
IV. ENVIRONMENTAL IMPACT ANALYSIS

B. AESTHETICS

1. SHADE/SHADOW

ENVIRONMENTAL SETTING

The issue of shade and shadow pertains to the blockage of direct sunlight by onsite buildings, which affect adjacent properties. Shading is an important environmental issue because the users or occupants of certain land uses, such as residential, recreational, churches, schools, outdoor restaurants, and pedestrian areas have expectations for direct sunlight and warmth from the sun. These land uses are termed “shadow-sensitive.”

Shadow lengths are dependent on the height and size of the building from which it is cast and the angle of the sun. The angle of the sun varies with respect to the rotation of the earth (i.e., time of day) and elliptical orbit (i.e., change in seasons). The longest shadows are cast during the winter months and the shortest shadows are cast during the summer months.

Winter and Summer Solstice

“Solstice” is defined as either of the two points on the ecliptic (i.e., the path of the earth around the sun) that lie midway between the equinoxes (separated from them by an angular distance of 90°). At the solstices, the sun’s apparent position on the celestial sphere reaches its greatest distance above or below the celestial equator, about 23 1/2° of the arc. At winter solstice, about December 21, the sun is overhead at noon at the Tropic of Capricorn; this marks the beginning of winter in the Northern Hemisphere. At the time of summer solstice, about June 21, the sun is directly overhead at noon at the Tropic of Cancer. In the Northern Hemisphere, the longest day and shortest night of the year occur on this date, marking the beginning of summer. Measuring shadow lengths for the winter and summer solstices represents the extremes of the shadow patterns that occur throughout the year. Shadows cast on the summer solstice are the shortest shadows during the year, becoming progressively longer until winter solstice when the shadows are the longest they are all year. Shadows are shown for winter solstice, cast from 9:00 A.M. to 3:00 P.M., and for summer solstice, cast from 9:00 A.M. to 5:00 P.M.

Autumn and Spring Equinox

At the time of the autumn equinox, near September 22, and the spring equinox, near March 21, night and day are nearly the same length and the sun crosses the celestial equator moving southward (in the northern hemisphere). The autumnal equinox marks the first day of the season of autumn and the spring equinox marks the first day of the season of spring. Shadows are shown for the autumn/spring equinox, cast from 8:00 A.M. to 4:00 P.M.

Assumptions

Topography was incorporated as one of the components in the following analysis as the changes in elevation in the area of the project site are considerable. The height of the proposed building, which was assumed to be 480 feet, was based on available architectural diagrams. The topography, dimensions, setbacks, and placement of existing buildings were estimated based on the City of Los Angeles electronic cadastral mapping, the Los Angeles Department of Public Works Topographic Data, and existing and proposed site plans. Furthermore, a worst-case scenario was assumed in depicting the shadow lengths of the existing and proposed shadows from the project site in that the heights of the adjacent and surrounding buildings (specifically those taller than the existing and proposed building) were not taken into account. Therefore, the existing and proposed shadows depicted in the following graphics are likely longer than they would be in actuality.

Existing Shadow Patterns

The area around the project site was surveyed for shadow sensitive uses in May 2005. There are adjacent shadow-sensitive uses north and south the project site. Such uses consist of multi-family residential properties located just north and south of Olympic Boulevard. Specifically, the Park Place condominiums, a low-rise, medium-density housing development, are to the southeast of the project site. The Century Woods homes, another low-rise, medium-density residential condominium development located at the northeast corner of Century Park West and Olympic Boulevard, are to the southwest of the project site.

The project site is currently occupied with the former St. Regis Hotel, which is comprised of a 318-foot-high building with approximately 373,000 square feet of floor area. As shown in Figure IV.B-1, Winter Solstice Shading, the winter shadows of the existing onsite building would not generate shadows that cast onto any surrounding residential and/or sensitive shadow uses. Therefore, the existing winter solstice shadows do not significantly impact any of the sensitive uses in the immediate project vicinity (refer below to the Threshold of Significance for the determination of a significant shadow impact). As shown in Figure IV.B-2, Summer Solstice Shading, the summer shadows of the existing onsite building generate shadows that cast onto the multi-family residential uses located to the southwest of the project site for approximately one hour in the morning (between 9:00 A.M. and 10:00 A.M.). However, the summer solstice shadows of the existing building would not generate any significant shadow impacts (refer below to the Threshold of Significance for the determination of a significant shadow impact). In addition, as shown in Figure IV.B-3, Equinox Shading, the equinox shadows of the existing onsite building generate shadows that cast onto the multi-family residential uses located east of the project site for approximately 30 minutes (between 3:30 P.M. and 4:00 P.M.).

Figure IV.B-1 Winter Solstice Shading

Figure IV.B-2 Summer Solstice Shading

Figure IV.B-3 Equinox Shading

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with the Century City North Specific Plan, a project shall be developed to reasonably assure that it will not cast a shadow for more than two hours, between 8:00 A.M. and 8:00 P.M., upon any detached single-family dwelling located outside of the Specific Plan area.

Furthermore, as set forth in the City of Los Angeles Draft L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following:

- A project impact would normally be considered significant if shadow-sensitive uses (i.e., residential uses, recreational uses, churches, schools, outdoor restaurants, and pedestrian areas) would be shaded by project-related structures for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. Pacific Daylight Time (between early April and late October).

Please note that the existing and proposed equinox shadows depicted in the following section are for informational purposes only. There are no established thresholds of significance for equinox shadows.

Project Impacts

Proposed Shadow Patterns

Winter Solstice

As shown in Figure IV.B-1, the proposed project's winter solstice shadows, similar to the existing shadows, would not cast any shadows onto multi-family residential or shadow sensitive uses located in the project vicinity. Furthermore, the proposed project would not cast any winter solstice shadows upon any detached single-family dwelling unit outside of the Specific Plan area. Therefore, as the December solstice shadows do not cast onto any shadow sensitive uses in the project vicinity, winter solstice shadow impacts would be less than significant.

Summer Solstice

The proposed project would not cast any summer solstice shadows upon any detached single-family dwelling unit outside of the Specific Plan area. However, as shown in Figure IV.B-2, the summer solstice shadows would cast shadows onto multi-family residential uses located to the west and the east of the project site, which are topographically lower than the project site. The morning summer shadows would cast onto the multi-family residential uses located west of the project site for approximately two hours (between 9:00 A.M. and 11:00 A.M.). The afternoon summer shadows would cast onto the multi-family residential uses located east of the project site for approximately one hour (between 4:00 P.M. and 5:00 P.M.). Overall, the proposed summer solstice shadows would shade the surrounding multi-family

residential uses to the east and west for approximately one hour longer than the existing summer solstice shadows. However, the summer solstice shadows of the proposed building would not generate any significant shadow impacts (refer above to the Threshold of Significance for the determination of a significant shadow impact).

Equinox Shadows

The proposed project would not cast any equinox shadows upon any detached single-family dwelling unit outside of the Specific Plan area. However, as shown in Figure IV.B-3, the equinox shadows would cast shadows onto multi-family residential uses located to the west and the east of the project site, which are topographically lower than the project site. The morning equinox shadows would cast onto the multi-family residential uses located west of the project site for approximately 30 minutes (between 8:00 A.M. and 8:30 A.M.). The afternoon equinox shadows would cast onto the multi-family residential uses located east of the project site for approximately two hours (between 2:00 P.M. and 4:00 P.M.). Overall, the proposed equinox shadows would shade the surrounding multi-family residential uses to the east for approximately 1.5 hours longer than the existing equinox shadows. However, as stated previously, the equinox shadows depicted in the Figure IV.B-3 are for informational purposes only. There are no established thresholds of significance for equinox shadows.

CUMULATIVE IMPACTS

Development of the proposed project in combination with the related projects, specifically the related projects in close proximity to the project site (refer to Figure III-9; related project nos. 50 and 52) would result in an increase of shading impacts of various land uses in an already urbanized area of the City. As shown in Figure IV.B-4, Summer Shadow Cumulative Impacts, while two of the related projects and the proposed project would shade adjacent properties, neither one of these related projects are in close enough proximity to the proposed project to combine with the proposed project to create additional shadow impacts.¹ Therefore, cumulative impacts would be less than significant.

MITIGATION MEASURES

No significant shade and shadow impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project would not result in any significant shading impacts to nearby shadow sensitive uses during any part of the year.

¹ Only cumulative summer shadows were depicted as that is where possible project impacts were highlighted.

Figure IV.B-4 Summer Shadow Cumulative Impact

IV. ENVIRONMENTAL IMPACT ANALYSIS

B. AESTHETICS

2. LIGHT/GLARE

ENVIRONMENTAL SETTING

Nighttime lighting and daytime glare are common throughout the City of Los Angeles and urbanized areas in general. Nighttime lighting is generated from interior lighting in buildings, exterior security and street lighting, and headlight from vehicles either traveling along the adjacent streets or parking on surrounding streets. Glare is generally caused by reflective surfaces on buildings, particularly multi-story buildings with glass windows or other reflective siding.

Existing nighttime lighting in the vicinity of the project site is generated from interior and exterior lighting in the surrounding high-rise commercial buildings, street lights along Avenue of the Stars and Olympic Boulevard, and headlight from vehicles traveling along these streets. Daytime glare is primarily generated by the glass windows and reflective siding of surrounding high-rise structures.

The former hotel use generated nighttime lighting on the project site from interior uses and security lighting on the exterior of the building and the surrounding grounds. The former hotel use did not generate excessive glare, as the building siding and windows do not contain highly reflective materials.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, the proposed project would have a significant impact if it would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Furthermore, as set forth in the City of Los Angeles Draft L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following:

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

Project Impacts

The project site is located in an urban area characterized by a mix of high-rise hotel, commercial, and office land uses as well as mid-rise multi-family residential land uses that are sources of nighttime lighting and daytime glare. Lighting sources from the proposed project would include interior lighting, exterior security lighting, and headlight from vehicles utilizing the project site ingress/egress and internal circulation on the site. Some of the project building materials (i.e., glass windows) would also represent

potential sources of daytime glare. It is anticipated that the proposed multi-family residences would utilize frequent and consistent interior lighting and personal vehicles that produce headlight. It is unlikely that the interior lighting associated with the former hotel was utilized consistently every evening in every room throughout the year, as hotel guests do not typically extend their stay beyond several days or weeks. In addition, proposed project residents would likely utilize interior lighting for extended periods of time most evenings throughout the year. Thus, as compared to the former hotel use, the proposed project could introduce a greater amount of nighttime lighting to the project site.

Security lighting on the project site would be installed as required for residential uses to provide a secure environment in and around the project site. In addition, site lighting would clearly demarcate vehicular circulation areas and create intimate settings within the garden and terrace areas. However, perimeter light levels would be carefully monitored to minimize light spillover onto adjacent properties, as the majority of lighting features would be directed towards the interior of the site and directed downwards and away from the neighboring hotel and residential land uses. Overall, the proposed project would not cause excessive nighttime light that is out of character with the land uses surrounding the project site or result in a substantial increase in light that would affect sensitive land uses (i.e., residential uses) in the area.

Architectural features and facades would not be constructed of highly reflective materials. The proposed project would incorporate a variety of building materials, which would be selected and located so as to minimize the transmission of illumination from interior lights. The primary building materials would include cast stone with glass or limestone with glass; however, less than 50 percent of the building materials would consist of glass. Furthermore, the glass would not be highly reflective and would not be covered with mirrored tinting. Overall, the proposed project would not cause excessive daytime glare that is out of character with the land uses surrounding the project site or result in a substantial increase in glare that would affect sensitive land uses (i.e., residential uses) in the area.

Even though the nighttime lighting on the project site would be relatively greater than the nighttime lighting associated with the former hotel use, the project design features discussed above would ensure a less-than-significant light and glare impact.

CUMULATIVE IMPACTS

Development of the proposed project in combination with the related projects would result in an intensification of land uses in an already urbanized area of the City that currently maintains an elevated level of ambient light and glare. Although related project nos. 50 and 52 are in close enough proximity to potentially combine with the proposed project to result in a light or glare impact, the proposed project would not substantially contribute to the effects of cumulative light or glare (as discussed above). In addition, the ambient light and glare in the urbanized setting that contains the related projects and the proposed project would not be substantially altered. Thus, cumulative impacts associated with light and glare would be less than significant.

MITIGATION MEASURES

No significant light and glare impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project impacts associated with light and glare would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS
B. AESTHETICS
3. VISUAL CHARACTERISTICS AND VIEW CORRIDORS

ENVIRONMENTAL SETTING

Existing Visual Character

Project Site

The project site is located at 2055 Avenue of the Stars in the Century City area of the City of Los Angeles. The project site contains a recently vacant hotel (approximately 318 feet in height) and associated landscape area, including an open deck/pool area, garden, landscaping, and natural vegetation. Refer to Figure II-3 for a photograph location map and Figures II-4 through II-8 for existing views of the project site and the surrounding area.

Surrounding Locale

The project site is bordered on the northeast by the Avenue of the Stars and on the southeast by Olympic Boulevard. Avenue of the Stars lies at approximately the same elevation as the project site. However, Olympic Boulevard lies at a lower elevation, running roughly perpendicular to and below Avenue of the Stars. Curvilinear street ramps connect Avenue of the Stars to both directions of traffic along Olympic Boulevard.

The Century Woods homes are located immediately southwest and west of the project site. The Century Woods homes consist of a variety of low-rise, multi-family residences that are two to five stories in height (see Figure II-8, View 12). Immediately northwest of the project site is the 159-foot-high Century Plaza Hotel and its associated low-rise Spa Mystique (see Figure II-5, View 5 and Figure II-8, View 14). A parking structure and the 491-foot-high MGM building are located beyond the Century Plaza Hotel to the west (see Figure II-8, View 13). Further northwest of the project site across Constellation Boulevard is the Westfield Shoppingtown Century City Mall, the 533-foot-high AIG Sun America building (see Figure II-5, View 5), and a vacant lot.

The 2000 Avenue of the Stars is a 213-foot-high restaurant/retail/office development that is currently under construction just across Avenue of the Stars and north of the project site, and the twin 571-foot-high Century Plaza Towers are located just beyond this development to the north (see Figure II-6, View 7). The street ramps from Avenue of the Stars to Olympic Boulevard are located across Avenue of the Stars, northeast and east of the project site. The Park Place Condominiums consist of 65-foot-high residential buildings, and are located to the east of the project site across Olympic Boulevard and beyond the associated Olympic Boulevard ramps (see Figure II-6, View 8). The low-rise Century Hills Condominiums are located further southeast of the Park Place Condominiums, along the northeast side of Avenue of the Stars (see Figure II-6, View 9). The jurisdictional boundary between the City of Los

Angeles and the City of Beverly Hills is to the east of Century Park East, with Beverly Hills High School located immediately adjacent to the City boundary.

The land uses across Olympic Boulevard to the southeast and south are comprised of parking structures and high-rise and mid-rise commercial and office structures, including the 492-foot-high Fox Plaza building and the 266-foot-high Park Hyatt beyond the Fox Plaza building to the southeast (see Figure II-7, View 10). Thus, the land uses in the project vicinity primarily include high-rise office buildings, hotels, and commercial development as well as low-rise condominiums.

Existing Viewsheds

Viewsheds refer to the visual qualities of a geographical area that are defined by the horizon, topography, and other natural features that give an area its visual boundary and context, or by development that has become a prominent visual component of the area. In the area surrounding the project site, the existing viewsheds are defined primarily by the high-rise hotel, commercial, and office developments along Avenue of the Stars and Olympic Boulevard as well as the other nearby high-volume streets.

Public views are those which can be seen from vantage points that are publicly accessible, such as streets, freeways, parks, and vista points. These views are generally available to a greater number of persons than are private views. Private views are those which can be seen from vantage points located on private property. Private views are not considered to be impacted when interrupted by land uses on adjacent blocks, specifically if the project complies with the zoning and design guidelines applicable to the site.

Views from the Project Site

The project site is characterized by an urbanized setting. As a result, the project site provides direct views of surrounding high-rise hotel, commercial, and office uses as well as mid-rise and low-rise residential uses. As the former hotel on the project site is approximately 318 feet in height, the rooms in the upper floors allow views for considerable distance in most directions, where as views from the lower levels of the hotel can be intermittent due to landscaping outlining most of the project site. Existing views to the immediate southwest and west consist of mid-rise residential uses (see Figure II-8, View 12). Existing views to the immediate northwest of the project site consist of high-rise hotel and commercial buildings (see Figure II-5, View 5 and Figure II-8, View 13). Existing views to the immediate north of the project site consist of high-volume roadways and construction of a high-rise commercial building (see Figure IV.B-5, Photo 1). Existing views to the immediate east and southeast of the project site consist of high-volume roadways and their interconnecting street ramps, followed by mid-rise condominiums (see Figure II-6, View 8). Existing views to the immediate southeast and south of the project site consist of a variety of high-rise and mid-rise commercial and office buildings and their associated parking structures (see Figure II-7, View 10 and Figure IV.B-5, Photo 2).

Figure IV.B-5 Views from the Project Site

Views of and Towards the Project Site

Public vantages of the project site are available from Avenue of the Stars and Olympic Boulevard. Thus, vehicles and pedestrians traversing northwest/southeast along Avenue of the Stars and northeast/southwest along Olympic Boulevard would have temporary views of the project site. In addition, the upper stories of the former hotel on the project site are visible from the Century Plaza hotel immediately northwest of the project site and from other high-rise buildings on the surrounding blocks (e.g., the Century Plaza Towers, the Fox Plaza, the MGM building, and the AIG Sun America building), while views of the first few stories of the former hotel are primarily restricted by several tall ornamental trees that enclose the project site on most sides (see Figure IV.B-6, Photos 1 and 2).

Existing Zoning, Building Height, and Design Review Regulations

The project site is located within the West Los Angeles Community Plan Area (CPA) and the Century City North Specific Plan (the “Specific Plan”) area. Furthermore, the project site is zoned C2-2-O (Commercial, Height District No. 2, Oil Drilling District O) in the City of Los Angeles Planning and Zoning Code.

The boundaries of the CPA are Wilshire and Santa Monica Boulevards to the north, Durango Avenue, Robertson Boulevard, and Canfield Avenue to the east, National, Pico, and Exposition Boulevards to the south, and Centinela Avenue to the west. The West Los Angeles Community Plan designates the project site for Regional Center Commercial uses. In addition, the project site is designated as a Regional Center in the City of Los Angeles General Plan Framework Long Range Land Use Diagram for West/Coastal Los Angeles. Regional Centers include retail, commercial, and mixed uses and are characterized by development six to 20 stories in height (or higher). In addition, building heights within Century City are regulated by Section 12.21.2 of the Los Angeles Municipal Code.

The boundaries of the Specific Plan area are Santa Monica Boulevard to the north, the City of Beverly Hills to the east, Olympic Boulevard to the southeast (adjacent to the project site), and the southwestern boundary of the project site. The Century City North Specific Plan guides development in this high-intensity Century City Center through the provision of regulatory controls that are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code. The Specific Plan requires Los Angeles Department of Building and Safety (LADBS), Los Angeles Department of Transportation (LADOT), and Los Angeles Department of City Planning (LADP) clearance for all commercial and multi-family residential construction projects.

Figure IV.B-6 Views of the Project Site

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, the proposed project would have a significant impact if it would:

- a) Have a substantial adverse effect on a scenic vista;
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; and
- c) Substantially degrade the existing visual character or quality of the site and its surroundings.

Furthermore, as set forth in the City of Los Angeles Draft L.A. CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following:

- a) 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;
- b) The amount of natural open space to be graded or developed;
- c) 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.;
- d) The degree of contrast between proposed features and existing features that represent the area's valued aesthetic image;
- e) The degree to which a proposed zone change would result in buildings that would detract from the existing style or image of the area due to density, height, bulk, setbacks, signage, or other physical elements;
- f) The degree to which the project would contribute to the area's aesthetic value;
- g) Applicable guidelines and regulations;
- h) 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 the mountains or the ocean);
- i) Whether the project affects views from a designated scenic highway, corridor, or parkway;
- j) The extent of obstruction (e.g. total blockage, partial interruption, or minor diminishment); and

- k) 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

Visual Characteristics

The proposed project would result in the development of a high-rise, luxury condominium building. As shown in Figure III-2, the single structure would be oval in shape and would be sited at a diagonal, extending towards the western and eastern corners of the 3.8-acre project site. The approximately 581,000-square-foot, high-rise building would contain 147 luxury condominium units, a restaurant, and either a resident-focused specialty use (i.e., shoe repair, salon, art gallery, sundries shop) or a private membership facility.

The proposed building would be approximately 480 feet high (see Figure III-3). The skyline view with the proposed project (see Figure IV.B-7, Skyline Views) would entail a high-rise structure similar in height and massing to the surrounding buildings (e.g., the Century Plaza Towers, the Fox Plaza, the MGM building, and the AIG Sun America building).

The proposed building would employ modern architectural styles. Similar to the former hotel, the overall setback of the structure and the associated landscaping would create an aesthetically-pleasing ambiance that would not encroach upon adjacent uses or streets. An artistic rendering of the proposed development is depicted in Figure III-2. In addition, signage associated with the proposed restaurant and other amenities would be only visible from Avenue of the Stars. No bright or fluorescent lighting would be incorporated into the proposed signage.

Landscape materials would be included along the perimeter of the project site, and extensive garden spaces would cover the majority of the project site. Landscaping would include existing trees and plantings, including many of the existing Canary Island Pines, Canary Island Palms, Coral, Fig, and Jacaranda trees on the project site. These trees would be supplemented by additional trees and plantings of drought-tolerant Mediterranean and California native plants that are well-adapted to the soil and climatic conditions of southern California (see also Section IV.D, Biological Resources, regarding trees). In addition, an existing emergency accessway would be removed and replaced with landscaping. Similar to the landscaping associated with the former hotel, onsite landscaping would screen the lower portions of the proposed building as well as the outside pool and garden areas at the rear (south side) of the proposed building from surrounding uses.

Figure IV.B-7 Skyline Views

Views and View Corridors

Due to the similar height and location of the proposed building compared to the highly urbanized character of the area, the proposed building would be highly visible from all of the viewing locations previously described for the former hotel. Such viewing locations include portions of Avenue of the Stars and Olympic Boulevard in the project area, as well as from the high-rise hotel, commercial, and office uses along these roadways (see Figure IV.B-8, View of the Project Site). Changes in views of the proposed project from adjacent land uses and roadways would not result in a significant impact, because the project area is already highly urbanized with a mix of hotel, commercial, office, and residential uses, including multi-story condominium buildings. In addition, the proposed project would be consistent with the site's zoning and height requirements.

The proposed project would not result in the obstruction of any public scenic views. While the proposed project would be visible from portions of public areas such as Avenue of the Stars and Olympic Boulevard, it would not obstruct any scenic views (e.g., ocean, mountains, coastline) (see Figure IV.B-8). Further, while views of the proposed project would be available from more distant locations, the proposed building, situated similarly on the site and of somewhat greater height and similar massing as the former hotel, would not obstruct any scenic views (see Figure IV.B-7). Therefore, impacts relative to public scenic views would be less than significant.

The proposed project would not result in the obstruction or partial obstruction of private views from multi-family, private properties located immediately southwest and west of the project site, as the views from these private properties are already currently obstructed by the former hotel building on the project site. In addition, as mentioned previously, private views are not considered to be impacted if an adjacent land use blocks such view; specifically, where a project is within the zoning and design guidelines designated for the project site. Furthermore, the proposed high-rise structure is representative of the Century City North area and would incorporate features (e.g., modern high-rise structure with intricate outdoor settings, incorporating a mixture of hardscape and landscape) that represent the area's valued aesthetic image. Therefore, impacts relative to private views would be less than significant.

Figure IV.B-8 Views of the Project Site

Visual Compatibility

As previously stated, the project site is located in an urbanized area characterized predominantly by hotel, commercial, office, and residential uses with varying elevations and building heights. As shown in Figure IV.I-5, Existing Zoning Designations, the project site is in an area where the zoning designations range from high-rise commercial and hotel to medium-density residential. Thus, the proposed project, a high-rise structure containing medium-density residential at approximately 39 dwelling units per acre (147 du/3.8 acre=39 du/acre), is considered to be visually compatible with the surrounding land uses fronting Avenue of the Stars as there are numerous other high-rise buildings and medium-density residential uses in the area (see Figure II-4, View 1 and Figure II-5, View 6). In addition, the proposed project would be subject to design guidelines implemented through the West Los Angeles Community Plan and the Specific Plan to assure, among other things, that the proposed project would be compatible in terms of design, massing, and architectural integrity. Furthermore, the LAMC, the Specific Plan, and the West Los Angeles CPA set forth development requirements for Century City, including allowable uses, building heights, and yard and setback requirements, and, as detailed below, the proposed project would be consistent with the permitted density and building height as well as setback and yard requirements for the site (see also Section IV.I, Land Use). The proposed project would be consistent with the LAMC, the Specific Plan, and the West Los Angeles CPA for the following reasons:

- The proposed condominium building conforms to all provisions contained within the LAMC and Specific Plan design guidelines.
- The proposed structure would be approximately 480 feet in height.
- Landscape material would be compatible with the context and design of the onsite and surrounding setting. Through a rich variety of plant materials, a lush environment would be created benefiting the surrounding community and ensuring a comfortable fit of the building on the project site. The design results in a transition from the scale of the building to the human scale at Avenue of the Stars. There would be approximately two acres of landscaped open space.

Therefore, visual compatibility impacts would be less than significant.

CUMULATIVE IMPACTS

The geographic context for the analysis of cumulative aesthetic impacts includes areas with views of the proposed project, which occur in certain portions of the West Los Angeles CPA. The analysis accounts for all anticipated cumulative growth within this geographic area, as represented by development of the related projects that are located within the West Los Angeles CPA. Development of the proposed project in combination with the related projects located within the CPA would result in an intensification of land uses in an already urbanized area of the City. However, cumulative development would continue to be guided by the General Plan. Consequently, no changes in the nature or land use of various communities that would substantially degrade the area would be permitted to occur under the General Plan and CEQA requirements, thereby protecting the visual character of the area. Also, while the related projects and the

proposed project would be visible from public and private properties within the CPA, none of the related projects are in close enough proximity to the proposed project to combine with the proposed project to obstruct existing public scenic views or view corridors. Furthermore, much of the CPA proximate to the project site is composed of a mixture of high-rise, mid-rise, and low-rise commercial, office, and residential land uses. Thus, development of the proposed project in combination with the related projects located in the CPA, consisting primarily of high-rise and mid-rise commercial, office, and condominium projects, would not result in adverse cumulative visual compatibility impacts. Overall, cumulative aesthetics impacts would be less than significant.

MITIGATION MEASURES

No significant impacts associated with visual characteristics and view corridors would occur as a result of the proposed project. Therefore, no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project impacts associated with visual characteristics and view corridors would be less than significant.