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## **IV. ENVIRONMENTAL IMPACT ANALYSIS**

### **A. AESTHETICS**

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The following discussion focuses on the tangible elements of visual character and viewsheds and presents objective means for comparing the before and after project construction scenarios. Many aspects of aesthetics, such as architectural design and materials, are subjective and oriented toward individual tastes and preferences. To the extent that adopted policies establish specific visually related guidelines, the proposed project is examined for consistency with these policies as appropriate. Where applicable, this section references related discussions presented in Section IV.C Biological Resources and Section IV.G Land Use.

#### **ENVIRONMENTAL SETTING**

##### **Existing Views**

As distinguished from aesthetics, a view refers to direct and unobstructed line-of-sight to an on- or off-site aesthetic resource, which may take the form of panoramic viewpoints from particular vantages. The available viewshed or visible landscape within a given field of view, is defined by physical elements that occupy a viewer's line-of-sight from a particular location. As a general rule, visual access is closely tied to topography and distance from the focal point, since views are usually obtained from elevated vantage points. Increase in elevation typically expands the field of view (affording panoramic vistas that span into the distance) and increase the distance from a focal point (which may diminish the influence of a focal point on an overall viewshed). Existing views may be obstructed or blocked by modification of the environment (e.g., grading, landscaping, building construction, etc.) Conversely, modifications to the existing environment may create or enhance view opportunities.

A total of 9 public views and 3 private views were identified in the vicinity of the project site as potentially being affected by the proposed development. While it is virtually impossible to include each and every viewpoint that may be affected by the project, the views included in this analysis are most representative of the overall viewsheds available in the project vicinity. Together they represent the most prominent public and private views of the project site as viewed from the surrounding roadways and residences. The location and view orientation for each of the selected views are depicted in Figure IV.A-1, Photo Location Map, on page 58. Photographs depicting the public and private views from the vantage points shown in Figure IV.A-1 are shown in Figure IV.A-2 through Figure IV.A-7 on pages 59 through 64, respectively.

**Figure IV.A-1 Photo Location Map**

**Figure IV.A-2 Views of the Project Site, Views 1 and 2**

**Figure IV.A-3 Views of the Project Site, Views 3 and 4**

**Figure IV.A-4 Views of the Project Site, Views 5 and 6**

**Figure IV.A-5 Views of the Project, Views 7 and 8**

**Figure IV.A-6 Views of the Project Site, Views 9 and 10**

**Figure IV.A-7 Views of the Project Site, View 11 and 12.**

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## Existing Visual Character

The immediate project locale is characterized by single family residential development and two school sites along Rinaldi Street and single family residential development and the Hillcrest East Campus along Shoshone Avenue. Development along the south side of Rinaldi Street in the vicinity of the project site is characterized by residential homes and the LAUSD adult school site. Development along the north side of Rinaldi Street consists of residential homes and backyard hillsides and the Hillcrest Christian School and Church East Campus site. The West Campus site is currently developed with three residential homes with detached garages. All three residences are situated along Shoshone Avenue, with one residence and garage unit located at the corner of Shoshone Avenue and Rinaldi Street.

With the exception of the structures identified above, the 5.5 acre West Campus site is vacant and characterized with an uneven distribution of mature ornamental trees. Where tree cover occurs on the site it is relatively dense and concentrated in areas immediately surrounding the residential structures and the northern areas on the hillside. The distribution of trees on the project site is clearly visible in the aerial photograph shown in Figure III-3 in Section III, Project Description. As depicted in the aerial photograph, a majority of the site remains vacant and nearly devoid of any vegetation, as the site is routinely disked and weeded to for fire suppression measures.

The following discussion walks through all of the public and private views identified in Figure IV.A-2 through Figure IV.A-7. Views were generally categorized as public views or private views depending on what vantage point they were taken from. Public views were generally identified for the common areas along Rinaldi Street and Shoshone Avenue. Private views were identified from vantages on Ridgeway Road, which is a private easement that defines the western property boundary line for the West Campus. These private views were selected because they depict the existing views from the residences on Ridgeway Road which are most likely to be affected by the proposed project.

View No. 1 depicts a public view looking northwest towards the West Campus site from the southwest corner of Rinaldi Street and Encino Avenue. This view is generally available to traffic traveling westbound on Rinaldi Street and from the residential homes and LAUSD school site on the south side of Rinaldi Street. As demonstrated from this vantage point, views of the West Campus site are almost entirely blocked by the existing dense tree cover surrounding the residential structure located at the corner of Rinaldi Street and Shoshone Avenue. A partial view of the garage structure and vacant land fronting Rinaldi Street is available.

View No. 2 depicts the public view looking west along Rinaldi Street from the northeast corner of Rinaldi Street and Shoshone Avenue. This view depicts the single family residential homes along the south side of Rinaldi Street, directly across from the West Campus. Rinaldi Street, in the vicinity of the project site, is designated a major highway and is generally improved with an 80-foot roadway

within a 100-foot right of way in the vicinity of the project site. Rinaldi Street is also designated as a scenic highway in the Granada Hills/Knollwood Community Plan.

View No. 3 depicts a public view looking north towards the West Campus site from the south side of Rinaldi Street, just west of Shoshone Avenue. This is the view that is available to the residences shown in View No. 2. The structure depicted on the far right of the photograph is the detached garage for the residential structure located at the northwest corner of Shoshone Avenue and Rinaldi Street. The center view is a clear and unobstructed view of the West Campus. As shown in this photograph, a large portion of the West Campus, fronting Rinaldi Street is characterized as a vacant lot which is nearly devoid of vegetation. Vegetation is limited to low lying ground cover because the site is routinely disked and weeded for fire suppression measures. A few mature trees can be seen in the background (to the right of the for sale sign). The for sale sign located in the center of the photograph is located on Ridgeway Road, which defines the westernmost property line of the West Campus. As such, the area directly behind the for sale sign is not a part of the project site.

View No. 4 shows a public view looking north towards the West Campus site from the south side of Rinaldi directly across from Ridgeway Road. As mentioned previously, Ridgeway Road is an unimproved dirt roadway easement which defines the western property line of the West Campus. The fence line of the adjacent residence can be seen in the far left. Again this view shows that a majority of the West Campus site is characterized as a vacant lot with low lying ground cover.

View No. 5 depicts the public view looking east towards the West Campus site from the south side of Rinaldi Street at Ridgeway Road. The photograph depicts a clear view of the back of the residential structures that are located on the West Campus site.

View No. 6 shows a public view looking south towards the West Campus site from the east side of Shoshone Avenue. This photograph was taken from the sidewalk adjacent to the play area on the East Campus site looking across Shoshone Avenue. The west side of Shoshone is characterized by dense tree cover surrounding the residential structures.

View No. 7 depicts the public view looking north along Shoshone Avenue from the northeast corner of Rinaldi Street and Shoshone Avenue. As characterized by this photograph, the East Campus is attractively landscaped with a relatively wide public sidewalk. A portion of the West Campus is seen in the upper left, again depicting the dense tree cover shielding the views of the residential structures.

View No. 8 depicts a private view looking south across the West Campus site from a private driveway extending north of Ridgeway Road. From this vantage the West Campus can be characterized as a vacant lot. The existing viewshed of the West Campus property depicts a rear view of the of the three residential structures. Rinaldi Street is easily visible and unobstructed, as are panoramic views of the outlying San Fernando Valley.

View No. 9 depicts the private view looking south towards the West Campus site from Ridgeway Road. This location is between the two residential structures on Ridgeway Road, west of the project site. As demonstrated from this vantage point, the view is primarily dominated by Rinaldi Street and the residential homes to the south of Rinaldi Street. This views of the West Campus (the area between the fence and Rinaldi Street) depicts a vacant lot with virtually no vegetation. This vantage affords less of a panoramic view, although the ridgeline of the mountains across the Valley are barely visible.

View No. 10 depicts a private view looking south towards the West Campus site from a location behind (north) of a private residence on Ridgeway Road. This vantage point offers a panoramic view of the San Fernando Valley, overlooking the West Campus site. The West Campus site is the vacant area between the fence and Rinaldi Street. The roof line of the residence at the northwest corner of Shoshone Avenue and Rinaldi Street can be seen in the center.

View No. 11 depicts a public view looking northeast towards the East Campus site from the northwest corner of Rinaldi Street and Shoshone Avenue. The Hillcrest Christian School and Church has been a prominent feature at the corner of Rinaldi Street and Shoshone Avenue since 1965. As depicted in this photograph, Hillcrest maintains an attractively landscaped property. The church building is setback from the corner of Rinaldi Street and Shoshone Avenue and affords wide pedestrian sidewalks.

View No. 12 shows a public view looking eastbound on Rinaldi Street from the northeast corner of Rinaldi Street and Shoshone Avenue. This view depicts the Rinaldi Street frontage of the East Campus, which is well maintained and attractively landscaped. Low level lighting is provided to illuminate the sidewalk area. Street trees are situated within the public right-of-way as well as between the classroom structures and the sidewalk.

## **ENVIRONMENTAL IMPACTS**

### **Thresholds of Significance**

The California State CEQA Guidelines requires the assessment of aesthetic impacts to consider whether a project would result in (a) 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, (c) substantially degrade the existing visual character or quality of the site and its surroundings (d) create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. However, since no empirical criteria exist with which to assess visual impact, the assessment of visual impacts is, by nature, a subjective undertaking.

As directed by 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 factors:

- 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 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;
- The degree to which the project would contribute to the area's aesthetic value; and
- Applicable guidelines and regulations.

### **Project Impacts**

Development of the proposed project will occur in two phases, the Initial Phase and the Final Phase. Aesthetic impacts upon views are therefore described for both phases of development. The impacts discussed for the Initial Phase are, for the most part, temporary and will be altered further as the site is fully developed.

#### ***Initial Phase***

Development of the Initial Phase will include constructing the roadway and access improvements (including the construction of the parking lot) and the initial preparation of the West Campus site to allow for a temporary school operations. Initial Phase construction will include demolition of the existing residential structures, and grading activities (as needed) to allow the temporary use of the site until the Final Phase can be completed. A temporary campus will be created in the northern area of the West Campus fronting Shoshone Avenue, where the portable classrooms will be located. The temporary campus will be fenced off from the construction areas to promote safety and provide a closed and secure campus environment. The following discussion identifies the visual impacts that will occur upon all of the identified views as a result of the Initial Phase development.

View No. 1 will be substantially altered during the Initial Phase. The existing residential structure and detached garage at the corner of Rinaldi Street and Shoshone will be demolished and cleared from the site. Trees will be removed as necessary for the grading of the parking lot area. The corner of Shoshone Avenue and Rinaldi Street will be widened to provide a right turn lane. The resulting view

will be primarily of the proposed surface parking lot along Rinaldi Street. The parking lot will be completely landscaped during this phase, with street trees planted throughout the parking lot. Street trees will also be planted along Rinaldi Street. Please refer to Section IV.C Biological Resources for a complete discussion of the Landscaping Plan.

View No. 2 depicts a westerly public view of the residences on the south side of Rinaldi Street. As the project site is barely visible in this photograph, this view will be almost entirely unaffected by the Initial Phase. Street trees will be planted along the sidewalk area on the north side of Rinaldi and the sidewalk will be further setback to allow for an additional right turn lane.

View No. 3 will be changed during the Initial Phase with the construction of the surface parking lot. The existing retaining wall along Rinaldi Street will be demolished as well as would the garage structure depicted to the far right in the photograph. The parking lot will be attractively landscaped with street trees and additional street trees will be planted along the sidewalk area of Rinaldi Street fronting the parking lot. The trees will likely obstruct the existing view of the hillside and residence above. A low level monument sign will appear at the ingress/egress driveway proposed.

View No. 4 will be altered by the construction of the surface parking lot. The foreground area depicted in this view will be heavily landscaped with street trees along the sidewalk area and trees around the perimeter of the western portion of the parking lot. A retaining wall and 6 foot solid concrete wall will be constructed along Ridgeway Road, separating the parking lot area from the residence bordering the site to the west. The wall will be set back a few feet from Ridgeway Road to allow an attractive landscape with ivy cover and trees on the west side of the wall to buffer the views from the residence to the west. The primary purpose of this wall is to buffer noise impacts generated by the daily use of the parking lot. However, the wall has been integrated into the landscaping plan to buffer the visual impacts of the project as well. The wall will preclude light and glare intrusion onto the residential property. The resulting view will be an attractive landscape that is designed to reflect the typical characteristics of a neighboring residence.

View No. 5 will be altered with the construction of the proposed parking lot. The resulting view will be generally as described above for Views 3 and 4. The vacant area fronting Rinaldi Street will be replaced with a tree lined parking lot. The residential structures depicted in the center of this view will no longer be present as these structures will be demolished and removed from the site. The background views will likely reveal increased visibility of the East Campus and residential hillside north of the East Campus.

View No. 6 will be substantially modified during the Initial Phase. This view currently shows the single-family residences, mature trees, and dense vegetation that lines Shoshone Avenue, all of which will be removed during the Initial Phase. This area will be surface graded to allow for the temporary placement of 12 temporary portable classrooms. The temporary structures will be set back within the

area proposed for the athletic field. The property line along Shoshone will be partially landscaped during the Initial Phase, where it is known that future construction activities will not impact the new vegetation. Because the athletic field will be graded to an average elevation of approximately 1140 feet (msl), and the average street grade along Shoshone Avenue ranges from 1125 to 1138 (msl) (sloping southward) a moderate slope will exist separating Shoshone Avenue from the athletic field. This slope will be landscaped with trees as well as ground cover and shrubs to reduce erosion. The visual effect will provide an aesthetically pleasing and attractive landscape buffer along Shoshone Avenue.

View No. 7 will be slightly modified by the Initial Phase development. Views of the east side of Shoshone will remain unaltered as there are no physical improvements proposed for the East Campus. The existing diseased street trees along the east side of Shoshone to the north (out of view) will be replaced with new healthy street trees. The existing view to the west of Shoshone will be modified as the existing trees and residential structures will be demolished and cleared from the site. The Initial Phase will include landscaping this area as discussed previously for View No. 6. The temporary portable classrooms proposed for the north end of the West Campus would likely be shielded from view as a result of the landscaping improvements.

View No. 8 would be substantially modified as a result of the Initial Phase. The vacant portion of the West Campus will be developed with the proposed surface parking lot. The existing residences on the West Campus would be removed from the field of view. While some of the temporary classroom structures may be visible from this vantage point to the left, the heights of the structures would be similar to those of the existing structures shown in the photo. The rooflines of the classrooms would be substantially below the line of view. Since the parking lot will be landscaped with trees in and around the parking lot area, views of Rinaldi Street and the residences south of Rinaldi Street would be blocked. The background panoramic view of the Valley would still be visible, as the top of the tree line would only be as tall as the street trees on the south side of Rinaldi Street. As such the background panoramic views of the San Fernando Valley would not be affected.

View No. 9 currently affords an unobstructed view of Rinaldi Street and the residences on the south side of Rinaldi Street. This view would be entirely blocked with the construction of the proposed parking lot. The resulting view would be of the surface parking lot and of the trees and landscaping features within the lot and along the north side of Rinaldi Street. The skyline of the San Gabriel Mountains, which are barely visible in the current field of view, will no longer be present as a result of the tree cover.

View No. 10's panoramic view of the San Fernando Valley would not be substantially affected by the Initial Phase construction. The foreground views of the vacant lot would be replaced with the proposed surface parking lot. The roofline of the existing structures on the West Campus would also be removed as all of the structures on-site would be demolished. The resulting view of the project site would be

that of the tree cover above the parking lot area and along the north side of Rinaldio Street. The top of the tree line would be substantially lower than the visible background of the Valley floor. The trees planted during the Initial Phase would likely not extend above the light pole which is visible in the center/right of the photograph. As shown, everything within the field of view above this light pole would remain open.

View No. 11 would not be changed by the Initial Phase construction as no improvements are proposed to the East Campus structures.

View No. 12 would remain unchanged by the Initial Phase construction as no improvements are proposed to the East Campus structures.

### ***Final Phase***

The Final Phase of the proposed Expansion Plan will include the construction of the 75,000 square foot educational facility to support Hillcrest's secondary school operations on the West Campus. The proposed education facility will include a two-and three-story education building with classrooms, administration offices, a gymnasium, and other school-related ancillary uses (i.e., lockers, janitor closets, etc.).

Construction of the Final Site Plan will require additional cut and fill and grading activities for the northern areas of project site. Construction of retaining walls will be required within the higher elevations to the west of the proposed athletic field will generally conform to the Ridgeway Road easement. The retaining walls will be on the order of 20 feet and will be terraced to allow for landscaping and tree relocation. The retaining walls will be constructed with concrete materials of earth tones. Where appropriate, landscaping will be integrated in front of and behind retaining walls to protect soil erosion and provide an aesthetically pleasing landscape. The remainder of the West Campus will be landscaped with grass, trees and ornamental shrubs, providing an aesthetically pleasing campus-like environment. The following discussions describe the visual impacts upon each view as a result of implementing the Final Phase of development.

View No. 1 provides a prominent view of the new West Campus site as viewed from Rinaldi Street east of Shoshone Avenue. The proposed education building will occupy a large portion of the field of view in the center and right portions of the photograph. However, the building will be set back from Rinaldi Street and Shoshone Avenue so the street corner will be highly visible and open. In terms of structural setbacks, the northwest corner of Shoshone/Rinaldi intersection would mimic the general appearance of the northeast corner where the existing Church structure is set back. A new low lying monument sign would be situated at the corner to identify the new West Campus. The sidewalks will be widened and street trees and landscaping will further buffer the structure from the roadway. The height of the education building would be approximately 13 feet at southernmost point, which would then increase to

27 feet to the north along Shoshone Avenue. Overall the corner will be visually attractive and well maintained, similar to the existing character of the intersection as demonstrated by the existing East Campus.

View No. 2 depicts a westerly public view from the north side of Rinaldi Street, just east of Shoshone Avenue. Visual impacts to this view would be as described in the Initial Phase assessment presented above, as the education building would be outside of the field of view.

View No. 3 would primarily be affected by the Initial Phase development of the parking lot. From this vantage point, the proposed parking lot would be visible on the southern portion of the site, while the educational facility would be visible towards the northern portion of the site. The proposed education building would be situated behind the parking lot, and would be slightly visible behind the tree landscaping within and around the parking lot. The education building would be one-, two-, and three-stories, extending to a maximum height of approximately 45 feet above the surface elevation of the parking lot. Due to the ascending topography of Ridgeway Road, the structure would extend approximately 17 feet above natural grade along the westernmost portion of the site, adjacent to Ridgeway Road. Views of the hillside behind Ridgeway Road would be blocked by the new structure and tree cover. Views of the proposed education building would also be partially and sporadically blocked by the landscaping features proposed along Rinaldi Street, in the proposed parking lot, and adjacent to the proposed structure.

View No. 4 would be substantially similar to the impacts described for the Initial Phase development. The only change would be the education building would be located directly behind and north of the parking lot. The education building would be partially visible through the tree cover. Extending approximately 45 feet high in this location, the education building would block views of the rear of the West Campus site.

View No. 5 would provide a clear view of the education building at the corner of Rinaldi Street and Shoshone Avenue. The education building would be stepped back from the street corner by approximately 25 feet and would be terraced by the proposed one-, two-, and three-story design of the education building. The height of the building at the closest point to the Shoshone Avenue/Rinaldi Street intersection would be one story at approximately 13 feet. To the left of the field of view the proposed structure would increase to a maximum of 45 feet high. Again, because the structure will be terraced into the existing slope, the structure would be approximately 17 feet above the natural grade of Ridgeway Road, at its westernmost point. As the proposed structure would be setback approximately 50 feet from Rinaldi Street, its overall appearance in terms of size and massing would be reduced. From this vantage point, the proposed parking lot and tree cover would be most visible on the southern portion of the site while the educational facility would be visible in the background.

View No. 6 depicts a southwesterly public view from the east side of Shoshone Avenue from the northern boundary of the project site. As part of the Final Phase the 12 temporary portable classrooms would be removed and the education building and athletic field would be completed and landscaped. The proposed education building will appear as a 2-story building extending the length of Shoshone Avenue at a maximum height of 27 feet with the height increasing to 45 feet towards the interior of the campus. The structure would be setback approximately 13 feet from Shoshone Avenue and would be attractively landscaped with street trees and on-site trees as a buffer transition between the roadway and the structure. The athletic field would also be shielded by this buffer transition.

View No. 7 would have a similar view as described in View No. 6. The proposed education building will appear as a 2-story building extending the length of Shoshone Avenue at a maximum height of 27 feet. The structure would be setback approximately 13 feet from Shoshone Avenue and would be attractively landscaped with street trees and on-site trees as a buffer transition between the roadway and the structure. The athletic field would also be shielded by this buffer transition. No changes to the East Campus would occur, thus this portion of the field of view would remain unchanged.

View No. 8 would be substantially modified by the construction of the proposed education building. The education building will be a maximum of 45 feet high. However, the building will be constructed at a base elevation of 1125 and will be terraced into the slope along Ridgeway Road. Thus, from this vantage point, the height of the education building would only extend approximately 17 feet above Ridgeway Road. Using the elements in the photograph as a frame of reference, the roof line of the proposed education building is estimated to be approximately the same height as the tree depicted in the left foreground. As such, the walls of the education building would block views of the newly constructed parking lot and would partially obstruct views of the tree cover within the parking lot. The area to the south (or far right) of the photograph would depict trees and the rear of the retaining wall proposed at the southwestern property line. The panoramic views of the San Fernando Valley would still be visible as viewed above the roof line of the new structure.

View No. 9 would be partially obstructed by the newly constructed retaining walls and noise abatement wall surrounding the proposed parking lot. The skyline and background views would be partially obstructed and replaced with a green belt of trees and shrubs. The expected height of the wall would be about the same height as the chain link fence depicted in the photograph of View No. 9 presented earlier in this Section. Existing views above the chain link fence would be sporadically obstructed by tree cover from the newly planted trees in the parking lot. As indicated in Section IV.C, Biological Resources, the proposed perimeter wall will be set back a few feet from Ridgeway Road to allow for landscaping features on both sides of the wall.

View No. 10 depicts a southeastern private view as seen from just outside the backyard fence of the residence located on the hillside northwest of the site. The roofline of the proposed education building

would be substantially below the line of view above Rinaldi Street. Existing panoramic views of the San Fernando Valley from this vantage point would not be impacted by development activities associated with the Final Phase. Views of the vacant lot and newly constructed parking lot would be partially obstructed by the new education building.

### ***Scenic Resources***

As discussed previously, assessing the overall scenic value of the site before and after development is a subjective undertaking. The project site does not possess any unique characteristics that would lead to its classification as a scenic resource. The site is characterized with sloping topography increasing to the north. There are no unique rock outcroppings or ridgelines on the property. The site is presently developed with three residential structures with detached garage units and is landscaped with an uneven distribution of mature trees. The present condition of the existing residential structures is characterized as dilapidated and has been described by some members of the community as an eyesore. While over 200 trees have been recorded on the West Campus site, the distribution and condition of the trees do not provide a notably unique and/or desirable landscape. Very few of the existing trees have been identified by the project's landscape architect as warranting relocation or transplanting efforts. As viewed more prominently from Rinaldi Street, a large portion of the site is vacant with little or no surface vegetation.

Upon completion of the project, the site will be developed as a secondary school campus that will be designed and landscaped to blend into the existing residential neighborhood in which it is located. The education building will be terraced into the existing slope so that the roof elevation of the third level is situated only 25 feet above the average grade of the athletic field, and 17 feet above average grade along the Ridgeway Road. In addition, since a large portion of the site fronting Rinaldi Street appears noticeably vacant or undeveloped (in the context of the developed properties along Rinaldi Street), development of the site may be perceived as an improvement over the existing visual character of the site and the Rinaldi Street corridor. Street trees and shade trees will be provided along Shoshone Avenue, Rinaldi Street, and within and around the proposed parking lot area to further enhance the viewshed. As such, the projects overall impact on scenic resources would be less than significant.

### ***Scale and Massing***

As discussed above, and as depicted in the Views presented herein, the neighborhood surrounding the proposed project site primarily consist of one and two-story residential structures. As shown in View No.11, the existing Hillcrest Christian Church structure is a prominent feature at the corner of Shoshone Avenue and Rinaldi Street. The West Campus education building, proposed for the northwest corner of Shoshone and Rinaldi, has been designed to minimize the massing along both of the roadways. The building footprint is proposed to be set back approximately 25 feet from Rinaldi Street

sidewalk and approximately 13 feet from the Shoshone Avenue sidewalk. The sidewalks along Rinaldi and Shoshone would be approximately 10 feet wide. The proposed setback features will provide additional distance between the structure and the corner of the intersection and will increase the overall viewshed at the corner and provide additional space for landscaping features.

In addition to the structural setbacks, the proposed West Campus structure has been designed with a stepped architectural plan specifically designed to reduce the massing effect from the adjacent roadways. Conceptual Cross Sections and Site Plan Elevations of the proposed education building are depicted in Figure III-11 and III-12 in Section III, Project Description. The proposed education building is designed as a one-, two-, and three-story structure with roof level elevations ranging from 13 feet above grade level to a maximum of 45 feet. The maximum height limit for the A1-1 zone is 45 feet. As viewed from along Shoshone Avenue, however, the education building will appear as a single story structure with a roof line at 13 feet above average grade. The second story will be further setback from the building footprint, with a roof line extending to a maximum height of 17 feet above average grade. The third level and roof line would be further setback to the west, extending to a maximum height of 45 feet. This proposed design would reduce the size and massing appearance of the entire structure as viewed from the Shoshone Avenue and Rinaldi Street roadways. With this design the proposed structure would be consistent with the existing East Campus buildings along Shoshone Avenue. Given the proximity of the proposed West Campus to the existing East Campus and LAUSD Adult School, the completed West Campus would be compatible with the existing visual character of the surrounding neighborhood.

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

The project locale contains numerous sources of nighttime lighting along Rinaldi Street including street lights, automobile headlights, architectural and security lighting, and indoor building illumination (light emanating from the interior of structures through windows).

Architectural lighting for the proposed project would be minimal, designed to highlight architectural elements of the project. Security lighting would be installed as required to provide a secure environment in and around the school site. All lighting feature would be directed towards the interior of the site and directed away from the adjacent residential land uses. The trees proposed on and around the West Campus site would further buffer light and glare from illuminating onto adjacent properties.

There will be some nighttime lighting directed towards residential uses from headlights exiting the West Campus driveway on Rinaldi Street. However, as seen in View No. 2 in Figure IV.A-2 and View No. 9 in Figure IV.A-6, the existing landscaping on the south side of Rinaldi Street would shield the direct light intrusion into residences. In addition, headlight illumination from parked cars will be further shielded by shrubs and landscaping on-site.

Architectural features, facades, and retaining walls will be selected with materials of low reflectivity. The project would incorporate a variety of building materials including stone, precast concrete, stucco, metal, and low reflectivity glass. Building materials will be selected and located so as to minimize the transmission of illumination from interior lights. Overall, the proposed project would not cause excessive glare that is out of character with the land uses surrounding the project site, or result in a substantial increase in glare which would affect residential areas.

## **CUMULATIVE IMPACTS**

Impacts to aesthetic resources and views are primarily based on site-specific changes to the existing environment. No related projects have been identified within viewshed of the proposed project. To the extent that future development occurs within the Granada Hills Community, each project would be reviewed on a case-by-case basis to ensure architectural and visual aesthetic compatibility with the existing built environment, applicable guidelines, and adopted policies. Thus, cumulative impacts regarding aesthetics and views would be less than significant.

## **MITIGATION MEASURES**

Although no significant aesthetic impacts resulting from development of the proposed project have been identified, the following conditions of project approval are recommended to enhance the aesthetic appearance of the project site and surrounding community:

1. Project buildings shall be designed to minimize reflectivity (i.e., without highly reflective glass windows or other highly reflective surfaces and utilizing building surfaces with low reflective value).
2. All project lighting shall be directed onto the site, and all lighting shall be shielded from adjacent residential uses. This condition shall not preclude the installation of low-level project security lighting.

## **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Project impacts on aesthetics and views would be less than significant.