neighborhoods and districts, as shown in **Figure 3A.3**. Nearby residents currently walk through campus open space areas, including the pinnacle known as Fiji Hill, which provides disturbed coastal sage scrub habitat, and because of its high elevation of approximately 867 feet, provides scenic views of the campus and vicinity (see **Figure 3A.4a**).

Besides historic buildings, a potentially historic district, and topographical features, the 29 Building Opportunity Sites are inhabited by over 830 trees (Knapp Associates, 2007).



SOURCE: ESA, 2007.

Occidental College . 205278

**Figure 3A.1**  
Aerial of Occidental College (Southeast)  
Looking Northwest



SOURCE: ESA, 2007.

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**Figure 3A.2**  
View of Adjacent  
Neighborhood Northwest of Campus;  
Looking Northwest



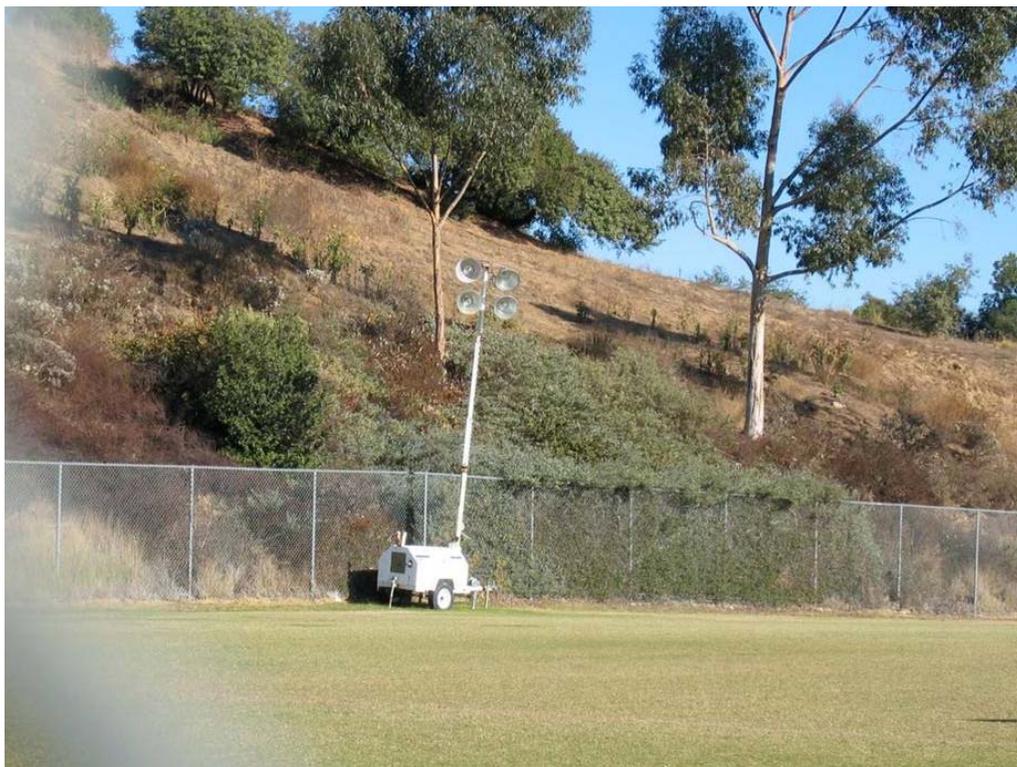
SOURCE: ESA, 2007.

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**Figure 3A.3**  
View looking Northwest of Freeman College Union (Foreground)  
and Thorne Hall (background) along the Central Quadrangle



**Figure 3A.4a** - View looking north from Fiji Hill.



**Figure 3A.4b** - View of temporary lighting (looking east across) lower Soccer Field.

Approximately 172 of these trees are oak, sycamore, or black walnut, all of which, are protected by the Los Angeles Municipal Code (see Biological Resources Section discussion of protected trees p. 3C-12). An inventory of trees on the proposed Building Opportunity Sites on the Occidental campus is included as **Appendix C** of this Draft EIR. The survey shows that there are two sites without trees, Building Opportunity Site 7 (soccer field), and Building Opportunity Site 26 (Taylor Pool). Building Opportunity Sites 1 through 5 are located in a native, semi-natural, non-irrigated environment. These trees were planted about twenty years ago and were irrigated for about the first seven years. Tree damaging agents in the areas include drought stress, soil-fill, basal wounds, structural defects, and sub-standard growth rates. Most of these trees are shrubby and small (most have a 10-inch trunk diameter or less) type trees. A few trees are suitable for retaining or relocating, most are declining and are in poor to fair condition. Building Opportunity Sites 6 through 29 are irrigated formal and informal landscape areas. Of these sites, 8 and 17 are the most outstanding, with trees that provide great value for the location. The survey indicates sites that contain trees that are high value and/or contribution trees suitable for retaining. This prominence of trees on campus is also reflected on nearby residential streets.

## **On-site and Surrounding Visual Elements**

### ***Scenic Vistas at the Project Site and in the Vicinity***

In general, the term views refers to visual access to, or the visibility of, a particular sight from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest; panoramic views or vistas provide visual access to a large geographic area, for which the field of view can be wide and extended into the distance. Examples of focal views include natural landforms, public art/signs, individual buildings, and specific, important trees. Panoramic views are usually associated with vantage points looking out over a section of urban or natural areas that provide a geographic orientation not commonly available. With its historic buildings and numerous large trees the Occidental Campus provides a number of focal views from locations internal and external to the campus. Higher elevations of the campus (Fiji Hill and nearby areas) and adjacent areas provide panoramic views of the local mountains. Fiji Hill is not a designated scenic resource by either the City of Los Angeles or Los Angeles County, nor is it considered to be a scenic resource located with a scenic highway or street corridor.

### ***On-Site Views***

The Occidental Campus is located in the San Gabriel Mountain foothills with visual elements that range from well-tended and mature landscaping with visually prominent buildings to elevated open and undeveloped grassland and disturbed sage scrub dotted with oak trees, as well as other trees and shrubs. Views within the campus core, located toward the bottom of a gently sloping hillside, consist of manicured hedges, canopy trees, well-placed gardens, and large visually prominent and formal buildings placed along wide walkways, plazas, and streets that guide views through the campus interior. Core campus academic buildings are oriented along northwest-southeast axes, and along southwestern-northeastern axes that direct views to the highest point on the campus, Fiji Hill (central eastern portion of the campus). The buildings on campus consist of

architectural styles that pull from design traditions found in the eastern United States and Europe, most of the neutrally-colored buildings share a common architectural theme – earthen red-tiled roofs – which are an architectural element that visually ties the buildings to the western United States.

Within the campus, Fiji Hill provides panoramic views of the campus below, the surrounding community, and the San Gabriel Mountains.

### ***Off-Site Views***

From off-site vantage points, including surrounding residential streets, the campus forms a discrete entity that is visually distinct from the surrounding residential neighborhood of the predominate one- and two-story wood-framed stucco homes. The contours of the campus edge appear to be influenced by the hillside topography. Views into the campus from the southwest are shielded by athletic facilities including the football stadium, which is visible from the street and includes massive concrete bleachers. Other views along the edges are shielded by landscaping and the hillside elevation of the campus.

### ***Light and Glare***

Light and glare impacts are determined through a comparison of the existing light sources to the proposed new lighting sources. The two major causes of light pollution that could generate adverse impacts are light spill and glare. Light spill is caused by misdirected light that illuminates areas outside the area intended. Glare occurs when the human eye sees a bright object against a dark background.

Nighttime lighting is present in the project area and surrounding area, and includes street lights, building façade lighting along the project area streets, security lighting, and illumination from vehicle headlights. Occidental College is located in an area already developed with several existing urban uses, including residential development, a high school, and a park. External and internal lighting is already in place within the project area, and along the local roadways in the vicinity of the project site. Interior and exterior lighting includes security nighttime lighting throughout the campus, along campus streets, walkways, and parking lot areas, as well as interior lighting from homes, the campus, and nearby facilities that spill onto the street. Depending on the season, night lighting for athletic facilities is also present, and includes (but is not limited to) football stadium lighting, tennis court lighting (along the northwestern perimeter of the site, about 100 feet east of the nearest residences), as well as temporary lighting (see Figure 4b for an example of the temporary lighting) of the two soccer fields – the upper and lower fields (the lower field is Building Opportunity Site 7), located approximately 100 feet west of the closest residences. This temporary lighting has been in place for several years, and because of the unstable nature of the lights, this lighting causes substantial spillover lighting into the community at times. Motorists traveling to and from the campus at night also provide sources of light that can spill into residences at intersections.

At night, sources of glare include nighttime light sources, which can detract from nighttime views of the sky. During the daytime, cars in surface parking lots, and unshielded expanses of glass, such as windows provide sources of glare.

## 3A.2 Regulatory Background

### State

California’s Department of Transportation (Caltrans) administers the state’s Scenic Highway Program. Established in 1963, the goal of the program is “to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (Caltrans, 2008). Designation as a scenic highway “requires a local jurisdiction to enact a scenic corridor protection program that protects and enhances scenic resources” (Caltrans, 2008). Scenic corridor protection programs regulate development within the scenic corridor, such as billboards and on-site signs, and building heights and colors; and also enact regulations to minimize erosion, protect existing vegetation and topographical features, and to prevent uses that would detract for the scenic quality of the corridor.

**Table 3A-1**, below, describes all designated and potentially eligible scenic highways in Los Angeles County.

**TABLE 3A-1  
STATE SCENIC HIGHWAYS IN LOS ANGELES COUNTY**

Highway	Status	Location
State Route 2	Officially Designated	State Route 210 in La Canada Flintridge to State Route 138 near Wrightwood
State Route 1	Eligible	State Route 187 near Santa Monica to State Route 101 near El Rio
Interstate 5	Eligible	Interstate 210 near Tunnel Station to State Route 126 near Castaic
State Route 27	Eligible	State Route 1 to Mulholland Drive
State Route 39	Eligible	State Route 210 near Azusa Road to State Route 2
State Route 57	Eligible	State Route 90 to State Route 60 near the City of Industry
State Route 118	Eligible	State Route 23 to Desoto Avenue near Browns Canyon
State Route 126	Eligible	State Route 150 near Santa Paula to Interstate 5 near Castaic
State Route 210	Eligible	Interstate 5 in Sylmar to State Route 134

SOURCE: Caltrans, 2008.

### Local

#### **General Plan**

##### Conservation Element

The City’s General Plan establishes goals for aesthetic resources, including the protection and reinforcement of natural and scenic vistas as irreplaceable resources and for the aesthetic

enjoyment of present and future generations. The City General Plan contains regulatory guidance for the protection of visual resources in the community, such as building heights.

The Conservation Element of the General Plan, Section 15: *Land Form and Scenic Vistas* (2001), identifies scenic views or vistas as “the panoramic public view access to natural features, including views of the ocean, striking or unusual natural terrain, or unique urban or historic features. Public access to these views is from park lands, private and publicly owned sites and public rights-of-way” (p. II-47). The following policy from the Conservation Element is relevant to the proposed project:

Continue to encourage and/or require property owners to develop their properties in a manner that will, to the greatest extent practical, retain significant existing land forms (e.g., ridge lines, bluffs, unique geologic features) and unique scenic features (historic, ocean, mountains, unique natural features) and/or make possible public view [sic] or other access to unique features or scenic views.

### Framework Element

The Framework Element of the General Plan, Chapter 5, Urban Form and Neighborhood Design contains the following objectives relevant to the project:

Objective 5.1: Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.

Objective 5.5: Enhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

Objective 5.6: Conserve and reinforce the community character of neighborhoods and commercial districts not designated as growth areas.

Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

Objective 5.9: Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.

### Community Plan

The Northeast Community Plan, Chapter 5 Urban Design, contains the following Design Policies for individual projects involving Multiple Residential development. Although the project is an educational facility it does include potential multi-family housing for faculty and staff and the project is in a residential area; therefore many of the following policies apply:

### **Site Planning**

Multiple-residential projects should be designed, built and maintained to enhance their surroundings and provide amenities for residents. Maintaining compatibility with the height and bulk of nearby structures is a crucial element in preserving neighborhood character. In general, all projects should minimize their obtrusiveness by attention to prevailing heights and setbacks and can enhance compatibility through such measures as upper-floor stepbacks. Landscaping also should be used to soften the impact of multiple residential developments while providing an amenity for residents. Usable open space, such as children's play areas and patios, should be used to significantly enhance the quality of life for residents and reduce the off-site impacts. Personal security should be enhanced by such measures as controlling access, increasing visibility in common areas, and providing lighting. Major challenges and opportunities arise when lots are combined for the purposes of multiple-residential development. An insensitively designed structure can negatively affect the character and quality of life in a neighborhood by being out of scale and incompatible with prevailing heights and setbacks. However, combining lots for development purposes can provide a wealth of opportunity for creative massing, articulation, use of stepbacks and indentations, landscaping, and accommodation of parking to make both a better living environment for tenants and to have a positive impact on the surrounding neighborhood. Such larger sites also provide a greater range of possibilities for inclusion of courtyards, active and passive open space areas, and landscaping as amenities for residents. In recognition of the challenges and opportunities presented by larger multiple-residential projects on combined lots, such developments are treated in greater detail in the provisions of this chapter's companion document "Northeast Los Angeles Community Design Overlay District: Guidelines and Standards."

### **Building Design**

The design of all buildings shall be of a quality and character that improves community appearance, avoiding both the extremes of excessive variety and monotonous repetition by:

1. Including articulation, recessing, surface perforations, and porticoes to break up long, flat, building facades.
2. Utilizing complementary building materials in building facades.
3. Incorporating design variation to define different levels.
4. Integrating building fixtures, such as awnings and security gates, into the design of buildings.
5. Screening all rooftop equipment and building appurtenances from adjacent properties.
6. Screening and enclosing trash containers completely.

### **Parking Structure Design**

Parking structures shall be integrated with the design of the buildings they serve through:

1. Maximizing complementary commercial uses on the ground floor in mixed-use projects.
2. Designing parking structure exteriors to match the style, materials, and colors of the main building.
3. Utilizing decorative walls and landscaping to buffer residential uses from parking

- structures.
4. Landscaping to screen parking structures not architecturally integrated with main building.

## 3A.3 Impacts and Mitigation Measures

### Methodology

Characterizing aesthetics can be highly subjective; therefore, the evaluation of aesthetic resources in the landscape requires the application of a process that objectively identifies the visual features of the landscape and their importance, and the sensitivity of receptors that view them. The project-related changes to the aesthetic character of the proposed project site and surrounding area are qualitatively evaluated based on the extent of proposed modifications of the physical conditions and the estimated viewer sensitivity to this modification.

### Significance Criteria

The criteria used to determine the significance of an impact are based on the Initial Study Checklist in Appendix G of the *CEQA Guidelines*.

For this analysis, the proposed project may result in significant impacts if it would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The City of Los Angeles CEQA Thresholds Guide states, with reference to findings of significance involving night lighting, 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 from the project site and affect adjacent light-sensitive areas.

## Proposed Project Impacts

### Views

The Specific Plan would limit height to no more than 4 stories and 75 feet, with lower restricted heights in some areas of the campus:

- Buildings or structures located within 25-feet of a historically sensitive building are proposed to be restricted to the height of the eaves of the adjacent historically significant building.
- In Subarea 1:
  - within a 30-foot setback area from Campus Road, no new above-ground structures would be permitted;
  - within the 30 foot to 80 foot setback area from Campus Road, no new building or structure would be permitted to exceed 2 stories or 45 feet;
  - beyond the 80 foot setback on Campus Road, no new building or structures would be permitted to exceed 4 stories or 75 feet.
- In Subarea 2, except for Building Opportunity 7, no new building or structure would be permitted to exceed 4 stories or 75 feet. On Building Opportunity Site OS 7, no new building or structure would be allowed to exceed 3 stories or 45 feet.
- In Sub-Area 3, no new building or structure would be allowed to exceed 3 stories or 45 feet. Also any building at an elevation above 840-feet sea-level (BOS 4 atop Fuji Hill) would be limited to 1 story or 15 feet.

The project site is located in a hilly area, with gentle and steep slopes that contribute to the scenic quality of the Occidental College campus and the surrounding residential neighborhood. As a part of the Specific Plan, limited development would occur in Subarea 3, which is mostly undeveloped. Proposed development would primarily occur along the southeastern perimeter of Subarea 3 (Building Opportunity Sites 3 and 5), which would either be a softball field or faculty/staff housing, down-slope of the hillside. Building heights would be regulated as part of the Specific Plan's Urban Design Requirements; in Subarea 3, building heights would be limited to three floors and 45 feet with additional height limited to architectural design features and mechanical penthouses. If faculty staff housing were built on Building Opportunity Sites 3 and/or 5, it would not silhouette, and, the hillside would still be substantially visible from most vantage points, resulting in a less than significant impact to potentially significant scenic vistas in the project site vicinity.

In addition, limited development is anticipated on Fiji Hill, whose peak is located in the middle of Subarea 3; development could consist of a small pavilion-like structure and benches or other similar improvements of less than 1,000 sf and no more than 15 feet tall. Fiji Hill would continue to be open to the public via existing trails and walkways. Views from Fiji Hill would encompass views of the potential proposed faculty and staff housing that could extend to a maximum of three stories and 45 feet (above street grade at Avenue 50), depending on the roof and any mechanical equipment, as well as any development (up to 45 feet) on the lower soccer field (BOS 7). Proposed employee housing would be located at a lower elevation on the northeastern side of the hillside, facing Townsend Avenue. The difference in elevation between the proposed residences (and any development on BOS 7) and pinnacle of Fiji Hill would continue to allow panoramic

views of the college and the vicinity. As a result, the potential loss of views accessible by the public from Fiji Hill would be less than significant.

Public views of Fiji Hill from nearby public streets would be altered, particularly from Avenues 50 and 51, Eaton Street and Coringa Drive, which are closest to the existing open space area in Subarea 3, on the east side of the campus. Because of the hillside elevation, homes near the base of the hill could have their views of Fiji Hill obscured or eliminated. However, because of the Specific Plan's landscaping requirements, views of the new residences would include new trees, and well-maintained landscaping. As noted in the Environmental Setting section above, Fiji Hill is not a designated scenic resource by either the City of Los Angeles or Los Angeles County, nor is it considered to be a scenic resource located with a scenic highway or street corridor.

Potential development up to four stories and 75 feet (except on BOS 7 where no more than 45 feet would be allowed) in Subarea 2, interior to the campus, would be in keeping with the urban nature of the Occidental campus and would allow for flexibility in design to meet the needs of the College. Mitigation measure 3A.1 would mitigate any potential impacts to the adjacent community.

The impact to adjacent public views would not be considered a significant impact.

### **Scenic Resources**

The project site is located within an urbanized area in the community of Eagle Rock, in the City of Los Angeles. Occidental College is not identified as a scenic vista in the City of Los Angeles General Plan. Furthermore, the project site is not located near or within the viewshed of a scenic vista, therefore impacts would be less than significant and no mitigation measures would be required.

The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. CEQA mandates identification and protection of scenic resources. The County of Los Angeles contains only one officially designated scenic highway, and nine eligible state scenic highways, which are identified see Table 3A-1.

Occidental College is not located in proximity to any of these scenic highways and would not have the capability to affect aesthetic resources within a scenic highway (City of Los Angeles, 2002). The closest officially designated or eligible state scenic highway is the Foothill Freeway (State Route 210) from the Golden State Freeway (Interstate 5) near Tunnel Station to the Ventura Freeway (State Route 134). Views of the campus are blocked by intervening development.

Implementation of the proposed project may result in the loss of oak trees and other protected trees on campus. However, the potential impacts would be mitigated to a level of insignificance by implementing Mitigation Measures 3C.10 through 3C.21 (see Section 3C. *Biological*

*Resources*), and therefore, less than significant impacts with mitigation measure incorporation would occur.

### ***Visual Integrity of Project Area***

#### **Construction**

Short-term impacts could occur during the construction period. The potential short-term visual impacts of proposed demolition, grading and construction activities would include exposed dirt storage and staging areas for construction. This short-term condition could create temporary visual distractions typically associated with construction activities. Standard conditions related to construction area barriers would be imposed by the City. With these barriers, visual impacts related to short-term construction activities would be less than significant.

#### **Operation**

Long-term impacts would be associated with massing and design of the buildings after completion of construction. The proposed project would intensify the current use of the site, and would result in the alteration of historic and potentially historic buildings. The proposed project would also provide landscaping improvements and high quality building materials.

In general, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. Rather, the purpose of the Specific Plan is to enhance and upgrade the aesthetic quality of the campus by remodeling, reconfiguring, removing and/or replacing dysfunctional buildings with limited horizons which do not support the character, quality and function of the campus, to a more revitalized, appealing and attractive campus facility that harmonizes with surrounding uses. The Specific Plan development standards in each Subarea would ensure that each development on each building site is limited to development that is compatible with surrounding and adjacent buildings both on campus and off-campus. The Specific Plan Project Permit Compliance procedure ensures that proposed development on each Building Opportunity Site would be consistent with the Specific Plan development standards. With regard to historic resources and structures all historic buildings would be restored or renovated in accordance with the Secretary of the Interior's Standards (see Section 3D, *Cultural Resources* of this EIR, mitigation measure 3D.1), which would therefore ensure that the proposed building aesthetic design would be compatible with surrounding land uses. Less than significant impacts to visual quality (with mitigation measures 3A.1, 3A.2, 3A.3, and 3D.1 incorporated) would result.

### ***Light and Glare***

The proposed project would create new sources of light and potential glare. The proposed project would allow installation of permanent night-lighting in three locations: at the lower soccer field (BOS 7) in Subarea 2, which is located (at its closest point) approximately 100 feet west of the closest residences on Coringa Drive; at Anderson Field also in Subarea 2; and expansion of the existing lighted tennis court facilities in Subarea 1, located approximately 100 feet east of the residences on Campus Road. As a result of this recreational facility lighting, there is a potential to

affect ambient light levels and cause light pollution to nearby residences. This could result in a potentially significant impact.

Permanent lighting on the lower soccer field (whether of the soccer field or security lighting of any structure) could replace existing unstable temporary lights with state-of-the-art lighting that would be directed onto the playing fields and away from nearby homes, and would minimize light and glare impacts. Only temporary lighting would be allowed (as at present) on the upper soccer field.

In 2001, a light study prepared by Engineering Incorporated analyzed the potential effects of then proposed permanent lighting of Anderson Field, the upper and lower soccer fields and a proposed softball field at Building Opportunity Site 5.<sup>1</sup> The study indicated that because Anderson Baseball Field is located approximately 1,075 feet from the summit of Fiji Hill, and because of the changes in the elevation, a large part of the field would not be visible from Fiji Hill. Because of the type of lights proposed, no light would be generated above the horizontal and there would be no corona effect over the field. The study further indicated that the closest residence to the east of Anderson Field is about 90 feet from the outfield. There exists the potential for spill over lighting to affect that residence. There are three residences south of this residence that could also be impacted (as well as the dome house that is set further back) could be impacted by spill over light. One additional house on top of the ridge along the third base line of Anderson Field also could be impacted by spill over lighting.

The Engineering Incorporated study indicates that “industry standards accept a vertical foot candle of 0.5 to be the threshold of spill light problems.” Mitigation to keep spill over lighting below this number would mitigate spill over lighting issues at adjacent residences.

The two soccer fields (upper and lower) are currently served by temporary lights, which because of their temporary (movable) design are subject to movements that result in substantial spillover lighting in the community at times. The soccer fields are visible from residences on Avenue 51, and lower elevations, such as Mt. Pleasant Street, Avenue 49 and Meridian Street; the soccer fields are also visible from Fiji Hill (Engineering Incorporated, 2001). The closest homes are located approximately 100 feet from the fields.

As feasible (such fixtures may not be available for temporary lights) where new lighting is added, cutoff fixtures would be used to light athletic facilities to mitigate potential light spillover and glare to adjacent residential neighborhoods. Implementation of Mitigation Measure 3A.4 would reduce potential impacts to a less-than-significant level. While lights would be visible from Fiji Hill (private property belonging to the campus), the proposed project would have a less than significant impact on nighttime views from Fiji Hill.

There are a number of residences located adjacent to sports facilities: within 100 feet of the proposed expanded tennis courts along Campus Road (BOS 24) adjacent to the existing tennis courts on the northern border of the campus and within 100 feet of Anderson Field and BOS 5

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<sup>1</sup> Light Study and Recommendations, Occidental College CUP, Engineering Incorporated, October 24, 2001. This study is on-file and available for review at City hall, Environmental Review Section, 7<sup>th</sup> Floor.

along Avenue 50 and the southern border of the site. These residences could be impacted by new lighting of these facilities. Any changes in existing lighting of the soccer fields, expanded tennis courts, and Patterson football field (which has had permanent lighting since 1949) are anticipated to be beneficial due to improvements in technology.

According to the Specific Plan (see Appendix A, p. 25), no permanent lighting would be allowed on the sports field(s) and/or facilities located in Subarea 3 (the upper soccer field and potential sports field located on Building Opportunity Site 5). Therefore, no permanent lighting would be allowed at BOS 5, located along Avenue 50 at the terminus of Eaton Street. The Specific Plan allows for temporary lighting at this location. This EIR specifically prohibits both temporary and permanent lighting of a sports field at BOS 5 (see Mitigation Measure 3A.7).

Because of the proximity of residences to new light sources, and because temporary lighting can be moved to different locations, light spill could be a significant impact, depending on the location of the lighting. Temporary lighting is specifically allowed in Subareas 1 and 2, but permanent lighting is not prohibited and therefore permanent lighting could be placed on the lower soccer field (where currently temporary lights exist) and Anderson Field (where there are currently no lights), implementation of Mitigation Measures 3A.6 and 3A.7 would reduce potential impacts associated with lighting to a less than significant impact.

Due to the project site location, proposed changes to the interior of the campus away from surrounding residential development would not create a significant impact related to lighting. In accordance with the Northeast Los Angeles Community Plan, the proposed project would be required to install on-site lighting along all pedestrian walkways and walk-throughs as well as shield, and direct on-site lighting to illuminate driveways and walkways in order to minimize adverse impact on adjacent areas.

Impacts due to new lighting sources can be intrusive to surrounding residences but with incorporation of landscaping, as required by the Specific Plan, and a canopy of trees as well as implementation of Mitigation Measures 3A.1 through 3A.7 would reduce potential light and glare impacts to a less than significant level.

Although specific building designs are not available, shading is not anticipated to be a potential issue because of the low-rise nature of the campus (no building would exceed four stories), existing buildings and trees provide shade throughout the area and the distance to the nearest residential uses (40 feet to 100 feet or more), would preclude significant shading impacts during critical times.

### ***General Plan***

The project would be consistent with the Conservation Element policy encouraging retaining the character and landforms of the site. The project would be consistent with Framework policies regarding neighborhood design, upgrading the quality of development, reinforcing community character, and reinforcing strong pedestrian orientation and safety. The project would continue the existing high-quality college use and atmosphere. Buildings would be renovated in accordance with historic protection guidelines (Measure 3D.1) and new buildings would be of

high quality complementary to the existing buildings and neighborhood (Measure 3A.1). The existing pedestrian orientation would be maintained.

The project would be consistent with site planning policies for individual projects involving residential use. The renovated and new buildings would be designed to complement the existing campus. The campus provides amenities to the local community and would continue to do so. Building designs have not yet been identified. The Specific Plan development standards in each Subarea would ensure that each development on each building site is limited to development that is compatible with surrounding and adjacent buildings both on campus and off-campus. The Specific Plan Project Permit Compliance procedure ensures that proposed development on each Building Opportunity Site would be consistent with the Specific Plan development standards. Measure 3A.1 allows for review by the City Planning Design Studio at the discretion of the Director of City Planning, to make recommendations regarding design compatibility with the adjacent community.

## **Mitigation Measures**

All of the following mitigation measures are required to reduce potential impacts to scenic vistas, scenic resources and light and glare. In addition, please refer to Section 3C, Biological Resources **Mitigation Measure 3C.10** through **Mitigation Measures 3C.21**, for mitigation pertaining to oak trees and other protected trees.

### ***Design Compatibility***

**Measure 3A.1:** Prior to submittal of building plans to the Los Angeles Department of Building and Safety, applicant shall obtain a Project Permit Compliance Review from the Director of City Planning or his/her designee as required by the Occidental College Specific Plan to ensure that the proposed building is consistent with the development standards and regulations of the Specific Plan. The Director (or designee) may request that the plans be reviewed by the City Planning Urban Design Studio and that the Design Studio make recommendations to the Director regarding design compatibility with the adjacent community.

**Measure 3A.2:** All open areas not used for buildings, driveways, parking areas, recreational facilities or walk ways shall be left in their natural condition (Subarea 3) or attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect.

### ***Construction***

**Measure 3A.3:** During construction, the applicant shall install and maintain a solid security fence, which shall be a minimum of eight feet tall, around the perimeter of development sites under construction. The construction site shall be kept clean from weeds, trash and other forms of debris.

### **Glare**

**Measure 3A.4:** Buildings and any parking lots within the project area shall include glare shields/down lighting for safety and lighting intended to highlight building elements. Lighting shall be designed so as to confine all direct rays within the recreational facility perimeter. This state of the art lighting would be used to minimize light and glare impacts caused by the new sources of light.

**Measure 3A.5:** The exterior of proposed buildings shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

### **Light**

**Measure 3A.6:** Prior to issuance of a building permit, the project applicant shall submit a lighting plan prepared by a qualified lighting engineer or architect demonstrating compliance with the following requirements, subject to approval of the Building official:

- All new outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- New recreational lighting shall be required to be aimed down and focused on recreational facilities and arranged as to reflect away from surrounding land uses and to not result in a corona effect. Furthermore, cutoff fixtures shall be utilized by athletic facilities as reasonably available to mitigate light spillover and glare to adjacent residential neighborhoods.
- A licensed Electrical Engineer shall measure light levels annually before the start of nighttime athletic activities with all lights lit to comply with a spill light value of 0.50 ftc. Readings that are greater should be addressed and corrected by Occidental College with special attention given to residences north (near Building Opportunity Site 24) and east of the project site (near Building Opportunity Site 7), the lower soccer field.

**Measure 3A.7:** No sports field lighting, permanent or temporary, shall be permitted at Building Opportunity Site 5.

## **3A.4 Cumulative Impacts**

This development would occur in an area that has already been impacted by urban development. The proposed project, like the related projects, would be required to comply with height limits and building setbacks established by the Zoning Ordinance. In addition, all projects would be subject to design review by the City to ensure that project design is consistent with City standards. Therefore, the proposed project, in conjunction with vicinity projects, would not have a cumulative aesthetic impact.

## **3A.5 Significant Impacts after Mitigation**

None.