4. ENVIRONMENTAL IMPACT ANALYSIS
A. AESTHETICS

1. INTRODUCTION

This section addresses the potential aesthetic and visual resource impacts that could result from the Project with regard to visual quality, views, light/glare, and shading. This section is based, in part, on information provided in the Harbor-UCLA Master Plan (Perkins+Will, 2012) and also incorporates relevant information from the Los County 2035 General Plan Update and associated EIR (2015).

2. ENVIRONMENTAL SETTING

a. Existing Conditions

(1) Visual Character and Views

(a) Visual Character of the Medical Center Campus

(i) General Medical Center Campus Character

The Medical Center Campus is fully developed with the range of uses illustrated in Figure 2-4, *Existing Medical Center Campus Buildings*, in Chapter 2.0, Project Description, of this Draft EIR. Taller buildings, including the existing eight-story Hospital Tower, surface parking lots, and street edge landscaping, walls, and fences are visible from adjacent streets and properties. Existing landscaping within the Medical Center Campus is illustrated in **Figure 4.A-1**, *Existing Landscaping*.

The Medical Center Campus extends approximately one-half mile along its Carson Street and 220th Street frontages and, as such, has the aspect of a very large property related by common, medical-related uses and continuous hedges, walls, and fences. The street-facing landscaping features and walls are largely uninterrupted along the majority of the street frontages. The Medical Center Campus is characterized by generally flat topography, varying approximately one foot from north to south between Carson and 220th Streets, and less than 10 feet from east to west, between Vermont and Normandie Avenues. This topography, lack of elevated vantage points, and density of existing development, as is also characteristic of the surrounding community, prevents panoramic views within the Project area from adjacent and surrounding streets.

Medical Center Campus as Viewed from Carson Street

The visual character of the Site derives from views from adjacent public streets and low-rise land uses. As viewed from Carson Street approaching from the east, the eight-story Existing Hospital Tower is visible above street landscaping to pedestrians and vehicles approaching from the east. Three low monument signs identifying the Harbor-UCLA Medical Center are located at the intersection of Carson Street and Vermont Avenue. Landscaping including mature pine trees and lawn line the Carson Street frontage from the intersection to the Medical Center Campus' landscaped entrance area (a distance of approximately 600 feet). Surface parking lots B and C are visible behind the exiting large pine trees and landscaped strip. The street frontage from the Medical Center Campus entrance beyond Parking Lot B, to past Berendo Avenue (also a distance of approximately 600 feet) is characterized by a landscaped strip of lawn and recently planted

street trees and flower beds. Parking lot B and the single-story Building N6 are visible beyond the landscaping. Although one of the original 1943 barracks, Building N6 is in poor physical condition and does not constitute a distinctive visual resource. A bougainvillea hedge intended for screening surface parking is planted along the south side of the Carson Street frontage extending from beyond Building N6 to approximately 540 feet from the corner of Carson Street and Normandie Avenue (a distance of approximately 800 feet). Several breaks for entrance gates or that were caused by plant die-back occur within this hedge, and a surface parking strip fronting the street are intermittently visible. Mature trees within the grounds are also visible beyond the surface parking area. Landscaping from the west edge of the hedge to the corner of Carson Street and Normandie Avenue (approximately 540 feet) consists of sparser bougainvillea shrubs that allow a full view into the site and the adjacent parking lot at the northwest corner of the Medical Center Campus. A few mature trees are located in the parking lot.

Medical Center Campus as Viewed from Normandie Avenue

Landscaping along the Normandie Avenue frontage (the west edge of the Medical Center Campus) includes a general continuation of the sporadic bougainvillea hedge, beyond which the corner parking lot at the Normandie Avenue and Carson Street intersection is highly visible. In the approximate location of the Children's Institute International building, a concrete block wall and hedge is present along the frontage. The landscaping extends to the west entrance of the Medical Center Campus. To the south of the west entrance, the street edge is lined with an open (not landscaped) eight-foot-high chain link fence that extends to the southwest corner of the Medical Center Campus at Normandie Avenue and 220th Street. The loading area for the single-story Harbor-UCLA Professional Building is visible through the fencing. To the south of the loading area, the configuration of the Harbor-UCLA Professional Building allows an approximately 50-foot deep landscaped setback (lawn) at the edge of the building. A surface parking lot with a minimal, ten-foot lawn setback is located along the street edge to 220th Street. The surface parking lot and buildings within the Medical Center Campus are visible from Normandie Avenue and residential neighborhoods to the east; however, the eight-story Existing Hospital Tower is minimally visible from this area.

Medical Center Campus as Viewed from 220th Street

The street frontage along 220th Street is lined with a bougainvillea hedge, which obscures views of the open drainage channel that runs along the street frontage to the Medical Center Campus entrance driveway. A stand of mature trees is located to in the easterly sector of this frontage. The main driveway is landscaped with lawns and flower beds. A segment of screened construction fencing is located to the east of the driveway and, to the east of the fencing, landscaping consists of mature eucalyptus trees that extend to the corner of 220th Street and Vermont Avenue. The Lot D parking structure is located near the sidewalk and is partially visible through the lower levels of the trees. The eight-story Existing Hospital Tower is visible from 220th Street and residential neighborhoods to the south.

Medical Center Campus as Viewed from Vermont Avenue

The street frontage along Vermont Avenue is landscaped with street trees on approximately 100-foot centers and low evergreen shrubs. The Medical Center Campus is also bordered by an approximately three-foot-high masonry wall, topped by approximately three feet of chain link fencing. The Lot D parking structure and surface parking lots are visible from the street. The eight-story Existing Hospital Tower is also visible from

EXISTING LANDSCAPE PLAN

LEGEND

- EXISTING TURF AREA - 260,095 SF
- EXISTING TREE
- 1 - FLOSS SILK TREE
- 2 - NAKED CORAL TREE
- 3 - WEEPING FIG
- 4 - EVERGREEN ASH
- 5 - JACARANDA
- 6 - AMERICAN SWEET GUM
- 7 - CANARY ISLAND PINE
- 8 - LONDON PLANE TREE
- 9 - BALD CYPRESS
- 10 - CHINESE ELM

PCR

N

0 400 Feet

Existing Landscaping

Harbor-UCLA Medical Center Master Plan

Source: Harbor-UCLA Medical Center Campus Master Plan, 2012.

FIGURE

4.A-1

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street, although it is partially obscured by the A.F. Parlow Library when viewed from the south. The latter is located closer to the street front.

Overall, existing open landscaping and chain link fencing allow views into the site from the surrounding streets and neighborhoods. The visible aspect of the Medical Center Campus is mixed, varying from loading areas, older warehousing and service buildings to modern and architecturally notable buildings such as the A.F. Parlow Library. As viewed from surrounding streets and neighborhoods, the mixture of building types, visible parking lots and vehicles, and variations in the amount and type of landscaping, creates an overall visual discontinuity.

(b) Visual Character of the Project Vicinity

The visual character of the Medical Center Campus vicinity is defined by the mix of land uses along the street front in the Medical Center Campus vicinity. The Harbor (I-110) Freeway is located less than 1/8th mile to the east. Because the freeway is primarily below grade, it is not a prominent feature of the local landscape. A mix of gas stations, restaurants, fast food restaurants, retail uses and small professional services are located between Vermont Avenue and the freeway. Two gas stations and a fast food restaurant occupy the corners of Carson Street and Vermont Avenue, opposite the Medical Center Campus. The street front along Vermont Avenue across from the Medical Center Campus contains restaurants, mini-malls with shops and services, three-story multi-family residences and a mobile home park. Uses along Carson Street across from the Medical Center Campus include a three-story multi-family residential complex, several small grocery stores, retail stores, services, and restaurants. A large mall with a broad surface parking lot and very limited landscaping is located along the north side of Carson Street and at the northeast corner of Carson Street and Normandie Avenue across from the Medical Center Campus. The overall commercial district (Carson Street and Vermont Avenue) is low-rise and contains no distinctive plazas, parks, public art, or distinctive landscaped features. Signage consists largely of pole and pylon signs, and a few billboards (large advertising signs) are present. Although utilities are underground, landscaping is minimal. A few palm trees are randomly located near the streets, but no street tree program has been implemented along the respective frontages.

Residential neighborhoods that combine single- and multi-family homes are located to the west and south of the Medical Center Campus. A large three-story multi-family building is located near the southwest corner of Carson Street and Normandie Avenue and single-story duplex units are located between this building and single-family residences to the south along Normandie Avenue. Normandie Avenue comprises a four-lane segment, which is separated by an approximately 60-foot-wide grassy, but otherwise barren, strip of land from a parallel access road used by the residential neighborhood to the west. The strip was created by the removal of the former Union Pacific Railroad tracks that formerly ran along Normandie Avenue. The homes along Normandie Avenue have no access to Normandie Avenue's four-lane component and take access along the parallel access road to the west of the 60-foot-wide separation strip. The residences face the residential streets intersecting the access road and are not directly facing the Medical Center Campus. Normandie Avenue's four-lane road component and access road do not contains trees or other landscape features. Landscaping, such as trees, in the residential neighborhoods to the west is also minimal. The four-lane road component is characterized by a row of tall utility poles lining both sides of the roadway. With the combined four-lane component, grassy strip, and access road, the setback between the residential neighborhood (at property lines) and the Medical Center Campus is approximately 160 feet.

Residential neighborhoods to the south of the Medical Center Campus along 220th Street are a combination of single-family residences, condominium uses, and two- and three-story multi-family complexes. The older, and larger, multi-family complexes are two story and located nearer the Vermont Avenue and 220th intersection. Most of the residences along 220th Street directly face the Medical Center. The setback between the Medical Center Campus and the residential properties to the south is approximately 45 feet. Because of greater proximity to the Medical Center Campus, residences along 220th Street have broader views of the existing eight-story Hospital Tower and other buildings in the Medical Center Campus. More landscaping, lawn trees, and street trees occur along the south side of 220th Street than in the Normandie Avenue area; however, there are no consistent types or character of landscaping, or program of uniform street trees. Above-ground utility lines are located along the south edge of the street.

(2) Views

The Medical Center Campus is located within a highly urbanized area surrounded by residential uses and commercial development. As with the blocks and communities immediately surrounding the site, the 72-acre Medical Center Campus varies very little in elevation from approximately 46 feet to 50 feet site above mean sea level (AMSL). Because of the flat topography and density of development on the Medical Center Campus and in the area, panoramic views across the Medical Center Campus are unavailable. The nearby Harbor Freeway, which is less than one-eighth of a mile to the east, is generally below-grade and also has no views across the Medical Center Campus The commercial and residential neighborhoods surrounding the Medical Center Campus are primarily low-rise. New development is generally multi-family or larger strip malls, such as the strip mall at the northeast corner of Normandie Avenue and Carson Street. There are no distinctive taller buildings or groups of buildings that would create a unique skyline and, because of the flat terrain in the area, no distinctive long-range views are available in the area. The Medical Center Campus would be a minor element in the view field of distant buildings or viewing areas that would have long-range views of the site.

(3) Light and Glare

Existing nighttime lighting within the Project vicinity consists of light from commercial buildings, illuminated building identification signs, streetlights, vehicle lights, illuminated billboards, and surface parking lot lights that occur within commercial areas along Carson Street to the east and west of the Medical Center Campus and Vermont Avenue to the north and south of the Medical Center Campus. Nighttime illumination is lowest in the area's residential neighborhoods to the west and south of the Medical Center Campus. Residential uses located on Vermont Avenue and Carson Street would have higher light exposure because of greater traffic activity and commercial uses with illuminated signs on these streets.

The Medical Center Campus also features light fixtures and poles in parking areas and security lighting. Light spillage from the windows of taller buildings would be visible from adjacent residential areas, particularly along 220th Street. The Medical Center Campus would also generate low-level lighting from identification signs at the intersection of Carson Street and Vermont Avenue. However, this light source is minimal at this intersection compared to the existing illuminated pole lights and on-site lighting at the Shell gas station, Union 76 gas station, and Jack-in-the-Box restaurant at the other three corners of the intersection. Residential neighborhoods on all four streets bordering the Medical Center Campus have varying levels of light exposure from the commercial streets because of intervening development from the Medical Center Campus. However, the Medical Center Campus's parking lot lights are visible to all adjacent residential neighborhoods.

Daytime glare is generally associated with sunlight reflected from mobile and parked vehicles and building walls. Activities that would be sensitive to daytime glare from reflected sunlight include motorists traveling north, east, or west on the adjacent roadways. Free standing, illuminated signage also has the potential to generate glare. Because of the east/west orientation of Carson Street and 220th Street, the potential exists during some seasons for reflected glare from the east, west, and south façades of buildings along these streets. However, no notable highly reflective glare is evident in the area.

b. Regulatory Framework Summary

No federal or regional agency regulations are applicable to aesthetics and visual resources.

(1) State

(a) Senate Bill No. 743

On September 27, 2013, Governor Brown signed Senate Bill (SB) 743, which became effective on January 1, 2014. The purpose of SB 743 is to streamline the review under CEQA for several categories of development projects including the development of infill projects in transit priority areas. The bill adds to the CEQA Statute, California Public Resources Code Chapter 2.7, Modernization of Transportation Analysis for Transit-Oriented Infill Projects, Section 21099. Pursuant to Section 21099(d)(1) "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment."[1] The provisions of SB 743 apply to projects located on a "lot within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by, an improved public right-of-way from, parcels that are developed with qualified urban uses….and it is located within one-half mile of a major transit stop."[2] The Project would meet the criteria set forth in SB 743 because it (1) is located within a transit priority area less than one-half mile from the Harbor Freeway/Carson Station TOD (connection to Metro Silver Line) and (2) comprises an employment center within an established urban area. Under SB 743, the Project would be exempt from findings of significance related to aesthetic effects, including view, visual quality, and light and glare that exceed CEQA Guidelines, Appendix G, criteria. However, for the purpose of this EIR, aesthetic effects are evaluated with respect to the County's impact thresholds.

(2) Local

(a) County of Los Angeles General Plan 2035

Guiding principles of the Los Angeles County General Plan include promoting smart growth through strategies that are tailored to each community. According to General Plan, strategies, such as transit-oriented development, will create vibrant centers around transit stations that promote neighborhoods where people can live, work, and shop without the need to drive to each destination. Another smart growth strategy is to facilitate the creation of vibrant and active corridors that connect major centers and destinations, and thriving neighborhood centers within the unincorporated areas. The General Plan states that these work in conjunction with other smart growth strategies to "green" streets and buildings, and

[1] *Section 21009(2)(B) clarifies that "For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources."*

[2] *Per definitions included in Section 21099(a).*

protect and conserve the County's natural resources. A Guiding Principal latter is to design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors. The General Plan also promotes the creation of communities that foster physical activity and create pedestrian-friendly environments and complete streets that are accessible to all users to produce positive outcomes from a land use and public health perspective.[3]

The Land Use Element of the General Plan (Chapter 6) sets forth policies that support aesthetic goals. These include Goal LU 7 to provide compatible land uses that complement neighborhood character and the natural environment. Goal LU 10 is to provide well-designed and healthy places that support a diversity of built environments. Policies to support Goal LU 10 include Policy LU 10.3 to consider the built environment of the surrounding area in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

Other policies supporting Policy LU 10 include Policy LU 10.4 to promote environmentally-sensitive and sustainable design and Policy LU 10.10 to promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces. Policy LU 10.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction. Policy LU 10.6: Encourage pedestrian activity through the following: (i) Designing the main entrance of buildings to front the street; (ii) Incorporating landscaping features; (iii) Limiting masonry walls and parking lots along commercial corridors and other public spaces; (iv) Incorporating street furniture, signage, and public events and activities; and (v) Using wayfinding strategies to highlight community points of interest.

Policy LU 10.8 is to promote public art and cultural amenities that support community values and enhance community context; and Policy LU 10.9 is to encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals; and Policy LU 10.10: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces. The Project is compared to the applicable policies of the Land Use Element in Subsection 3.d, Project Impacts, below.

The Conservation and Natural Resources Element of the General Plan (Chapter 9) also sets forth policies related to aesthetic values. The primary focus of this chapter, however, is the County's role in the protection, conservation and preservation of natural resources and open space areas. Because the Project is located within an area that is entirely urbanized, the goals and policies of the Conservation and Natural Resources Element would not be applicable.

(b) County of Los Angeles Code

(i) Title 26 – Sign Regulations

Title 26, Chapter 65 of the LACC further establishes development standards for signs within unincorporated communities of Los Angeles County. The LACC sign regulations, apply to all types of commercial signs,

[3] *Los Angeles County Department of Regional Planning, County of Los Angeles General Plan, Chapter 3, Guiding Principles, adopted October 6, 2015, pages 16 and 17.*

including ground signs, projecting signs, roof signs, wall signs. The LACC defines wall signs as a sign attached to or erected against a wall of a building, with the plane of the sign parallel to the plane of the building. Projecting signs are defined as signs suspended from or supported by a building (but not a wall sign). Roof signs are defined as a sign erected upon or above a roof or parapet wall of a building. Ground signs are defined as signs detached from the building and supported by the ground. Under LACC Section 6502.2, a building permit is required for every sign and sign structure regulated under the LACC. Under Section 6502.7, no sign shall be erected that would interfere with, mislead or confuse traffic. Section 6502.10 requires that signs and sign structures be maintained at all times in a state of good repair and be able to withstand wind pressure.

(ii) Title 31 – Green Building Standards

Title 31 sets forth County regulations pertinent to landscape design. LACC Section 4.106.5 of the LACC for post-construction landscape design requires that a project shall not provide more than 25 percent turf within the total landscaped area; non-invasive drought-tolerant plant and tree species appropriate for the climate zone shall be utilized in at least 75 percent of the total landscaped area; and hydrozoning irrigation techniques shall be incorporated into the landscape design. Title 31 also requires energy efficiency, which applies to the design of interior and exterior lighting fixtures.

(iii) Title 12 – Environmental Protection Pertinent to Lighting

Title 12 of the LACC establishes certain controls on exterior lighting. In particular, the regulations require that display lighting (defined as the use of artificial light for decorative purposes or to direct attention to the providers of goods or services or to illuminate direct attention to signs advertising goods or services, display of goods, objects or designs symbolic of commercial enterprises or trademarks, or landscaping or other exterior effect) shall not be permitted during an electrical power shortage pursuant to Section 12.40.030 of the LACC. The aesthetic policies of the LACC applicable to the Project (as well as an analysis of project consistency) are presented in Subsection 3.d, Project Impacts, below.

3. ENVIRONMENTAL IMPACTS

a. Methodology

(1) Visual Character

The evaluation of visual character pertains to the degree and nature of contrast between the Master Plan Project and its surroundings. In the analysis of visual character, the existing visual properties of the Medical Center Campus are compared to the expected appearance of the Medical Center Campus under the Master Plan Project and the surrounding area to determine whether the visual character of the area would be degraded. Factors such as changes in the appearance of the Medical Center Campus, building height and massing, setbacks, landscape buffers, and other features are taken into account. The evaluation, therefore, considers 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. It takes into consideration the degree of contrast between proposed features and existing features that represent the area's valued aesthetic image, the degree to which the Project would contribute to the area's aesthetic value, and applicable guidelines and regulations.

(2) Views

The analysis of view impacts is based on the evaluation of field surveys and topography of the Medical Center Campus, surrounding area, and region to determine any broad views of visual resources that would be available across the Medical Center Campus. The intent of the evaluation of views is to determine if valued visual resources exist across the site and whether valued visual resources would be blocked or diminished as a result of Project development. The evaluation further considers whether the Master Plan Project would enhance viewing conditions through the creation of new resources and whether the Project includes design characteristics that would offset or mitigate specific impacts.

(3) Light and Glare

The effects of a project's artificial light sources are contextual and depend upon the existing lighting environment, light intensity, and proximity to light sources. Light impacts may include visual prominence, decrease of available views, alterations to the nature of a community or neighborhood character, or illumination of a sensitive land use. The analysis of light and glare identifies the location of light-sensitive land uses and describes the existing ambient conditions on the Medical Center Campus and in the Project vicinity. The analysis describes the Master Plan Project's proposed light and glare sources, and the extent to which Project lighting, including illuminated signage, would spill off the Medical Center Campus onto light-sensitive areas. The analysis also describes the affected street frontages, the direction in which the light would be focused, and the extent to which the Project would illuminate sensitive land uses. The analysis also considers the potential for sunlight to reflect off building surfaces (glare) and the extent to which such glare would interfere with the operation of motor vehicles or other activities.

b. Thresholds of Significance

The potential for aesthetic impacts is based on thresholds derived from the County's Initial Study Checklist questions, which are based in part on Appendix G of the State *CEQA Guidelines.* These questions are as follows:

(I) Aesthetics. Would the project:

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 or other locally recognized desirable aesthetic natural feature within a state-designated 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?

The County determined in the NOP/IS (see Appendix A of this Draft EIR) that the proposed Project would result in a less than significant impact with respect to checklist question b). Accordingly, this environmental topic is not evaluated in this EIR.

Based on the above factors, the Project would have a potentially significant impact on Aesthetics if it would:

AES-1 Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features.

AES-2 Substantially obstruct or alter an existing, recognized valued public view or scenic vista.

AES-3 Create a new source of substantial light, or glare which would adversely affect day or nighttime views in the area.

c. Project Characteristics or Design Features

(1) Project Characteristics

(a) Construction Activities

Construction activities associated with each proposed new component would entail the phased demolition of existing buildings or facilities and excavation, grading, construction, and finishing of new buildings or facilities. Construction is expected to occur in at least six main phases, some of which are anticipated to overlap, culminating in 2030. During construction, material storage and equipment staging areas would be located on-site. Temporary construction worker parking would be provided either on-site or at one or more off-site parking facilities. No on-street construction worker parking, material storage, or equipment staging would be permitted.

The actual timing, phasing, and scheduling of future construction projects has not been precisely determined; however, the proposed phasing discussed in Chapter 2.0, Project Description, of this Draft EIR, describes the affected portions of the Medical Center Campus that would be disturbed at one time. With the exception of the initial construction phase, as noted above, several phases have the potential to overlap.

As discussed in Chapter 2.0, the preliminary phase (Phase M) would involve the demolition of existing medical office buildings, and locating two temporary, modular medical office buildings. Phase M is expected to be implemented over approximately one year between late 2016 and late 2017. Phase 1 would involve demolition or temporary relocation of buildings and construction of a new Staff Parking Structure and associated infrastructure. Phase 1 is expected to be implemented over three years between 2018 and 2021.

Phase C would require the demolition of existing medical office buildings and storage containers, followed by construction of the Central Utility Plant, IT Building, SCE service yard, utility tunnel, and related surface parking areas. Phase C is expected to be completed over approximately four years between late 2018 and early 2023.

Phase 2 involves the construction of the Outpatient Mental Health Building, Outpatient Building A, and a bridge connecting the two buildings, as well as associated infrastructure on the north side of the Medical Center Campus. Phase 2 of the Master Plan is expected to occur over three years between 2021 and 2023. Phase 3 would require the completion of demolition of existing LA BioMed buildings and relocation of the LA BioMed programs to the LA BioMed Campus. The remaining medical clinics in the new Outpatient Zone would be demolished and their programs relocated into the new Outpatient Clinical Building A constructed as part of Phase 2.

Phase 3 improvements include the construction of a new staff parking structure immediately north of the proposed new Central Plant location and a temporary helistop. Half of new LA BioMed research uses would be constructed in the proposed Bioscience Tech Park and LA BioMed Campus. Phase 3 of Master Plan buildout is expected to be completed in approximately two years between early 2021 and early 2023.

Under Phase 4, the New Hospital Tower and Diagnostic and Treatment Center would be constructed near the center of the Medical Center Campus. The main entry plaza would be re-configured along with the adjacent surface parking lot. The second half of the new Central Plant and Cooling Towers would be completed the New Hospital Tower would need to be occupied prior to the year 2030, and it is expected to be constructed over approximately four years between 2023 and 2027, overlapping with construction of some Phase C, Phase 3, and Phase 6 (Bioscience Tech Park) improvements.

During Phase 5, the South Wing of the existing Hospital would be demolished for the new Staff Parking Structure. The North Wing would be demolished after the existing Hospital is renovated, and Parlow Library and existing warehouse space within the Central Plant area would also be demolished. The final Staff Parking Structure would be constructed at the east end of the Medical Center Campus along with a staff surface parking lot, and configuration of internal roadways. The existing Hospital would be remodeled floor by floor, and the public parking lot on the north side of the Medical Center Campus would be reconfigured to accommodate a new retail anchor at the intersection of Carson Street and Vermont Avenue. The final Campus Support buildings would be completed in the southeastern portion of the Medical Center Campus, and new infrastructure would be constructed off Vermont Avenue. Phase 5 is expected to be constructed over approximately six years between late 2024 and early 2030.

During Phase 6, the existing Harbor-UCLA Professional Building and remaining existing medical office buildings, storage containers, Imaging Center, temporary modular medical office buildings place, surface parking lot, and temporary helistop would be demolished. Construction of Outpatient Building B, as well as associated roadway/access and landscape/hardscape improvements, would occur under this Phase. Phase 6 implementation is expected to occur over an approximately 2.5-year period between late 2021 and mid-2024.

In addition to the on-site improvements under the Master Plan Project, several off-site utility and/or other infrastructure improvements may also be necessary to serve future uses on the Medical Center Campus, including water, sewer, electrical, or other such facilities. Such off-site improvements would be implemented, as necessary, along affected portions of street rights-of-way, particularly along the Medical Center Campus street frontages, or other areas as determined by affected agencies and service providers. Such improvements would result in limited construction activities that would be temporary in nature and are not expected to affect a substantial number of people, disturb a large portion of land, or result in notable changes in visual resources in the Project area.

(b) Project Characteristics

The Master Plan Project includes the construction of a New Hospital Tower for 446 beds, the re-use of the Existing Hospital Tower, detached structures consisting of three Outpatient Clinical Buildings and retail space, as well as planned improvements on the LA BioMed Campus, and incremental development of biomedical research uses within the proposed Bioscience Tech Park portion of the Medical Center Campus. The proposed conceptual Site Plan provided in Figure 2-6 in Chapter 2.0 of this Draft EIR illustrates the

expected location of new and remaining buildings and facilities under the eventual build-out of the Master Plan Project. The proposed conceptual massing diagram presented in Figure 2-7 in Chapter 2.0 illustrates the approximate organization of the programing. As shown in Figure 2-7, the New Hospital Tower and Outpatient facilities would be rotated off the north/south grid to better align with the appropriate solar orientation and to maximize the amount of natural daylight that penetrates the buildings. The New Hospital Tower would be the tallest and most distinctive structure in the Master Plan Project and the visual focus of the site. Although larger in floor area, the new buildings would be scaled for the existing site, and would be consistent with height of the Existing Hospital Tower. Approximate building heights according to uses (but not relative locations) are represented in **Figure 4.A-2**, *Stacking Diagram*, below.

Design Principles set forth in Master Plan Project would apply to individual building projects within the Medical Center Campus and must be taken into consideration during development of architectural plans. These include the following:

- Potential to complement the character of surrounding spaces, streets, and walks;
- View corridors, both to and from buildings;
- Alignment of axis, cornice lines, and features of neighboring buildings and spaces;
- Overall heights, massing, styles, and materials of neighboring buildings;
- Overall scale, styles, and materials of existing buildings;
- Screening of unsightly views of service areas and mechanical equipment located both on grade and on building roofs;
- Campus circulation;
- Solar orientation and other environmental influences.

Under the design guidelines set forth in the Master Plan Project, the New Hospital would become the dominant architectural element in the center of the Medical Center Campus. It is expected to convey the openness, accessibility, and human scale inherent on a campus, as well as an underlying progressive medical theme.

One purpose of the Master Plan Project is to consolidate the scattering of programs across the site, while also softening the built environment through the addition of gardens and plazas for patients, staff and public. Within the Medical Center Campus, building mass would be articulated through ground floor arcades and covered pathways, which would offer a pedestrian scale to the site. A continuous pedestrian circulation network would provide connectivity throughout the Medical Center Campus and shared use by the general public and staff. Several north/south walks and promenades would connect the center of the Medical Center Campus with the public edge along Carson Street, while a comprehensive network of walks and trails would direct pedestrians east/west through the Medical Center Campus. The planned pedestrian circulation system would allow for direct access between parking areas and facilities, with a secondary system connecting courtyards and plazas. Shaded pathways would also allow pedestrian connection between buildings without interruption by automobile traffic.

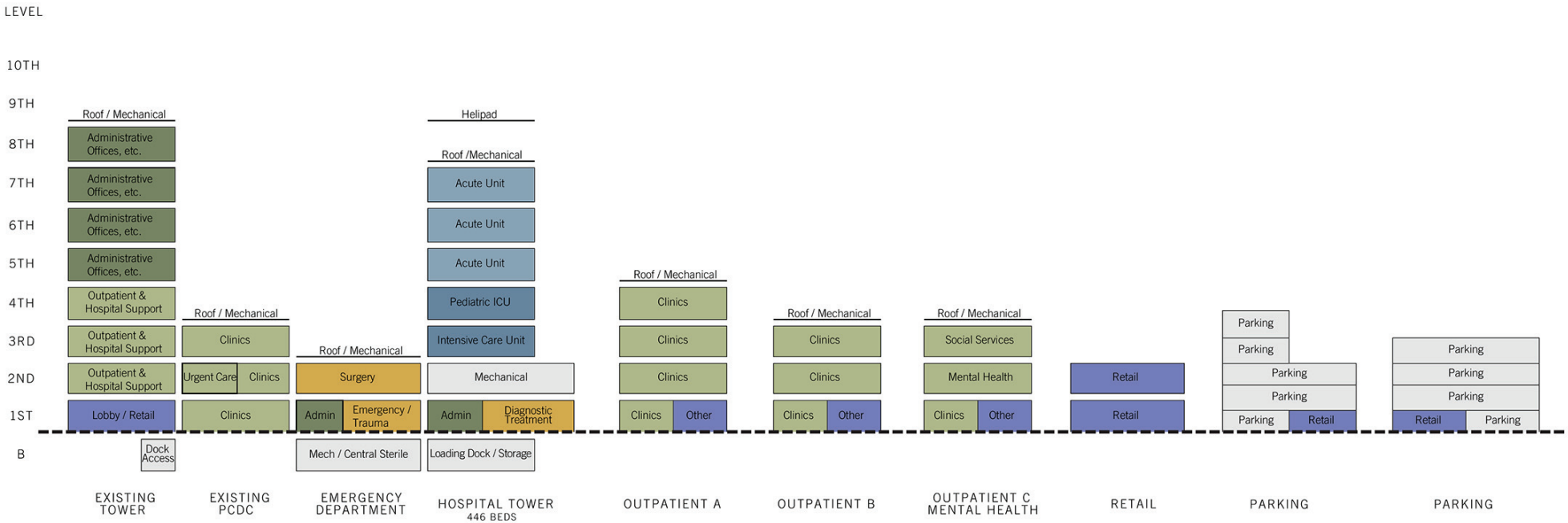
The Master Plan Project would create outdoor spaces that can accommodate both active social gatherings and passive gardens. These spaces would serve as a unique amenity that would maximize the opportunity

for meeting, while also providing more intimate areas for contemplation and relaxation. For instance, the garden benches, café tables, shaded tree bosques, and large open plazas in the Central Garden Spine would allow staff, patients, and visitors to relax and socialize in a garden setting. The conceptual planting zones comprising the park and trail, perimeter, demonstration garden, parking lot, entry, and rooftop planting zones are illustrated in **Figure 4.A-3**, *Planting Zones*, below. **Figure 4.A-4,** *Landscape Program*, illustrates specific locations of recommended landscaping features, such as the Carson Street Landscape Edge, Central Spine Gardens, and other features presented in the Figure 4.A-3. The Pedestrian Circulation and Landscape Master Plans for the Master Plan Project are presented in Figure 2-9, Pedestrian Circulation Plan, and Figure 2-10, Landscape Master Plan, in Chapter 2.0 of this Draft EIR. Utilizing a strong landscape framework and pedestrian circulation system, the Landscape Master Plan would provide a variety of open space courtyards, gardens, and plazas that would collectively define Master Plan Project. It is also anticipated that roof gardens, where implemented, would feature flowering canopy trees with perennial shrubs and planter pots with annual color that would be visible from surrounding streets.

The Landscape Master Plan, as shown in Figure 2-10, recommends consistent 35-foot to 45-foot high evergreen/semi-evergreen trees along the Medical Center Campus periphery. These would have an upright formal character that maintains views into the Medical Center Campus from surrounding streets. The next landscaping layer would consist of highlighting the two main entries off Carson Street by using a mix of palm trees and flowering deciduous trees. The palm trees would be the tallest trees on the Medical Center Campus and establish a clear visual gateway while the flowering canopy trees would provide a pedestrian scale. The final layer of landscaping would consist of courtyard gardens and plazas that provide a diverse spatial quality throughout the site. The use of medium sized trees along the perimeter, which would be highlighted by taller trees at the entry, would visually integrate the Medical Center Campus into the surrounding residential community while maintaining the Medical Center Campus's identity. Along Carson Street the perimeter tree would be centered in a hedged parkway with a second hedge at the back of walk. The low hedge in the parkway along Carson Street would buffer vehicle traffic to further improve the pedestrian experience. Along Normandie and Vermont Avenues, the perimeter tree would be planted in landscaped tree wells within the perimeter walk with the perimeter hedge occurring at the back of walk. Any perimeter hedges would be maintained below three and one-half feet in height to allow for sight lines into the Medical Center Campus. Along 220th Street, the narrow sidewalk (public right-of-way) would require the use of in-sidewalk tree grates. **Figure 4.A-5**, *Perimeter Streetscape*, illustrates the configuration of landscaping with respect to public sidewalks.

The single row of trees along Carson Street would be planted in a ten-foot-wide planter at the curb edge which buffer pedestrians from the busy traffic street. The existing chain link fence around the perimeter of the Medical Center Campus would be removed to help create a sense of openness and accessibility for nearby residents. The new ornamental fence planted with vines will be placed around the perimeter of the Project Site with breaks for pedestrian and vehicular access. The fencing along 220th Street would help ensure pedestrian safety adjacent to the existing open drainage channel. There will be prime aesthetic fencing along Carson Street, secondary fencing along Normandie and Vermont Avenues, and tertiary fencing along 220th Street.

The two Medical Center Campus entry drives would be easily recognizable and would visually connect to the main hospital and adjacent parking areas, helping to simplify wayfinding within the Medical Center Campus. The tallest trees on Medical Center Campus, Hybrid Fan Palms, would be spaced 30 feet on center and would create an iconic entry experience. To ensure spatial scale as the palm trees grow to over 60 feet high,



PCR

Stacking Diagram

Harbor-UCLA Medical Center Master Plan

Source: Harbor-UCLA Medical Center Campus Master Plan, 2012.

FIGURE

4.A-2

LEGEND

- PARK AND TRAIL LANDSCAPE
- PERIMETER LANDSCAPE
- DEMONSTRATION GARDEN
- PARKING LOT LANDSCAPE
- ENTRY LANDSCAPE
- CENTRAL SPINE LANDSCAPE
- ROOF TOP GARDENS

PCR

N

0 400 Feet

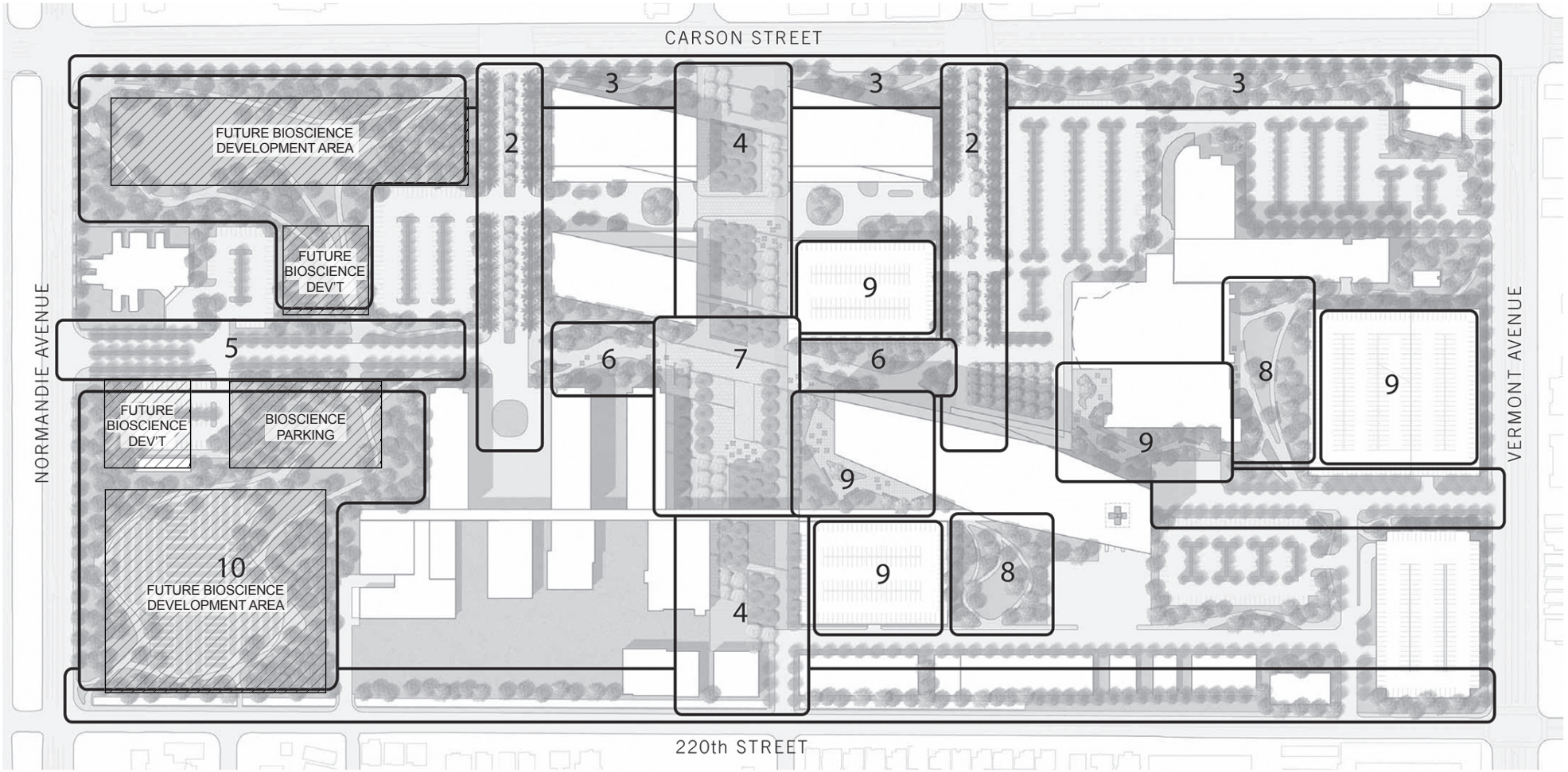
Planting Zone

Harbor-UCLA Medical Center Master Plan

Source: Harbor-UCLA Medical Center Campus Master Plan, 2012.

FIGURE

4.A-3



1. WEST PARK
2. MAIN CAMPUS ENTRY
3. CARSON STREET LANDSCAPE EDGE
4. CENTRAL SPINE GARDENS
5. LA BIOMED ENTRY
6. PARK PLAZA
7. CENTRAL PLAZA
8. COURTYARD GARDENS
9. ROOF TOP GARDENS
10. EDUCATIONAL GARDEN

PCR

N

0 400 Feet

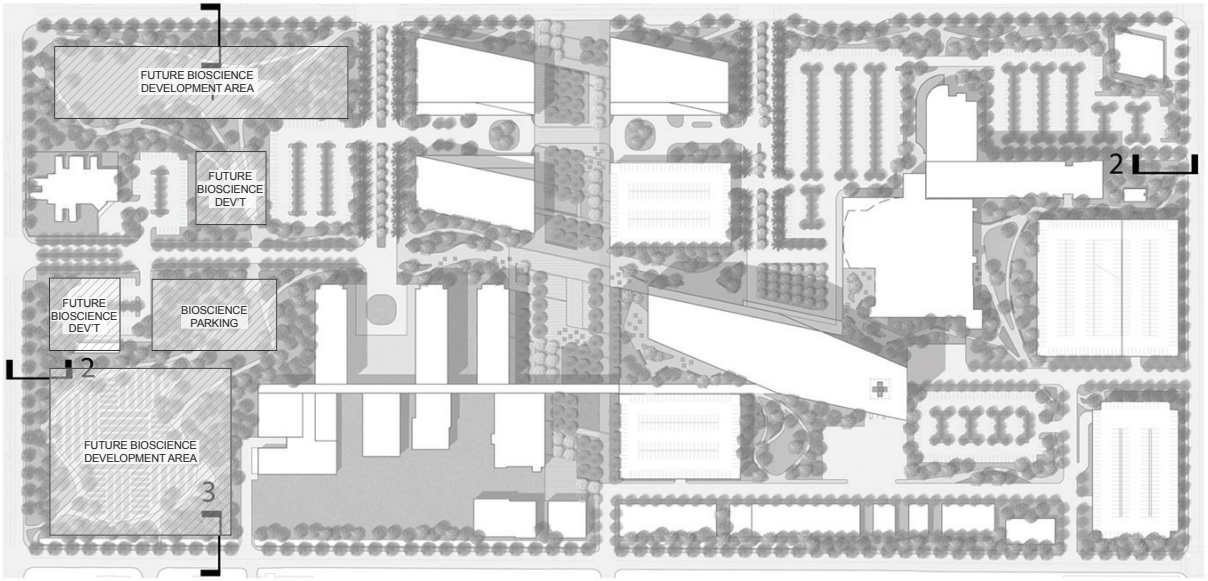
Landscape Program

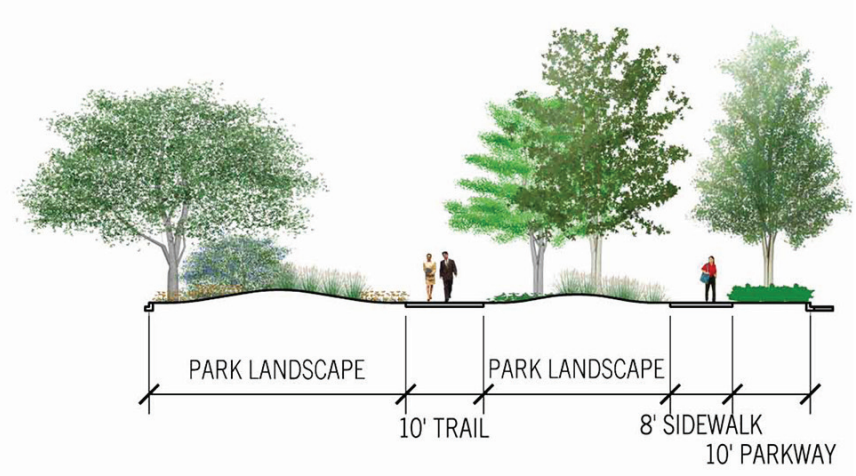
Harbor-UCLA Medical Center Master Plan

Source: Harbor-UCLA Medical Center Campus Master Plan, 2012.

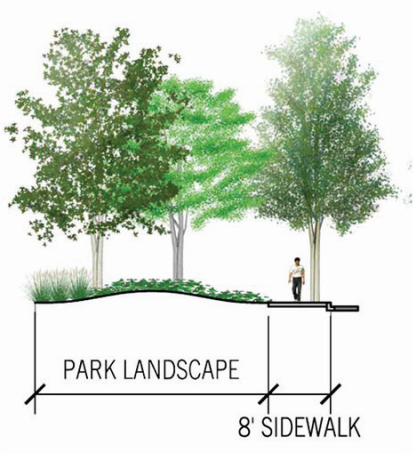
FIGURE

4.A-4

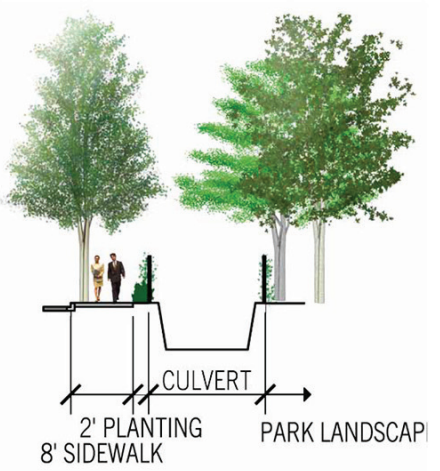




SECTION 1 -
CARSON STREET



SECTION 2 -
NORMANDIE &
VERMONT STREETS



SECTION 3 -
220th STREET

PCR

Perimeter Streetscape

Harbor-UCLA Medical Center Master Plan
Source: Harbor-UCLA Medical Center Campus Master Plan, 2012.

FIGURE
4.A-5

flowering canopy trees are planted in the median and 30 feet on center between each palm tree. As these trees mature, the canopies would grow over the entry drive and create a unique gateway experience.

The combination of trees would also create seasonal color and the formality of the entries would be broken up by informal placement of deciduous and evergreen trees throughout the Medical Center Campus.

Under the proposed Landscape Master Plan, parking lot landscaping would consist of two planting types: a bio-swale planting and a perimeter planting. Both of which consist of plants that are native or climate appropriate and adaptable to the unique conditions found in each of the planting area. The bio-swale planting areas would occur at the interior of each lot. All parking lot runoff should be directed to the planting areas which act as a detention basin for storm run-off. Due to seasonal conditions the trees, shrubs, and groundcover selected for these areas would be selected to accommodate periodic submersions and long periods of saturated soil. The perimeter planting would consist of a single hedge species that wraps the parking lot and screens parked cars from the adjacent areas. The trees in each parking lot should consist of a single tree species that is adaptable to the parking lot conditions (swale or no swale). Trees would be planted at a size and spacing that minimizes the heat island effect creating by the parking lots.

As recommended under the Landscape Master Plan, species will be predominately native or culturally native (adapted) that help further create a unique campus setting. These plants would require less water and routine maintenance than the existing landscape. The Medical Center Campus has several mature tree specimens that were cataloged during early site analysis studies for the Harbor-UCLA Medical Center Master Plan with recommendations to salvage and relocate for future use. Most of the trees selected are suitable for helping to establish the western open space area landscape, in those portions of this area not developed with Bioscience Tech Park uses, which calls for a rich variety of tree types. This area would be used as a staging ground until other areas on the Medical Center Campus become available for relocations. Other areas on the Medical Center Campus suitable for relocating existing trees are the courtyards and garden areas to the east and west of the central spine. Evergreen Ash is selected as a preferred street tree species; however, many of the existing Evergreen Ash Trees could be located along the periphery of the Central Spine to extend the garden character to the public edge. Other existing accent specimens such as the Jacaranda, Coral Tree, and Silk Tree are suitable for relocation to the courtyard gardens. **Figure 4.A-6**, *Salvaged and Relocated Trees*, illustrates the locations of existing trees and recommended relocation sites.

Most of the exterior improvements on the Medical Center Campus would use cast-in-place concrete paving, including perimeter sidewalks, entries, and major east/west sidewalks. Integral color, hand seeded aggregate and sand blast finishes that would create variety in the paving type and define different areas of the Medical Center Campus, such as the east/west/ plazas that feed off the Central Garden Spine are recommended. Precast concrete unit pavers area recommended as the predominant paving type with the Central Garden Spine. Decomposed granite paths are recommended along the west side of the Medical Center Campus and support a park-like setting. As these trails extend east along Carson Street, recommended paving material would be cast-in-place concrete.

With consolidation of larger buildings, the west side of the Medical Center Campus would become available for future hospital expansion and development. The Master Plan Project proposes interim uses that would provide aesthetic benefits. Under the interim plan, the west side of the Medical Center Campus would be divided by the west entry road into two parcels which collectively contain a 14 acre urban park. The

northwest parcel would feature a diverse network of paths and trails through undulating landforms planted with an eclectic mix of trees and shrubs. The large central lawn space could stage both Medical Center Campus-related and other community events creating a medium for better engagement with the local community. The southwest parcel would continue the open landscape space quality and a fitness trail around a smaller turf area and demonstration garden could showcase native plants or small agricultural plots.

The Master Plan Project also recommends a public art program in accordance with the County's art policy, which provides for civic art in capital improvement projects. For the purposes of the Master Plan Project, art would include, but would not be limited to, sculpture, murals, portable paintings, earth works and water works, neon, mosaics, photographs, prints, film, sound, video, and combinations or forms of media and new genres, plus Medical Center Campus fixtures such as grates, street lights, seating, and other design enhancements. Several sites have been identified as potential locations for permanent public artworks including major commissions of outdoor sculpture. The main pedestrian plaza area in the center of the Medical Center Campus can also be utilized for temporary installations and performances. **Figure 4.A-7**, *Public Art Plan*, below, illustrates the potential locations for installations of public art.

(2) Project Design Features

The Master Plan Project does not include any specific Project Design Features (PDFs) that would apply to aesthetics and visual resources.

d. Project Impacts

(1) Visual Character

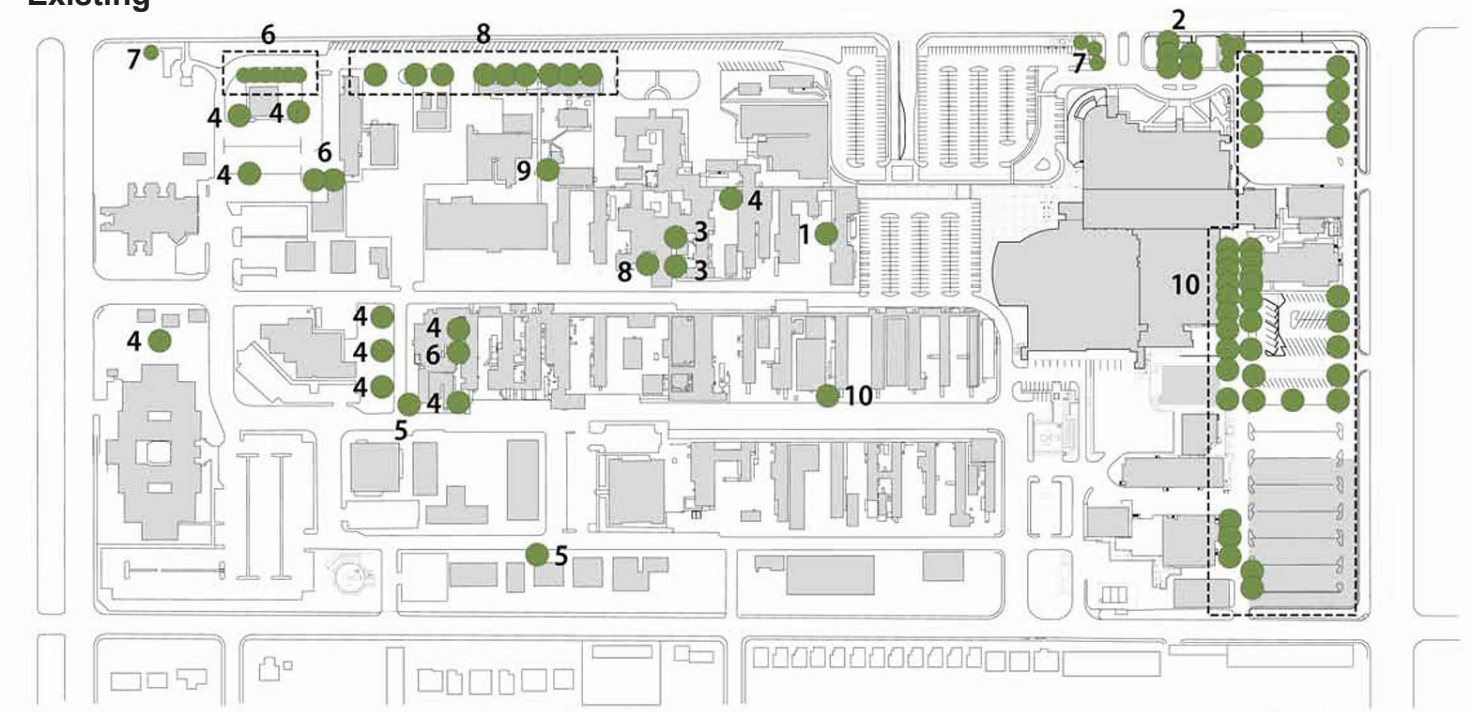
Threshold AES-1: Would the Project substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Impact Statement AES-1: *The Master Plan Project would generate adverse visual character impacts resulting from construction and landscaping activities, as well as off-site infrastructure improvements. Construction would occur in specified phases that would be temporary in nature and not encompass the site at any one time, construction is not considered to substantially degrade the existing visual character of the site and surrounding area. During operation, the visual character of the Medical Center Campus would be enhanced by high quality architecture and landscaping, including landscaping improvements along the public sidewalks. The Project would also be consistent with aesthetic policies of the Los Angeles County General Plan. Because of improvements in the public realm and consistency with the General Plan, operation is not considered to substantially degrade the existing visual character of the site and surrounding area. Therefore, impacts related to visual character would be less than significant.*

(a) Construction

Construction activities, which would entail the demolition of the existing buildings, surface parking lots, and sidewalks, would give an unfinished or disturbed appearance to areas within the Medical Center Campus subject to these activities. Demolition would involve clearance of existing vegetation, hauling of debris, and grading of the development sites. Excavation would be required for some building foundations. During building construction, the use of cranes would be required for the construction of the Project's multi-story

Existing



Existing tree exhibit illustrating which trees on campus should be protected and preserved prior to new construction work

Proposed

PCR

N

0 400 Feet

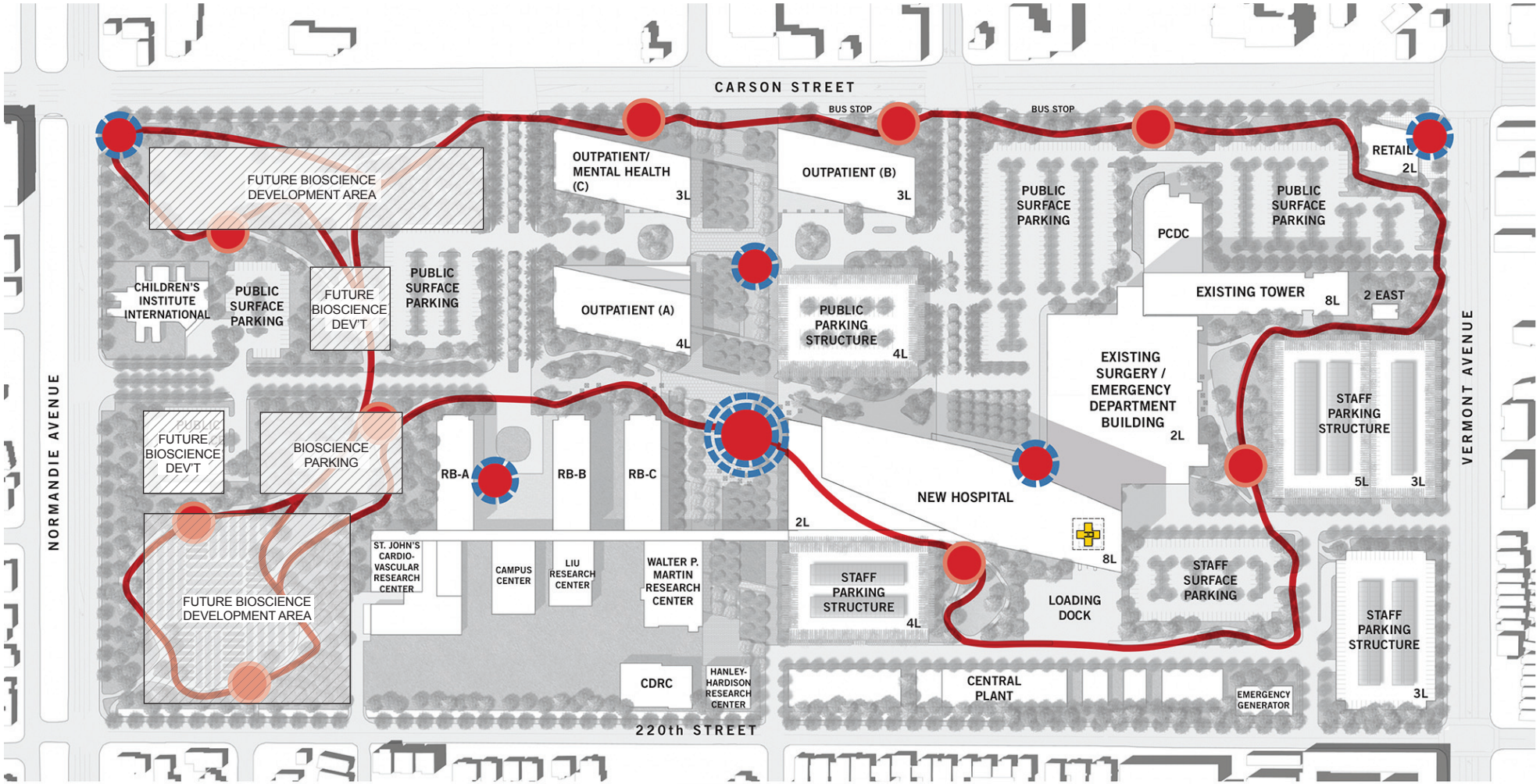
Salvaged and Relocated Trees

Harbor-UCLA Medical Center Master Plan

Source: Perkins+Will, 2012.

FIGURE

4.A-6



LANDMARK ART INSTALLATION

IDENTITY ART INSTALLATION

DISCOVERY ART INSTALLATION

PCR

N

0 400 Feet

Public Art Plan

Harbor-UCLA Medical Center Master Plan

Source: Perkins+Will, 2012.

FIGURE

4.A-7

components. The activity caused by excavators, dump trucks, and other hauling has the potential to impact the visual character of the area. Demolition and construction activities, however, would occur within defined areas of the Medical Center Campus and would be generally shielded by existing walls, buildings, peripheral landscaping, and other features.

Construction would also involve construction of new sidewalks, curbs, and any new utility line connections in the street rights-of-way, and planting of formal landscaping along Carson Street, Vermont Avenue, 220th Street, and Normandie Avenue. Utility poles within the Medical Center Campus would be removed and new lines would be located underground. Where construction projects would occur along the edges of the Medical Center Campus and result in the removal of landscaping and other amenities during specific construction phases, these areas would have an unfinished appearance. Because of proximity to the Medical Center Campus, residents along 220th Street would be the most visually affected by construction activity, particularly construction within the south sector of the Medical Center Campus. Construction projects in the south portion of the Medical Center Campus, including the construction of the Staff Parking Structure, the LA BioMed Campus buildings, and the New Central Plant would have the greatest visual effect on the adjacent residential neighborhood to the south. Installation of new sidewalks and peripheral landscaping, which would take place from approximately late 2021 and mid-2024 (during Phase 6), would be the most visible from adjacent streets and surrounding uses and would have the greatest effect on the overall surrounding streets and neighborhoods.

Construction activities would occur over the course of several years and within specific areas of the half-mile-long Medical Center Campus, as well as in limited off-site areas related to infrastructure and utility improvements necessary to serve the Master Plan Project. As such, visual character impacts experienced at any single viewing location, for both on-site and off-site construction activities, would be intermittent and temporary. Because adverse visual effects would be temporary and would be confined to portions of the Medical Center Campus or distinct off-site areas at any one time, such effects would not be experienced by nearby viewers continually during the buildout of the Master Plan Project, and further, because construction activities would not be dissimilar to building projects that have occurred within the Medical Center Campus in recent years (i.e., the Surgery and Emergency Room Replacement Project), visual impacts would not be considered to substantially alter, degrade, or eliminate the visual character of the area. Therefore, construction activities would have a less than significant effect with respect to visual character.

The effects of demolition on on-site historical buildings are discussed in Chapter 6.0, Other CEQA Considerations, of this Draft EIR. As discussed therein and in the Initial Study prepared for this Project (provided in Appendix A), Project impacts on historic resources would be less than significant. As such, this construction activity would not adversely affect the visual character of the Harbor-UCLA Campus.

(b) Project Operation

The development of the Master Plan Project would substantially alter the existing visual character of the Medical Center Campus. The Master Plan Project would result in denser and taller development than currently exists on the Medical Center Campus. The area as a whole, which is located within the Harbor Freeway/Carson Station TOD, is undergoing a transition to greater urbanization. This is characterized by the recent development of higher density multi-family residential uses immediately to the west of the Medical Center Campus and the construction of the Carson Street/Normandie Avenue Mall to the north of the Medical Center Campus. The Medical Center Campus, itself, has been developed, including the prior

construction of the eight-story Existing Hospital Tower, other medical uses, and surface parking lots, for several decades. The transition of the Medical Center Campus to greater densification would be consistent with growth trends and buildout in the surrounding area. In addition, the Master Plan Project would be contained within the existing Medical Center Campus, aside from temporary off-site improvements, as noted above, and would not directly adjoin any other existing neighborhood or community uses.

New buildings under the Master Plan Project would be required to implement the Harbor-UCLA Master Plan Design Guidelines, in which individual buildings must complement each other and the character of surrounding spaces, streets, and walks; maintain view corridors, both to and from buildings; and align axes, corner lines and features of neighboring buildings and spaces. Under the Design Guidelines, overall heights, massing, styles, and materials of neighboring buildings within the Medical Center Campus must be compatible. Views of service areas and mechanical equipment located both on grade and on building roofs must be screened. With the implementation of the Design Guidelines, the massing of buildings within the site would create a visually pleasant skyline effect (cluster) that would contribute to the visual character of the community.

The existing pedestrian experience along Carson Street, Vermont Avenue, Normandie Avenue, and 220th Street would be improved by landscaping and streetscape, including the installation of canopy trees, provision of a landscaped parkway between the sidewalk and Carson Street, the removal of chain link fencing and walls along Vermont and Normandie Avenues and 220th Street, and other improvements in visual character and safety along 220th Street. These new streetscape components were illustrated in Figure 4.A-5, Perimeter Streetscape, above. Under the recommended streetscape program, perimeter trees would be centered in a hedged parkway with a second hedge at the back of walk. The low hedge in the parkway along Carson Street would buffer vehicle traffic to further improve pedestrian comfort. At present, no sidewalk trees are present along the four street frontages.

The Medical Center Campus currently features many high-quality tree specimens that contribute to the visual character of the area. Figure 4.A-6, above, illustrates on-site trees that would be relocated to allow for development. As shown in Figure 4.A-6, relocated trees would be primarily replanted in the western sector of the Medical Center Campus. Also, as shown in the Landscape Master Plan, Figure 2-10 in Chapter 2.0 of this Draft EIR, the western sector and southwest edge of the Medical Center Campus would be more lushly landscaped than under existing conditions, even when accounting for the potential development of Bioscience Tech Park uses within this area. The improvements in perimeter landscaping and locations of gardens in the western portion of the Medical Center Campus, where not displaced in distinct locations by future Bioscience Tech Park improvements, would improve the visual character of the Medical Center Campus as experienced by adjacent residential neighborhoods to the south and west.

Sidewalk and landscape improvements along Carson Street would also enhance the pedestrian experience between the transit station and multi-family residential uses to the west and, thus, promote greater pedestrian activity. Lower hedges along the Medical Center Campus periphery would provide visibility into the Medical Center Campus' gardens, specimen trees, and new, high-quality architecture. Gardens and other open space areas within the Medical Center Campus would provide for public access. The removal of surface parking facing Carson Street would also enhance the visual character of the Medical Center Campus. The Master Plan Project's public art program, much of which would near and visible from Carson Street frontage would also provide an aesthetic benefit to pedestrians and site visitors.

Overall, the Master Plan Project would create a more aesthetic public environment than under existing conditions. Because it would introduce elements that would enhance the public interface along all adjacent streets, as well as public access to gardens, public art, and other benefits, and maintain a high architectural standard, the Master Plan Project is not considered to substantially degrade the visual character of the Site or its surroundings because of height, bulk, pattern, scale, character, and other features. Impacts with respect to visual character would be less than significant.

(c) Policy Consistency

(i) County of Los Angeles General Plan

Table 4.A-1, *Comparison of the Project to Applicable Aesthetic Policies of the Los Angeles County General Plan,* compares the Project to applicable implementation policies contained in the Land Use Element of the General Plan. As shown in Table 4.A-1, the Master Plan Project would be substantially consistent with the goals of the General Plan related to aesthetic values. Because the Project would densify development within an existing developed site and area, it would be consistent with General Plan General Plan Policy LU 10.3 to consider the surrounding urban environment and its own existing and proposed built environment through the implementation of the Master Plan Design Guidelines, which require that individual buildings be compatible with each other in relation to massing, materials, design, building orientation, detailing, and other features. The Master Plan Project would be consistent with Policy LU 10.5 to encourage the use of distinctive landscaping, signage and other features to define the unique character of the area and would encourage pedestrian activity by orienting the main entrance to Carson Street, incorporating an extensive landscaping program, including street trees and low hedges along public sidewalks, and providing gardens and walkways for public access. The Project would be consistent with Policy LU 10.8 to promote public art by providing for public art installations throughout the Medical Center Campus along pathways, in gardens, and at building entrances and interiors to enhance the community context of the Medical Center Campus. The Project would also be consistent with Policy LU 10.10 to promote architecturally distinctive buildings and focal points in an area served by the Harbor Freeway/Carson Transit Station TOD (West Carson TOD Specific Plan). Because of improvements in the public realm and consistency with the General Plan, operation of the Master Plan Project is not considered to substantially degrade the existing visual character of the site and surrounding area.

Table 4.A-1

Consistency of the Project with Applicable Aesthetics Policies of the Los Angeles General Plan

Policy	Evaluation of Consistency
Goal LU 3: A development pattern that discourages sprawl and protects and conserves greenfield areas, natural resources, and SEAs.	**Consistent**: The Master Plan Project would densify development within an existing developed site. The concentration of uses within an area that is already urbanized would reduce pressure to extend urban uses to natural or other open areas.
Policy LU 9.3: Consider the built environment of the surrounding area in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color,	**Consistent**: The built environment surrounding the Medical Center Campus is currently urbanized and located within the Harbor Freeway/Carson Station TOD. Densification of the area is evident in recently constructed retail malls and multi-family housing in proximity to the

Table 4.A-1 (Continued)

Consistency of the Project with Applicable Aesthetics Policies of the Los Angeles General Plan

Policy	Evaluation of Consistency
detailing or ornament.	Medical Center Campus. Because the Medical Center Campus is already developed and contains a high-rise element (existing eight-story Hospital Tower), and is located within an existing urbanized area, it would be consistent with the character of the existing, surrounding built environment. The Medical Center Campus is an approximately one-half-mile-long block, abutting three major roadways (Carson Street, and Normandie and Vermont Avenues) and is self-contained with respect to building design and interface with on-site structures. Under the Master Plan Design Guidelines, individual buildings must be compatible with each other in relation to massing, materials, design, building orientation, detailing, and other features.
Policy LU 9.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.	**Consistent**: The Master Plan Project would implement an extensive landscaping and public art program that would provide for public access, which would encourage community interaction. The Project's architectural guidelines, which would result in high-quality building design, and recommended improvements, such as canopy trees along public sidewalks, distinguished plantings at the primary gateways, removal of street-facing surface parking lots, and other features would further define the unique character of the site.
Policy LU 9.6: Encourage pedestrian activity through the following: ▪ Designing the main entrance of buildings to front the street; ▪ Incorporating landscaping features; ▪ Limiting masonry walls and parking lots along commercial corridors and other public spaces; ▪ Incorporating street furniture, signage, and public events and activities; and ▪ Using wayfinding strategies to highlight community points of interest.	**Consistent**: ▪ The main visitor entrance to the Medical Center Campus would be located on Carson Street, a major highway serving the Harbor Freeway/Carson transit station (approximately 0.25-mile to the east). Carson Street, which would provide primary vehicle access to the Medical Center Campus would also serve as the primary pedestrian route. ▪ The Master Plan Project incorporates an extensive landscaping program, including street trees and low hedges along public sidewalks. Gardens and walkways within the Medical Center Campus would allow for public access. ▪ All existing masonry walls along public streets, including masonry walls along Normandie Avenue would be removed and replaced with street trees and low hedges. ▪ Garden areas within the Medical Center Campus would accommodate and, in part, are intended for public events and activities. ▪ The design of the main visitor entrance would be distinguished by distinctive trees, lighting, art, and other features to enhance wayfinding and to create

Table 4.A-1(Continued)

Consistency of the Project with Applicable Aesthetics Policies of the Los Angeles General Plan

Policy	Evaluation of Consistency
	a point of interest.
Policy LU 9.8: Promote public art and cultural amenities that support community values and enhance community context.	**Consistent**: The Master Plan Project would provide for public art installations throughout the Medical Center Campus along pathways, in gardens, and at building entrances and interiors to enhance the community context of the Medical Center Campus.
Policy LU 9.10: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.	**Consistent**: The implementation of the Master Plan Design Guidelines would provide for high architectural quality and compatibility between the new buildings, in which the New Hospital Tower would be the Medical Center Campus' focal point. The compatibility between buildings would create a visually distinctive cluster that would be visible from Harbor Freeway/Carson transit station, approximately ¼ mile to the east.

Source: PCR Services Corporation, 2016.

(ii) County of Los Angeles Code

The LACC contains regulations regarding visual character, sign regulations, landscape design, and lighting. **Table 4.A-2**, *Comparison of the Project to Applicable Aesthetic Policies of the Los Angeles County Code*, compares the Project to applicable policies. As shown in Table 4.A-2, the Project would comply with applicable regulations related to signs, landscaping, and display lighting. Because the Project would be in compliance with applicable aesthetic requirements of the LACC, visual character impacts related to LACC requirements would be less than significant.

(2) Views

Threshold AES-2: Would the Project substantially obstruct or alter an existing, recognized valued public view or scenic vista?

Impact Statement AES-2: *The Master Plan Project would not substantially obstruct focal or panoramic views across the Medical Center Campus or substantially alter an existing recognized scenic vista or valued publicly available view as a result of view obstruction. The Project's tallest building would be visible from 220th Street. However, the deep setback of more than 200 feet from the nearest building corner to the street, the northwest orientation of the building, and new perimeter streetscape along 220th Street would reduce the visual effect to a less than significant level. Impacts related to views and view resources would be less than significant.*

Table 4.A-2

Comparison of the Project to Applicable Aesthetic Policies of the Los Angeles County Code

Policy	Analysis of Consistency
Title 26. - Sign Regulations:	
Section 6502.2. A building permit is required for every sign and sign structure regulated under the LACC. Where signs are illuminated by electricity, a separate electrical permit shall be obtained as required by the Electrical Code, Title 27 of the Los Angeles County Code.	**Consistent:** The Master Plan Project would increase wayfinding signs and other potential signage. Any sign program would be would be submitted for approval to the Department of Public Works for compliance with Section 6502.2. Permits would be obtained for signs and electrical permits for lighting in accordance with the Code.
Section 6502.7: No sign shall be erected that would interfere with, mislead or confuse traffic.	**Consistent:** All signs would be reviewed by the Department of Public Works to ensure that signs would not interfere with, mislead, or confuse traffic.
Section 6502.10. Signs and sign structures shall be maintained at all times in a state of good repair and be able to withstand wind pressure.	**Consistent:** The development must abide by County building and maintenance codes, including maintenance of facilities and signs. The enforcement of this code requirement by the County would ensure that signs would be maintained in a state of good repair.
Title 31. Green Code	
Section 4.106.5. A project shall not provide more than 25 percent turf within the total landscaped area; non-invasive drought-tolerant plant and tree species appropriate for the climate zone shall be utilized in at least 75 percent of the total landscaped area; and hydrozoning irrigation techniques shall be incorporated into the landscape design. Title 31 also requires energy efficiency, which applies to the design of interior and exterior lighting fixtures.	**Consistent:** The Master Plan Project would reduce turf compared to existing conditions. As illustrated in Figure 2-10, Landscape Master Plan, in Chapter 2.0 of this Draft EIR, turf would comprise a small portion of total landscaping. Under the Landscape Master Plan, three acres of existing turf areas would be converted to low water use plants. The Master Plan Project must also abide by Title 31 energy efficiency requirements enforced by the Los Angeles County Department of Public Works for all building designs and enforced by the County Department of Health Services for ongoing operation. County policy requires LEED Silver-level certification or the equivalent, larger projects, including green practices for landscaped areas. Respectively, hydrozoning irrigation techniques and stormwater treatment would be integrated into the proposed development.
Title 12. Environmental Protection	
Section 12.40.040. In an electrical power shortage emergency, no display lighting, including landscaping or the outside of a building shall be permitted.	**Consistent:** The Project would abide by County requirements to cease landscaping and building lighting during an electrical power shortage, as enforced by the County Department of Public Works and/or Department of Health Services, as appropriate. Non-essential lighting will be shut off, but the emergency entrance sign and essential building lighting will remain on.

Source: PCR Services Corporation, 2016.

View resources in the region include long-distance views of the Los Angeles Basin from the San Gabriel Mountains, and Santa Monica Mountains, and Palos Verdes Hills. Views of distant mountains and hills from some street corridors in the area would also be considered view resources. Other common view resources in the Los Angeles Basin, such as views of the Downtown Los Angeles skyline, or high-rise clusters in Westwood or Santa Monica are generally too far from the Project vicinity to constitute view resources. Because of the flat terrain in the local area, views of aesthetic resources, such as the Pacific Ocean, are not available. Also because of the area's relatively flat topography, other view locations, such as the nearest

public park to the Medical Center Campus, do not have views of, or across, the Medical Center Campus. The only public park within a one mile radius of the Medical Center Campus is the Normandale Recreation Center, located approximately 0.33 mile to the southwest. Therefore, no panoramic views of scenic resources are available across the existing Medical Center Campus from surrounding streets and parks.

The Medical Center Campus is, however, visible from the Carson Street overcrossing over the Harbor Freeway and adjacent streets, including Carson Street, Normandie and Vermont Avenues, and 220th Street. The Harbor Freeway is recessed in the Project area and provides no views of the Medical Center Campus.

Other than original and newer buildings and existing landscaping associated with the Medical Center Campus, the local area is not distinguished by historical or architecturally notable buildings or natural areas, focal views of which would be considered visual resources.

The new buildings of the Master Plan Project would be minimally visible in panoramic views of the Los Angeles Basin and, as such, would not cause any adverse view effects. However, development of the Project has the potential to affect existing views of the Medical Center Campus from adjacent public streets. The views of the Medical Center Campus from Carson Street would be improved by new, high quality construction, removal of hedging and fencing materials and surface parking lots facing Carson Street, and installation of evergreen/semi-evergreen trees along the Medical Center Campus periphery that allow views into the Project's gardens, paths, buildings and public art. Views from Carson Street would also be upgraded by the streetscape program, shown in Figure 4.A-10, Perimeter Streetscape, above. The recommended streetscape includes trees within a parkway between the sidewalk and the street and along the edge of the Medical Center Campus. Views of the main entrance areas would be upgraded by the recommended landscape program, which suggests tall palm trees to establish a clear visual gateway with the flowering canopy trees to provide a pedestrian scale.

Views of the Medical Center Campus from Normandie Avenue and 220th Street would be improved with the installation of perimeter landscaping, development of lusher gardens and landscaping in the west and south edges of the Medical Center Campus and removal of walls and chain link fencing. The perimeter trees would be spaced to allow views into the garden areas of the Medical Center Campus. The construction of the Master Plan Project's tallest component in the eastern sector of the Medical Center Campus would be more visible from 220th Street because of proximity. Although visible, the new building would not block views of any scenic vistas across the Medical Center Campus. Also, perimeter landscaping in the foreground (along the sidewalk and south edge of the Medical Center Campus), in combination with the building's deep setback of more than 200 feet from 220th Street at its closest point and the northwest orientation of the building would soften the character of the view. As such, the effect of the view of the Medical Center Campus from 220th Street would be less than significant.

Along the Vermont Avenue frontage several trees would be removed to allow for construction of a parking structure in the current location of Parking Lot A. Many of these trees would be relocated, as shown above in Figure 4.A-6, Salvaged and Relocated Trees. The existing A.F. Parlow Library and the Existing Hospital Tower, which impart an attractive aspect to the Vermont Avenue frontage, would remain. With the implementation of the Perimeter Streetscape Plan, which recommends double rows of trees on the inside of a sidewalk and a third row of trees in the parkway between the sidewalk and the roadway; the removal of

the existing wall and chain link fencing; and the removal of the existing surface parking lot would upgrade the existing views of the Medical Center Campus from this street.

Under existing conditions, no recognized valued publicly available views or scenic vistas are currently evident across the Medical Center Campus and, as such, the Master Plan Project would not block views of existing scenic resources. In addition, the Project would upgrade overall views of the Medical Center Campus, while providing for deeper views into the proposed garden areas. Therefore, the Project would not substantially obstruct or alter an existing, recognized valued public view or scenic vista, and impacts related to views would be less than significant.

(3) Light and Glare

Threshold AES-3: Would the Project create a new source of substantial light, or glare which would adversely affect day or nighttime views in the area?

Impact Statement AES-3: *New light sources associated primarily with any new entrance/wayfinding signs, light spill from taller buildings, landscape lighting, and security lighting. All light sources would be low-level and directed downward to maintain ambient and point source lighting consistent with the on-site hospital use. As such, the Master Plan Project would not substantially alter the character of off-site areas surrounding the Medical Center Campus or result in substantial light spill and/or glare onto adjacent light-sensitive residential uses. The Harbor-UCLA Master Plan Design Guidelines would require that buildings be compatible with the style, materials, and massing of other Project buildings, the function of which are to serve as a medical campus. It is not anticipated that expanses of reflective glass and metals would be implemented in building design. As such, the Project would not cause adverse glare impacts. Therefore, potential impacts associated with nighttime illumination and/or glare from reflected sunlight would be less than significant.*

(a) Construction

Lighting needed during Project construction would generate minor light spillover in the vicinity of the Medical Center Campus including residential uses to the south, east, and west. However, construction activities would occur primarily during daylight hours and any construction-related illumination would be used for safety and security purposes only. Construction lighting would take place in specific locations within the approximately 72-acre site and would not be experienced by any sensitive, off-site receptors for a long duration. Any construction lighting would limited and directed onto specific locations within construction sites to avoid impacting on-site medical patients. Similarly, with regard to off-site construction activities that may be necessary to address infrastructure improvements, such activities would be temporary, would only occur in one given location for a limited time, and would occur during daylight hours. Because artificial light associated with construction activities would be limited to security lighting and specific construction tasks, it would not be expected to cause any significant off-site spillage or glare, particularly in the context of the highly urbanized nature of the surrounding area and associated existing light sources. As such, construction lighting would not adversely impact off-site sensitive receptors. Such lighting would not substantially alter the character of off-site areas surrounding the Medical Center Campus. Therefore, artificial light impacts associated with construction would be less than significant. Construction activities are not anticipated to result in flat, shiny surfaces that would reflect sunlight or cause other natural glare. As such, construction glare impacts would be considered less than significant.

(b) Operation

(i) Artificial Light

Light-sensitive land uses in the area include residential uses to the west of Normandie Avenue, to the east of Vermont Avenue, and to the south of 220th Street. The Project has the potential to introduce new point source lighting, including architectural lighting, security and way-finding lights, landscape lighting, and visible interior light emanating from the windows of the Project's new multi-story buildings. Emergency service locations would be interior to the Medical Center Campus and shielded by intervening buildings and landscaping from adjacent residential neighborhoods. Any illuminated identification or wayfinding signs would be located on Carson Street near the main entry areas and would not be visible from the residential neighborhoods. These signs are not expected to be as bright as existing commercial signs that are located along Carson Street, at the northeast corner of Normandie Avenue and Carson Street; at the northeast, northwest, and southeast corners of Carson Street and Vermont Avenue (the Project is located at the southwest corner of Carson Street and Vermont Avenue); and along the east side of Vermont Avenue to the south of Carson Street.

Security lighting and landscape lighting would be located at ground level, low-level, and generally shielded from adjacent uses by landscaping. Lighting would be directed downward to avoid glare at on-site occupied hospital rooms and to maintain a calm ambience for on-site visitors and employees. Landscaping and rooftop garden lighting would be low-level consistent with the proposed hospital use. Any illumination associated with rooftop gardens, illustrated in Figure 4.A-3 above, would be located in the center of the Medical Center Campus and shielded from off-site residential areas by intervening buildings. Light spillage from the Project's multi-story components would not be dissimilar from existing conditions and would not be disruptive of off-site residential uses, the nearest of which would be more than 200 feet to the south of the New Hospital Tower.

The Project would contain no signage, flood lighting, or other strong point source lighting on the south side of the building interfacing residential uses to the south of 220th Street. The Project's lighting would not significantly intensify ambient or point source lighting that currently occurs during the evening hours along 220th Street

The removal of surface parking lots, including Parking Lot A, which is visible from residential uses to the east and the surface parking lot in the southwest corner of the Medical Center Campus, which is visible to uses at the south side of 220th Street, would reduce vehicle light sources and security lights currently visible from these residential areas. Direct headlight glare from vehicles leaving the new parking structures would not be visible from residential neighborhoods or adjacent residential uses. Therefore, the Project's new lighting sources are not expected to substantially increase ambient light or cause light spill onto adjacent light-sensitive receptors. The Master Plan Project would not substantially alter the character of the off-site areas surrounding the Medical Center Campus and artificial lighting impacts would be considered less than significant.

(ii) Glare

Daytime glare can result from sunlight reflecting from a shiny surface that would interfere with the performance of an off-site activity, such as the operation of a motor vehicle or cause glare at nearby uses. Sun reflection occurs when the sun is behind the viewer and reflected back. The proposed development

(new buildings) would be visible from Carson Street, 220th Street, and Vermont Avenue and, to a lesser degree, from Normandie Avenue (due to lower-scale development in this area which would generally be up to two stories in height, included future Bioscience Tech Park uses). During the morning and afternoon hours, the sun would be located behind drivers and pedestrians on Carson Street and 220th Street and from northbound drivers on Vermont Avenue and could reflect off the façades of the multi-story buildings. The buildings would not be visible from the northbound or southbound Harbor Freeway. Reflective surfaces can be associated with window glass and polished surfaces, such as metallic or glass curtain walls and trim. Glare can also occur between neighboring buildings when expanses of glass and metals are used for building sheathing. Under the Master Plan Design Guidelines, building materials, massing, and styles must be consistent with neighboring buildings, including the Existing Hospital Tower, and to complement the character of the surrounding Medical Center Campus buildings. Buildings using expanses of metals and reflective glass would not meet these criteria, nor would such materials be consistent with the overall use of the Project Site as a medical campus. As such, it is not anticipated that the Project would generate glare from reflected sunlight that would alter the character of the off-site areas surrounding the Medical Center Campus. Therefore, glare impacts would be considered less than significant.

e. Cumulative Impacts

Table 3-1, *Related Projects List*, in Chapter 3.0, General Description of Environmental Setting, of this Draft EIR identifies related projects that are planned or are under construction in the Project study area. The related projects reflect infill development within the larger, built out community. As such they contribute to a variety of local settings with varied aesthetic characteristics. The majority of the related projects are located in different viewsheds from the Master Plan Project when viewed at the pedestrian level within the area's flatter, urban areas of Hollywood. From distant locations at higher elevations, especially hillside areas, the related projects and proposed Project would be too minor in the view field to contribute cumulatively to effects on the form of the viewshed, including the Los Angeles Basin. The cumulative effects of related projects with the Project are discussed below for each of the aesthetic categories addressed above.

(1) Visual Character

The analysis of visual character addresses the impact of development on the appearance of new buildings and their relationship to changes in the nearby settings in which they are located. Because of the flat topography of the area, related projects that would be visible in the same view field or along a similar roadway, would in combination with the project have the greatest effect on cumulative visual character impacts. As shown in Figure 3-1 in Chapter 3.0 of this Draft EIR, no related projects are in the immediate vicinity of the Medical Center Campus. The nearest related project along the Carson Street frontage is Related Project No. 7, which consists of 152 apartment units and retail mixed use at 616 East Carson Street. This project is located approximately 0.7 mile to the east, east of the Harbor Freeway. As with many related projects listed in Table 3-1, Related Project No. 7 is a residential mixed use that would contribute to the urbanized landscape already exemplified by multi-family residential uses and retail centers along Carson Street and other major thoroughfares in the area. The largest of the related projects is Related Project No. 15, the Carson Marketplace, which comprises regional and neighborhood retail, 1,550 residential units, a 300-room hotel, restaurants, and commercial recreational uses. This related project is located approximately two miles to the northeast of the Project Site in the vicinity of Del Amo Boulevard. Although the scale of the Carson Marketplace in combination with the Project would be the largest component in changing the visual character of the region, because of the distance of the Carson Marketplace from the Project, it would not occur within the same view field or along the same street frontage and, thus, would not

cumulatively contribute to a strong change in the visual character as experienced by residents or visitors to the area. Because related projects in combination with the Project would not degrade the existing visual character or quality of the site and its surroundings, visual character impacts would not be cumulatively significant.

(2) Views

As discussed above and illustrated in Figure 3-1, related projects do not lie within the same view field as the Project and, therefore, would not cumulative contribute to any view blockages. Also, because of the built-out character of the region and the flat topography, public views of broad vistas are generally unavailable. Because related projects, in combination with the Project, would not obstruct or alter an existing, recognized valued public view or scenic vista, view impacts would not be cumulatively significant.

(3) Light and Glare

The West Carson area is urbanized and within the proximity of the Harbor Freeway. The retail development, including gas stations, restaurant, and malls along major streets, such as Carson Street, generates a relatively high level of ambient light. Related projects listed in Table 3-1, are typical of the residential and commercial development that currently occurs in the area and, as such, would not cause light and glare that would be excessive or inappropriate for the setting. The combination of related projects and the Project has the potential to increase ambient lighting. However, because the area is already highly urbanized, it would not be a discernable increase. Because the Project in combination with related projects would not create a new source of light or glare that would substantially alter the character of the area, or result in substantial light spill/or glare, impacts with respect to light and glare would not be cumulatively significant.

4. MITIGATION MEASURES

With the implementation of the Master Plan Project's architectural and landscape designs recommendations, impacts related to aesthetics, including visual character, views, and light and glare, would be less than significant and no mitigation measures are required. In addition, no significant impacts with respect to cumulative impacts are anticipated that would require mitigation.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project-specific and cumulative impacts regarding visual character, views, and light and glare would be less than significant. Therefore, no mitigation measures would be implemented or required.

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