4.1 AESTHETICS

This section addresses the existing visual characteristics of the Project site and the surrounding area, and evaluates the significance of the visual changes, as viewed from the surrounding streets and other public viewpoints, that would result from development of the proposed Project. The impact of light and glare is also evaluated. This section incorporates information on existing visual resources from the City of Glendale Open Space and Conservation Element and field observations.

ENVIRONMENTAL SETTING

Existing Conditions

A description of the existing visual characteristics of the Project site and the surrounding area is presented in the following paragraphs.

Scenic Vistas

The City of Glendale ("City") is bordered on the north by the San Gabriel Mountains, on the northwest by the Verdugo Mountains, and on the east by the San Rafael Hills. The easternmost edge of the Santa Monica Mountains, in Los Angeles's Griffith Park, lies just beyond the City's boundary to the southwest. The Repetto Hills are located at the southeast edge of the City.[1] According to the Open Space and Conservation Element, the Verdugo Mountains and the San Rafael Hills are the most significant physical landmarks in the community because these topographic features flank the central portion of the City.[2] The Open Space and Conservation Element further identifies visual and scenic resources as aesthetic functions that contain natural beauty, such as lush or colorful vegetation, prominent topographical stature, unique physical features, and an interesting visual effect.[3] The Verdugo Mountains, San Gabriel Mountains, Santa Monica Mountains, and San Rafael Hills are generally visible from the portion of western Glendale where the Project site is located.

The Verdugo Mountains, located approximately 5 miles north of the Project site, are approximately 2,100 feet above the Project site and 2,600 feet above mean sea level (amsl). The Verdugo Mountains are visible from major north–south streets in the Project area. However, because of existing development, views of the Verdugo Mountains are limited from the Project site.

1 City of Glendale, General Plan, "Open Space and Conservation Element" (1993), p. 3-2.
2 City of Glendale, "Open Space and Conservation Element" (1993), p. 2-1.
3 City of Glendale, "Open Space and Conservation Element" (1993), pp. 4-36, 4-37.

Views of the San Rafael Hills, located approximately 3 miles northeast of the Project site, are generally visible from major east–west streets in the area. The San Rafael Hills are approximately 400 feet above the Project site and 975 feet amsl. Views of the Verdugo Mountains are limited from the Project site because of existing development.

Views of the Santa Monica Mountains, located approximately 0.5 miles west of the Project site, are generally visible from major east–west streets in the area. The Santa Monica Mountains are approximately 1,000 feet above the Project site and 1,500 feet amsl. Partial views of the Santa Monica Mountains are visible from Broadway and Pacific Avenue.

Scenic Routes

There are no designated scenic highways in the City of Glendale. The Open Space and Conservation Element of the General Plan identify several "urban hikeways" in an effort to provide opportunities for citizens and visitors to discover Glendale's unique urban form. Three self-guided routes cross through downtown Glendale, highlighting the Financial/Fremont Park District, the Brand Shopping District, and the Civic Center District. The Project site is not located along these routes.

Light and Glare

Perceived glare is the unwanted and potentially objectionable sensation experienced from looking directly into a light source (e.g., the sun, its reflection, automobile headlights, or other light fixtures or sources). Reflective surfaces on existing buildings, car windshields, and so forth also can expose people and property to varying levels of glare.

A significant light impact would typically occur if a proposed project would cause (1) a substantial increase in ambient illumination levels beyond the property line and (2) visible glare from either fixtures or illuminated surfaces.

Glare generation within the Project vicinity is limited. The existing retail store and apartment building on the Project site, as well as the vacant lots, create a low to moderate potential for glare from vehicle windows and surfaces during the daytime hours. The surrounding development consists predominately of buildings that generally lack large expanses of glass or other reflective materials.

The site and surrounding area currently have ambient nighttime light levels that are average for an urbanized area. Commercial uses adjacent to the Project site use typical levels of interior and exterior lighting for security, parking, signage, architectural highlighting, and landscaping. Likewise, the streets in the area also utilize nighttime lighting for visibility and safety. Artificial light sources found on the site and in the surrounding area include security lights associated with parking lots, illuminated signs,

streetlights, traffic lights along the major and secondary surface streets, automobile headlights, and associated locomotive lights.

Shade and Shadow

Shadow-sensitive receptors typically include residences (particularly yards), recreational facilities and parks, schools, and/or outdoor seating areas. A shadow is dependent on the height, size, and shape of the building from which the shadow is cast and the angle of the sun. The angle of the sun varies with respect to the rotation of the earth and the earth's elliptical orbit. The longest shadows are cast during winter months, and the shortest shadows are cast during the summer months. The shortest day of the year (i.e., the shortest day of the year and the longest night) is the winter solstice, which occurs in late December.

The closest shadow-sensitive uses located within the vicinity of the Project site are seven single-family residential units and two apartment buildings located to the north (see **Figure 4.1-1, Sensitive Receptors)**.

Sensitive Receptor 1 is a single-family residence that borders the northwest side of the Project site. The building is a single-story residence with no garage. Its backyard is east of the residence and adjacent to the backyard of Sensitive Receptor 3.

Sensitive Receptor 2 is a single-family residence on the southeast corner of N. Kenilworth Avenue and W. Wilson Avenue. The property has a garage situated south of the main residence in the backyard. Both structures on this site are single story.

Sensitive Receptor 3 is also a single-family residence and is located adjacent to Sensitive Receptor 2 to the east. The residence has a garage that is accessible through the driveway on W. Wilson Avenue. In addition to the garage, the backyard has a small shed. All structures on this property are single story.

Sensitive Receptor 4 is a 2-story apartment building. It has subterranean parking accessible from W. Wilson Avenue. The building is made up of 23 units and is approximately 12,600 square feet, which makes it the largest sensitive receptor to the Project. The southern portion of the building extends to the boundary of the Project's property line.

Sensitive Receptor 5 is a single-family residence located adjacent to the multifamily apartment building. The property has a garage situated south of the main residence in the backyard, and both structures on the property are single story.

Sensitive Receptor 6 is a single-family residence and is located directly north of the Project site. The property has a garage south of the main residence in the backyard; both structures on the property are single-story.

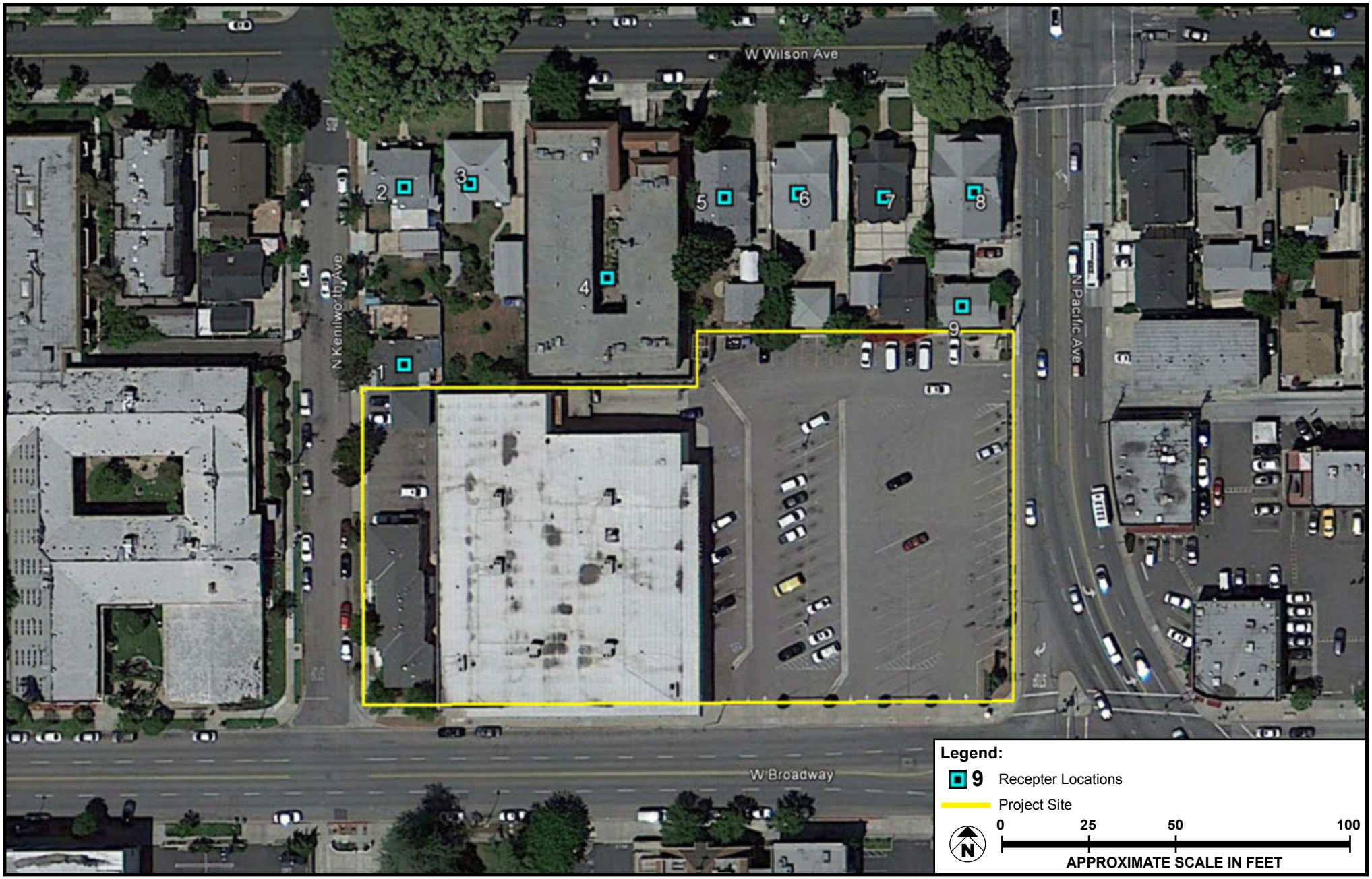
Sensitive Receptor 7 is a multifamily residential unit located adjacent to the Project site. The property has two single-story structures: one facing W. Wilson Avenue and the other on the southern portion of the property directly adjacent to the site.

Sensitive Receptor 8 is two-story, apartment building. The structure is approximately 2,400 square feet and has no associated parking. The only other structure on the property is a small shed south of the building.

Sensitive Receptor 9 is a single-family residence located directly adjacent to the Project site on the northwest side. The building is a single-story residence with no associated garage.

The shade and shadow effects of the existing development were analyzed by preparing a computer model of the existing structures on the Project site and simulating the shadows that are created by the development. Simulations of the shadows were prepared for the summer and winter solstices, June 21 and December 21, from 8:00 AM to 5:00 PM. **Figure 4.1-2, Existing Summer Solstice 9 AM to 12 PM,** and **Figure 4.1-3, Existing Summer Solstice 1 PM to 5 PM,** present the illustrative graphic findings of shade and shadow patterns cast by the existing structures from 9:00 AM to 5:00 PM during the summer solstice. **Figure 4.1-4, Existing Winter Solstice 9 AM to 12 PM** and **Figure 4.1-5, Existing Winter Solstice 1 PM to 3 PM,** present the illustrative graphic findings of shade and shadow patterns cast by the existing buildings at 9:00 AM to 3:00 PM during the winter solstice. As stated earlier, shading on these land uses increase and/or decrease progressively as the Earth rotates; shadows cast on these sensitive land uses are anticipated to be their greatest during the winter solstice period from 9:00 AM to 11:00 AM and 1:00 PM to 3:00 PM (see **Figures 4.1-4** and **4.1-5**). The shadows are shown in a dark color, and the modeling illustrates the outline. The computer model used for the simulations illustrates that the existing development causes only partial shadow to fall on the existing buildings to the north; shadows would naturally fall around these buildings given that they are the same size as the existing building.

As shown in **Figures 4.1-4** and **4.1-5**, shadows cast by the existing development do not significantly affect nearby residential uses to the north of the Project site. Sensitive Receptors 1, 3, and 4 get minimal shading from existing development; all other sensitive receptors are unaffected by current conditions.



SOURCE: Google Earth – 2014 Meridian Consultants, LLC – August 2014.

FIGURE **4.1-1**

Meridian Consultants

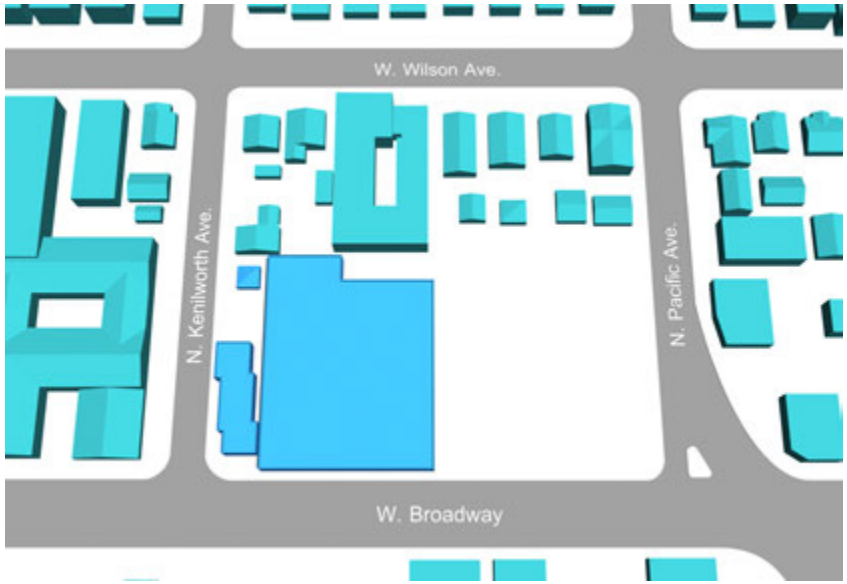
Sensitive Receptors

065-002-14

June 21st 9am

June 21st 10am

June 21st 11am



June 21st noon

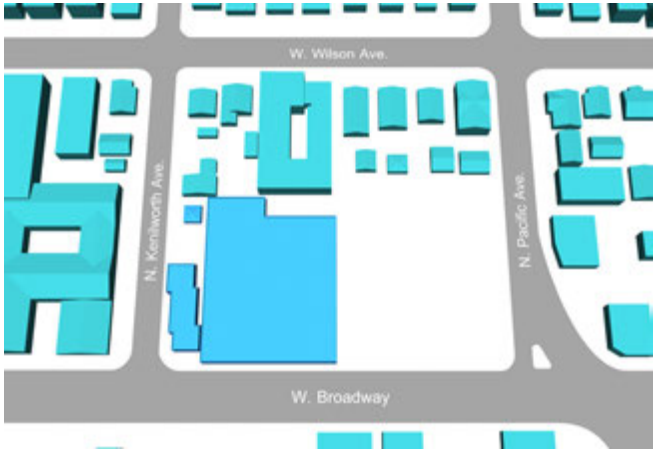
SOURCE: Paul Manzer Graphic Design – August 2014

FIGURE **4.1-2**

Meridian Consultants

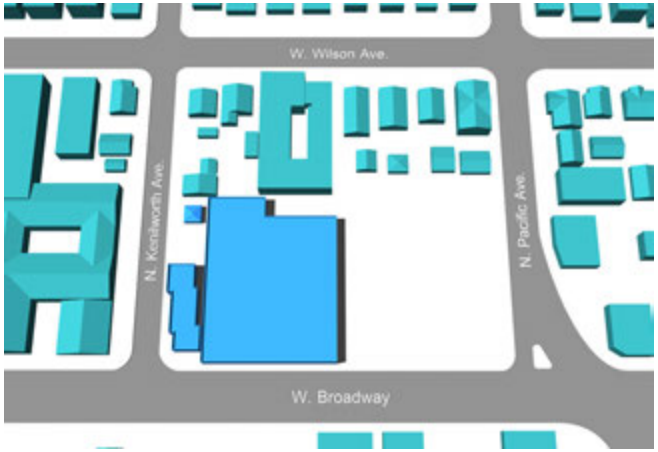
Existing Summer Solstice 9 AM to 12 PM

065-002-14

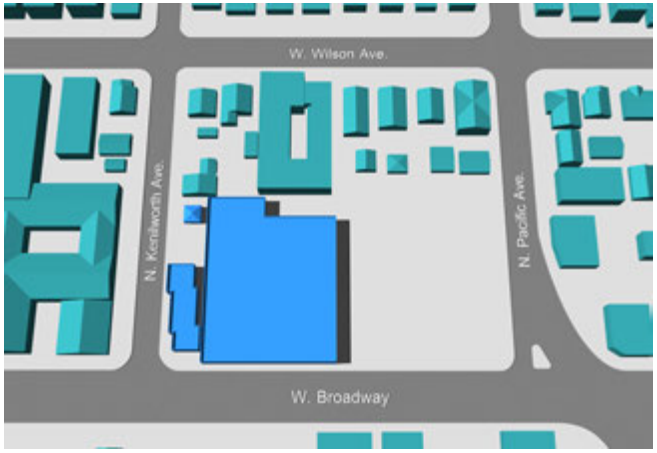


June 21st 1pm

June 21st 2pm



June 21st 3pm



June 21st 4pm

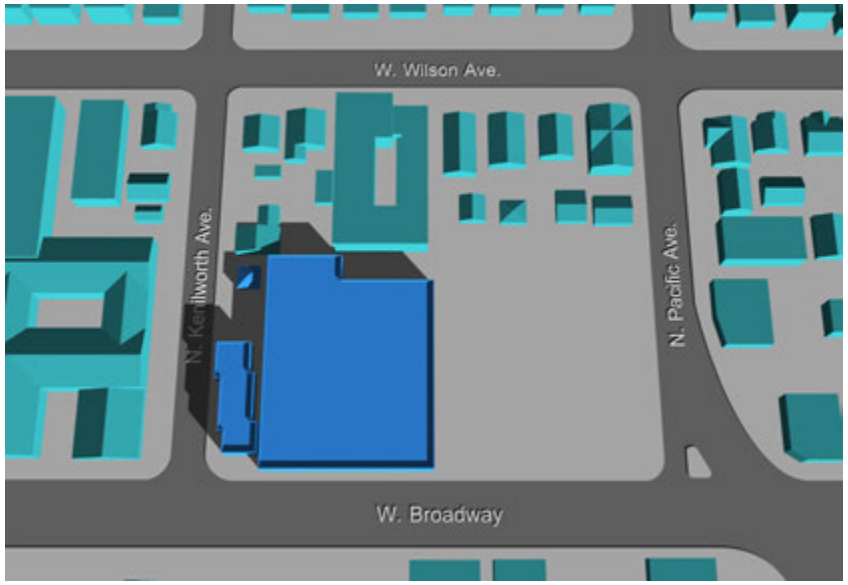
June 21st 5pm

SOURCE: Paul Manzer Graphic Design – August 2014

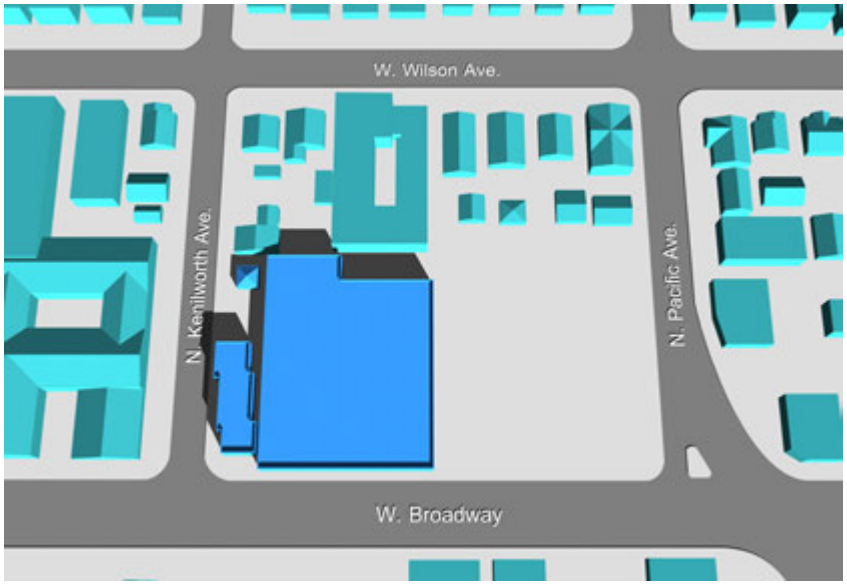
FIGURE **4.1-3**

Meridian Consultants

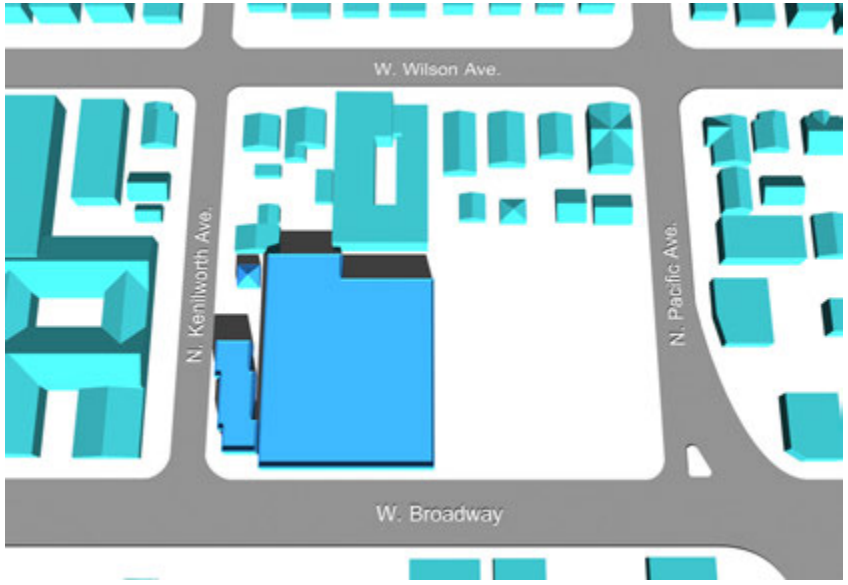
Existing Summer Solstice 1 PM to 5 PM



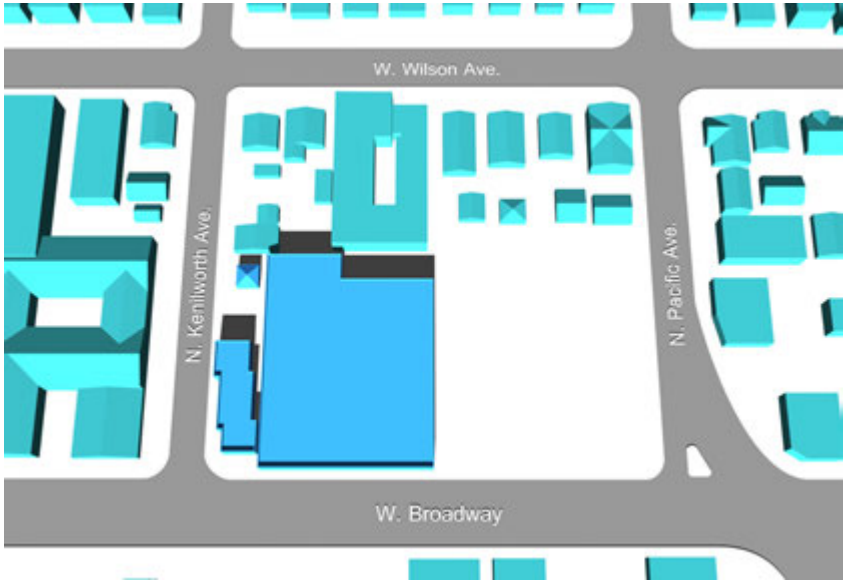
December 21st 9am



December 21st 10am



December 21st 11am



December 21st noon

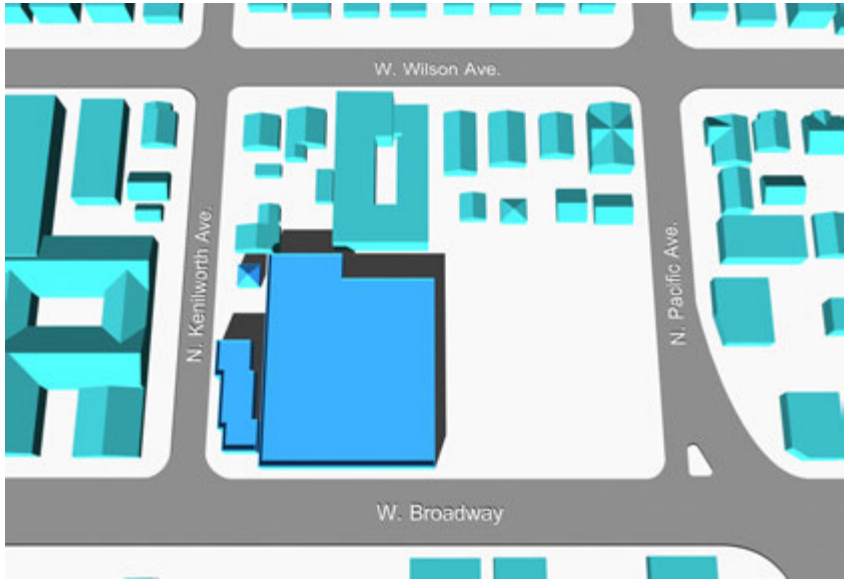
SOURCE: Paul Manzer Graphic Design – August 2014

FIGURE **4.1-4**

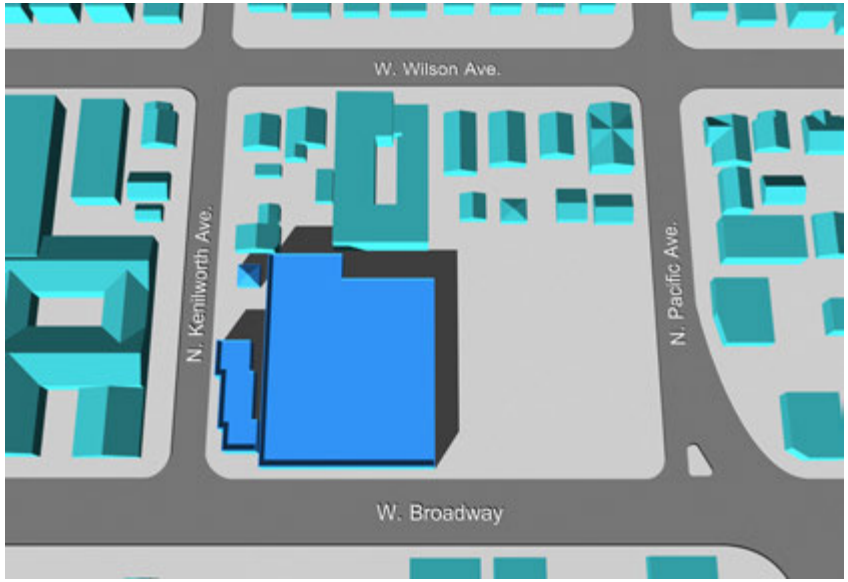
Meridian Consultants

Existing Winter Solstice 9 AM to 12 PM

065-002-14



December 21st 1pm



December 21st 2pm

December 21st 3pm

SOURCE: Paul Manzer Graphic Design – August 2014

FIGURE **4.1-5**

Meridian Consultants

Existing Winter Solstice 1 PM to 3 PM

Existing Visual Character

The Project site is visible from surrounding public streets, including Broadway, N. Pacific Avenue, N. Kenilworth Avenue, and W. Wilson Avenue. Although the Project site is visible from the surrounding multistory commercial and office buildings, and potentially from the second floors of the multifamily residential buildings located on the north of the Project site, these views are not public views.

For the purposes of this analysis, views of the Project are considered short-range views that span from immediately adjacent to ¼ mile away from the site. The following describes views of the Project site from a variety of perspectives.

Off-Site Views

Land uses surrounding the Project site include a retirement home to the west; one-and-two story single and multi-family dwelling units to the north; a commercial shopping center to the east; and a church along the southern frontage of Broadway. Buildings within this area range from 1 to 2 stories in height.

Figure 4.1-6, Photo Location Key, provides the location of each photograph. **Figures 4.1-7** through **Figure 4.1-13** provide views of existing on-site and off-site views. **Figure 4.1-7, Existing Off-Site View 1**, provides a view from the southern frontage of Broadway looking northeast, south of the Project site. As shown, views include the existing retail store and a commercial shopping center at a distance. Limited views of the Verdugo Mountains can be seen in the background; however, these views are obstructed by the palm trees and the existing development located along Broadway.

Figure 4.1-8, Existing On-Site View 2, provides a view from the northeast corner of the Project site from Pacific Avenue looking west toward the Project site. As shown, short-range views are of a large parking lot and bushes. Midrange views include the Office Depot and trees on the north side of the Project site. Long-distance views include limited views of the Santa Monica Mountains as a background; however, these views are largely obstructed by trees and existing development.

Figure 4.1-9, Existing On-Site View 3, provides a view from the northeast corner of the Project site from Pacific Avenue looking south toward Broadway. As shown, short-range views include Pacific Avenue, a portion of the existing parking lot, and the commercial shopping center on the northeast corner of Pacific Avenue and Broadway. Midrange views include the shopping center, with a deli and its pertaining parking lot, to the south of the Project site.

Figure 4.1-10, Existing Off-Site View 4, provides a view from the northwest corner of the Project site from Kenilworth Avenue looking south toward Broadway. As shown, short-range views are of Kenilworth Avenue and residential parking spots. Midrange views include the retirement home on the corner of

Kenilworth Avenue and Broadway. Long-distance views include views of developments on Broadway as a background.

Figure 4.1-11, Existing Off-Site View 5, provides a view from the northwest corner of the Project site on Kenilworth Avenue, looking north toward Wilson Avenue. Short-distance views Kenilworth Avenue and the residential neighborhood to the north of the Project site. Midrange views are primarily of the residential uses along Kenilworth Avenue and several trees lining the street. Long-distance views include limited views of the Verdugo Mountains as a background; however, these views are largely obstructed by existing trees and buildings.

Figure 4.1-13, Existing On-Site View 6, provides a view from the northern portion of the Project site looking east toward Pacific Avenue. Short-distance views are characterized by a vacant parking lot and vegetation along the northern residential boundary. Midrange views are of Pacific Avenue and trees, and lights. Long-distance views include the commercial shopping center directly east of the Project site.

Figure 4.1-12, **Existing On-Site View 7**, provides a view from the northern portion of the Project site looking south toward Broadway. Short-distance views are of the Office Depot and its large parking lot. Midrange views are of Broadway and its pertaining lights. Long-distance views are of the church that is located directly south of the Project site, across Broadway.

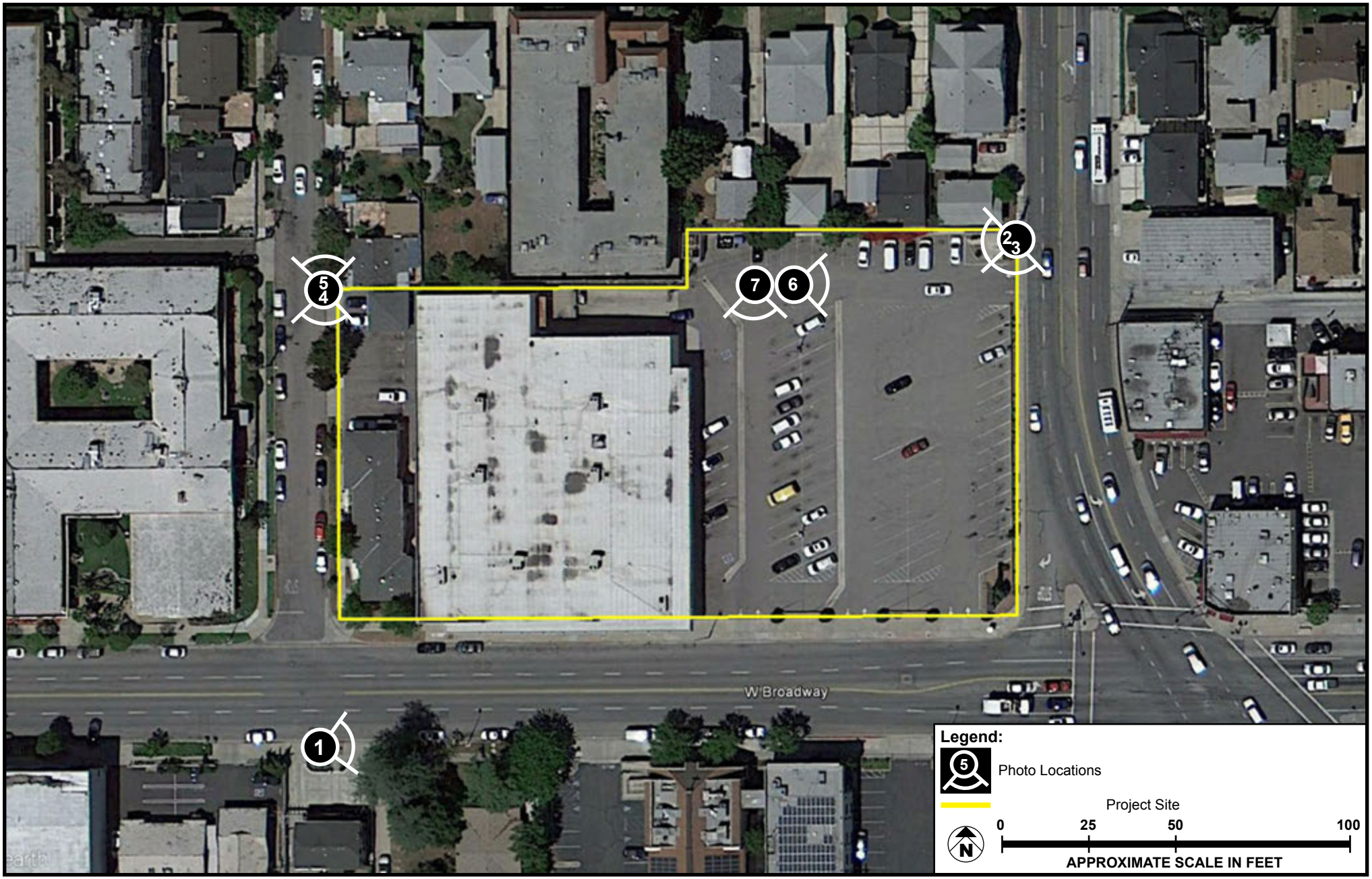
Regulatory Setting

California Department of Transportation

The California Department of Transportation (Caltrans) administers California's Scenic Highway Program, which is intended to preserve and protect scenic highway corridors from changes that would diminish views of the natural landscape. A scenic corridor is typically identified using a motorist's line of vision within a reasonable boundary. There are no designated State Scenic Highways within the City of Glendale.

City of Glendale

The City's *Urban Design Guidelines* address the aesthetic character of development in the City of Glendale and the San Fernando Road Corridor Redevelopment Project Area. These *Urban Design Guidelines* address the characteristics of open space and street spaces, ground-floor uses and building design in relation to pedestrian movement, building height, and bulk, along with other design characteristics. The Community Development Department reviews projects for consistency with these guidelines through the City's Design Review process.



SOURCE: Google Earth – 2014 Meridian Consultants, LLC – August 2014.

FIGURE **4.1-6**

Meridian Consultants

Photo Location Key

065-002-14

Located on south side of Broadway looking east past the Project site

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-7**

Meridian Consultants

Existing Off-Site View 1

065-002-14

Located on northeast corner of the Project site looking west from Pacific Avenue

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-8**

Meridian Consultants

Existing On-Site View 2

065-002-14

Located on northeast corner of the Project site looking south along Pacific Avenue

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-9**

Meridian Consultants

Existing On-Site View 3

065-002-14

Located by the northwest corner of the Project site looking south along Kenilworth Avenue

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-10**

Meridian Consultants

Existing Off-Site View 4

065-002-14

Located by the northwest corner of the Project site looking north along Kenilworth Avenue

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-11**

Meridian Consultants

Existing Off-Site View 5

065-002-14

Located on the center north side of the Project site looking east

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-12**

Meridian Consultants

Existing On-Site View 6

065-002-14

Located on the center north side of the Project site looking south

SOURCE: Meridian Consultants, LLC – August 2014

FIGURE **4.1-13**

Meridian Consultants

Existing On-Site View 7

065-002-14

The *Guidelines* provide qualitative criteria to communicate the design goals and guidelines for Glendale's open space system, building design, and transitions between commercial and residential areas. These standards address issues such as building heights and floor area ratios, building massing and scale, transitional massing, setback, frontage, and open space. As discussed in **Section 4.3, Land Use and Planning**, the proposed Project does not conflict with any applicable plans, policies, and ordinances related to design and aesthetics.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

To assist in determining whether a project would have a significant effect on the environment, the City determines that a project may be deemed to have a significant impact on aesthetic resources, if, per Appendix G (Environmental Checklist) of the State CEQA Guidelines, it would:

- Have a substantial adverse effect on a scenic vista
- Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway (addressed in **Section 6.0, Effects Not Found to Be Significant**)
- Substantially degrade the existing visual character or quality of the site and its surroundings
- Create a new source of substantial light or glare that would adversely affect day- or nighttime views in the area

The creation of shade and shadow may also impact the environment. For the purposes of this analysis, the City of Glendale considers new shade and shadow patterns to be significant based on the threshold in use by the City in other environmental impact reports (EIRs) prepared and certified by the City:

- Shade currently unshaded uses located off the site that are sensitive to shadow, such as residences, school playgrounds, parks, etc., for more than 2 continuous hours between 9:00 AM and 3:00 PM during the winter, or 9:00 AM and 5:00 PM during the summer

Methodology

Each applicable threshold of significance is listed below, followed by an analysis of the significance of potential impacts and the identification of mitigation measures that would lessen or avoid potential impacts. Finally, the significance of potential impacts after implementation of all identified mitigation measures is presented.

Project Impacts

Threshold: **Have a substantial adverse effect on a scenic vista**

The Project site is located in a highly developed urban area. As indicated in the Glendale Open Space and Conservation Element, the primary scenic vistas throughout Glendale are the Verdugo Mountains and the San Rafael Hills. From the Project area, existing scenic vistas from the Project site are limited to the long-range views of the San Rafael Hills to the east and the Santa Monica Mountains to the west. According to the Open Space and Conservation Element of the Glendale General Plan, the Santa Monica Mountains are not considered a valued visual resource because they do not contain lush or colorful vegetation, distinctive relief features, or an interesting visual effect when compared with more prominent mountain ranges in the area (i.e., Verdugo Mountains, San Rafael Hills). As shown in **Figures 4.1-2** to **4.1-7,** given the highly developed nature of the area, long-distance views of these mountains are mostly limited because existing buildings block or obstruct the views from other locations on and around the site.

Project development would modify existing views across the site. Development of the Project would provide views of surrounding scenic vistas from the upper floors and outdoor terraces on the second through fifth floors. The mass of the proposed structures would potentially impact views across the Project site toward the Verdugo Mountains to the north and the San Rafael Hills to the east. However, as discussed previously, existing views across the site toward the Verdugo Mountains are currently obstructed. While portions of the San Rafael Hills are visible from this portion of the City, views of the mountains from the Project site are also obstructed by existing development and vegetation.

Some private views may be affected by the site development. In particular, the church located to the south of the Project site would experience an altered view based on the orientation of the building facing north. However, views of the Verdugo Mountains and San Rafael Hills are currently obscured because of existing development at the Project site. Under CEQA, an impact on views is considered significant if a view of a public scenic vista or a public object of visual significance is substantially impeded or obstructed from a public vantage point. As discussed previously, the Project would not intrude into views of the mountains from the public right of way.

While the Project would be 65 feet above adjacent grade, the proposed structure would not significantly obstruct views across the Project site because existing views of the Verdugo and San Rafael Mountains are already obstructed. As a result, development of the Project as proposed would not worsen the availability of on-site views toward the Verdugo and Santa Monica Mountains or the San Rafael Hills.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

Threshold: Substantially degrade the existing visual character or quality of the site and its surroundings

Visual character is typically influenced by various landscape attributes, including but not limited to color contrasts, repetition of geometric forms, diversity of textures, and landform prominence. The Project site is characterized by a single-story retail store, a large surface parking lot, a 2-story apartment building, and a garage facing Kenilworth Avenue. The nearest sensitive uses to the Project site are the multifamily residential buildings and single-family buildings to the north, oriented away from the Project. Commercial businesses and mixed-use units that range in height from 1 to 2 stories characterize the area to the west, east, and south.

The Project site is located within the San Fernando Road Corridor Redevelopment Project Area. A main objective of the San Fernando Road Corridor Redevelopment Project Area is to intensify development on underutilized land.[4] The proposed Project's use and design would be compatible with the goals in the San Fernando Road Corridor Redevelopment Project Area. The City of Glendale Community Development Division has a multistage design review process for proposed projects. The Stage I Design Review was approved on July 8, 2014. The Project would be required to undergo a Stage II City design review to ensure conformance to the City's Design Guidelines.

The Project site does not contain any scenic resources or landmark features. The Project would not obstruct any prominent unique public view or result in the creation of an aesthetically offensive site. The visual character of the surrounding area is typical of an urbanized development. Once constructed, the Project would add to the diverse urban style along Broadway and would maintain the intent and character of the San Fernando Road Corridor Redevelopment Project Area.

The Project consists of a 5-story building with commercial space on the ground floor, multifamily residential units on the second through fifth floors, landscaping, and 3,200 square feet of publicly accessible open space. The proposed building would be taller than the existing buildings east, west, north, and south of the site. Development of the Project would alter the existing visual characteristics of the site and its vicinity by adding new visual elements to the Project site. However, the architectural

4 Glendale Redevelopment Agency, *San Fernando Road Corridor Redevelopment Project Final EIR* (1992), pp. 3.6–3.7.

design would result in a structure visually compatible to similar projects located throughout the City of Glendale and would not degrade the quality of the site and its surroundings.

See **Section 3.0, Project Description, Figure 3.0-8**, **East and South Elevations,** and **Figure 3.0-9, West and North Elevations**, which illustrate the general massing of the proposed structure and level of detail along Broadway. As shown in **Figures 3.0-6** and **3.0-7**, the Project would be designed as a contemporary structure, utilizing various building materials in conformance with the City's Design Guidelines. The Project incorporates a number of angular structures that have been designed to provide privacy for adjacent neighbors, attract the passerby along Broadway, and increase open spaces on the ground floor along the frontages of Kenilworth Avenue, Pacific Avenue, and Broadway. In addition, these elevations illustrate the primary building materials proposed for the exterior building, including stucco, concrete, and metal. The Project would be developed with a building at a height of 5 stories (65 feet) and a floor to area ratio (FAR) of 3.81.

The architectural design of the Project and the use of design elements—such as the comprehensive landscape plan to be implemented along the view corridors and in the northwest portion of the Project site, and the structural setback from neighboring properties—would improve the aesthetic character of the site. The landscaping plan includes drought-tolerant trees, shrubbery, flowers, and groundcover. When and where feasible, the Project would use local and sustainable materials. Landscaping would be located on the frontage of Broadway and in the courtyards and internal open spaces. Supporting infrastructure, such as telecommunications equipment would be placed underground or screened from public view. Many utility lines would be screened from public view, while some such as electrical wires would be posted on overhead poles, consistent with the engineering specifications required for power lines. While the proposed buildings will be taller than the existing buildings currently located at the site, the architectural design will result in the massing of the buildings being visually compatible and actually improving site conditions. Finally, any form of signage associated with the Project would meet the standards and programs contained in the *Glendale Municipal Code*.

Given the existing urban aesthetic context and objectives of the Redevelopment Plan for the San Fernando Road Corridor, development of the Project would not substantially degrade the existing visual character or quality of the Project site and its surroundings, and no significant impact to the visual character of the site and the surrounding area would result. Development of the Project, as proposed, would improve the visual character of the site and the surrounding areas and the change in visual character of the site would not degrade the existing visual character or quality of the site and its surroundings.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

Threshold: Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area

Substantial light or glare can result from the installation of high-intensity lighting fixtures or the use of highly reflective glass or other building materials. Headlights from vehicles can also create light or glare if sensitive uses are affected.

Lighting used during construction would consist primarily of security lights, although lighting may be used for construction activities occurring during morning or evening hours, particularly in the winter. This lighting would be temporary in nature and would not result in any substantial long-term light or glare impacts.

The proposed structure would consist of light-and cool-colored exterior wall materials balanced with low-reflective glass materials. Primary building materials proposed for the exterior of the building include stucco, concrete, exterior metal, and glass. As illustrated in **Section 3.0, Project Description** in **Figure 3.0-10**, **Overall Landscape Plan,** the proposed landscaping would consist of street trees, ground cover, and shrubs to enhance the pedestrian environment. The use of highly polished materials or highly reflective metal material and glass that could reflect light and create glare is not proposed. No substantial glare impacts from building materials would result from the proposed Project.

Development of the proposed Project would establish new permanent sources of lighting that would increase the current low-intensity level of light on the site. The lighting proposed would be limited to the amount required to safely light the driveway, the sidewalks along Broadway, the open space, and the courtyard areas within the Project site. All outdoor lighting would be directed onto the driveway, walkways, and public areas and away from adjacent properties and public rights-of-way to avoid any potential light or glare impacts. Therefore, the new on-site lighting would not result in substantial increases in light or glare that would affect any light-sensitive uses on or near the site, such as the residential units north of the Project site.

The driveway entrance for the subterranean parking structure is located on Kenilworth Avenue; at-grade parking would be accessible from Broadway and Pacific Avenue. The Project would utilize light shields so that no substantial light trespassing or glare impacts from vehicles entering and exiting the parking garage would occur. Therefore, the Project would not result in substantial light or glare impacts.

Direct and indirect lighting would be used for signage placed on building frontages. Signage lighting would be focused onto sign surfaces and would generally be of low to medium brightness. All proposed signage and associated lighting would be subject to signage regulations included in the *Glendale Municipal Code*. Therefore, lighting associated with signs would not result in substantial light or glare impacts.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

Threshold: **Shade currently unshaded uses located off the site that are sensitive to shadow, such as residences, school playgrounds, parks, etc., for more than 2 continuous hours between 9:00 AM and 3:00 PM during the winter, or 9:00 AM and 5:00 PM during the summer.**

As discussed earlier, the potential shade and shadow impacts of the proposed Project were analyzed by preparing a computer model of the proposed structures on the Project site and simulating the shadows that would be created by these new structures.

Simulations of the shadows that would be created by the proposed buildings were prepared for the summer and winter solstices, June 21 and December 21, from 8:00 AM to 5:00 PM. However, the following periods are used as the threshold by the City because they represent the portion of the day during which maximum seasonal shading would occur:

- Summer Solstice June 21 9:00 AM to 5:00 PM
- Winter Solstice December 21 9:00 AM to 3:00 PM

Figure 4.1-14, Summer Solstice 9 AM to 12 PM and **Figure 4.1-15, Summer Solstice 1 PM to 5 PM** present the illustrative graphic findings of shade and shadow patterns cast by the Project at 9:00 AM to 5:00 PM during the summer solstice. **Figure 4.1-16, Winter Solstice 9 AM to 12 PM** and **Figure 4.1-17, Winter Solstice 1 PM to 3 PM,** present the illustrative graphic findings of shade and shadow patterns cast by the Project from 9:00 AM to 3:00 PM during the winter solstice. The computer model used for the simulations illustrates that some shadows fall around the adjacent buildings to the north and east shadows would naturally fall around these buildings, given that they are shorter than the proposed Project; and the Project would not shade open areas, as shown in **Figures 4.1-14** through **4.1-17**. If there were no adjacent buildings, then the shadows would fall flat on the plane.

As discussed previously, residential uses adjacent to the north are the closest sensitive uses to the Project site (see **Figure 4.1-1, Sensitive Receptors**). Shade impacts on these adjacent land uses would increase and/or decrease progressively as the Earth rotates. As shown in **Figures 4.1-16 and Figure 4.1-17**, shadows cast by the Project would have significant and unavoidable impacts for the nearby residential uses to the north of the Project site during the winter. Commercial and retail land uses are located to the west and east of the site. A commercial shopping center and the church are located south of the Project site. No shadow impacts would occur along the southern portion of Broadway due the placement of the Project relative to the sun's rising and setting patterns. The modeling demonstrates that shadows cast on adjacent sensitive properties to the north during the summer daytime periods would not extend beyond the 2-hour standard because of the positioning of the sun during summer solstice, as seen in **Figure 4.1-14 and Figure 4.1-15.** Shadows cast on sensitive land uses to the north are anticipated to be at their greatest during the winter solstice period from 9:00 AM to 11:00 AM and 1:00 PM to 3:00 PM (see **Figures 4.1-16** and **4.1-17**). As seen in these figures, the multifamily apartment buildings and the single-family backyards north of the site would be substantially shaded between these hours.

Sensitive Receptor 1 is the single-story residence that is directly adjacent to the site on the northwest corner. This residence is completely covered in shade from 9:00 AM to 12:00 PM, and is partially shaded from 1:00 PM to 3:00 PM.

Sensitive Receptor 2, a single-story residence, would have most of its associated backyard covered in shade from 9:00 AM to 12:00 PM.

Sensitive Receptor 3, also a single-story residence, would have most of its backyard shaded from 9:00 AM to 2:00 PM.

Sensitive Receptor 4 is a 2-story, multifamily apartment building that extends to the Project site's boundary; as a result, the apartment building would be partially shaded throughout the day, from 9:00 AM to 3:00 PM.

Sensitive Receptor 5, a single-story residence, would have most of its backyard shaded throughout the day. Partial shading of the home would occur at 9:00 AM and again at 3:00 PM. From 9:00 AM to 3:00 PM, the backyard would be shaded substantially.

Sensitive Receptor 6 is also a single-story residence that would be partially shaded at 9:00 AM and again 3:00 PM. Its backyard and garage would be substantially shaded during that same period.

Sensitive Receptor 8 is a 2-story apartment building on the corner of W. Wilson and N. Pacific. The building gets partial shading from 2:00 PM to 3:00 PM.

Sensitive Receptor 9 is a small single-story residence located adjacent to the site on the northeast side. It would be substantially shaded from 9:00 AM to 12:00 PM and completely shaded from 1:00 PM to 3:00 PM. The duration of the shadows cast on the adjacent residential development exceeds the 2-hour standard during the winter solstice.

To summarize, Sensitive Receptors 1 through 7 and 9 would have substantial shading for more than 2 hours as a result of the Project. Only Sensitive Receptor 8 would have substantial shading for less than 2 hours.

Shade cast on land uses that are not considered sensitive uses (i.e., commercial or office buildings, parking structures) are not a part of this analysis because sunlight is not as important to the function of commercial and office uses. The shading of adjacent residential properties by the proposed buildings would occur during the day and only for the winter portion of the year. The impact of shade and shadows cast by the proposed Project on sensitive land uses is considered significant and unavoidable.

Level of Significance before Mitigation: Impacts would be significant.

Mitigation Measures: No mitigation measures.

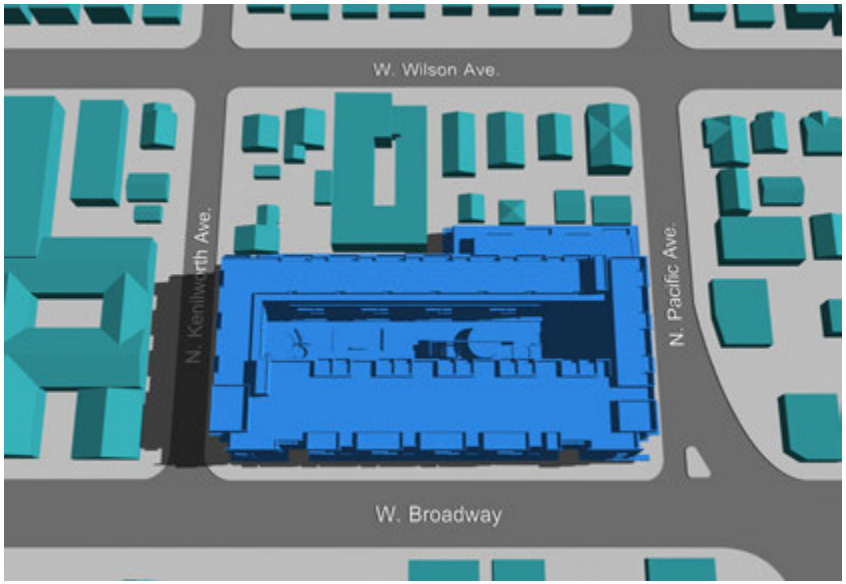
Level of Significance after Mitigation: Significant and unavoidable.

Cumulative Impacts

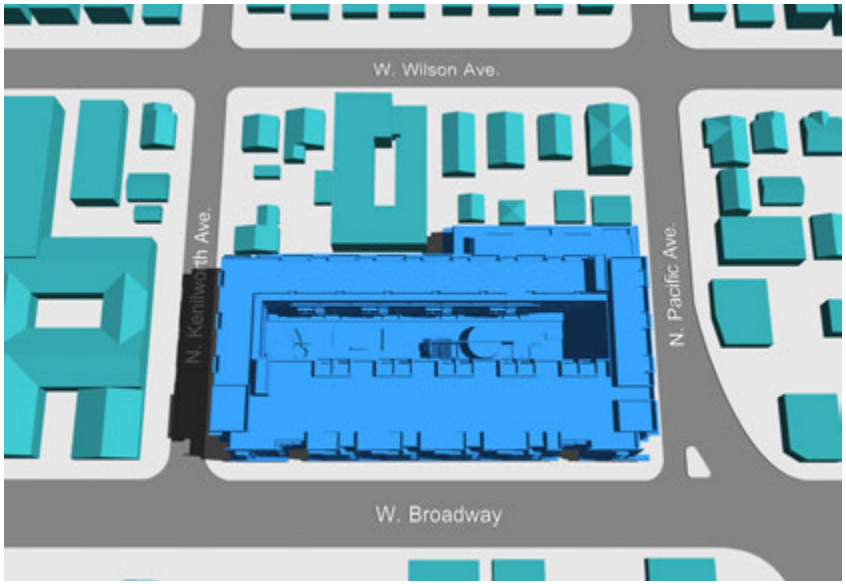
Threshold: Have a substantial adverse effect on a scenic vista.

As described in **Section 4.0, Environmental Impact Analysis**, the nearest related project is the Colorado Street Project at 525 W. Colorado Street, approximately 0.25 miles south from the Project site. The Colorado Street Project consists of 18,000 square feet of commercial space and 90 residential dwelling units. The project has been granted an approved Development Agreement and would have the potential to change the visual character of the surrounding area.

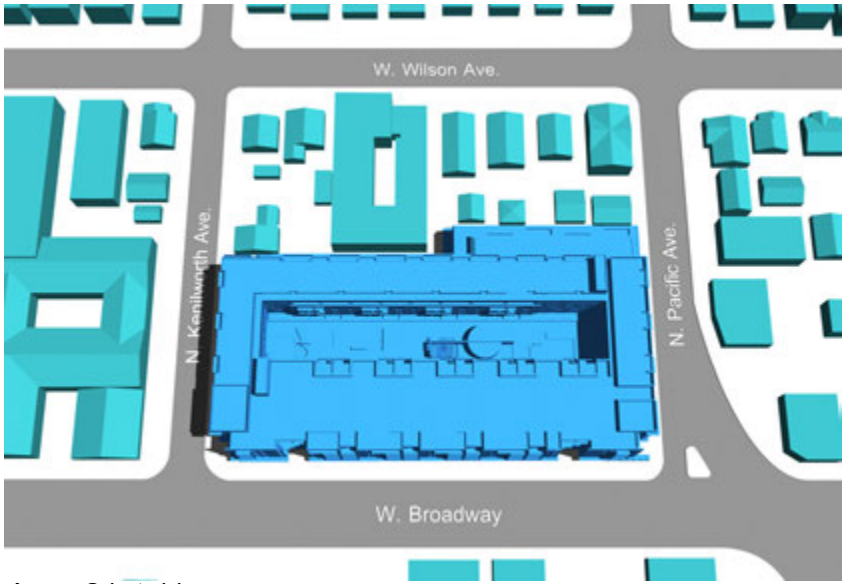
It is anticipated that in accordance with the City's Design Guidelines, all other related projects would be designed to include quality architecture and landscape design features based on their location (i.e., outside or inside the downtown area) and their proposed use. As discussed, views of the Verdugo Mountains to the north, the San Rafael Hills to the east and the Santa Monica Mountains to the west of the Project area are partially obstructed by surrounding development. In addition, the Santa Monica



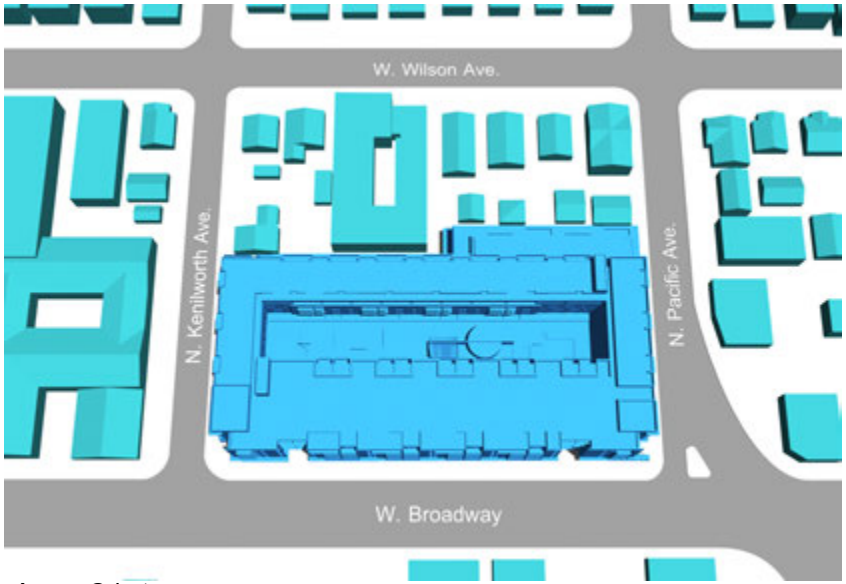
June 21st 9am



June 21st 10am



June 21st 11am



June 21st noon

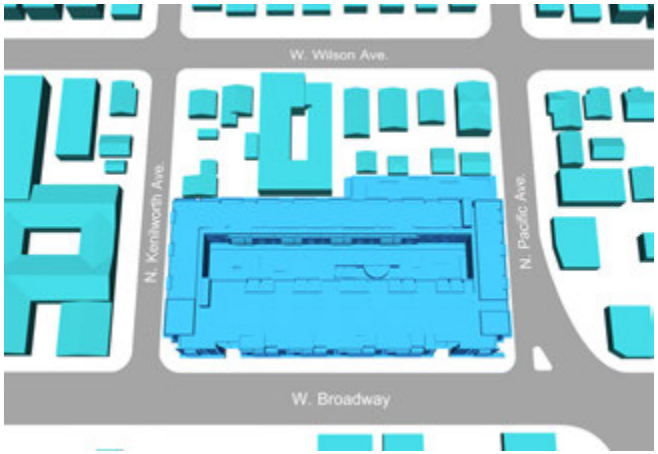
SOURCE: Paul Manzer Graphic Design – August 2014

FIGURE **4.1-14**

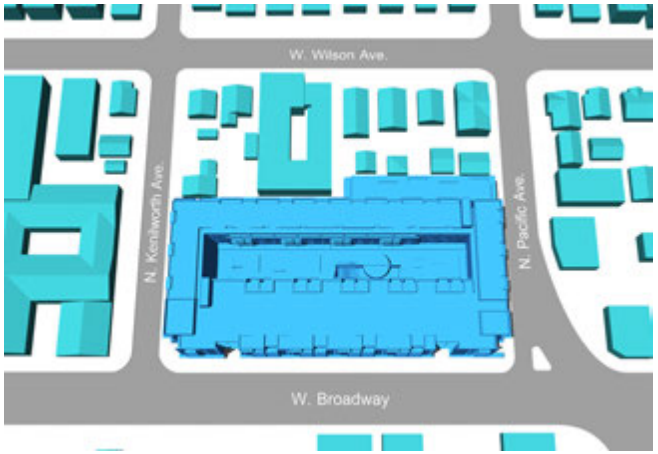
Meridian Consultants

Summer Solstice 9 AM to 12 PM

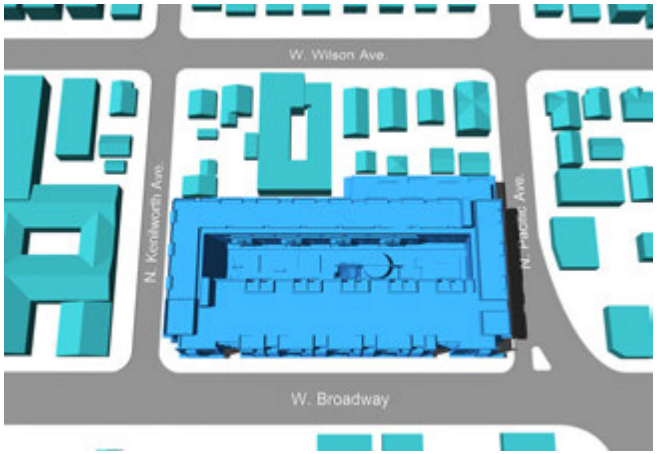
065-002-14



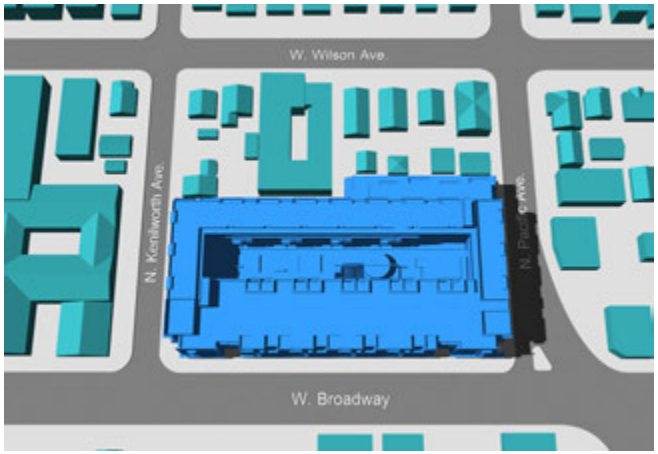
June 21st 1pm



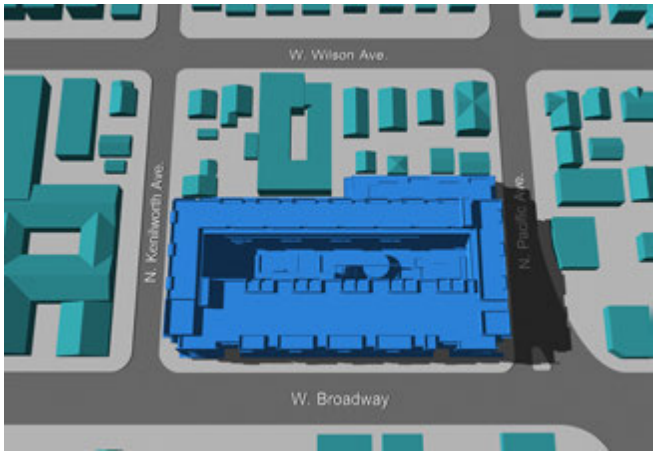
June 21st 2pm



June 21st 3pm



June 21st 4pm



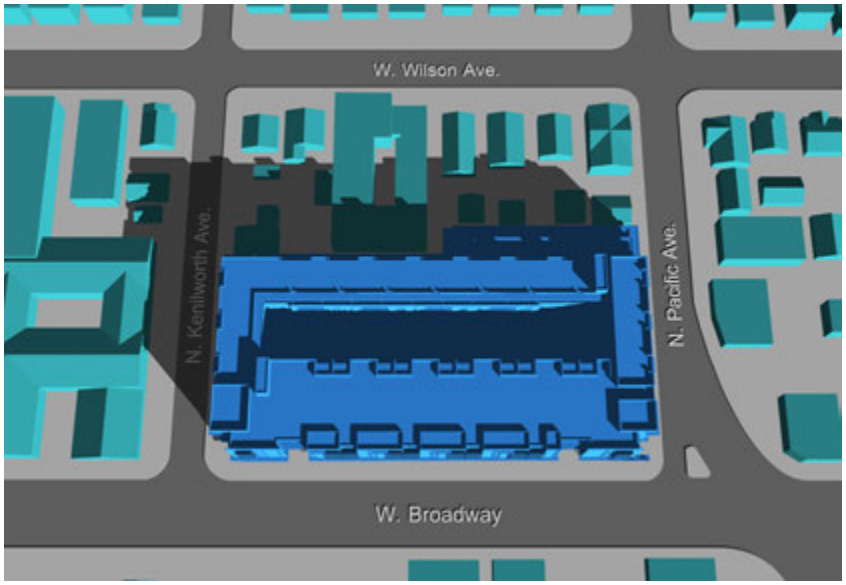
June 21st 5pm

SOURCE: Paul Manzer Graphic Design – August 2014

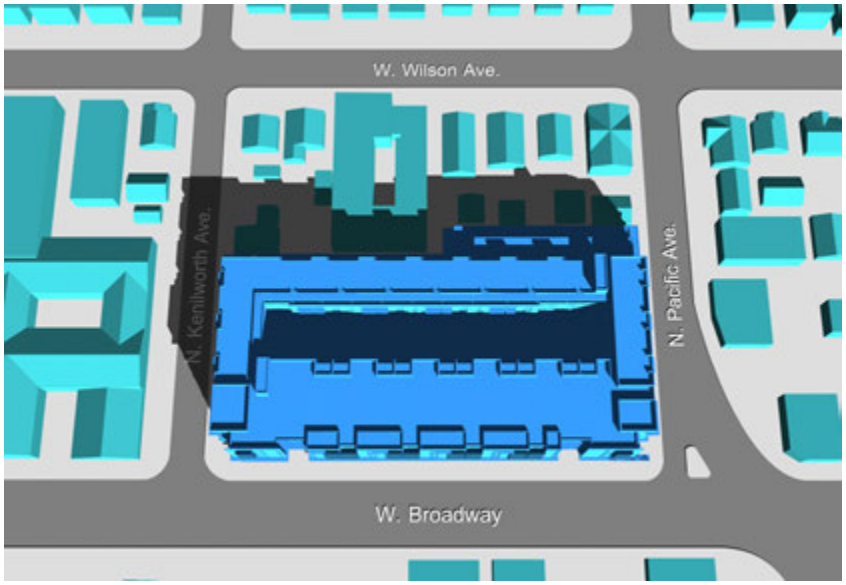
FIGURE **4.1-15**

Meridian Consultants

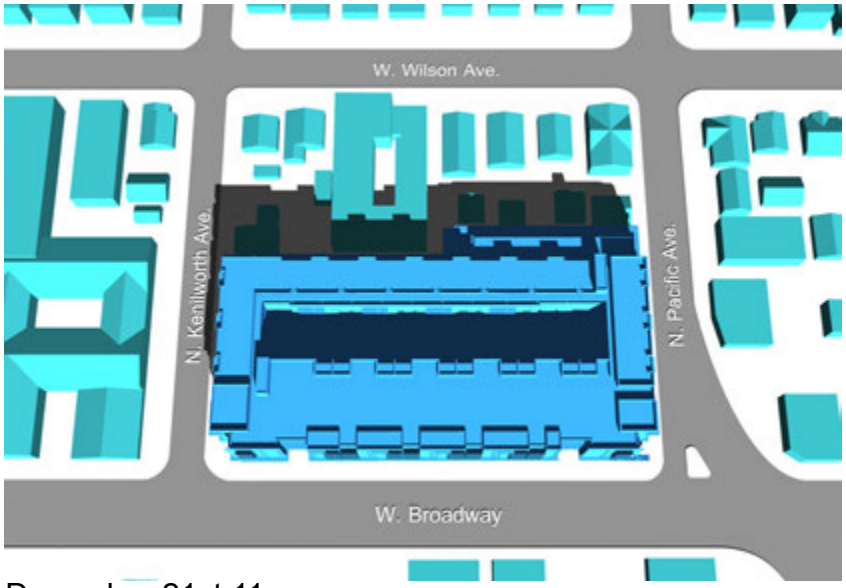
Summer Solstice 1 PM to 5 PM



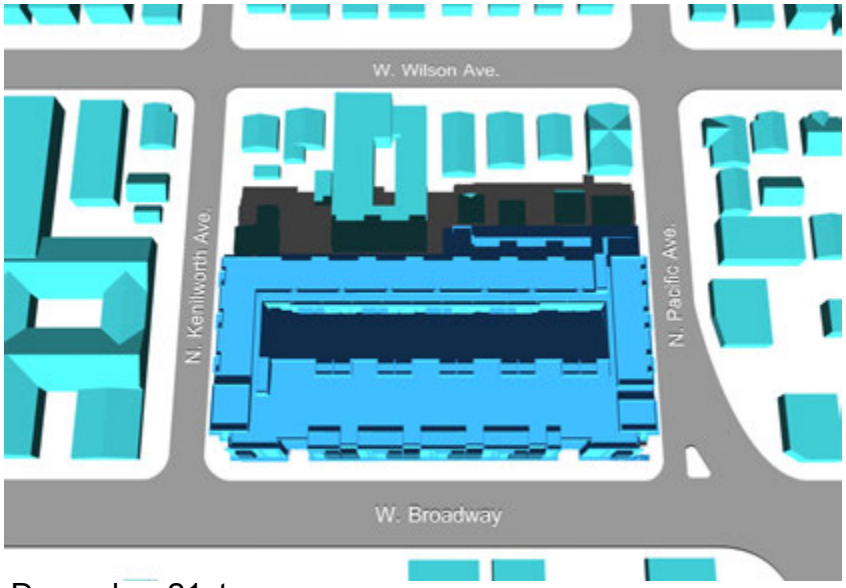
December 21st 9am



December 21st 10am



December 21st 11am



December 21st noon

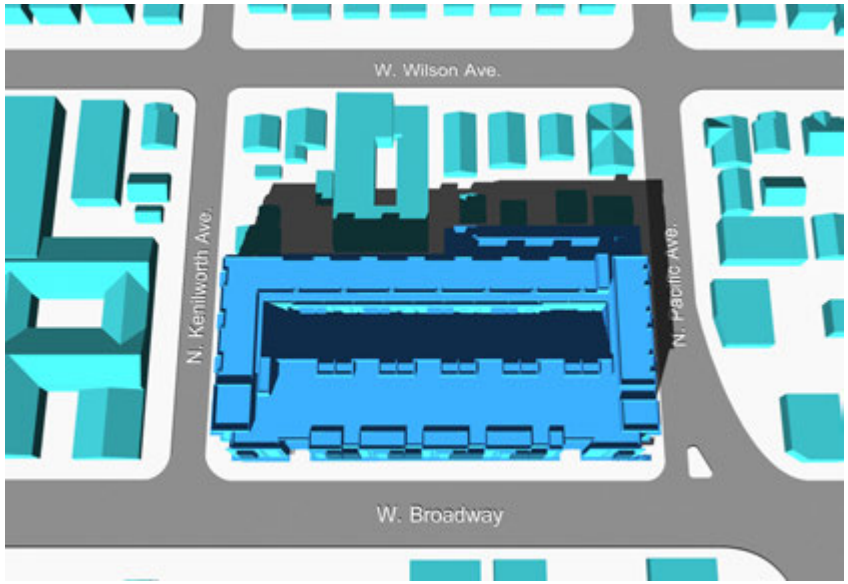
SOURCE: Paul Manzer Graphic Design – August 2014

FIGURE **4.1-16**

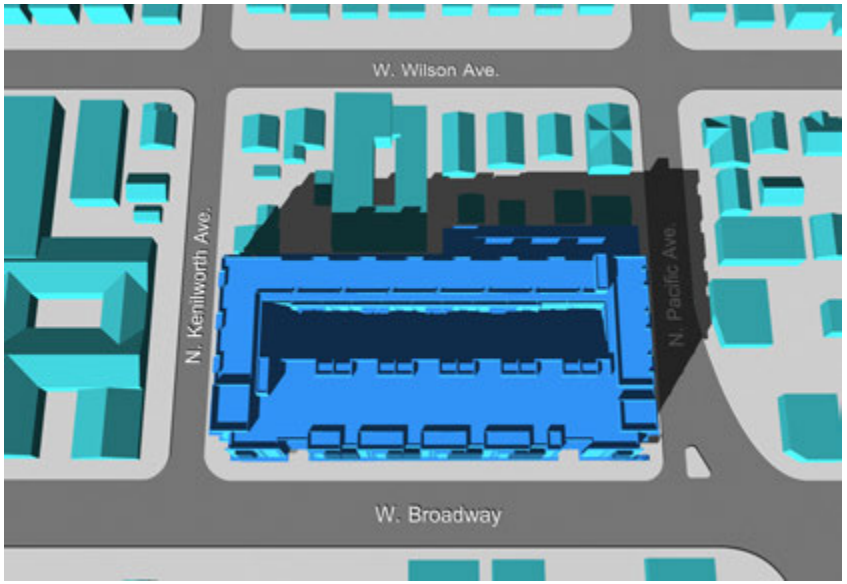
Meridian Consultants

Winter Solstice 9 AM to 12 PM

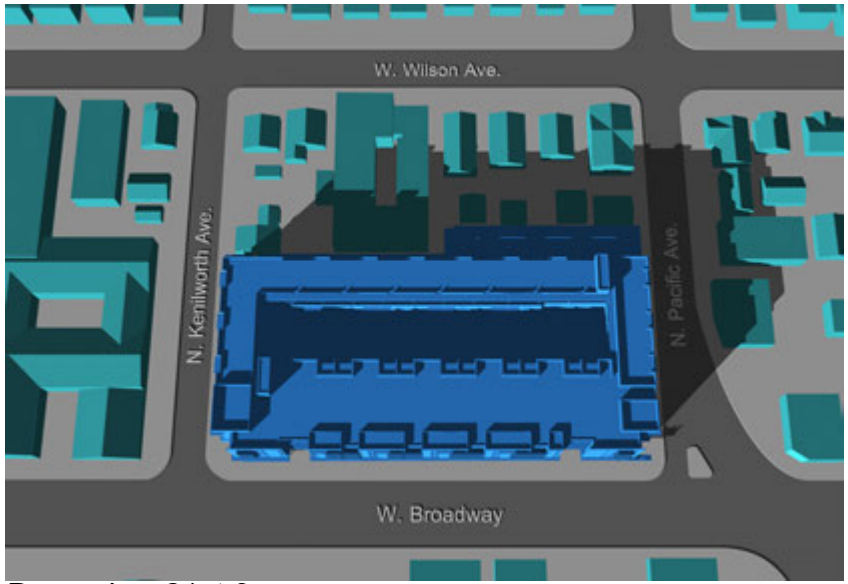
065-002-14



December 21st 1pm



December 21st 2pm



December 21st 3pm

N

SOURCE: Paul Manzer Graphic Design – August 2014

FIGURE **4.1-17**

Meridian Consultants

Winter Solstice 1 PM to 3 PM

065-002-14

Mountains are not considered a valued visual resource according to the Open Space and Conservation Element of the *Glendale General Plan*. Therefore, a potential cumulative impact would not result from the development of the Project in combination with other related projects. Therefore, the cumulative impact of the Project would be less than significant.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

Threshold: **Substantially degrade the existing visual character or quality of the site and its surroundings.**

The Colorado Street Project, like the Project, was subject to the City of Glendale *Urban Design Guidelines* and Agency Design Review process and has already been approved. The combined development on the Project and Colorado sites would improve the local visual character, which currently consists mostly of 1- to 2-story buildings that contain few windows or other architectural design features and minimal landscaping. No significant cumulative impact on the existing local visual character, therefore, would result from the development of these two projects.

Development of the related projects would gradually change the character of the City of Glendale. As noted previously, the related projects would be designed to include quality architecture and landscape design features based on their location and proposed use, in accordance with the City's Design Guidelines. Overall, the modifications to the visual character from the related projects would not necessarily result in the degradation of the surrounding area. These related projects would be required to mitigate individual project-level impacts as appropriate. Overall, the visual character in the central and western portion of the City would not change from being a predominately urban environment. Therefore, the Project would result in a less than significant contribution to significant impacts related to cumulative visual character.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

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

The Project and the Colorado Street Project would add lighting typical of commercial and residential developments in the area. This includes directed lighting for architectural accents, signage, and security. Lighting would highlight building details, landscape elements, signs and pedestrian areas. The related project is sufficient distance from the Project that cumulative light and glare impact would not result. In addition, lighting plans for both projects would be designed and equipped with light shields that would minimize glare and light trespass onto streets and adjacent buildings. As discussed previously, the structures on the Project would consist of light- and cool-colored exterior wall materials and would be balanced with low-reflective glass materials. Similarly, the proposed building materials associated with the Colorado Street Project will not be highly reflective. No cumulative glare impacts from reflective building materials would result.

Development of the Project in conjunction with other cumulative projects would gradually result in an increase in light levels within the City of Glendale. However, the Project's individual impacts are less than significant. The Project is intensifying land uses within the guidelines and perimeters provided in the San Fernando Road Corridor Redevelopment Project Area and the SFMU zone. The majority of the related projects are a sufficient distance away from the proposed Project that cumulative light and glare impacts would not result. Each related project is evaluated individually at its proposed location with respect to its potential impact on sensitive land uses. Given that the Project would not result in a Project-level significant impact, it would not contribute to a significant cumulative impact related to light intrusion and glare.

Level of Significance before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

Threshold: **Shade currently unshaded uses located off the site that are sensitive to shadow, such as residences, school playgrounds, parks, etc., for more than 2 continuous hours between 9:00 AM and 3:00 PM during the winter, or 9:00 AM and 5:00 PM during the summer**

The 515 Broadway Project EIR concluded that the Project would have individual shade and shadow impacts on surrounding residential buildings; as it would exceed the 2-hour standard for shade on sensitive land uses and result in a Project-level significant impact.

Potential shade and shadow impacts are directly related to the proximity of the Project to adjacent uses. Potential shade and shadow impacts from the related projects, located throughout the City, would not result in a cumulatively considerable impact as they occur in site specific areas. Each project would be required to mitigate any project-level impact in accordance with the standards and design guidelines set forth in the City's General Plan and Specific Plan areas. Therefore, the Project, when considered with the related past, present, or reasonably foreseeable future projects, would result in a less than significant cumulative impact.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less than significant.