

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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## 3.1 AESTHETICS

As a result of the analysis undertaken in the Initial Study for the Los Angeles Mission College Facilities Master Plan, the Los Angeles Community College District (LACCD) determined that the proposed project may result in environmental impacts to aesthetics and visual resources. Therefore, this issue is being carried forward for detailed analysis in this EIR. This analysis was undertaken to identify opportunities to avoid, reduce, or otherwise mitigate potential significant impacts to aesthetics and to identify potential alternatives.

The analysis of aesthetics and visual resources consists of a summary of the regulatory framework that guides the decision-making process, the existing conditions at the proposed project area, thresholds for determining if the proposed project would result in significant impacts, anticipated impacts (direct, indirect, and cumulative), mitigation measures, and level of significance after mitigation. The aesthetics and visual resources at the proposed project site were evaluated utilizing the Sylmar Community Plan, the Los Angeles Mission College Campus Aesthetic Guidelines and Design Manual, numerous personal and communications with Leo A Daly<sup>1</sup>, architects for the Los Angeles Mission College Facilities Master Plan. The potential for impacts to aesthetics and visual resources at the proposed project site was evaluated in accordance with the methodologies and information provided by Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines<sup>2</sup>.

### 3.1.1 Setting

#### 3.1.1.1 Regulatory Setting

The review of aesthetic policies provided below is intended to provide information regarding policy consistency, rather than to evaluate regulatory compliance.

#### *State*

#### *Los Angeles Mission College Campus Aesthetic Guidelines and Design Manual*

The Aesthetic Guidelines for LAMC<sup>3</sup> provides guidelines for architectural design; landscape design; signage and graphics design; lighting design; sustainable design; and security and fire alarm design. The guidelines that relate to aesthetics are summarized in Table 3.1-1 on the next page.

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<sup>1</sup> Personal Communication, Brian Perkins, Design Principal, Leo A Daly, 550 South Hope Street, 27th Floor, Los Angeles, CA 90071

<sup>2</sup> *California Code of Regulations, Title 24, Division 6, Chapter 3, Sections 15000-15387. Available at [http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)*

<sup>3</sup> Los Angeles Mission College. October 18, 2004. *Campus Aesthetic Guidelines and Design Manual*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

**Table 3.1-1**

## Los Angeles Mission College Guidelines and Design Manual: Guidelines for Aesthetics

Campus Architecture	Graphic Representation of Design Elements
<ol style="list-style-type: none"> <li>1. Courtyard Typology</li> <li>2. Loggia/ Arcades/ Verandahs</li> <li>3. Thick Walls</li> <li>4. Red Tiled Roofs/ Deep Eaves</li> <li>5. Deep Windows/ Window Articulation</li> <li>6. Building Entry</li> <li>7. Articulation of Tectonics</li> <li>8. Water Elements</li> <li>9. Arches</li> </ol>	<ol style="list-style-type: none"> <li>1. Mission Style Architecture</li> <li>2. Loggia and Arcades</li> <li>3. Contemporary Interpretation of the Mission Style Architecture</li> <li>4. Lobby Design</li> <li>5. Exterior Shading Structures</li> <li>6. Exterior Walkways/ Pathways</li> <li>7. Exterior Courtyards</li> <li>8. Interior Gathering Spaces</li> <li>9. Interior Spatial Quality</li> <li>10. Skylights</li> <li>11. Daylight Use</li> </ol>
Campus Color Palette	Landscape Guidelines
<ol style="list-style-type: none"> <li>1. Accents</li> <li>2. Earth Tones</li> <li>3. Blue Tones</li> <li>4. Grey Tones</li> <li>5. Green Tones</li> </ol>	<ol style="list-style-type: none"> <li>1. Key Campus Landscape Zone</li> <li>2. Plant Palette</li> <li>3. Irrigation</li> <li>4. Paving Guidelines</li> <li>5. Site Furnishings</li> </ol>
Exterior Lighting Design	
<ol style="list-style-type: none"> <li>1. Parking Lots</li> <li>2. Pedestrian Pathways</li> <li>3. Low Level Lighting</li> <li>4. Building Mounted Lighting</li> <li>5. Building Entries</li> <li>6. Sign Lighting</li> <li>7. Landscape Lighting</li> <li>8. Sports Field Lighting</li> <li>9. Building Façade Lighting</li> </ol>	

### *Local*

#### *Sylmar Community Plan*

Chapter III, Land Use Plan Policies, of the Sylmar Community Plan<sup>4</sup> area identifies land use goals, objectives, policies, and programs for the Sylmar Community Plan area of the City of Los Angeles. The policies that relate to aesthetics, views, or light and glare include the following:

<sup>4</sup> City of Los Angeles, August, 1997. *Sylmar Community Plan, A Part of the General Plans*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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- 1-3.3 Preserve existing views of hillside and mountainous areas.
- 1-6.4 Require that any proposed development be designed to be compatible with adjacent development.
- 1-6.7 Development to the extent feasible shall preserve the view of the hillsides and the community's scenic highways viewshed.
- 5-1.1 Encourage the retention of passive and visual open space, which provides a balance to the urban development of the Community.
- 6-2.1 Encourage compatibility in school locations, site layout and architectural design with adjacent land uses and community character and, as appropriate, use schools to create a logical transition and buffer between different uses, e.g., multiple family residential vs. single family residential or commercial vs. residential.

Additionally, the Land Use Chapter of the Community Plan recognizes the need for continued improvement and modernization of public facilities, such as educational and recreational facilities, in order to enhance services and accommodate the changing demands of the community at large.

Chapter V, Urban Design, of the Sylmar Community Plan lays out general policies for community design and identifies broad design standards directed at individual projects. The design standards and guidelines also advise projects, including public development projects, to incorporate specific elements of good design. The intent is to promote a stable and pleasant environment, with desirable character, for the residents and uses of the community. In addition, these standards ensure that new development makes a positive aesthetic contribution to the built environment. The Design Standards establish the minimum level of design that should be observed within the Community Plan area. Applicable standards include the following:

### Screening of Features

- Standard 1 Screen trash storage areas from the view of public streets by solid walls or fences, not less than 6 feet high.
- Standard 2 Design wall material to be compatible with exterior building material.
- Standard 3 Screen all heating, ventilation, air conditioning equipment and ducts and any other equipment or appurtenances located on roofs from the view of any adjoining public street, unless such appurtenances are used as integral elements of the project's design.
- Standard 4 Locate and/or screen all loading areas from view of any adjoining public streets or walkways in residential or commercial zones

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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## Exterior Elevations, Wall and Fences

- Standard 1 Provide full architectural treatment, similar in architectural style, materials and details with the main building façade, on all sides of buildings which are visible from adjacent lots or streets.

## Graffiti

- Standard 1 Minimize places for graffiti by planting shrubs or surface clinging vines in front of solid fences and walls (excluding building walls) facing public rights-of-way.
- Standard 3 Paint solid walls or fence surfaces accessible to public view with a washable “Graffiti-Proof” paint or other protective materials.

## Parking Lot Landscaping

- Standard 1 Plant 24-inch box shade trees at a ratio of 1 tree for each 4 parking spaces on a surface parking lot. These trees should be distributed throughout the parking lot so as to shade at least 50 percent of the parking lot within 10 years of planting.
- Standard 2 Provide a three and one-half foot wall and a five foot landscaped area on surface parking lots as a buffer from the public right-of-way.
- Standard 3 Provide a minimum wall height of 6 feet where surface parking abuts a residential area, to buffer the parking from the residential use.

## Parking Structures

- Standard 1 The walls of any parking structure and that portion of any structure used for parking shall substantially screen vehicles in the structure from public view from a public street; e.g., through the use of planters and berms.
- Standard 2 The walls of the parking structure shall be compatible in color, material and architectural detail with the building it serves and with adjacent existing buildings.

### 3.1.1.2 Environmental Setting

#### **Scenic Views**

The project consists of two sites that are approximately 1/3 mile apart from one another. The first site is the existing LAMC campus, which is approximately 22.5 acres of developed land. The second site is the Harding Street site, which is comprised of two adjacent vacant parcels. The LAMC main campus is bordered by single-family homes

## Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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fronting Eldridge Avenue, and a mix of single-family and multi-family (condominium and apartments) fronting Hubbard Avenue. To the immediate northeast of the LAMC campus is the El Cariso County Regional Park and to the immediate southeast of the LAMC campus is the El Cariso Golf Course. The Harding Street site is bounded by the El Cariso Golf Course to the north and single-family residential to the west and south. There is a drop in elevation and the Pacoima Wash, which runs in a north-south direction, to the east of the Harding Street site. Single-family homes are located further to the east beyond the Pacoima Wash.

Scenic views on the LAMC campus portion of the project area are somewhat limited due to the gently sloping topography of the area and existing development that surrounds the LAMC campus project site. The greatest variation in topography in the project vicinity occurs to the east of the Harding Street site, where residential areas rise above the Pacoima Wash. In addition, residential areas to the north of the LAMC campus are also somewhat elevated above the project site. Both of these areas have views of various portions of the project site as discussed below. Overall, scenic vistas in the project area include the San Gabriel Mountains that rise above the project area to the distant north, the Pacoima Wash, and to a lesser extent, portions of the El Cariso Golf Course and El Cariso Park.

In order to document the existing environmental setting, a series of photographs were taken at locations where the proposed project may affect existing public views of the College. Figure 3.1-1, *Photograph Location Map*, depicts the locations where the photographs were taken and the direction of view. The existing visual characteristics of the project site are illustrated in the photographs provided in Figure 3.1-2 through 3.1-7.

Figure 3.1-2, *View 1: looking southeast towards the Harding Street site from the westerly edge of the Mountain Glen Terrace subdivision*. This view is elevated above the Harding Street site and looks over the Pacoima Wash. This view is dominated by the Pacoima Wash in the foreground and a row of trees bordering El Cariso Golf Course in the background. The Harding Street site can be seen on the horizon and appears as a plateau on top of a hill in the center of the horizon. The intersection where Harding Street meets Maclay Street can also be seen.

Figure 3.1-3, *View 2: looking southwest towards the Harding Street site from Harding Street north of the Maclay Street intersection*. This view is at a lower elevation than the Harding Street site, which appears in the middle of the view as a flat-top hill. The hill is vegetated with many small shrubs and the intersection of Maclay and Harding Streets can be seen clearly on the right.

Figure 3.1-4, *View 3: looking northwest towards the Harding Street site from Maclay Street south of the Harding Street intersection*. This view is at a lower elevation than the Harding Street site, which appears in the middle of the view on the left as a vegetated embankment. The hill contains many small shrubs. In the background is a good view of the San Gabriel Mountains.

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-1, Photograph location map*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-2, View 1*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-3, View 2*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-4, View 3*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-5, View 4: Harding Street site from southwest corner of Eldridge Avenue and Harding Street*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-6, View 5: LAMC campus from intersection of Eldridge Avenue and Pasha Street*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-7, View 6: LAMC campus from Hubbard Street between Lexicon Avenue and Garrick Avenue*

# Los Angeles Mission College Facilities Master Plan

## Draft Program Environmental Impact Report

---

Figure 3.1-5, *View 4: looking east towards the Harding Street site from the street at the southwest corner of Eldridge Avenue and Harding Street.* This view captures both the northern and southern parcels of the Harding Street site. The San Gabriel Mountains appear prominently in the background and a dirt road divides the northern and southern parcels of the Harding Street site.

Figure 3.1-6, *View 5: looking northeast directly across Eldridge Avenue towards the LAMC campus from Eldridge Avenue, northeast of the Eldridge Avenue and Pasha Street intersection.* This view is dominated by on-street parking in the foreground and a parking lot on the LAMC campus. Trees and grass landscaping can be seen along the perimeter of the LAMC campus. In the background are partial views of the San Gabriel Mountains.

Figure 3.1-7, *View 6: looking south towards the northeast corner of the LAMC campus from Hubbard Street between Lexicon and Garrick Avenues.* This view is dominated by the trees along the southeast site of Hubbard Street that border the El Cariso County Park and the County Park ball fields. The LAMC campus can be seen beyond the park.

### **Light and Glare**

The project site has a mix of nighttime illumination sources typically associated with a suburban area. The existing school facilities on the LAMC campus, as well as El Cariso Community Regional County Park, contain security and parking lot lighting. In addition, the ball fields of El Cariso Regional Park are equipped with ball field lighting. Relative to sports field lighting, footcandle and uniformity standards have been established by the Illuminating Engineering Society of North America (IES) for different recreational classes of competitive sports. Based in part on these standards, as well as the County's desire to minimize the amount of light spill into adjacent areas and to maintain adequate security and safety in County park facilities, the Los Angeles County Department of Parks and Recreation implements its own set of lighting standards.

Nighttime illumination within the project site also includes streetlights along Eldridge Avenue, Hubbard Street, and Harding Street, as well as transient lighting from automobiles traveling along these roadways.

Glare from the existing buildings located on the LAMC campus is minimal, as the architectural materials are non-reflective. The Harding Street site is vacant, and therefore produces no light or glare.

There are also sources of evening illumination associated with residential uses that surround both the LAMC campus site and the Harding Street site. These sources are found to the north, south, and west of the LAMC campus project site and the Harding Street site, as well as east of Pacoima Wash. In addition, the driving range at El Cariso Golf Course is illuminated for play until closing (6:00 P.M. on Tuesdays and 7:00 P.M. on Wednesdays through Mondays). Ambient light sources include parking lot lighting, building security lighting, and building signage lighting. The surrounding streets of Eldridge Avenue, Hubbard Street, and Harding Street also have streetlights, and

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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automobiles traveling along these streets introduce transient light sources. Glare from existing buildings is minimal.

## 3.1.2 Significance Thresholds

The following information is provided in accordance with Section 15126.2 of the CEQA Guidelines. Appendix G of the CEQA Guidelines suggests that a development project could have a significant impact on aesthetics, if the project would cause any of the following effects:

- 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.
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

## 3.1.3 Environmental Impact Analysis

### 3.1.3.1 Construction

#### ***LAMC Campus***

Construction on the LAMC campus would involve site preparation activities including demolition and the removal of surface parking and temporary structures. Specifically, construction within the LAMC campus would remove the existing asphalt surface parking, some of the temporary facilities, and other on-site manmade features, such as on-site walkways and landscaping. Following site preparation activities, exaction and construction of the proposed structures and landscape improvements would occur. Construction activities on the LAMC campus would involve the placement of temporary barriers (i.e., fencing) designed to screen the project's construction activities, equipment, and materials from adjacent streets and sidewalks, as well as from on-site patrons including students, staff, and visitors. Construction and security personnel at the College would monitor each construction site to ensure that construction activities and placement of equipment does not promote vandalism (e.g., graffiti). In addition, construction activities would occur in accordance with LAMC requirements, thus any outdoor nighttime lighting required would be limited to a few evening hours. Thus, the short-term aesthetic impacts during construction within the LAMC campus would be less than significant and no mitigation measures would be required.

#### ***Harding Street Site***

Construction on the Harding Street site would involve site preparation activities including excavation and grading. Following site preparation activities, the construction of the proposed structures and landscape improvements would occur. Construction on the Harding Street site would involve the placement of temporary barriers (i.e., fencing)

# Los Angeles Mission College Facilities Master Plan

## Draft Program Environmental Impact Report

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designed to screen the project's construction activities, equipment, and materials from adjacent streets and sidewalks. Construction and security personnel at the College would monitor each construction site to ensure that construction activities and placement of equipment does not promote vandalism. In addition, construction activities would occur in accordance with LAMC requirements, thus any outdoor nighttime lighting required would be limited to a few evening hours. Thus, the short-term aesthetic impacts during construction within the Harding Street site would be less than significant and no mitigation measures would be required.

### 3.1.3.2 Substantial Adverse Effect on a Scenic Vista

Figure 3.1-2, *View 1: Looking southeast towards the Harding Street site from the westerly row of homes in the Mountain Glen Terrace subdivision* would not be substantially altered by the proposed project. In the "proposed project" image, structures are introduced on top of the Harding Street site. The proposed new buildings on the Harding Street site would not substantially change the scenic vista. No significant adverse visual impact would occur.

Figure 3.1-3, *View 2: Looking southwest towards the Harding Street site from Harding Street north of the Maclay Street intersection* would not be substantially altered by the proposed project. In the "proposed project" image, structures are introduced on the Harding Street site, and Eldridge Avenue can be seen connected to Maclay Street. The proposed new buildings on the Harding Street site would not substantially change the scenic vista. No significant adverse visual impact would occur.

Figure 3.1-4, *View 3: Looking northwest towards the Harding Street site from Maclay Street south of the Harding Street intersection* would not be substantially altered by the proposed project. In the "proposed project" image, structures are introduced on the Harding Street site, and Eldridge Avenue can be seen connected to Maclay Street. The proposed new buildings on the Harding Street site would obscure a small portion of the view of the San Gabriel Mountains behind the project. No substantial adverse visual impact would occur.

Figure 3.1-5, *View 4: Looking east towards the Harding Street site from the street on the southwest corner of Eldridge Avenue and Harding Street* would be substantially changed by the proposed project. The "proposed project" image shows Eldridge Avenue being extended to meet Maclay Street, and two new LAMC structures can be seen. The San Gabriel Mountains that are presently visible in the east would become substantially obscured by the project, and a potentially significant impact to a scenic vista would occur.

Figure 3.1-6, *View 5: Looking directly across Eldridge Avenue towards the LAMC campus from across Eldridge Avenue, northeast of the Eldridge Avenue and Pasha Street intersection* would not be substantially altered by the proposed project. In the "proposed project" image, a LAMC structure is introduced in what is currently a parking lot. Diagonal parking is introduced on Eldridge Avenue, where parallel parking currently

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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exists. The view of the San Gabriel Mountains to the north would not be obscured by the proposed project. No adverse visual impact would occur.

Figure 3.1-7, *View 6: Looking south towards the northeast corner of the LAMC campus from Hubbard Street between Lexicon and Garrick Avenues* would not be substantially altered by the proposed project. In the “proposed project” image, the new LAMC campus facilities are visible in the bottom left portion of the image. There is no vista of the San Gabriel Mountains from this view, and the proposed project is not obscuring a scenic vista. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway

The nearest designated scenic highway to the project site is the Interstate 210 (Foothill) Freeway, located approximately one mile southwest of the site. Neither project site can be seen from the scenic highway. No impact upon the scenic resources associated with this scenic highway would occur.

### 3.1.3.3 Substantial Degradation of the Existing Visual Character or Quality of the Site and its Surroundings

#### **LAMC Campus**

The buildings proposed for the LAMC campus would be visually compatible with the existing buildings. Specifically, the architectural design would have a similar style as the existing educational facilities found on the campus. The proposed buildings on the LAMC campus primarily would replace areas already developed (including existing temporary facilities and surface parking areas) with structures that are visually compatible with the existing facilities. However, existing open space areas and mature ornamental trees located on the campus also would be replaced in order to accommodate the proposed building structures. Overall, while proposed development introduces elements that would result in a more intensely developed land use condition due to the increased building square footage at the campus, development of the existing LAMC campus would not substantially degrade the existing visual character or quality of the site and its surroundings. With implementation of project design features, development of the LAMC campus will not substantially degrade the site’s existing visual character and quality. Therefore, potential impacts regarding the visual character and quality within the existing LAMC campus would be less than significant and no mitigation measures would be required.

Figure 3.1-6, *View 5: Looking directly across Eldridge Avenue towards the LAMC campus from across Eldridge Avenue, northeast of the Eldridge Avenue and Pasha Street intersection* would be changed by the proposed project. In the “proposed project” image, a structure becomes visible in what was once a parking lot. Diagonal parking is introduced to the street, where parallel parking currently exists, however, there would be no significant adverse impact to the existing visual character.

Figure 3.1-7, *View 6: Looking south towards the northeast corner of the LAMC campus from Hubbard Street between Lexicon and Garrick Avenues* would not be substantially

# Los Angeles Mission College Facilities Master Plan

## Draft Program Environmental Impact Report

---

altered by the proposed project. In the “proposed project” image, the new LAMC campus facilities become visible in the bottom left portion of the image. The proposed new buildings would be largely hidden by existing structures on the campus, and the landscaping and trees along Hubbard Street. No adverse visual impact would occur.

### ***Harding Street Site***

The buildings on the Harding Street site are proposed to be visually compatible with the existing campus buildings within the LAMC campus. The architectural design would have a style similar to that of the existing educational facilities, the height and bulk of the constructed buildings would be similar to the existing buildings found on the LAMC campus, and they would not exceed maximum building height limitations. Together, the two areas would promote the Master Plan intention to create a unified character using compatible or complementary architectural styles, articulated façades, and building masses. Proposed development of the Harding Street site would develop college campus uses in an area that is currently unimproved and adjacent to suburban development. The proposed development would substantially degrade the existing visual character and quality of the site.

Figure 3.1-2, *View 1: Looking southeast towards the Harding Street site from the westerly row of homes in the Mountain Glen Terrace subdivision* would be substantially changed by the proposed project. In the “proposed project” image, new structures are introduced on the Harding Street site. The proposed new buildings on the Harding Street site would not substantially degrade the existing visual character of the site, therefore no significant adverse visual impact would occur.

Figure 3.1-3, *View 2: Looking southwest towards the Harding Street site from Harding Street north of the Maclay Street intersection* would be substantially altered by the proposed project. In the “proposed project” image, structures are introduced on the Harding Street site, and Eldridge Avenue can be seen connected to Maclay Street. The proposed new buildings on the Harding Street site would not substantially degrade the existing visual character of the site, therefore no significant adverse visual impact would occur.

Figure 3.1-4, *View 3: Looking northwest towards the Harding Street site from Maclay Street south of the Harding Street intersection* would be substantially altered by the proposed project. In the “proposed project” image, structures are introduced to the Harding Street site, and Eldridge Avenue can be seen connected to Maclay Street. The proposed new buildings on the Harding Street site would not substantially degrade the existing visual character of the site, therefore no significant adverse visual impact would occur.

Figure 3.1-5, *View 4: Looking east towards the Harding Street site from the street on the southwest corner of Eldridge Avenue and Harding Street* would be substantially changed by the proposed project. The “proposed project” image shows Eldridge Avenue being extended to meet Maclay Street, and two new college structures can be seen. The

# Los Angeles Mission College Facilities Master Plan

## Draft Program Environmental Impact Report

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proposed new buildings on the Harding Street site, along with proposed landscaping improvements, would not substantially degrade the existing visual character of the site, therefore no significant adverse visual impact would occur.

Figure 3.1-8, *Residential Site Lines*. This figure demonstrates the site lines from the second story of the building on the south parcel of the Harding Street site looking towards the nearest residential house. The view from the Harding Street site building is obstructed by the existing 6-foot wall on the residential property, and comes to just under the eave of the house. The views may be further obstructed by landscaping such as trees and shrubs on the Harding Street site. The view from the residence is also obstructed by the 6-foot wall, and only the top of the building on the Harding Street site would be visible. No significant adverse visual impact would occur.

### 3.1.3.4 New Source of Substantial Light or Glare

Development of the LAMC site expansion and the Harding Street site would provide new sources of illumination. These light sources would be consistent with those already present within the LAMC campus. Proposed buildings are not expected to create unusual or isolated glare impacts since the project would be constructed of materials similar to the existing buildings, with minimal potential for glare generation. Any glass to be incorporated into the façades would either be low-reflectivity or accompanied by a non-glare coating, or would be sufficiently screened to prevent off-site glare impacts. Additionally, landscaping elements would help reduce potential for off-site glare impacts.

Figure 3.1-2, *View 1: Looking southeast towards the Harding Street site from the westerly row of homes in the Mountain Glen Terrace subdivision*. There would be a change in light emitted from the site from what currently exists, but not a substantial, noticeable difference. No significant impact would occur.

Structures on the Harding Street site would not create a substantial new source of light for the residences adjacent to the site. The structure on the northern parcel of the Harding Street site is only adjacent to El Cariso Golf Course and the Pacoima Wash, thereby providing no light impact to residential areas. The above ground structure on the southern parcel of the Harding Street site will be next to Maclay Street, away from the residential homes adjacent to the property. Any temporary surface parking lots will have lighting for security purposes. All surface parking lot lighting will be standard fixtures, with light shining downwards and appropriate shielding in place. No significant impact would occur.

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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*Insert Figure 3.1-8, Residential Site Lines*

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

### 3.1.3.5 Policy and Regulatory Compliance

Government Code Section 53094 provides that the governing board of a school district may render a city’s zoning ordinance inapplicable to the use of district property for classroom purposes. The LACCD may exercise this provision in its consideration of the Master Plan

Table 3.1-2 provides an analysis for the project’s consistency with the policies of the Sylmar Community Plan.

**Table 3.1-2**

**Analysis of Project Consistency with the Sylmar Community Plan**

<b>Analysis of Project Consistency with the Sylmar Community Plan</b>	
<b>Sylmar Community Plan Policy</b>	<b>Analysis of Consistency</b>
1-3.4 Preserve existing views of hillside and mountainous areas.	Los Angeles Mission College (LAMC) Campus: <b>Consistent.</b> Development of the project on the existing LAMC campus would not obstruct views of hillside and mountainous areas.  Harding Street Site (HSS): <b>Inconsistent.</b> Development of the project on the Harding Street site would partially obstruct views of the mountainous areas.
1-6.5 Require that any proposed development be designed to be compatible with adjacent development.	LAMC Campus: <b>Consistent.</b> Development of the project would introduce diagonal parking to Eldridge Avenue, which is not similar to what currently exists, but not substantially different because street parking does currently exist.  HSS: <b>Consistent.</b> Development of the project would be similar, and very close to, the existing LAMC campus which is an established part of the community
1-6.8 Development to the extent feasible shall preserve the view of the hillsides and the community’s scenic highways viewshed.	LAMC Campus: <b>Consistent.</b> Development of the project would not be within the viewshed of the nearest scenic highway, Interstate 210, which is approximately one mile southwest of the site.  HSS: <b>Consistent.</b> Development of the project would not be within the viewshed of the nearest scenic highway, Interstate 210, which is approximately one mile southwest of the site.
5-1.1 Encourage the retention of passive and visual open space which provides a balance to the urban development of the Community.	LAMC Campus: <b>Consistent.</b> Development of the project would not occur on land designated as open space; therefore the project is consistent with this policy.  HSS: <b>Consistent.</b> Development of the Harding Street site would occur on land that is not designated as open space per the Community of

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

<b>Analysis of Project Consistency with the Sylmar Community Plan</b>	
<b>Sylmar Community Plan Policy</b>	<b>Analysis of Consistency</b>
	Sylmar Land Use map.
6-2.1 Encourage compatibility in school locations, site layout and architectural design with adjacent land uses and community character and, as appropriate, use schools to create a logical transition and buffer between different uses, e.g., multiple family residential vs. single family residential or commercial vs. residential.	LAMC Campus: <b>Consistent</b> . Development of the project would be similar to existing development on the LAMC campus which is compatible with adjacent land uses and community character.  HSS: <b>Consistent</b> . Development of the project would be similar, and very close to, the existing LAMC campus which is an established part of the community
<b>Screening of Features</b>	
Standard 1 Screen trash storage areas from the view of public streets by solid walls or fences, not less than 6 feet high.	LAMC Campus: <b>Inconsistent</b> . Design guidelines of the project do not address screening of trash storage.  HSS: <b>Inconsistent</b> . Design guidelines of the project do not address screening of trash storage.
Standard 2 Design wall material to be compatible with exterior building material.	LAMC Campus: <b>Consistent</b> . All LAMC structures will adhere to the Design Guidelines which establish design elements for the college.  Harding Street site: <b>Consistent</b> . All LAMC structures will adhere to the Design Guidelines which establish design elements for the college.
Standard 3 Screen all heating, ventilation, air conditioning equipment and ducts and any other equipment or appurtenances located on roofs from the view of any adjoining public street, unless such appurtenances are used as integral elements of the project's design.	LAMC Campus: <b>Inconsistent</b> . Design guidelines of the project do not address screening of heating, ventilation, air conditioning equipment and ducts and any other equipment or appurtenances located on roofs.  Harding Street site: <b>Inconsistent</b> . Design guidelines of the project do not address screening of heating, ventilation, air conditioning equipment and ducts and any other equipment or appurtenances located on roofs.
Standard 4 Locate and/or screen all loading areas from view of any adjoining public streets or walkways in residential or commercial zones	LAMC Campus: <b>Inconsistent</b> . Design guidelines of the project do not address locating and/or screening all loading areas from view.  Harding Street site: <b>Inconsistent</b> . Design guidelines of the project do not address locating and/or screening all loading areas from view.
<b>Exterior Elevations, Wall and Fences</b>	
Standard 1 Provide full architectural treatment, similar in architectural style, materials and details with the main building façade, on all sides of buildings which are visible from adjacent lots or streets.	LAMC Campus: <b>Consistent</b> . Page 26 of the LAMC Campus Aesthetic Guidelines establishes the Campus Color Palette, and calls for compatibility of new structures with the existing campus environment.  Harding Street site: <b>Consistent</b> . Page 26 of the LAMC Campus Aesthetic Guidelines establishes the Campus Color Palette, and calls for compatibility of new structures with the existing campus

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

Analysis of Project Consistency with the Sylmar Community Plan		
	Sylmar Community Plan Policy	Analysis of Consistency
		environment.
<b>Graffiti</b>		
Standard 1	Minimize places for graffiti by planting shrubs or surface clinging vines in front of solid fences and walls (excluding building walls) facing public rights-of-way.	LAMC Campus: <b>Inconsistent.</b> Design guidelines of the project do not address planting shrubs or surface clinging vines in front of solid fences and walls to minimize graffiti.  Harding Street site: <b>Inconsistent.</b> Design guidelines of the project do not address planting shrubs or surface clinging vines in front of solid fences and walls to minimize graffiti.
Standard 3	Paint solid walls or fence surfaces accessible to public view with a washable “Graffiti-Proof” paint or other protective materials.	LAMC Campus: <b>Inconsistent.</b> Design guidelines of the project do not address fencing surfaces accessible to public view with a washable “Graffiti-Proof” paint to minimize graffiti.  Harding Street site: <b>Inconsistent.</b> Design guidelines of the project do not address fencing surfaces accessible to public view with a washable “Graffiti-Proof” paint to minimize graffiti.
<b>Parking Lot Landscaping</b>		
Standard 1	Plant 24-inch box shade trees at a ratio of 1 tree for each 4 parking spaces on a surface parking lot. These trees should be distributed throughout the parking lot so as to shade at least 50 percent of the parking lot within 10 years of planting.	LAMC Campus: <b>Consistent.</b> The proposed project will include landscaping and trees for surface parking lots in order to provide shade. The LAMC Design Guidelines do not specify the ratio of trees to parking spaces on surface parking lots, but parking lot landscaping will be basically compatible with this policy.  Harding Street site: <b>Consistent.</b> The proposed project will include landscaping and trees for surface parking lots in order to provide shade. The LAMC Design Guidelines do not specify the ratio of trees to parking spaces on surface parking lots, but parking lot landscaping will be basically compatible with this policy.
Standard 2	Provide a three and one-half foot wall and a five foot landscaped area on surface parking lots as a buffer from the public right-of-way.	LAMC Campus: <b>Consistent.</b> Surface parking lots will include landscaping as a buffer, however walls may not be constructed for visual access for security and safety.  Harding Street site: <b>Consistent.</b> Surface parking lots will include landscaping as a buffer, however walls may not be constructed for visual access for security and safety

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

<b>Analysis of Project Consistency with the Sylmar Community Plan</b>		
<b>Sylmar Community Plan Policy</b>		<b>Analysis of Consistency</b>
Standard 3	Provide a minimum wall height of 6 feet where surface parking abuts a residential area, to buffer the parking from the residential use.	LAMC Campus: <b>Consistent.</b> The proposed project does not call for surface parking that abuts a residential area.  Harding Street site: <b>Consistent.</b> The proposed project does not call for surface parking that abuts a residential area.
<b>Parking Structures</b>		
Standard 1	The walls of any parking structure and that portion of any structure used for parking shall substantially screen vehicles in the structure from public view from a public street; e.g., through the use of planters and berms.	LAMC Campus: <b>Inconsistent.</b> Design guidelines of the project do not address walls of any parking structure and that portion of any structure used for parking substantially screening vehicles in the structure.  Harding Street site: <b>Inconsistent.</b> Design guidelines of the project do not address walls of any parking structure and that portion of any structure used for parking substantially screening vehicles in the structure.
Standard 2	The walls of the parking structure shall be compatible in color, material and architectural detail with the building it serves and with adjacent existing buildings.	LAMC Campus: <b>Consistent.</b> Page 26 of the LAMC Campus Aesthetic Guidelines establishes the Campus Color Palette, and calls for compatibility of new structures with the existing campus environment.  Harding Street site: <b>Consistent.</b> Page 26 of the LAMC Campus Aesthetic Guidelines establishes the Campus Color Palette, and calls for compatibility of new structures with the existing campus environment.

The Sylmar Community Plan is useful in assessing aesthetic impacts, but conflict with an individual policy is not considered to be a significant impact if the project is consistent in general with the plan. On balance, the proposed project is consistent with the Sylmar Community Plan because it would be consistent with most of its policies and it would further the policies of the plan by expanding school capacity to meet the need for the projected population of the region.

### 3.1.3.6 Cumulative Impacts

Aesthetic impacts related to the project are site specific and would not have the potential to combine with impacts of past, present, and probable future related projects to result in cumulative impacts. All cumulative projects are located within suburban “built up” landscapes of the Community of Sylmar and the City of San Fernando. None of the projects could be distinctly identified in any of the existing condition views of the campus that were analyzed for potential visual and light and glare impacts associated with the completion of the Facilities Master Plan. The other projects are located too far away from the campus and Harding Street site to fall within the same viewshed that contains the

# Los Angeles Mission College Facilities Master Plan Draft Program Environmental Impact Report

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project to create a significantly adverse cumulative light or glare impact. Completion of the any or all of the projects listed, in addition to the campus expansion, would not result in a significantly adverse cumulative aesthetic.

## 3.1.4 Mitigation Measures

The following measures would reduce potentially significant impacts to aesthetics and the policy inconsistencies of the Sylmar Community Plan.

- AES-1 Design buildings to preserve and maintain hillside views to the greatest extent feasible.
- AES-2 Screen trash storage areas from the view of public streets by solid walls or fences, not less than 6 feet high.
- AES-3 Screen all heating, ventilation, air conditioning equipment and ducts and any other equipment or appurtenances located on roofs from the view of any adjoining public street, unless such appurtenances are used as integral elements of the project's design.
- AES-4 Locate and/or screen all loading areas from view of any adjoining public streets or walkways.
- AES-5 Provide full architectural treatment, similar in architectural style, materials and details with the main building façade, on all sides of buildings which are visible from adjacent lots or streets.
- AES-6 Minimize places for graffiti by planting shrubs or surface clinging vines in front of solid fences and walls (excluding building walls) facing public rights-of-way.
- AES-7 Paint solid walls or fence surfaces accessible to public view with a washable "Graffiti-Proof" paint or other protective materials.
- AES-8 Screen vehicles in parking structures from public view from a public street through the use of planters and berms.

## 3.1.5 Level of Significance after Mitigation

Implementation of mitigation measure AES-1 would help to mitigate impacts to scenic vistas, however the impact would still remain significant after mitigation.

Implementation of mitigation measures AES-2 through AES-8 would ensure that potentially significant impacts related to aesthetics would be reduced to a less than significant level for both the Campus and Harding Street sites.