3.1 AESTHETICS AND VISUAL RESOURCES

This section of the Environmental Impact Report (EIR) discusses the potential environmental effects of the proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project) on aesthetics and visual resources as defined by the California Environmental Quality Act (CEQA), but with consideration of the regulations, policies, and design guidelines of the City of Redondo Beach and City of Torrance. This analysis includes an assessment of photosimulations independently prepared for the EIR by VIZf/x, architects and visual simulation specialists, for the Phase 1 preliminary site development plan as well as representative views provided by Paul Murdoch Architects for the more general Phase 2 development program. These photosimulations and representative views were reviewed in the context of the development standards under the Redondo Beach and Torrance General Plans and municipal codes. Additionally, based on the comments received during the 30-day public scoping period, this discussion also includes an analysis of potential impacts related to shading of adjacent shadow-sensitive uses. A shade and shadow study was prepared to determine the extent and duration of shading given the height of the proposed buildings in the context of the surrounding topography and low-rise development (see Appendix M). Under CEQA, aesthetic impacts are qualitative in nature, and generally occur where physical change would conflict with adopted development standards and would substantially degrade the visual character or quality of public views of the site and its surroundings.

3.1.1 Environmental Setting

Definitions of Visual Resources

Most communities identify scenic resources as important assets through designation of scenic vistas or significant visual resources in the General Plan; however, specific valued scenic resources vary by community or the particular urban or rural context. For example, in an urban setting, scenic resources can be unique or architecturally recognized buildings as well as important features that contribute to community character and identity, such as street trees, plazas, parks, open space, and public art.

The natural environment plays an important role in defining the visual setting, even for an urban community. In such cases, regionally recognized natural features may contribute to an urban community's aesthetic character and visual quality, including but not limited to:

- Mountain peaks or ridgelines;
- Oceans or other water bodies;
- Beaches and dunes;

- Bluffs or cliff faces;
- Large expanses of open sky open or green spaces of scenic value; and
- Unique geologic features or formations.

In an urban context, view corridors often extend along city streets and may include foreground views of street trees, architecturally notable structures, and the urban streetscape backed by more distant views of the ocean or mountains.

Visual Resources within the Vicinity of the Project Site

Hopkins Regional Park, which is located approximately 2 miles south of the BCHD campus, is a 11-acre parking that includes natural vegetation, streams, campground, and day use facilities. The park provides scenic panoramic views of the Palos Verdes hills to the south.

Redondo Beach has a wide range of visual resources including views of the Pacific Ocean and wide sandy beaches along the coast, views of the Palos Verdes hills to the south, views of the San Gabriel Mountains to the east, and panoramic views of the South Bay and inland region from highpoints within the City. The Redondo Beach General Plan Parks and Recreation Element calls for the preservation and enhancement of unique and valuable community resources including significant scenic and visual resources (see Policy 8.2a.8 in Table 3.1-2), but does not identify any specific scenic vistas or scenic view corridors within the City. However, areas with scenic qualities (e.g., distant scenic views of the ocean or mountains) in Redondo Beach include King Harbor, the Redondo Beach Pier, Hopkins Wilderness Park, and other high points of the City that provide wide-ranging panoramic views.

The rolling topography of Torrance creates many scenic vistas throughout the City. The distant San Gabriel Mountains are visible from the hillsides along the City's western and southern boundaries. Additionally, the hillsides of the Riviera neighborhood provide expansive views of the Pacific Ocean. The Torrance General Plan Community Resource Element has designated scenic view corridors along Torrance Boulevard between Madrona Avenue and Western Avenue, along Engracia Avenue and Marcelina Avenue, and further south within the Palos Verdes hills.

The Project site is located approximately 1 mile east of the Pacific Ocean, along the border of Redondo Beach to the west and Torrance to the east. The rolling topography and the low-rise development immediately adjacent to the Project site block distant views of the ocean from this

location; however, distant views of the Palos Verdes hills are available from some portions of the site to the south. The Project site is bounded by North Prospect Avenue to the southwest, Diamond Street to the southeast, Flagler Lane and Flagler Alley to the east, and Beryl Street and existing commercial development to the north. The close-up views of urban and suburban development provided along these roadways are described in detail below:

North Prospect Avenue

North Prospect Avenue is a north-south street with four vehicle lanes separated by a raised center median. The sidewalk along the eastern side of the street is approximately 8 feet wide and is interrupted by wooden utility poles and overhead utilities as well as streetlights. There is a small frontage road along the west side of the street providing access to the 1- to 2-story single-family homes between Diamond Street to the south and Beryl Street to the north. This frontage road is separated from North Prospect Avenue by a large 6- to 8-foot-tall hedge, which obscures views of the BCHD campus. A similar frontage road is located on the eastern side of the street, between Diamond Street and Del Amo to the south. The residences along North Prospect Avenue include a variety of architectural styles (e.g., American craftsmen, ranch-style, modern, and colonial), but are generally less than 2 stories tall. The only exception in the immediate vicinity of the campus is the four-story multi-family residence on the corner of North Prospect Avenue and Beryl Street and the BCHD campus itself. Views from North Prospect Avenue generally include a rolling topography with low-rise development, landscaped trees and shrubbery, and open sky.

Immediately across from the BCHD campus, single family residential homes are set back from North Prospect Avenue along a small frontage road separated by a 6- to 8-foot-tall hedge.

Beryl Street is most narrow along its border with the Dominguez Park. This portion of Beryl Street provides two vehicle lanes, Class II (i.e., striped) bicycle lanes, and sidewalks interspersed with mature trees.

Beryl Street

Beryl Street is a four-lane road that runs north-south from its northern terminus at 190th Street and then east-west along the eastern and southern borders of Dominguez Park before turning northeast-southwest at North Prospect Avenue until its southern terminus at North Harbor Drive. Beryl Street runs in an east-west direction adjacent to the Redondo Village Shopping Center and the vacant Flagler Lot. Beryl Street provides two eastbound lanes, one westbound lane, and a center turn lane for vehicles entering and exiting the Redondo Village Shopping Center. East of Flagler Lane, Beryl Street provides two vehicle lanes and narrower, approximately 6-foot-wide pedestrian sidewalks along both sides of the street from Flagler Lane to 190th Street. On the north side of the road along the southern boundary of Dominguez Park, Beryl Street supports bronze loquat trees (*Eriobotrya deflexa*). Utility lines also border the north side of the street. West of Flagler Lane, there are no bicycle lanes along either side of Beryl Street. Various street trees line both sides of the roadway, including bronze loquat trees, Indian laurel fig trees (*Ficus macrocarpa*), and Saint Mary magnolias (*Magnolia grandiflora*). Beryl Street supports a variety of single-family and multi-family residential, commercial (e.g., Redondo Village Shopping Center, Redondo Shores Shopping Center), and public institutional uses (e.g., Dominguez Park, Towers Elementary School). Beryl Street provides views of the developed hilly landscape and open sky. Views of the marina are present where Beryl Street becomes Portofino Way at its intersection with Harbor Drive; however, the marina is not visible within the immediate vicinity of the Project site.

Flagler Lane

To the northeast, the Project site is bounded by Flagler Lane, a two-lane road that widens from 26 feet to approximately 62 feet along the western border of Dominguez Park between Anita Street and Beryl Street to provide a center left-turn lane and on-street parking. Flagler Lane includes approximately 8-foot-wide pedestrian sidewalks. It supports mostly low-density multi-family residential uses with few public institutional uses (e.g., Dominguez Park, Jefferson Elementary School) and a commercial plant nursery at the southeast corner of Flagler Lane and 190th Street. These buildings vary in scale, ranging from 1 to 4 stories. Adjacent to the north of the Project site,

Flagler Lane follows the hilly topography in the area. The intersection of 190th Street & Flagler Lane provides distant wide-ranging panoramic views of the BCHD campus against the backdrop of the Palos Verdes hills.

Flagler Lane supports medium-density multi-family residential buildings to the west and Dominguez Park to the east. Within Dominguez Park are two historic structures: the Morrell House listed in the National Register of Historic Places (NRHP), and the Queen Anne House locally designated by the City of Redondo Beach (see Section 3.4, *Cultural Resources and Tribal Cultural Resources*). Large electrical towers and power lines run east-west across Flagler Lane, immediately south of 190th Street. Other views along Flagler Lane include developed rolling hills and the open sky above.

Flagler Alley

Flagler Alley is an approximately 15-foot-wide and 500-foot-long public alleyway that provides two-way northbound-southbound connectivity between Flagler Alley to the north and Diamond Street to the south. Flagler Alley is closed off to vehicular travel by an existing wooden post roadblock at the southern terminus of Flagler Lane and a chain-link fence at the northern terminus of Diamond Street. No formal pedestrian or bicycle facilities exist along Flagler Alley; however, this alleyway is generally used by pedestrians and bicyclists traveling to and from Dominguez Park and Towers Elementary School. Views are channelized along the alleyway. A steep slope supported by low-lying vegetation, trees, and wooden supporting walls creates a barrier between the alley and the eastern perimeter of the campus. A concrete wall separates the alley from the backyards of the single-family residences to the east in Torrance. Wooden utility poles and electrical lines extend along the pedestrian sidewalk on the eastern side of the alley. Views of the open sky are generally limited due to the steep slope and hillside vegetation. No lighting is provided along the alleyway.

Flagler Alley provides views of the vegetated slope along the eastern boundary of the Project site for pedestrians and bicyclists traveling along the alleyway.

Diamond Street

To the southeast, the Project site is bounded by Diamond Street, a three-lane roadway with one lane in each direction and a center left-turn lane. Diamond Street includes approximately 5-foot-wide pedestrian sidewalks lined with mature eucalyptus (*Eucalyptus* spp.) and palm trees. Diamond Street supports single-family residential, low-density multi-family residential, and several schools, including the Redondo Beach Learning Academy, Redondo Union High School, and Redondo Beach High School. Due to the rolling topography and large street trees, intermittent views of the open sky and Pacific Ocean are visible from Diamond Street.

The Pacific Ocean is partially visible from segments of Diamond Street (west of North Prospect Avenue), which varies in elevation.

In summary, the visual character in the vicinity of the Project site is dominated by single-family and multi-family residential buildings, scattered with schools, parks, neighborhood-serving commercial uses (e.g., restaurants, grocery stores, etc.), and surface parking lots. Taller buildings near the Project include 4-story multi-family residential buildings between Beryl Street and Agate Street. These structures generally extend up to 52 feet in height. Additionally, street trees along Beryl Street and Flagler Lane/Flagler Alley and the developed hilly topography add to the visual character of the vicinity and can partially obstruct views of the Project site from the residential units in these surrounding neighborhoods.

The pedestrian environment in the Project vicinity is characterized by relatively narrow (i.e., 5 to 8 feet wide) pedestrian sidewalks that are interrupted by wooden utility poles, pedestrian crosswalks at intersection, and the pedestrian- and bicycle-only Flagler Alley immediately east of the Project site.

Sidewalks on North Prospect Avenue, Beryl Street, Flagler Lane, Flagler Alley, and Diamond Street bordering the Project site range between 5 to 8 feet wide and generally provide adequate unobstructed passage for pedestrians. Beryl Street supports intermittent street trees, including bronze loquat trees, Indian laurel fig trees, and Saint Mary magnolias, up to 20 feet tall. Large mature trees line Flagler Lane and Flagler Alley along the Project site frontage, with average heights of approximately 20 to 25 feet. In the vicinity of the proposed Project, parallel parking is allowed on both sides of Beryl Street and the east side of Flagler Lane and Diamond Street. These on-street parking spaces create buffers between vehicular traffic and pedestrians using sidewalks on these streets, contributing to a comfortable pedestrian environment.

Project Site

The Project site has approximately 765 feet of frontage along North Prospect Avenue, 150 feet of frontage along Beryl Street, 450 feet of frontage along Flagler Lane, 500 feet of frontage along Flagler Alley, and 230 feet of frontage along Diamond Street. The Project site is currently occupied by 1- to 5-story buildings and surface parking lots. Existing development includes the Beach Cities Health Center and an attached maintenance building located at 514 North Prospect Avenue, two medical office buildings located at 510 and 520 North Prospect Avenue, and a parking structure with 3 above ground levels located at 512 North Prospect Avenue (refer to Figure 2-3). The Beach Cities Health Center and two medical offices face North Prospect Avenue, and are accessed from three driveways – a central driveway and two secondary driveways along North Prospect Avenue. A subterranean parking structure is also located below the western portion of the campus with an entrance near the central driveway off of North Prospect Avenue. The buildings on the Project site are similar in terms of architectural design, colors, style, and landscaping, with the exception of the above ground parking structure. For example, the external façades of the Beach Cities Health Center and medical office buildings are finished in white paint with black/blue-tinted windows that form horizontal stripes across the building façades. The North Prospect Avenue frontage is lined with landscaped grass, short shrubs, and hedges interspersed with mature trees.

The Providence Little Company of Mary Medical Institute Building (520 North Prospect Avenue) is the northernmost building on campus, which is set back approximately 120 feet from the pedestrian sidewalk along North Prospect Avenue. The structure is an improved 3-story medical office building with a white façade and tinted black windows. A sign across the front of the building reads "Providence Little Company of Mary Medical Institute" in large blue letters. Above the first floor of the building, a blue *"Pharmacy"* sign and red *"Urgent Care"* sign are located on either side of the main entrance, which faces North Prospect Avenue. The building has

approximately 200 feet of frontage along North Prospect Avenue and is landscaped with trees along the north and west sides of the building facing the interior of the campus.

The Beach Cities Health Center (514 North Prospect Avenue) is set back approximately 130 feet from the pedestrian sidewalk on North Prospect Avenue near the central driveway. The 5-story structure and associated maintenance building are both finished with white paint. Tinted black/blue windows create horizontal stripes across the building façade. The south tower of the building includes balconies that face North Prospect Avenue to the west. Palm trees of varying heights border this portion of the building. The fourth and uppermost floor of the south tower includes a trellis and outdoor patio that also faces North Prospect Avenue to the west. Atop the south tower, a metal parapet structure (i.e., elevator shaft) reaches up to a height of 76 feet above the existing campus ground level. The main entrance to the Beach Cities Health Center is covered by a tinted glass arched walkway. Large signs that read "Beach Cities Health Center" and "Silverado" run across the western façade of the building. Manicured grass and mature trees intermittently border the remainder of the building.

The Beach Cities Advanced Imaging Building (510 North Prospect Avenue), located adjacent and immediately south of the Beach Cities Health Center, is the nearest campus building to North Prospect Avenue with a setback of approximately 25 feet from the pedestrian sidewalk. The Beach Cities Advanced Imaging Building is a V-shaped building with an interior paved courtyard. Similar to the Providence Little Company of Mary Medical Institute Building and Beach Cities Health Center, the 3-story building is also painted white with black/blue-tinted windows that extend horizontally across the building façade. The portion of the building that faces the interior of the campus (i.e., not visible from North Prospect Avenue) is entirely covered with black tinted windows. Manicured grass and mature trees border western, southern, and eastern sides of the building fronting North Prospect Avenue.

The white façade with tinted black windows of the Beach Cities Health Center and other medical use buildings on the BCHD campus are distinctive feature unique to the BCHD campus.

The above ground parking structure (512 North Prospect) is attached to the north side of the Beach Cities Advanced Imaging Building and is located immediately east of the Beach Cities Health Center south tower and south of the north tower. The parking structure has three above ground levels and, which are supported by vertical columns of tan concrete bricks and blue horizontal metal railings. The sides of the structure provide screening for vehicle headlights, but are otherwise open to the outside.

The above ground parking structure is the only building on the BCHD campus that is not finished in white paint.

As described in further detail below, the existing topography of the campus as well as the height, style, and color of the existing buildings on the campus, make it visually distinct from the surrounding low-rise suburban development. The former South Bay Hospital was originally constructed in 1958 and as such, this visual distinction has been present for over 60 years throughout the development of residential uses over the years.

Existing Public Views of the Project Site

Public views of the Project site are generally confined to those available from immediately adjacent streets, sidewalks, and Dominguez Park. Views from streets even one block away are obscured by intervening structures. For example, views from Sunnyglen Park are completely blocked by intervening 1- to 2-story single family residences and neighborhood serving commercial development. Views of the existing buildings and surface parking lots on-site from North Prospect Avenue, Beryl Street, Dominguez Park, Flagler Lane, and Diamond Street are generally uninterrupted and only sometimes partially obscured by street trees, other landscaping, utility infrastructure (e.g., wooden poles and electrical lines), and traveling cars.

Views of the Project site from public areas include Dominguez Park, North Prospect Avenue, Beryl Street, Flagler Lane, Flagler Alley, Diamond Street, and the residential neighborhood to the east of the site in Torrance (e.g., Towers Street, Tomlee Avenue, etc.) (see Figure 3.1-1). The 765 feet of frontage along North Prospect Avenue offers the most complete and extensive views of the Project site between the north driveway looking south and Diamond Street looking north. The Beryl Street and Flagler Lane frontages also provide views across the Project site by motorists, bicyclists, and pedestrians. The Project site is partially visible from two historic buildings (i.e., the Morrell House and the Queen Anne House) at Dominguez Park, along Flagler Lane. The Hibbard House at 328 North Gertruda Avenue and a house at 820 Beryl Street are historic architectural

The Project site is visible from several points along Flagler Lane including from its intersection with 190th Street (left) and from Dominguez Park (right) directly northeast of the Project site.

resources located approximately 0.43 miles and 0.23 miles from the Project site, respectively (see Section 3.4, *Cultural Resources and Tribal Cultural Resources*); however, the Project site is not visible from these landmarks.

Views of the Project site from identified representative views, which were selected in coordination with the City of Redondo Beach, are further described below. The locations of these representative views are shown in Figure 3.1-1.

wood.

Representative View Locations

FIGURE 3.1-1

Representative View 1: Tomlee Avenue (Facing West)

This represents a west-facing view of the Project site from the residential neighborhood within Torrance. This specific viewpoint is located approximately 230 feet to the east of the BCHD campus along Tomlee Avenue. Several of the 1- and 2-story single family homes along Tomlee Avenue abut an approximately 8- to 10-foot-tall concrete wall that forms Flagler Alley to the west. Views of the Project site from the public realm in this location are limited due to the intervening single-family homes and associated landscaping in the foreground and the eastern slope of the BCHD campus. The upper levels and rooftop projections of the North Tower and South Tower of the Beach Cities Health Center are visible from this location. Open sky is visible above the rooftop of the single-family residences and Beach Cities Health Center.

Representative View 1: Tomlee Avenue (Facing West)

Representative View 2: Flagler Lane & Towers Street Intersection (Facing West)

Similar to Representative View 1, this view also represents a west-facing view of the Project site from the intersection of Flagler Lane and Towers Street within the single-family residential neighborhood to the east of the BCHD campus in Torrance. This view was selected because it represents the view of the steep grade, retaining walls, and landscaped vegetation along the eastern border of the Project site, which is visible to motorists, bicycles, and pedestrians exiting the neighborhood onto Flagler Lane and Beryl Street. Given the central location of the Beach Cities Health Center and the two medical offices, none of the existing buildings on the campus are visible from this location. The only visible buildings are residential development along Beryl Street, including the 4-story multi-family residential building located at the intersection of Beryl Street & Flagler Lane along the north (i.e., right) side of the view. Views of the open sky above the steep

Representative View 2: Flagler Lane & Towers Street Intersection (Facing West)

slope are interrupted by tall trees on the hillside and a couple of lamp posts providing security lighting in the adjacent BCHD surface parking lot. At the bottom of the vegetated slope is a chain link fence and a concrete brick retaining wall along the west side of Flagler Lane. A streetlight illuminates the intersection of Flagler Lane & Beryl Street on the east (i.e., right) side of this view. Additionally, the street sign for the Flagler Lane & Towers Street intersection as well as a "No Parking" sign are also visible in the foreground.

Representative View 3: Flagler Lane & Beryl Street Intersection (Facing Southwest)

This represents a southwest-facing view of the Project site as seen by motorists, bicyclists, and pedestrians along Beryl Street at its intersection with Flagler Lane. This location affords a view of the vacant Flagler Lot in the foreground, which is bordered by a black wrought iron fence along the western, northern, and eastern borders of the lot. The northern portion of the lot is covered with gravel and is level with Beryl Street; however, the southern portion of the lot supports grass and weedy vegetation and slopes up by approximately 30 feet to the elevation of the BCHD campus. The southern perimeter of the vacant Flagler Lot, which borders the northern surface parking lot on campus, is lined with bushy trees that block views of the parked cars and lower levels of the Beach Cities Health Center and Providence Little Company of Mary Medical Institute Building. Views of the Beach Cities Health Center are also partially blocked by landscaped trees surrounding the building. However, the upper levels of the Beach Cities Health Center and Providence Little Company of Mary Medical Institute Building are visible in the background from this location. The

Representative View 3: Flagler Lane & Beryl Street Intersection (Facing Southwest)

eastern façade of Redondo Village Shopping Center and associated surface parking lot can be seen along the west (i.e., right) side of this view. Flagler Lane and the vegetated slope along the eastern border of the Project site can be seen along the eastern (i.e., left) side of this view. Views of the Project site, including the BCHD campus and the vacant Flagler Lot, are interrupted by electrical lines, wooden utility poles, the green security lights within the commercial parking lot, and the traffic signal light at the southwest corner of the Flagler Lane & Beryl Street intersection.

Representative View 4: Beryl Street & Harkness Lane Intersection (Facing South)

This view represents a south-facing view of the surface parking lot and commercial uses at the Redondo Village Shopping Center, with the Beach Cities Health Center and Providence Little Company of Mary Medical Institute Building visible in the background due to the higher elevation of the campus. This view is located at the intersection of Beryl Street & Harkness Lane, approximately 290 feet north of the Project site. The roadway and pedestrian crosswalks at the intersection are visible in the foreground. The mid-ground provides views of the commercial uses at the Redondo Village Shopping Center, including a Vons grocery store, and associated surface parking lot, which is full of parked cars as is typical during the daytime and evening hours. Views of the shopping center and parking lot are interrupted by streetlights along the southern sidewalk of Beryl Street. The commercial shopping center is a 1-story structure covered with tan bricks and concrete and an orange tile roof. Large windows and colorful signs make up the front façade of many of the commercial uses within the shopping center. The parking lot is interspersed with green

Representative View 4: Beryl Street & Harkness Lane Intersection (Facing South)

security lights. Street trees up to 25 feet in height are interspersed within the vegetated medians throughout the parking lot.

Representative View 5: North Prospect Avenue and Central Driveway Intersection (Facing Northeast)

This location provides a northeast-facing view of the Project site from North Prospect Avenue at its intersection with the central driveway into the campus. The Beach Cities Health Center, Beach Cities Advanced Imaging Building, and the Providence Little Company of Mary Medical Institute Building are visible across this view. Views of the buildings are partially obstructed by the landscaped trees. Along the foreground of the view, the roadway intersection is visible with one pedestrian crosswalk across North Prospect Avenue. Traffic signal and streetlights are visible at the corners of this intersection along the Project site boundary. Wooden utility poles on the pedestrian sidewalk of North Prospect Avenue support power lines that run above the east side of

Representative View 5: North Prospect Avenue and Central Driveway Intersection (Facing Northeast)

the street. Views of the open sky are limited from this view due to the height of the existing buildings, large trees, streetlights, and overhead powerlines.

Representative View 6: Flagler Lane & 190th Street Intersection (Facing South)

This view represents a south-facing view of the Project site from the intersection of Flagler Lane and 190th Street. Although this view is located approximately 1,155 feet north of the Project site with intervening structures and vegetation, this location affords a distant, relatively unobstructed view of the Beach Cities Health Center and Providence Little Company of Mary Medical Institute Building. This is due in part to the elevation of the viewing location as well as the elevation of the BCHD campus and the height of the existing buildings on the campus. The majority of the distinctive white campus buildings with black/blue tinted windows are visible below the ridgeline of the Palos Verdes hills in the background. The Palos Verdes hills are visible, uninterrupted across nearly the entire field of vision. Additionally, blue sky is visible above the Palos Verdes ridgeline, but is interrupted by several power lines crossing east-west immediately south of the view. Flagler Lane is visible in the foreground with cars parked parallel along the west side of the street and diagonally along the east side of the street. At the southwest corner of the Beryl Street and 190th Street intersection, a commercial plant nursery provides an abundance of green vegetation on the west (i.e., right) side of the foreground. Additionally, one electrical line runs north-south along the west side of Flagler Lane. The eastern (i.e., left) side of the view is framed with a chain-link fence on the east side of Flagler Lane, as well as green trees and other vegetation.

Representative View 6: Flagler Lane & 190th Street Intersection (Facing South)

Light and Glare

Light impacts occur during the evening and nighttime hours and can have adverse effects if they affect views. Glare is largely a daytime phenomenon, occurring when sunlight is reflected off highly polished surfaces or objects (e.g., windows, windshields, etc.), light-colored surfaces, or by vehicle headlights on adjacent roadways. Excessive glare not only restricts visibility but can also increase the ambient heat reflectivity in each area.

The Project site is located in an area with nighttime lighting characteristic of urban and suburban settings, including interior building illumination, streetlights, exterior security lighting, and vehicle lights. Adjacent commercial and residential buildings include both indoor and outdoor illumination of façades, along with indoor illumination of windows, balconies, and exterior lighting fixtures. Indoor lighting is generally confined within the existing buildings and does not spill into the public realm. Outdoor lighting sources include exterior light fixtures, which range from small fixtures from nearby residences to illuminated signs for the Vons and Shell gas station north of the site. Streetlights illuminate the sidewalks along both sides of North Prospect Avenue, the south side of Beryl Street, the east side of Flagler Lane, and the raised center media on Diamond Street.

Sources of nighttime light on the Project site include the security lighting on-site located around the perimeter of the north and west surface parking lots as well as the above ground parking structure at 512 North Prospect Avenue. Direct light from vehicle headlights within the surface parking lots located on the Project site also create light sources at the Project site and surrounding uses. However, due to the Beach Cities Health Center's hours of operation (i.e., 9:00 a.m. to 5:00 p.m.) nighttime lighting from vehicles is limited at the Project site.

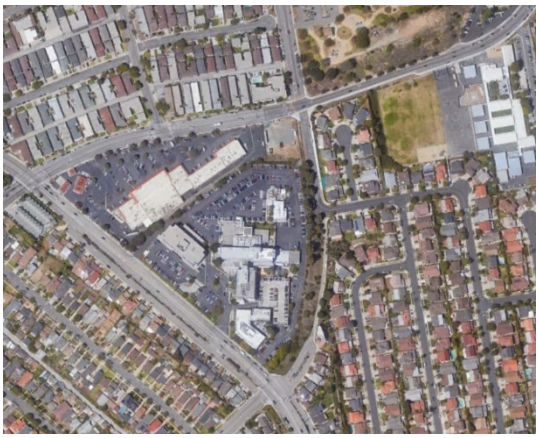
Potential sources of glare at the Project site include the windows and façades of light-colored structures on the Project site. For example, the Beach Cities Health Center, Beach Cities Advanced Imaging Building, and Providence Little Company of Mary Medical Institute Building generate glare at certain viewing locations due to reflective glass surfaces on all sides of the buildings.

Land uses that are typically sensitive to excess light and glare include residential uses, parks, senior housing, and other types of uses where excessive light and glare may disrupt sleep or other activities. In addition, light and glare may interfere with the vision of drivers. Existing light-sensitive receptors in the area include nearby residences, including single-family residences along North Prospect Avenue, Flagler Lane, Flagler Alley, and Diamond Street, and multi-family residences along Beryl Street. Dominguez Park to the northeast of the Project site could also be considered a sensitive receptor to light and glare generated from the Project site.

The Beach Cities Advanced Imaging Building is a source of illumination and glare due to the reflectivity of its glassy façade; however, this portion of the building faces the interior of the Project site and is not directly visible from North Prospect Avenue or Diamond Street below.

Shadow-Sensitive Uses in Project Vicinity

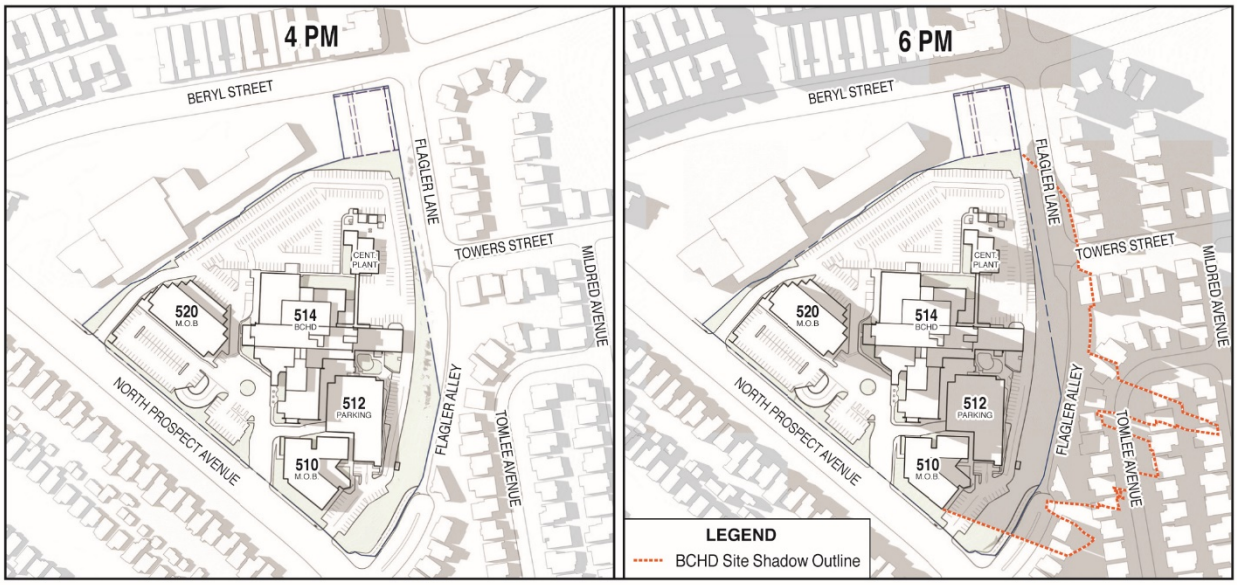
Uses may be considered sensitive to shade and shadow effects if they require or are otherwise dependent on sunlight for regular function, comfort, or commerce. Land uses and operations sensitive to the effects of shading include, but are not necessarily limited to, residential, recreational, and institutional (e.g., schools, nursing homes, etc.), as well as some public outdoor spaces, such as parks, restaurants with outdoor seating areas, plant nurseries, and existing solar collectors. The consequences of shadows on land uses may be positive, including cooling effects during warm weather, or negative, such as shading of exterior patios, the loss of natural light access, solar access energy generation purposes, or the loss of warming influences during cool weather. While some incidental shading on shadow-sensitive uses is commonly acceptable to provide relief from the sun, shading that occurs over extended periods of time can be considered a detriment.



The Project site is surrounded by shadow-sensitive residential uses, such as the residences immediately east of the Project site and Towers Elementary School within West Torrance.

The proposed Project site is located near several shadow-sensitive uses, including the adjacent single- and multi-family residences along North Prospect Avenue, Beryl Street, Flagler Lane, Tomlee Avenue, and Diamond Street. These residential uses feature windows and balconies allowing natural lighting of indoor living spaces and private individual outdoor living spaces. Dominguez Park located adjacent to and northeast of the Project site, and Towers Elementary School, located approximately 300 feet east of the Project site, are also considered shadow-sensitive uses. The nearest solar collectors to the Project site are the small solar panels atop a few residences in the Redondo Beach neighborhood to the southwest, approximately 475 feet from the Project site. No existing solar collectors are located within the immediate vicinity of the Project site.

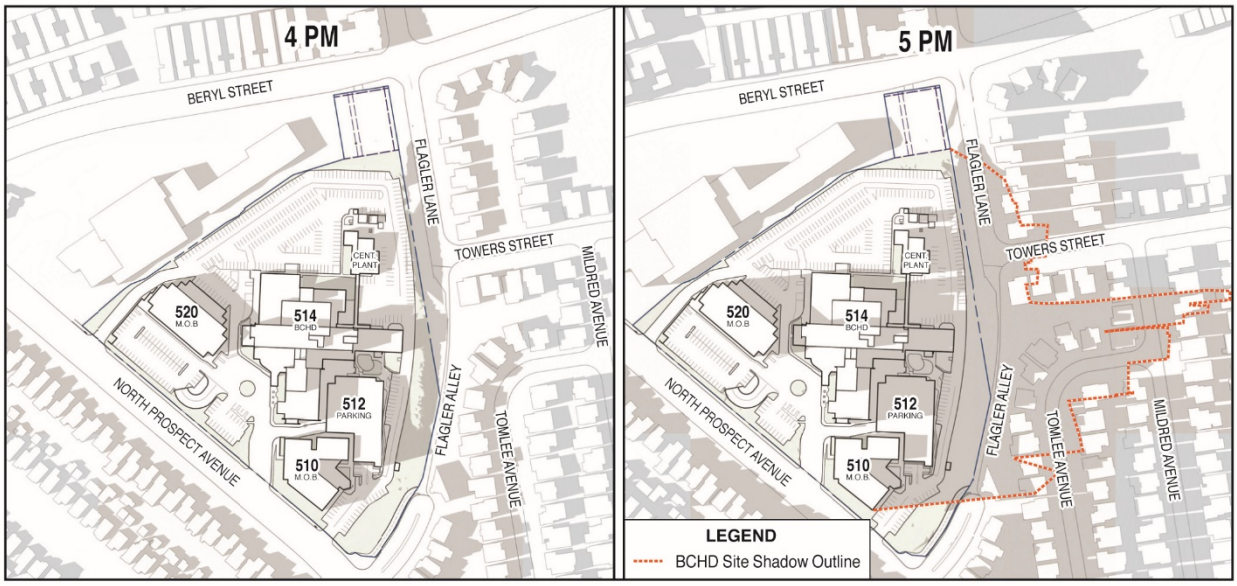
As depicted in the shade and shadow study prepared for the proposed Project (see Appendix M), the 5-story Beach Cities Health Center, which is the tallest building on campus, casts the greatest amount of shade on the shadow-sensitive residences to the east and north of the Project site. This shading primarily occurs in the evenings (i.e., after 6:00 p.m. in the Summer, after 5:00 p.m. in the Fall, and after 4:00 p.m. in the Winter) and generally affects the rows of single-family residences nearest the Project site. The shadows are longest during the Winter during which time the Beach Cities Health Center also casts shade over Towers Elementary; however, this shading occurs at 4:00 p.m. or later, after the students are dismissed from class. Additionally, the sun sets near 5:00 p.m. during the Winter making the total duration of the maximum shading less than 1 hour.



wood.

Existing Summer Solstice

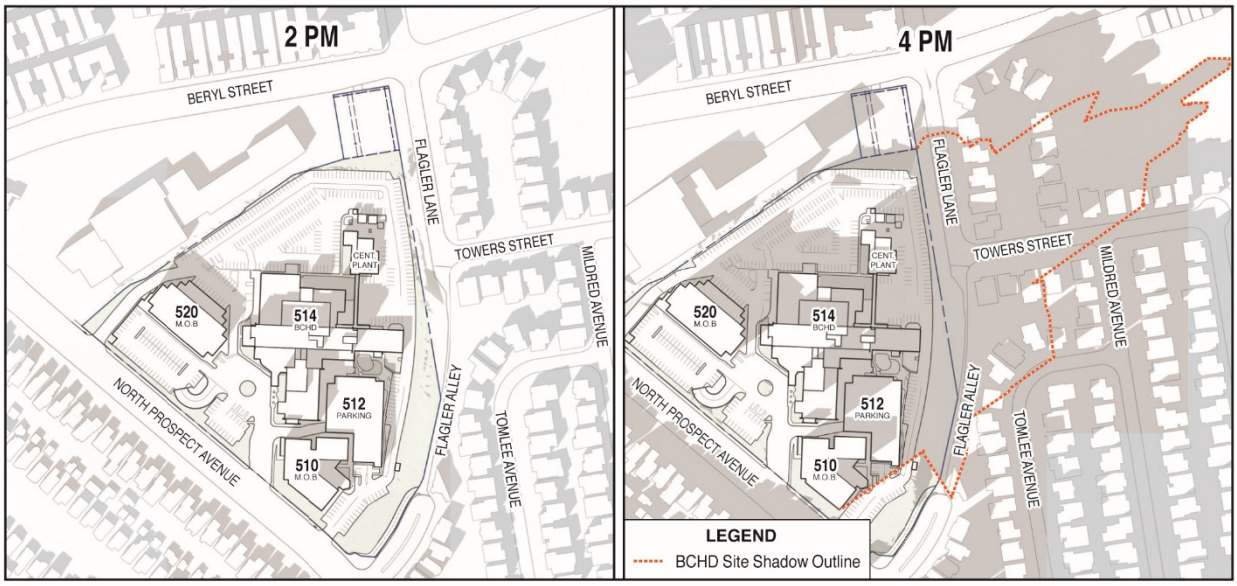
FIGURE 3.1-2



wood.

Existing Fall Equinox

FIGURE 3.1-3



wood.

Existing Winter Solstice

FIGURE 3.1-4

3.1.2 Regulatory Setting

State Policies and Regulations

Caltrans Scenic Highway Program

The California Department of Transportation (Caltrans) defines a scenic highway as any freeway, highway, road, or other public rights-of-way that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on vividness, intactness, and unity. The Pacific Coast Highway, located approximately 0.5 miles to the west of the Project site, is eligible for State Scenic Highway designation; however, it is not currently designated as scenic by the State (Caltrans 2019).

City of Redondo Beach Local Policies and Regulations

Redondo Beach General Plan Land Use Element

The portion of the Project site within Redondo Beach is designated P (Public or Institutional) land use within the Redondo Beach General Plan (City of Redondo Beach 2008). Because this designation allows a variety of land use types with a variety of characteristics, the Redondo Beach General Plan Land Use Element does not establish specific development standards for Public or Institutional land uses. Rather the Land Use Element defers establishment of specific development standards for the Public/Institutional designation to the Conditional Use Permit (CUP) process in the Redondo Beach Zoning Ordinance (Redondo Beach Municipal Code [RBMC] Section 10-2.100; see *Redondo Beach Zoning Ordinance* below). However, goals and policies within the Land Use Element relate to aesthetics, visual character, and visual quality. The most pertinent goals and policies are provided below, and consistency with these goals and policies is analyzed in Section 3.10, *Land Use and Planning*.

Goal 1N: Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces and sidewalks.

Policy 1.46.4 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located.

Policy 1.46.5 Require, where the City has jurisdiction, that public sites be designed to incorporate landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses.

Policy 1.53.6 Require that on-site parking structures be designed as an integrated component of the building's architectural design character; including the incorporation of elements which continue and reinforce the architectural design of the primary structure and convey the visual "sense" of an occupied building (use of windows, arcades, overhangs, entries, recessed walkways, spandrels, articulated columns and rooflines, and other elements).

Policy 1.53.10 Require that all building facades visible from public streets and abutting properties be designed to continue the architectural character established for the street facing elevations.

Policy 1.53.11 Require that air conditioning and other mechanical equipment located on the rooftop of a structure be visually screened from public viewing areas and adjacent residential properties.

Redondo Beach General Plan Parks and Recreation Element

The Redondo Beach General Plan Parks and Recreation Element sets forth policies and implementation measures to enhance the unique characteristics of the City and its coastline. Such policies support ongoing maintenance and facilitate expansion and improvement of parkland, recreational facilities, and programs.

Policy 8.2a.8 Preserve and enhance unique and valuable community resources as part of the planning and development of parks and recreation areas. Such resources include significant scenic and visual resources; cultural/historic resources; and natural resources such as water features, wildlife habitats, and native vegetation.

Redondo Beach Zoning Ordinance

The Redondo Beach Zoning and Land Use Code (RBMC Section 10-2.100 through Section 10-2.2520) sets forth specific design guidelines, height limits, building density, building design and landscaping standards, architectural features, sign regulations, and open space and setback requirements. The official districting map for the Zoning and Land Use Code designates the Project

site as being zoned as Community Facility (P-CF). The Redondo Beach Zoning and Land Use Code does not include specific development standards for buildings within the P-CF zoning district. Rather, the ordinance establishes that development standards for the Floor Area Ratio (FAR), building height, number of stories, and building setbacks shall be determined subject to Planning Commission Design Review.

As required by RMBC Section 10-2.2502, Redondo Beach Planning Commission Design Review is required for all new construction, additions, or remodel of an existing building in all zones except Waterfront (W) and Catalina Corridor (CC). As required by the Planning Commission Design Review, projects within the City would be required to meet the City's standards regarding site design and architecture. As stated, the purpose of the Planning Commission Design Review is *"to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City."*

Redondo Beach Municipal Code

RBMC Section 10-2.622 includes maximum height limits along with other development standards for the C-2 zone designation that applies to the vacant Flagler Lot. Development standards in the C-2 zone allow for a baseline maximum building height of 30 feet. Development standards in the C-2 zone also require that the maximum density or intensity of development adheres to a FAR of 0.5.

The RBMC does not specify building heights or FARs for development standards of P-CF zoned parcels, such as the existing BCHD campus. However, any proposed facilities on P-CF zoned parcels are subject to review and approval by the Redondo Beach Planning Commission (RBMC Section 10-2.1116).

Other sections of the RBMC address the views of construction and parking lot light:

> Section 9-1.16: Every holder of a building permit or demolition permit shall completely enclose by fencing the construction site which is the subject of the permit prior to the start of demolition or construction, provided, however, the Chief Building Officer or his or her designee may waive this requirement whenever the terrain, size of the lot, location of neighboring lots, scope of construction or demolition or one or more other factors make it infeasible

or unnecessary to completely enclose the construction site by fencing. Any waiver of this provision shall be in writing.

Section 10-5.1530: Mechanical equipment and utilities, with the exception of solar heating panels, shall be architecturally screened from view. Roof-top mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be installed so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such roof-top equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a manner architecturally compatible with the building. Minor features not exceeding one foot in height shall be exempted from this regulation, except that such minor features shall be of a color that minimizes glare and blends in with the building.

Section 10-5.1706(c)(10)(c): For new developments with parking areas with three (3) or more parking spaces "The light source shall not be visible from the street or surrounding residential properties and the lighting shall be reflected away from adjacent residential premises."

In addition, tree protection and maintenance measures are provided in RBMC Section 10-5.1900, which constitutes Redondo Beach's Landscaping Regulations:

Section 10-5.1900(b)(2)(g): Turf (grass) area (excluding parkways between the public sidewalk and street) shall not exceed twenty (20%) percent of the total landscape area for nonresidential developments, except that higher percentages may be permitted when turf is an essential part of the development such as for playing fields for schools or parks, or integral to the design of the project as determined through the applicable design review procedures.

Section 10-5.1900(c)(3)(f): Street tree species, size, spacing, and planting standards shall be subject to approval of the Superintendent of Parks. The Superintendent of Parks shall select street trees taking into consideration the following criteria: that the selected tree as proposed to be located will not harm public sidewalks, streets, and infrastructure; that the tree is consistent with water conservation objectives; that the tree requires low maintenance and no

pesticides; that the tree will enhance the visual character and identity of City streets; and that the tree complements appropriate existing street trees. Appropriate street trees include, but are not necessarily limited to, trees included in the City of Redondo Beach List of Recommended Trees and Water Conserving Plants. No existing street tree shall be removed without the approval of the City.

City of Torrance Local Plans and Regulations

Torrance General Plan Land Use Element

The eastern portion of the Project site is located within the City of Torrance right-of-way that extends approximately 26-feet from the edge of the paved Flagler Lane. Many goals and policies within the Torrance General Plan Land Use Element relate to aesthetics, visual character, and visual quality (City of Torrance 2005). The most pertinent goals and policies are provided below. Consistency with these goals and policies is analyzed in Section 3.10, *Land Use and Planning*.

Policy LU.2.1 Require that new development be visually and functionally compatible with existing residential neighborhoods and industrial and commercial areas.

Policy LU.2.2 Encourage the transition of incompatible, ineffective, and/or undesirable land uses to land uses that are compatible and consistent with the character of existing neighborhoods.

Policy LU.3.1 Require new development to be consistent in scale, mass and character with structures in the surrounding area. For distinct neighborhoods and districts, consider developing design guidelines that suit their unique characteristics. Create guidelines that offer a wide spectrum of choices and that respect the right to develop within the context of existing regulations.

Policy LU.5.1 Require that new residential development be visually and functionally consistent in scale, mass, and character with structures in the surrounding neighborhood. Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

Torrance General Plan Community Resources Element

The Torrance Community Resources Element combines three elements that were included as separate elements in the previous Torrance General Plan: the Conservation, Open Space, and Parks and Recreation Elements, which have similar threads, such as the provision and conservation of community and natural resources. The Torrance Community Resources Element sets forth goals, objectives and policies that build on current recreation, social services, and resource conservation programs. Policies focus on the preservation and management of open space, providing parks, recreation, and community facilities for all residents, historic preservation, natural resource conservation, preservation of scenic resources, managing energy resources.

Policy CR.1.1 Continue to evaluate the environmental impact of public and private projects on properties that have significant open space value.

Policy CR.2.1 Require the provision of on-site open space in new developments.

Policy CR.3.4 Zone publicly and privately owned outdoor recreational open space in a manner that preserves such properties for open space use.

Policy CR.3.6 Require greater creativity and flexibility in the design of residential developments to encourage the provision of more usable on-site open space.

Objective CR.4: To preserve scenic vistas wherever possible.

Policy CR.4.2 Require that developers and property owners improve their properties by providing landscaping and similar aesthetic treatments along roadways.

Objective CR.19: To create and maintain open space as an aesthetic enhancement within the urban environment.

Policy CR.19.1 Make the preservation of scenic vistas an integral factor in land development decisions.

Objective CR.20: To minimize sources and adverse effects of light pollution.

Policy CR.20.1 Establish regulations for private lighting that minimize or eliminate light pollution, light trespass, and glare (obtrusive light).

Policy CR.20.2 Require that nonresidential uses adjacent or near residential neighborhoods provide shielding or other protections from outdoor lighting and lighted signage.

Torrance Municipal Code

The Torrance Municipal Code (TMC) addresses lighting:

Section 92.30.5: All lighting on the subject property shall be constructed in such a manner that glare shall be directed away from all surrounding residential land uses.

In addition, tree protection and maintenance measures are provided in Section 75.1.1 through 75.2.7, which constitutes Torrance's Tree Ordinance:

Section 75.1.5(a): No person may cut, trim, remove, prune, plant, injure or interfere with any tree upon any street, park, alley or public place of the City without first obtaining a permit from the Public Works Director. The permit will be valid for thirty (30) days.

Section 75.1.11: During the erection, repair, alteration or removal of any building, house or structure in the City, no person in charge of such work shall leave any tree, shrub or plant in any street, park, boulevard, alley or public place of the City in the vicinity of such building or structure without good and sufficient guards or protectors as shall prevent injury to such tree, shrub or plant arising out of or by reason of the erection, repair, alteration or removal.

Torrance Street Tree Master Plan

As described in Section 3.3, *Biological Resources*, the Torrance Street Tree Master Plan, adopted in April 2015, was created to enhance and preserve the City's trees by having a set list of recommended trees that would best fit each area of the City. The Torrance Street Tree Planting Matrix (2015) provides the following tree species recommendations for Beryl Street and Flagler Lane:

Beryl Street:

- Indian Laurel Fig (*Ficus microcarpa*)
- Saint Mary Magnolia (*Magnolia grandiflora*)
- Bronze Loquat (*Eriobotrya deflexa*)
- Toyon (*Heteromeles arbutifolia*)

Flagler Lane:

- Strawberry Tree (*Arbutus unedo*)
- Hong Kong Orchid Tree (*Bauhinia blakeana*)
- Chinese Fringe Tree (*Chionanthus retusus*)

3.1.3 Impact Assessment and Methodology

Thresholds for Determining Significance

The following thresholds of significance are based on Appendix G of the 2020 CEQA Guidelines. For purposes of this EIR, implementation of the proposed Project may have a significant adverse impact on aesthetics if:

a) The project would have a substantial adverse effect on a scenic vista;

b) The project would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic highway;

c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?; and/or

d) The project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The CEQA Guidelines do not provide thresholds with respect to shade and shadow impacts. Pursuant to CEQA Guidelines Section 15064 (b), the determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data. An iron-clad definition of a significant effect is not always possible because the significance of an activity may vary with the setting.

The CEQA Guidelines do not provide thresholds with respect to shade and shadow impacts. Neither the City of Redondo Beach nor the City of Torrance have adopted thresholds with respect to shade and shadow impacts. However, as set forth in the City of Los Angeles CEQA Thresholds Guide (2006), a project would normally be considered to have a significant shade and shadow impact if shadow-sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October). For purposes of identifying shadow sensitive land

uses, the City of Los Angeles CEQA Thresholds Guidelines (2006), states that *"facilities and operations sensitive to the effects of shading include: routinely useable outdoor spaces associated with residential, recreational, or institutional (e.g., schools, convalescent homes) land uses; commercial uses such as pedestrian oriented outdoor spaces or restaurants with outdoor eating areas; nurseries; and existing solar collectors."* These land uses are termed *"shadow-sensitive"* because sunlight is important to function, physical comfort of commerce.

CEQA case law has established that only public views, not private views, need be analyzed under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah (1991)* 2 Cal. App. 4th 720, the court determined that "*we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in Topanga Beach Renters Assn. v. Department of General Services (1976) 58 Cal.App.3d 188, '[all] government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general*." Similarly, in *Mira Mar Mobile Community v. City of Oceanside (2004)* 119 Cal. App.4th 477, the court upheld an EIR's determination that impacts on public views would be significant, but impacts on private were not significant. Additionally, in 2018, Appendix G of the CEQA Guidelines was updated to clarifying that impacts to public (not private) views may be significant under CEQA. As such, effects on private views are not considered under CEQA (Public Resources Code [PRC] Section 21082.2).

The Project site is located immediately adjacent to single family residents within the Torrance neighborhood to the east. The backyard of these residences – particularly the first row of houses – is visible from the existing BCHD building.

A number of public scoping comments addressed the issue of privacy for adjacent residential areas. While CEQA requires an assessment of impacts to public views, the following discussion is provided for informational purposes in response to these comments. The existing campus, which was originally developed in 1958, currently provides views across the residential neighborhood to the east as a result of the existing topography (i.e., the campus ground level is approximately 30 feet higher than the ground level in the adjacent Torrance neighborhood). Many of the backyards in the first row of houses adjacent to the campus are visible from the fourth and uppermost floor of the Beach Cities Health Center under existing conditions. As described in Section 1.0, Introduction, the RCFE Building would be sited along the northern perimeter of the campus behind the Redondo Village Shopping Center. This siting

reduces the proposed building frontage along the eastern boarder of the campus adjacent to the Torrance residential neighborhood. While residential areas would still be visible from some areas of the BCHD campus after development of the proposed Project, the vertical and horizontal distance from the campus and its proposed buildings would be greater than 114 feet from the sixth and uppermost floor of the RCFE Building to the nearest offsite residences to the east and across Beryl Street to the north. The RCFE Building would provide wide-ranging views of the South Bay including Palos Verdes Peninsula and the Santa Monica Mountains Ocean, but it would not create direct sight lines into private interior living spaces of nearby residences due to the distance and high angle of the views.

Screened-Out Threshold(s):

- Threshold (b) (*Scenic Highways and Local Scenic Corrido*rs). There are no State-designated scenic corridors that may be affected by the proposed Project. The nearest designated scenic highway is the Mulholland Highway, located approximately 20 miles to the northwest (Caltrans 2019). The nearest eligible highway is a portion of Pacific Coast Highway located approximately 23 miles north of the Project site. Due to the distance of the Project site from these existing and eligible state scenic highways, the proposed Project would not affect any scenic resources such as trees, rock outcroppings, or historic buildings within a State scenic highway. Therefore, for the reasons stated above and as discussed in Section I, *Aesthetics* of the Initial Study (IS), this issue is not further analyzed in the EIR. Potential impacts related to landscaping are discussed in Impact VIS-2 and potential impacts associated with historic structures are discussed in Impact CUL-1.

Methodology

This analysis is based on multiple visual reconnaissance surveys of the Project site and the surrounding vicinity, which included extensive photography of existing visual resources (e.g., buildings, landscaping, and view corridors, etc.). The analysis addresses the relationship of the Project site to the surrounding community, and the existing local policy framework for protecting visual resources. Field notes and photographs of existing visual resources of the Project site and vicinity are used to support this analysis. This information was utilized to identify important visual resources present on the Project site and in the surrounding vicinity.

Scenic Resources and Visual Character

This analysis focuses on changes to public views and depends upon the sensitivity of the resource, viewing conditions (e.g., angle of view, distance, and primary viewing directions), and the degree of change and visual contrasts to surroundings. These could include substantially or entirely

obstructing scenic views or changes to other visual resources such that they may no longer appear characteristic of the Project site.

To evaluate potential changes to visual resources, representative views were identified with input from the City of Redondo Beach. Views were selected to provide representative locations from which the Project site would be seen from public streets, sidewalks, and recreational resources in the Project vicinity (refer to Section 3.1.1, *Environmental Setting*; Figure 3.1-1). Each representative view was photographed to establish the existing visual condition from the selected public location. Photosimulations of the Phase 1 preliminary site development plan 3D model were prepared from each representative view to provide a "before and after" representation for analysis. The representative analysis focuses on changes from existing conditions as they would be experienced by motorists, bicyclists, and pedestrians from the public realm.

The base photography and photosimulations at each representative viewing location were independently prepared by VIZf/x. VIZf/x used a Nikon d7100 camera with a 35-millimeter lens giving the closest approximation to the human eye. The source image is comprised of between 8 and 10 vertical renderings captured from a tripod and stitched together to create the source base image. Each rendering is 25 percent of what the actual 35-millimeter lens captures, which minimizes any curvature to the architecture and reduces distortion.

Given the programmatic nature of the Phase 2 development program under the proposed Project, the photosimulations of the proposed Project are limited to the Phase 1 preliminary site development plan. Potential effects on the visual character of the Project site and surrounding areas following implementation of the Phase 2 development plan are described qualitatively.

Consistency with Applicable Regulations and Policies Governing Scenic Quality

The analysis focuses on changes from existing conditions as they would be experienced by the public realm in the surrounding vicinity. As feasible, this assessment quantifies and/or qualitatively describes the potential changes to visual resources (i.e., change in building heights, setbacks, and distances) to determine if they constitute significant adverse impact (e.g., degradation of visual character).

A comprehensive analysis of policy consistency has also been prepared to describe the proposed Project in the context of the applicable goals and policies of the Redondo Beach General Plan Land Use Element and Parks and Recreation Element; Redondo Beach Residential Design Guidelines; and the Torrance General Plan Land Use Element and Community Resources Element. Based on a comparison of the proposed Project with these goals, policies and regulations, it was determined whether the proposed Project would conflict with the objectives of these regulations and plans. A

proposed Project that does not implement a particular policy or regulation, would not necessarily result in a conflict or an impact. Many of these programs must be implemented by the City of Redondo Beach and/or the City of Torrance over time, and over a broad area; therefore, the focus of the consistency analysis is to ensure that proposed development projects do not preclude the implementation of relevant plans and policies. Further, if a conflict is identified in association with the proposed Project, under CEQA the conflict would only equate to a significant impact if precluding implementation of a given policy or regulation would result in a reasonably foreseeable significant adverse physical effect on the environment.

Light and Glare

The analysis of light and glare reviews the new sources of light and glare that would be introduced under the proposed Project and determines whether this light and glare would substantially affect views. A key element in this assessment methodology involves consideration of the existing light and glare standards in the Redondo Beach Residential Design Guidelines, RBMC, and TMC.

Shade and Shadows

Shadow length and bearing are dependent on the location of a site, which determines the angle of the sun relative to the Project site. In the Los Angeles basin, the maximum shadow a building can cast is usually equivalent to three times its height during the Winter Solstice (City of Los Angeles 2006). The potential for off-site shadow effects is dependent on the length of shadows created by a building, and the distance between the building and the nearest shade-sensitive land uses.

Shade and shadow simulations were prepared for the proposed Project using a computer-generated 3D model to identify the height and bulk of proposed building elements, mapping the "footprint" (i.e., location, shape, and size) of the Project site, and then calculating and diagramming the shadows that would be cast by the building components during the most extreme, or conservative, conditions (see Appendix M).

The analysis simulates shadows for the Summer Solstice at 8:00 a.m., 10:00 a.m., 12:00 p.m., 2:00 p.m., and 6:00 p.m., for the Autumnal (Fall) Equinox at 8:00 a.m., 10:00 a.m., 12:00 p.m., 2:00 p.m., 4:00 p.m., and 5:00 p.m., and for the Winter Solstice at 8:00 a.m., 10:00 a.m., 12:00 p.m., 2:00 p.m., and 4:00 p.m. By modeling shadows for the Autumnal Equinox and the Summer and Winter Solstices, it is possible to see and analyze the worst and best-case scenarios of future shadow effects.

The maximum height of the proposed mixed-use buildings on the Project site would be up to 103 feet above ground level and 133.5 feet above the vacant Flagler Lot below. This height would cast

shadows on adjacent and vicinity buildings and public streets, including shadow-sensitive structures. Shadows created by the proposed Project are modeled for both Summer and Winter Solstices, which are the longest and shortest days of the year, respectively, as well as the Autumnal Equinox, of which the days and nights are of equal duration.

3.1.4 Project Impacts and Mitigation Measures

Impact Description (VIS-1)

a) The project would have a substantial adverse effect on a scenic vista

VIS-1 **The proposed Residential Care for the Elderly Building included in the Phase 1 preliminary development plan would interrupt public view of the Palos Verdes hills from the highpoint at 190th Street and Flagler Lane. However, a reduction I the eight of the building would reduce this impact to *less than significant with mitigation*.**

Implementation of the Phase 1 preliminary site development program would result in the construction of a 6-story RCFE Building that would replace the existing 5-story Beach Cities Health Center and attached 1-story maintenance building. The proposed RCFE Building, which would be the tallest building included in the proposed Project, would rise to a maximum height of 103 feet (including the rooftop cooling tower) above the campus ground level and 133.5 feet above the vacant Flagler Lot below (refer to Figure 2-6). This would make the RCFE Building the third tallest building in the Beach Cities, and taller than all but three buildings in Torrance (refer to Table 3.1-1).

As previously described, the Redondo Beach General Plan does not identify any scenic vistas or any scenic view corridors within the City. Similarly, the Project site is not located within any of the scenic view corridors identified in the Torrance Community Resources Element (e.g., Torrance Boulevard). The rolling topography and the surrounding low-rise development ranging from 1 to 4 stories generally block distant views of the Project site; however, a distant view of the Project site is provided from Representative View 6, which remains primarily uninterrupted from intervening buildings and landscaped vegetation. Representative View 6 provides a wide-ranging panoramic view of Redondo Beach and the surrounding skyline including the Palos Verdes hills to the south. Although views of the Palos Verdes hills are not designated as a scenic vista by Redondo Beach or Torrance, the ridgeline has scenic qualities and is an important visual feature in the South Bay. For example, the City of Hermosa Beach has identified the long-range views of the Palos Verdes Peninsula as an important scenic vista in the Final EIR for PLANHermosa (State Clearinghouse [SCH] No. 2015081009).

Table 3.1-1. Buildings Within the Beach Cities and Torrance Over 70 Feet in Height

Building	Number of Stories	Building Height	Year Built
Redondo Beach			
Ocean Plaza	10	122	1974
Delphi Apartments	9	110	1973
Apartments at King Harbor	6	73	1973
230 South Catalina Avenue	6	73	1974
510-520 The Village	6	73	1980
140 The Village	6	73	1980
130 The Village	6	73	1980
120 The Village	6	73	1980
110 The Village	6	73	1980
200 South Catalina Avenue	6	73	1972
The Sand Castle	6	73	1971
Manhattan Beach			
Westdrift Manhattan Beach	7	85	1986
Manhattan Towers I	6	73	1985
Manhattan Towers II	6	73	1985
Torrance			
Golden West Tower	14	171	1973
DoubleTree Hotel Torrance	13	159	1974
California Bank & Trust Tower	13	159	1967
Computax Tower	8	98	1988
21535 Hawthorn Boulevard	8	98	1968
Lundquist Tower	7	85	2014
Torrance Memorial Hospital	7	85	1970
Commonwealth Plaza	6	73	1981
3400 Lomita Boulevard	6	73	1969

Notes: The tallest building within Hermosa Beach is the 4-story Commodor Condominiums at a height of 49 feet. No buildings exceed a height of 70 feet in this City.
Source: Emporis 2021.

KVL 6: Flagler Lane & 190th Street Intersection (Facing South)

***Representative View 6**: Distant views along 190th Street near its intersection with Flagler Lane are characterized by green mature street trees to the east (i.e., left) and the commercial nursery to the west (i.e., right) as well as existing white buildings at the BCHD campus against the backdrop of the Palos Verdes hills in the background. The ridgeline of the Palos Verdes hills is almost entirely uninterrupted from this view. The view is influenced by the open sky above the ridgeline, streaked with crossing powerlines in the foreground. The RCFE Building would not substantially reduce the open sky from this view, but would interrupt the ridgeline of the Palos Verdes hills. Source: VIZf/x 2021.*

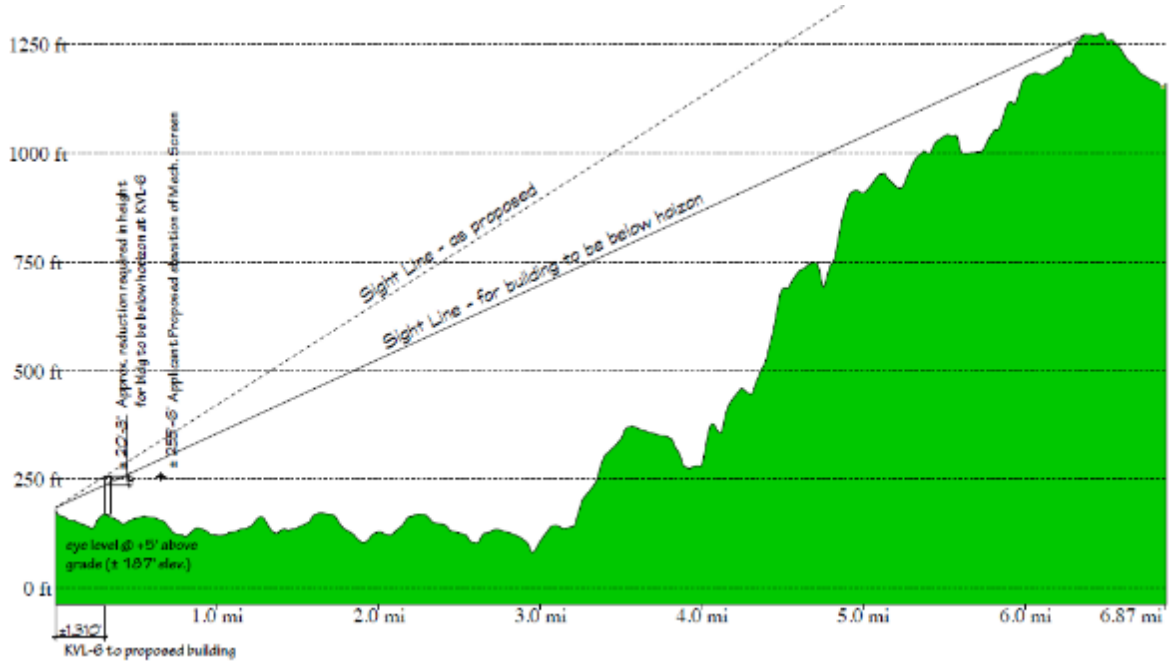
This distant view of the Palos Verdes hills is provided to vehicles, bicyclists, and pedestrians traveling in an east-west direction on 190th Street. Traveling westbound toward the Redondo Beach waterfront the Project site comes into view approximately 200 feet before the signalized intersection of 190th Street & Flagler Lane. Representative View 6 is taken from the signalized intersection where vehicles stop and have the longest opportunity to look to the south. From this location the eye is naturally drawn toward the wide-ranging panoramic view to the south given the surrounding development lining the street blocking the views in the other directions. The view becomes blocked again by low-rise development approximately 1,200 feet west of the intersection, when the road descends toward the waterfront. As such, vehicles traveling the speed limit of 35 miles per hour (mph) experience this view for approximately 30 seconds. Depending on traffic at the signalized intersection, the view could be available for slightly longer, but generally less than 1 minute.

As previously described, the existing views of the Project site from this location include the prominent 5-story Beach Cities Health Center and the 4-story Providence Little Company of Mary Medical Institute Building, with white building façades and dark tinted windows that form horizontal strips across the buildings. These buildings are visible against the backdrop of the Palos Verdes hills. Although the Project site is surrounded by a neighborhood of low-lying residential and commercial buildings, views of the surrounding buildings are limited from this view due to the mature street trees and other large canopy trees which obstruct views of the structures in the mid-ground. Foreground views include two travel lanes and one center left-turn lane along Flagler Lane, diagonally parked cars along the east side of Flagler Lane, and vegetation within the nursery on the west (i.e., right) side of the view. Powerlines also can be seen crossing the top of the view across the open sky.

The proposed 133.5-foot RCFE Building would be substantially taller and larger than the existing 1- to 5-story buildings on the existing BCHD campus and would rise above all other surrounding development in the vicinity. Additionally, the proposed RCFE Building would rise above the top of the Palos Verdes hills as viewed from Representative View 6 and would obscure a substantial portion of this scenic feature (e.g., approximately one third of the ridgeline).

Given the height of the proposed RCFE Building and its interruption of the Palos Verdes ridgeline as viewed from Representative View 6, implementation of the Phase 1 preliminary site development plan would substantially alter and degrade this important scenic view from 190th Street. Therefore, impacts to scenic views from development of the proposed 133.5-foot RCFE Building would be *potentially significant*.

According to a Sight Line Study prepared by VIZf/x, the RCFE Building would need to be reduced in height by 20 feet and 3 inches in order to remain below the ridgeline of the Palos Verdes hill from Representative View 6. With implementation of MM VIS-1, the proposed RCFE Building would be reduced to 82.75 feet above existing campus ground level and 113.25 feet above the vacant Flagler Lot below, and impacts would be *less than significant with mitigation*.



The proposed RCFE Building is the tallest building included in the proposed Healthy Living Campus Master Plan. A Sight Line Study was prepared by VIZf/x (pictured above with the existing topography represented in green) to determine the required height reduction, necessary to avoid impacts to the Palos Verdes hills in the background. This study determined that the building would need to be reduced by by no less than 20 feet and 3 inches.

As described in Impact VIS-2, the Phase 2 development program would further change the visual character of the Project site through the proposed demolition of the existing parking structure and potentially the Beach Cities Advanced Imaging Building. The Phase 2 development program would result in the construction of a new building(s) ranging in height from 53 feet to 68 feet above ground level and a new parking structure, reaching a maximum height of 76 feet. However, given the height of the proposed development in Phase 2, it would not be visible behind the RCFE Building. Therefore, the Phase 2 development program would not affect the wide-ranging panoramic view of the Palos Verdes ridgeline from Representative View 6.

Mitigation Measure (MM)

MM VIS-1 ***Reduced RCFE Building Height.*** *The final design of the Phase 1 preliminary site development plan shall be revised to reduce the maximum height of the RCFE Building in order to avoid interruption of the ridgeline of the Palos Verdes hills as viewed from the intersection of 190th Street & Flagler Lane. This revision to the final design could include the removal of the uppermost stories of the building and/or recessing the building foundation further into the ground surface. The reduced building height shall be formalized on all final building plans and construction plans, as appropriate, prior to the issuance of any demolition, grading, or building permits by the Redondo Beach Building & Safety Division. City of Redondo Beach permit compliance staff shall observe and ensure compliance with these specifications during construction activities associated with the proposed Project.*

Residual Impacts

Based on the Sight Line Study prepared by VIZf/x, the implementation of MM VIS-1 would reduce the proposed height of the RCFE Building from 103 feet above the existing campus ground level (133.5 feet above the vacant Flagler Lot below) to approximately 82.75 feet above existing ground level (102.75 feet above the vacant Flagler Lot). With this reduction, the maximum height of the proposed RCFE Building would rise to just below the ridgeline of the Palos Verdes hills from 190th Street and Flagler Lane. Therefore, the wide-ranging panoramic views of the Palos Verdes ridgeline from Representative View 6 would remain uninterrupted, and this visual impact would be reduced to *less than significant*.

As described in MM VIS-1 the final design could include the removal of the uppermost stories of the building and/or recessing the building further into the campus. The removal of the uppermost stories of the building under MM VIS-1 would incrementally reduce the duration of construction activities associated with the RCFE Building. As such, the duration of criteria air pollutant emissions and the total amount of greenhouse gas (GHG) emissions would be reduced. Further, the severity of noise impacts described in Impact NOI-1 would also be reduced given that the total duration of construction above the feasible height of the required noise barriers (refer to MM NOI-1) would be substantially reduced. In contrast, if the building is further recessed into the ground, there could be an increase in the duration of air quality emissions and total GHG emissions associated with the required excavation activities. Additionally, there would be an increase in the number of haul trucks required to export soils from the Project site. However, the severity of noise impacts described in Impact NOI-1 would still be reduced given that the total duration of construction activities above the feasible height of the required noise barriers would be reduced. Nevertheless, Impact NOI-1 would remain *significant and unavoidable*.

Impact Description (VIS-2)

b) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

VIS-2 The proposed Project – including the Phase 1 preliminary development plan as well as the Phase 2 development program – would alter the visual character of the Project site and surrounding areas in Redondo Beach and Torrance. However, the proposed development would comply with the Redondo Beach General Plans and municipal codes and would not degrade the surrounding visual character. Therefore, impacts would be *less than significant*.

Phase 1 Preliminary Site Development Plan

Phase 1 of the proposed Project would include the construction of the 6-story RCFE Building and the demolition of the existing 5-story Beach Cities Health Center and the attached 1-story Maintenance Building located at 514 North Prospect Avenue.

The RCFE Building has been designed as a curvilinear building that follows the northern perimeter of the Project site overlooking the adjacent Redondo Village Shopping Center and Beryl Street below.[1] Neither the Redondo Beach General Plan Land Use Element nor the RBMC specify building heights, FARs, setbacks, or for development standards for parcels zoned as P-CF. However, the proposed Project would be subject to Redondo Beach Planning Commission Design Review in accordance with RBMC Section 10-2.1116. The portion of the RCFE Building that would overhang the proposed driveway and pick-up/drop-off zone on the vacant Flagler Lot would not exceed the 30-foot maximum height and 2 story maximum allowed in C-2 zones by RBMC Section 10-2.625 (refer to Section 3.1.2, *Regulatory Setting*). This portion of the proposed RCFE Building would exceed the 0.5 FAR requirement; however, Policy 1.2.4 of the Redondo Beach General Plan Land Use Element allows for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located, subject to Planning Commission Design Review and issuance of a CUP.

The ground floor of the RCFE Building would be developed on concrete columns with predominantly glass walls providing public views of and pedestrian access to the proposed active green spaces located within the central campus. Phase 1 would also include ornamental

[1] The proposed RCFE Building would be curvilinear in that it would follow the curved line of the northern perimeter of the existing BCHD campus.

landscaping surrounding the RCFE Building as well as a large lawn in the interior of the campus that would serve as an open space for both the campus and the surrounding community. The western border (i.e., along North Prospect Avenue) and eastern border (i.e., along Flagler Alley, Flagler Lane, and Diamond Street) of the campus would be lined with large shade canopy trees and smaller shade trees to provide landscape screening and soften the views of the campus. Similarly, the campus's northern border would be lined with shade and flowering ornamental trees to soften the views from the Redondo Village Shopping Center (refer to Figure 2-9).

Changes to the visual character of the Project site and its surroundings depicted in Representative Views 1 through 5, are described in detail below, to assess the potential impacts on the visual character and visual qualities of the areas immediately adjacent to the Project site.

Representative View 1 – located on Tomlee Avenue west of its intersection with Mildred Avenue – represents obstructed views of the Project site from the residential neighborhood within Torrance adjacent to the east of the Project site. This view includes foreground views of the street, mid-ground view of the east-facing single-family residences along Tomlee Avenue, and background views of large, landscaped trees as well as the upper levels of the Beach Cities Health Center and the open sky above.

The implementation of the Phase 1 preliminary site development plan would include the demolition of the existing Beach Cities Health Center and the construction of the proposed RCFE Building, which would rise up to 103 feet above the campus ground level and 133.5 feet above the vacant Flagler Lot below. Similar to existing views of the Beach Cities Health Center from this location, views of the RCFE Building would be limited to the upper two stories of a portion of the building. The majority of the RCFE Building would be obstructed by the single-family residences and large trees in the foreground. Additionally, the vast majority of the open sky views above the single-family residences would remain. Therefore, the implementation of the Phase 1 preliminary site development plan would not substantially degrade the visual character or quality of the Project site and surrounding area when viewed from the public realm at this location.

Representative View 1: Tomlee Avenue (Facing West)

Representative View 1: *The proposed RCFE Building would rise up to 103 feet above the existing campus ground level and 133.5 feet above the vacant Flagler Lot. Views of the proposed RCFE Building from Tomlee Avenue would be partially screened by mature landscaped trees surrounding the single-family residences as well as along the eastern perimeter of the Project site. However, the top two stories of the RCFE Building and the rooftop cooling tower would be visible from this location and would obscure a portion of the open sky above. Source: VIZf/x 2021.*

Representative View 2 provides a view of the Project site from the northeast corner of Flagler Lane and Towers Street facing east toward the Project site. This view was selected because it represents the view of the steep grade, retaining walls, and landscaped vegetation along the eastern border of the Project site, which is visible to motorists, bicycles, and pedestrians exiting the neighborhood onto Flagler Lane and Beryl Street. The view is currently dominated by the existing retaining walls and vegetation that support the steep slope along the eastern perimeter of the Project site. Chain link fences line both the bottom and the top of the slope. Above the slope, the open sky is currently visible, but partially interrupted by large, landscaped trees. Given the central location of the Beach Cities Health Center and the two medical offices, none of the existing buildings on the campus are visible from this location. The only visible buildings are residential development along Beryl Street, including the 4-story multi-family residential building located at the intersection of Beryl Street & Flagler Lane along the north (i.e., right) side of the view.

The proposed RCFE Building would be visually prominent from this viewpoint, rising above the retaining walls and vegetation along eastern slope in the mid-ground. The proposed 6-story RCFE Building would be substantially taller and larger than the existing 1- to 5-story buildings currently on-site, as well as the adjacent 1- to 4-story buildings. The RCFE Building would reduce access to views of the open sky for motorists, bicyclists, and pedestrians traveling westbound Towers Street and turning on Flagler Lane. However, due to the location of the Project site along the northern perimeter of the campus, approximately half of the open sky view would remain. Further, the proposed ornamental landscaping surrounding the RCFE Building as well as along the eastern border of the campus would provide intermittent large shade canopy trees and smaller shade trees. The ornamental landscaping would partially screen and would soften views of the RCFE Building from this location, particularly for the lower floors of the building. Therefore, although the height and mass of the proposed RCFE Building would be greater than what currently exists and is visible on-site, implementation of the Phase 1 preliminary site development plan would not degrade the visual character or quality of the Project site and its surroundings when viewed from this location.

Representative View 2: Flagler Lane & Towers Street Intersection (Facing West)

***Representative View 2**: Views along Flagler Lane at Towers Street are characterized by the retaining walls and large mature trees that support the steep slope along the eastern perimeter of the campus. While the existing Project site is barely visible, the view along Flagler Lane is influenced by the open sky above the slope. The Project would substantially reduce access to open sky from this view, and would change the visual character of this view from the residences in this West Torrance neighborhood as well as travelers along Flagler Lane and Towers Street. Source: VIZf/x 2021.*

Representative View 3: Flagler Lane & Beryl Street Intersection (Facing Southwest)

***Representative View 3**: Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.5 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZf/x 2021.*

Views of the Project site from this location are currently framed by wooden utility poles and powerlines as well as traffic signals and streetlights along Beryl Street in the foreground. The existing frontage along Beryl Street is characterized by gravel and weedy vegetation, construction staging equipment, and iron fencing along the western, northern, and eastern borders of Flagler Lot. This vacant lot is currently leased by BCHD for construction staging, and the visual character

is often dominated by construction vehicles and equipment. The BCHD campus is also framed by mature trees along the eastern and northern perimeters of the campus in the mid-ground. Views of the Beach Cities Health Center and Providence Little Company of Mary Medical Institute Building from this location are limited due to the existing landscaped trees. Above the Beach Cities Health Center and Providence Little Company of Mary Medical Institute Building, views of the open sky are interrupted by crossing powerlines.

Any development on the vacant Flagler Lot would be characterized as a change, given its undeveloped nature. The proposed Project would comply with the required building height prescribed in RBMC Section 10-2.622, and would provide visual interest with design elements that would add varied composition and texture to the proposed RCFE Building. For example, the curvilinear building would include exterior façades with simple forms constructed using white concrete floor slabs infilled with paneling, non-reflective glass, and painted privacy sunscreens on white concrete balconies. The ground floor of the RCFE Building would be developed on concrete columns with predominantly glass walls allowing public views of and pedestrian passage to active green spaces located within the central campus area of the Project site. The height of the first floor of the RCFE Building overhanging the proposed one-way driveway and pick-up/drop-off zone on the vacant Flagler Lot would create a stepback in the building façade in this area to soften the effect of the perceived building height from the pedestrian perspective at street level along Beryl Street.

The Phase 1 preliminary site development plan would enhance the street level character at the intersection of Beryl Street & Flagler Lane by providing shade and flowering ornamental street trees and a tiered staircase facing Beryl Street, which would lead to the central campus area of the Project site. While the Phase 1 preliminary site development plan would remove existing on-site landscaping, Phase 1 develop would include new ornamental landscaping surrounding the RCFE Building as well as along the frontages with Flagler Lane and Beryl Street to provide shade and visual benefits associated with the dense canopy and foliage. The proposed ornamental landscaping as well as public views of and pedestrian passage to active green spaces located within the central campus area of the Project site would activate and improve the pedestrian character of the Beryl Street public realm. Further, views of the landscaped open air dining terrace atop the first floor of the RCFE Building would create a more pedestrian friendly environment along Beryl Street by inviting visitors to the campus. Therefore, implementation of the Phase 1 preliminary site development plan would not substantially degrade the visual character or quality of the Project site and its surroundings when viewed from this location.

Representative View 4: Beryl Street & Harkness Lane Intersection (Facing South)

***Representative View 4**: Views along Beryl Street between North Prospect Avenue and Flagler Lane are characterized by the 2- to 4-story multi-family residential buildings to the north (not visible from Representative View 4) and the low-rise Redondo Village Shopping Center to the south (visible). Background views of the Project site and open sky are visible above the Redondo Village Shopping Center. The proposed Project would reduce access to open sky with development of the RCFE Building during implementation of the Phase 1 preliminary site development plan. Source: VIZf/x 2021.*

Views from this location are dominated by Beryl Street in the foreground and the low-rise Redondo Village Shopping Center in the mid-ground. Views of Beryl Street from this location are characterized by the four travel lanes and wide pedestrian crosswalks as well as the large canopy trees adjacent to the pedestrian sidewalks on the south side of the street. The low-rise commercial buildings that comprise the Redondo Village Shopping Center are characterized by a tan exterior with large windows, colorful signs, and red tile roofing. The commercial buildings are partially obstructed by the large canopy street trees along Beryl Street as well as the tall trees within the vegetated medians in the surface parking lot of the shopping center. Views of the Project site from this location include the existing 5-story Beach Cities Health Center and the upper west corner of

the Providence Little Company of Mary Medical Institute Building along with the large trees that border the northern perimeter of the Project site.

Implementation of the Phase 1 preliminary site development plan would noticeably alter the existing views of the Project site from this location. The existing 5-story Beach Cities Health Center visible in the background would be replaced by views of the proposed 6-story, 133.5-foot-tall RCFE Building, with articulated façades and painted privacy sunscreens on white concrete balconies with handrails. Further, the proposed RCFE Building, which would be located along the northern perimeter of the Project site, would be positioned substantially closer to this location than the Beach Cities Health Center, which is located within the center of the campus. Given the location of the proposed RCFE Building along the northern perimeter of the Project site, the height, bulk, and scale of the proposed development would be greater than the existing development on campus. Therefore, the perceived height of the RCFE Building from the pedestrian perspective would be more pronounced from this location.

The proposed RCFE Building would obstruct views across the Project site and reduce access to open sky. However, the building would be partially screened by existing large canopy trees along Beryl Street. The proposed ornamental landscaping surrounding the RCFE Building would also provide screening to soften views of the Project site's frontage from this location and patrons of the Redondo Village Shopping Center. Therefore, while the height of the proposed RCFE Building would be greater than existing conditions, the Phase 1 preliminary site development plan would not substantially degrade the visual character or quality of the Project site and surrounding area when viewed from this location.

The view location of Representative View 5 is the signalized intersection of North Prospect Avenue and the central driveway into the Project site. In addition to representing the views seen by vehicles and pedestrians along North Prospect Avenue, this view also represents the view from the public realm on the south side of the street near the existing single-family residences. The Beach Cities Health Center, Beach Cities Advanced Imaging Building, and Providence Little Company of Mary Medical Institute Building are all visible in the mid-ground from this location. The mature canopy trees that surround the existing buildings on-site are a dominant visual feature from this location, providing shade and greenery and blocking some views of the existing Project site. Views of the open sky above are limited due to obstruction by the existing buildings on-site, traffic signals, and crossing powerlines. Implementation of the Phase 1 preliminary site plan would slightly alter existing views of the Project site from this location. Specifically, the frontage along North Prospect Avenue would change as the perimeter of the campus would be re-landscaped with a mix of grasses, shrubs, ground cover, and shade trees that are adapted to the climate of Southern

California. The proposed intermittent large shade canopy trees and smaller shade trees would provide landscape screening to soften the campus interface.

Representative View 5: North Prospect Avenue and Central Driveway Intersection (Facing Northeast)

***Representative View 5**: Views of the proposed Project from North Prospect Avenue would be partially screened by large shade trees and ornamental trees. The proposed RCFE Building would change the visual character and views from this location. However, the landscaped trees would soften views of the building and given the RCFE Building's setback from North Prospect Avenue, the height, bulk, and scale of the building would be consistent with existing Beach Cities Health Center from this location. Source: VIZf/x 2021.*

As previously described, the proposed RCFE Building would rise up to 103 feet above the existing ground level and 133.5 feet above the vacant Flagler Lot below. The RCFE Building, which would line the northern perimeter of the Project site, would be set further back from North Prospect Avenue than the existing Beach Cities Health Center, which is located within the center of the campus and visible in the mid-ground from this location. Given the setback of the proposed RCFE Building setback from North Prospect Avenue, the height, bulk, and scale of the building from this location would be consistent with the existing 5-story Beach Cities Health Center. Therefore,

although the RCFE Building would be taller than the existing Beach Cities Health Center, the perceived height of the RCFE Building from the pedestrian perspective would remain similar from this location.

Similar to the existing views of the Beach Cities Health Center, the RCFE Building would be visually prominent in the mid-ground from this location. The white concrete façade and tinted glass windows of the RCFE Building would be similar to the existing façade of the Beach Cities Health Center. The proposed perimeter landscaping would screen views of the RCFE Building as well as the Beach Cities Advanced Imaging Building and Providence Little Company of Mary Medical Institute Building.

Therefore, although the height and mass of the proposed RCFE Building would be greater than what currently exists on-site, the building would not be out of context with existing views of the Beach Cities Health Center from this location. Implementation of the Phase 1 preliminary site development plan would not substantially degrade the visual character or quality of the Project site and surrounding area when viewed from this location, and the proposed landscaping improvements along the North Prospect Avenue frontage would improve the visual character from this location and the Redondo Beach residential neighborhood to the west.

Phase 2 Development Program

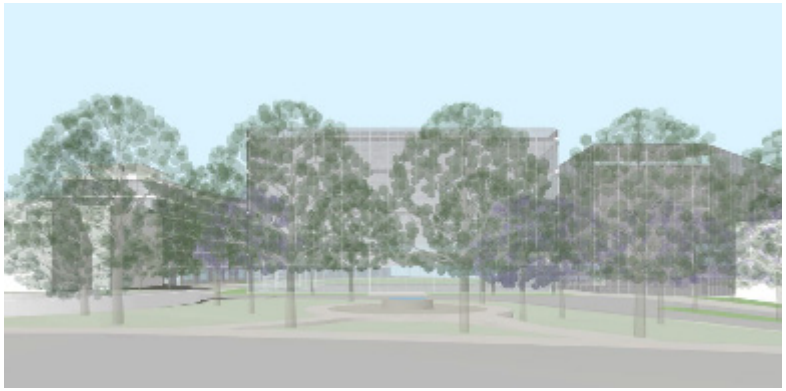
As described in Section 2.0, *Project Description*, the final design and construction of Phase 2 would not begin until 2029, approximately 5 years after the completion of Phase 1. As such, unlike the Phase 1 preliminary site development plan, the development program under Phase 2 of the proposed BCHD Healthy Living Campus Master Plan is less defined and the ultimate design would be dependent upon the community health and wellness needs and financing considerations at the time. Due to the uncertainties in the ultimate programming and site plan associated with the Phase 2 development program, the potential impacts to the visual character and quality of public views in Phase 2 are discussed programmatically.

Section 2.0, *Project Description* depicts three example site plan scenarios of the Phase 2 development program to illustrate the possible range of development. Representative views of these example site plans have been provided for illustrative purposes to help inform the program analysis.

- **Phase 2 – Example A: Original June 2020 Phase 2 Development –** This example site plan scenario would include the development of a 4-story Community Health and Wellness Center, rising to a height of 81 feet (including rooftop projections) above the existing ground level (refer to Figure 2-11). The existing above ground parking structure located at

512 North Prospect Avenue would be demolished to provide space for the Community Health and Wellness Center and a new above ground parking structure. The proposed above ground parking structure would occupy a footprint of approximately 31,400-sf, including 2 subterranean levels and 8.5 above ground levels, rising to a height of 76 feet above the campus ground level.

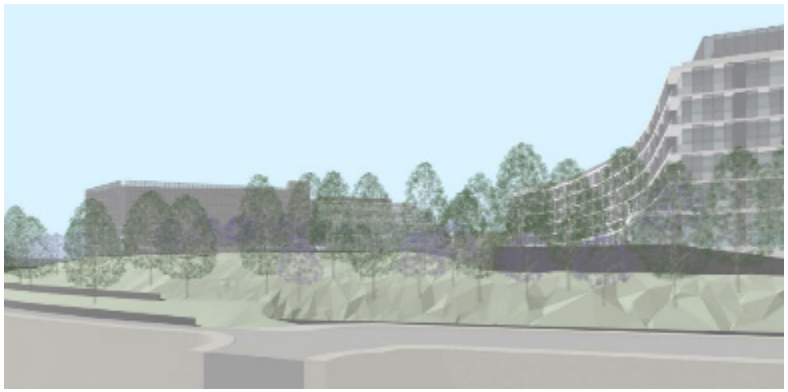
- **Phase 2 – Example B: Phase 2 Building with Automated Parking –** Similar to the Example A Site Plan Scenario, this example site plan scenario would include the demolition of the existing parking structure at 512 North Prospect Avenue to support development of a new building with combined Wellness Pavilion, Aquatics Center, and CHF uses as well as a new parking structure (refer to Figure 2-12). However, the proposed parking structure would be automated (i.e., a mechanical system designed to minimize the area and/or volume required for parking cars), allowing for a reduction in the height of the parking structure and more useable open space on the campus. The total footprint of the automated parking structure would be approximately 20,000-sf with parking provided over 1 subterranean level and 3 above ground levels, rising to a height of 61 feet above the existing campus ground level and 91 feet above the vacant Flagler Lot below.
- **Phase 2 – Example C: Rotated Phase 2 Building(s) with Automated Parking and a New Medical Office Building –** This example site plan scenario would demolish the Beach Cities Advanced Imaging Building and replace it with a new 3-story, 50,000-sf, purpose-built medical office building, which would rise to a height of 55 feet (including rooftop projections) above the campus ground level and 85 feet above the vacant Flagler Lot below. Following the demolition of the parking structure at 512 North Prospect Avenue, 41-foot-tall building would be constructed for the proposed Aquatics Center and CHF. The Wellness Pavilion would be constructed as a separate circular-shaped building located in the center of the campus rising to a height of 54 feet (refer to Figure 2-13). As with the Example B Site Plan Scenario the proposed automated parking structure in this example site plan scenario would rise to a height of 61 feet above the campus ground level.



View of Central Driveway along North Prospect Avenue

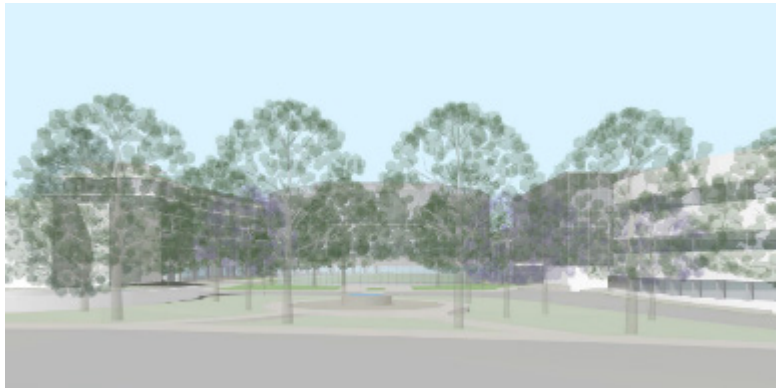
View from Secondary Driveway on North Prospect Avenue

View from North Prospect Avenue & Diamond Street



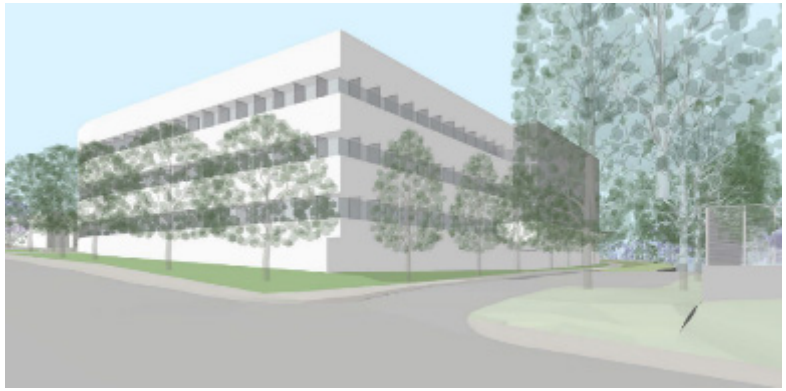
View from Flagler Lane & Towers Street

The Example A site plan scenario would include an approximatey 81-foot-tall Community Health and Wellness Center and a 76-foot-tall parking structure that would be visible from North Prospect Avenue (top left). However, the building would be partially obscured by landscaping within the entry plaza. The Community Health and Wellness Center would also partially block views of the RCFE Building in the central area of the campus. Views from Flagler Lane & Towers Street would remain similar to those depicted for Phase 1 in Representative View 2; however, the 76-foot-tall parking structure would be visible along the eastern slope further to the south (i.e., bottom right). This parking structure would further obscure open sky when viewed from Flagler Lane and Flagler Alley. The Example B site plan scenario would provide similar views; however, the height of the proposed parking structure would be slightly reduced to a height of 61 feet above the existing campus ground level.

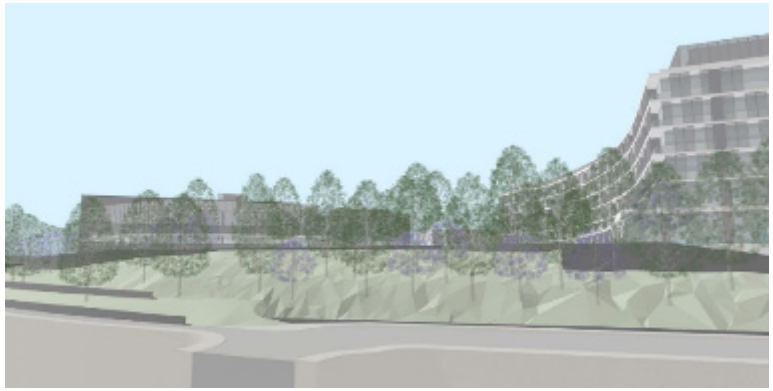


View of Central Driveway along North Prospect Avenue

View from Secondary Driveway on North Prospect Avenue



View from North Prospect Avenue & Diamond Street



View from Flagler Lane & Towers Street

The Example C Site Plan Scenario would include an 41-foot Aquatics Center and CHF as well as a 55-foot-tall medical office building. Additionally, this example site plan would include a 61-foot-tall automated parking structure. While the total area of disturbance would be greater as compared to the Example A Site Plan Scenario, the height of development under this example site plan would be reduced. Notably, the height of the parking structure would be approximately 15 feet lower than the parking structure in the Example A Site Plan Scenario.

The proposed Community Health and Wellness Center under the Example A and B Site Plan Scenarios would be located centrally within the campus and would rise to a height of 81 feet above the campus ground level. The height of the proposed parking structure under the Phase 2 development program would range from 3 above ground levels (61 feet) under the Example B and C Site Plan Scenarios to 8.5 above ground levels (81 feet) under the Example A Site Plan Scenario. These structures would not be visible from Representative View 3 (Flagler Lane & Beryl Street), Representative View 4 (Beryl Street & Harkness Lane), or Representative View 6 (Flagler Land & 190th Street) to the north. Views of the Phase 2 development would be blocked by the proposed RCFE Building that would be constructed during Phase 1.

The Phase 2 development – including the Wellness Pavilion, Aquatics Center, and CHF as well as the parking structure – would be primarily visible from Representative View 5, along North Prospect Avenue, where the Phase 2 development would replace the existing Beach Cities Health Center. Additionally, the development would be visible from the public realm (i.e., the street and the sidewalk) along Diamond Street. The proposed parking structure would also be visible from these vantage points. The Example A Site Plan Scenario would result in the greatest change with the Community Health and Wellness Center, reaching a height of 81 feet above the existing campus ground level, and the parking structure would reach a height of 76 feet above the existing campus ground level. In contrast the Example C Site Plan Scenario, which would also include the redevelopment of the Beach Cities Advanced Imaging Building, would result in a reduced scale of development with a maximum height of 61 feet above the existing campus ground level. Under either scenario these buildings would be viewed against a backdrop of the RCFE Building constructed during Phase 1 and would not substantially obscure views of the open sky above.

Each of the example site plan scenarios would involve the construction of a multi-level parking structure along the eastern perimeter of the Project site. This would result in a net increase in the overall height compared to the existing parking structure at 512 North Prospect Avenue, which currently provides 3 above ground levels. Under any of the example site plan scenarios the proposed parking structure would likely be visible from Representative View 1, located within the Torrance neighborhood to the east of the BCHD campus. However, at a maximum height of 81 feet, this parking structure would be more than 20 feet shorter than the proposed RCFE Building. As such, the parking structure would be just barely visible over the single-family houses and would not substantially obscure the view of the open sky above. If an automated parking structure were constructed as described for the Example B and Example C Site Plan Scenarios, the 61-foot-tall parking structure may be almost entirely obscured from view from Representative View 1. Therefore, while the parking structure would be visible from North Prospect Avenue, Diamond

Street, and along Flagler Alley, it would not be visually prominent from the public realm in the neighborhood to the east of the campus.

Summary of Impacts on Visual Character

The existing Beach Cities Health Center and medical office buildings on the Project site, which range in height from 1 to 5 stories, are prominent visual features from locations in the surrounding vicinity, which is surrounded by low-rise commercial and multi-family residences to the north, single family residences to the west, south, and east, and a public park to the northeast. The former South Bay Hospital was originally developed in 1958 and since that time has contributed to the overall character of the surrounding area. The distinct façades of the buildings, with their white concrete columns and blue/black tinted windows that form horizontal stripes across the buildings, provide a familiar sight for people in the surrounding area.

The development of the proposed RCFE Building and subsequent demolition of the Beach Cities Health Center would result in a change in the existing views across the site. Views of the Project site would not change substantially from locations where intervening structures would obstruct the RCFE Building, such as along Tomlee Avenue (Representative View 1). Additionally, development of the RCFE Building would not substantially alter views of the Project site from North Prospect Avenue (Representative View 5) due to the setback of the building from this location and proposed landscaping, which would partially obscure views of the interior of the campus. The proposed RCFE Building would be most visually prominent from Flagler Lane near Towers Street (Representative View 2) and Beryl Street (Representative View 3), and along Beryl Street in front of the Redondo Village Shopping Center (Representative View 4). From Representative Views 2, 3, and 4, the proposed RCFE Building would be substantially taller and would have substantially more massing than buildings in the vicinity, thereby reducing the view of open sky above. However, although the proposed RCFE Building would change the visual character of the Project site and surrounding areas from these locations, the Phase 1 preliminary site development plan would meet the development standards described in the Redondo Beach and Torrance General plans and municipal codes and would not degrade the visual character of the Project site and vicinity. The proposed Project includes many attributes that would improve the visual character of the Project site and surrounding vicinity. For example, the design of the proposed RCFE Building includes exterior façades with simple forms constructed using white concrete floor slabs infilled with painted panels and glass to provide visual interest. The ground floor of the RCFE Building would include predominantly glass walls to allow public views of active green spaces located within the interior of the campus. Additionally, the proposed perimeter green space and ornamental landscaping would be used to soften the campus interface and provide connections

with the surrounding uses along North Prospect Avenue, Beryl Street, Flagler Lane and Flagler Alley, and Diamond Street. The landscape plan would include a mix of grasses, shrubs, ground cover, and shade trees that are adapted to the climate of Southern California. Shade canopy trees and smaller shade trees would be used to screen direct views of the proposed RCFE Building façade from surrounding public views. Further, ornamental flowering street trees would be included along the Project site's North Prospect Avenue and Beryl Street frontages to activate and improve the pedestrian character of the public realm. Therefore, implementation of the Phase 1 preliminary site development plan would change, but not degrade, the visual character of the site from Representative View 1 through 5.

Although the Phase 2 development program is less defined, the example site plan scenarios would include construction of additional buildings on campus, which would be taller and would have more massing than existing buildings in the Project vicinity. Similar to the Phase 1 preliminary site development plan, none of the example site plans would substantially degrade the visual character of the Project site and vicinity from Representative Views 1 through 5.

Overall, changes in the quality of views through the site and surrounding areas would not be adversely affected as a result of implementation the proposed Project. Therefore, impacts to existing visual character and quality of the site and surrounding areas would be *less than significant*.

Consistency with City of Redondo Beach Policies

The vacant Flagler Lot is zoned C-2 (Commercial) land use. Development standards in the C-2 zone allow for a maximum building height of 30 feet and require that the maximum density or intensity of development adheres to a FAR of 0.5.

As previously described, the first floor of the proposed RCFE Building would overhang a proposed driveway and pick-up/drop-off zone on the vacant Flagler Lot. The portion of the building located on the vacant Flagler Lot would not exceed the designated 30-foot or 2-story maximum height allowed in C-2 zones by RBMC Section 10-2.625 (refer to Section 3.1.2, *Regulatory Setting*). This portion of the proposed RCFE Building would exceed the 0.5 FAR requirement. However, Policy 1.2.4 of the Redondo Beach General Plan Land Use Element allows for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located, subject to Planning Commission Design Review and issuance of a CUP (refer to Section 3.1.2, *Regulatory Setting*).

Additionally, this increase in development density on the vacant Flagler Lot would not result in a physical impact related to aesthetics given the backdrop of the proposed RCFE Building that would be constructed as a part of the proposed Phase 1 preliminary site development plan.

The RBMC does not specify building heights or FARs for development standards of P-CF zoned parcels, such as the existing BCHD campus. However, the proposed Project would be subject to review and approval by the Redondo Beach Planning Commission in accordance with RBMC Section 10-2.1116.

The proposed Project is compared to the applicable policies of the Redondo Beach General Plan Land Use Element and Parks and Recreation Element as well as the Residential Design Guidelines for Multi-Family Residential in Table 3.1-2. While the design guidelines apply only to buildings and structures in the R-2, R-3, R-3A, RMD, RH-1, RH-2, and RH-3 multiple-family residential zones, they are considered applicable to the 217 Assisted Living and Memory Care units proposed for the RCFE Building. As shown in Table 3.1-2, the proposed Project would be consistent with City-wide goals and policies regarding visual and physical permeability, pedestrian connectivity, building articulation, provision of open space, and other aesthetic objectives. Table 3.1-2 below was prepared by Wood Environment & Infrastructure Solutions, Inc. (Wood) land use planning staff based on description of the proposed Project provided in Section 2.0, *Project Description*. Final policy consistency would be determined as part of the Planning Commission Design Review and related discretionary decision-making processes. However, based upon this preliminary analysis, the proposed Project, with implementation of required mitigation measures identified in this EIR and required consistency with existing regulations, would be consistent with the Redondo Beach General Plan and Design Guidelines. Because the proposed Project would be consistent with applicable regulations that govern scenic quality, based on the thresholds of significance derived from Appendix G of the CEQA Guidelines impacts would be *less than significant*.

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies

Policies	Discussion
Land Use Element Policies	
Policy 1.46.4. Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located.	**No Conflict.** The existing BCHD campus was originally developed as a former hospital building in 1958. The two medical office buildings (510 and 520 North Prospect Avenue) were added to the campus in 1976 and 1989, respectively. As such the existing BCHD campus is an established use and prominent feature in the area, rising to a height of 76 feet above the campus ground level and the surrounding low-rise development. The redevelopment of the BCHD campus would meet the zoning requirements for height in a parcel zoned for C-2. Additionally, the proposed Project would be subject to a Planning Commission Design Review consistent with the requirements for development in a parcel zoned for P-CF. While the proposed Project would increase the total height of development on the Project site, the proposed development under Phase 1 and Phase 2 would employ a variety of siting, planning, and architectural techniques to reduce visual bulk and create compatibility with surrounding low-rise development in the vicinity. For example, the proposed RCFE Building has been located on the northern perimeter of the Project site along the Redondo Village Shopping Center below. While the upper levels of the proposed RCFE Building would be visible from Beryl Street, this proposed orientation would reduce the bulk, mass, and scale of the development when viewed from the public realm in the Torrance neighborhood to the east and from the single-family residences along North Prospect Avenue to the west. Additionally, the location of the RCFE Building behind the Redondo Village Shopping Center would create a terraced effect with the building height decreasing from the campus to the Redondo Village Shopping Center and ultimately further down to the residential land uses on the north side of Beryl Street. The design of the proposed Project includes multiple buildings separated by a central lawn and landscaped pedestrian pathways to allow various access points throughout the Project site. The proposed buildings would be of varying heights and would provide open terraces to minimize the potential impacts associated from a pedestrian perspective. The Planning Commission Design Review would further refine the final design of Phase 1 and Phase 2 such that the development would be consistent with the objectives and policies in the Redondo Beach General Plan Land Use Element including Policy 1.46.4.

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies (Continued)

Policies	Discussion
Policy 1.46.5. Require, where the City has jurisdiction, that public sites be designed to incorporate landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses.	**No Conflict.** As described for Policy 1.46.5, the proposed buildings would meet the setback requirements prescribed for development in a parcel zoned for C-2. Additionally, the proposed Project would be subject to a Planning Commission Design Review consist with requirements for development in a parcel zoned for P-CF. The proposed RCFE Building has been sited along the northern perimeter of the Project site behind the Redondo Village Shopping Center. This would create a terraced effect with the building height decreasing from the campus to the Redondo Village Shopping Center and ultimately further down to the residential land uses on the north side of Beryl Street. This proposed orientation would reduce the perceived bulk, mass, and scale of development when viewed from Beryl Street. Additionally, the location of the proposed RCFE Building along the northern perimeter of the Project site would reduce the visual impact on the adjacent land uses to the west along North Prospect Avenue and to the east in the Torrance neighborhood. The western border (along North Prospect Avenue) and eastern border (along Flagler Alley, Flagler Lane, and Diamond Street) of the campus would be lined with intermittent large shade canopy trees and smaller shade trees to provide landscape screening and soften the views of the campus (refer to Figure 2-9). Similarly, the northern border of the campus would be lined with shade and flowering ornamental trees to soften the views from the Redondo Village Shopping Center. The Planning Commission Design Review would further refine the final design of Phase 1 and Phase 2 such that the proposed development would be consistent with the objectives and policies in the Redondo Beach General Plan Land Use Element including Policy 1.46.5.
Policy 1.53.6. Require that on-site parking structures be designed as an integrated component of the building's architectural design character; including the incorporation of elements which continue and reinforce the architectural design of the primary structure and convey the visual "sense" of an occupied building (use of windows, arcades, overhangs, entries, recessed walkways, spandrels, articulated columns and rooflines, and other elements).	**No Conflict.** The proposed parking structure in the Phase 2 development program would be constructed with similar materials and would feature a similar contemporary design with modulated façades that would be consistent with the rest of the proposed development in Phase 1 and Phase 2. The design remains conceptual and specific colors, siding, windows, and overall materials are still being refined and would be subject to design review by the Redondo Beach Planning Commission. Therefore, the proposed Project would be consistent with the objectives and policies in the Redondo Beach General Plan Land Use Element including Policy 1.53.6

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies (Continued)

Policies	Discussion
Policy 1.53.10. Require that all building facades visible from public streets and abutting properties be designed to continue the architectural character established for the street facing elevations.	**No Conflict.** Refer to the discussion for Policy 1.46.5, Policy 1.46.6, and Policy 1.53.6.
Policy 1.53.11. Require that air conditioning and other mechanical equipment located on the rooftop of a structure be visually screened from public viewing areas and adjacent residential properties.	**No Conflict.** Mechanical equipment included in the proposed Project would be located on the rooftop of the proposed buildings and screened in compliance with RBMC Section 10-2.1530. The proposed mechanical equipment would be sited away from public streets and screened by proposed devices consistent with the architecture and color of the proposed buildings. Therefore, the proposed Project would be consistent with the objectives and policies in the Redondo Beach General Plan Land Use Element including Policy 1.53.11.
Parks and Recreation Element Policies	
Policy 8.2a.8. Preserve and enhance unique and valuable community resources as part of the planning and development of parks and recreation areas. Such resources include significant scenic and visual resources; cultural/historic resources; and natural resources such as water features, wildlife habitats, and native vegetation.	**No Conflict.** As described in the *Screened-out Thresholds*, no rock outcroppings or historic resources exist on the Project site. Further, as described in Section 3.3, *Biological Resources*, no native habitats exist within the campus. At least some of the existing landscaping could be protected in place. For example, the proposed Project would not remove the existing paperbark trees (*Melaleuca* spp.) and other landscaping along the North Prospect Avenue sidewalk. The proposed Project would remove portions of the existing landscaping during construction to facilitate demolition, excavation, and construction of the proposed Project. However, the proposed Project would also provide ground level and podium level landscaping to soften the views of the proposed development and enhance the visual character and pedestrian experience. While the proposed Project would change views of the Project site from the two locally designated historic structures within Dominguez Park, the proposed Project would not adversely affect the surrounding environment or any of the character defining features of the Morell House or Queen Anne House (see Section 3.4, *Cultural Resources and Tribal Cultural Resources*). No water features exist at or in the immediate vicinity of the Project site. Therefore, the proposed Project would be consistent with the objectives and policies in the Redondo Beach General Plan Parks and Recreation Element including Policy 8.2a.8.

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies (Continued)

Policies	Discussion
Residential Design Guidelines for Multi-Family Residential	
Policy 1.B. Existing site amenities should be preserved and incorporated within new multi-family projects whenever feasible. **Policy 1.C.** Mature trees and similar natural amenities unique to the site should be preserved and incorporated into development proposals whenever possible.	**Consistent.** The existing BCHD campus is landscaped with low-lying shrubs and grasses, such as Bermuda grass (*Cynodon dactylon*) and crab grass (*Digitaria* spp.), and a variety of trees, including paperbark trees, Mexican fan palms (*Washingtonia robusta*), and silver dollar eucalyptus (*Eucalyptus cinerea*) (see Section 3.3, *Biological Resources*). As previously described, landscaping within the Project site – including many of the trees along the eastern boundary of the Project site – would require removal to facilitate demolition, excavation, and construction of the proposed Project. However, the proposed Project would replace these trees with ground level and podium level landscaping to soften the views of the proposed development to enhance the visual character and pedestrian experience surrounding and within the Project site. The proposed Project would also landscape the vacant Flagler Lot, which is currently characterized by ruderal, weedy vegetation. Therefore, the proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 1.E. New landscaping should complement existing landscape materials, location, and massing on adjacent established developments where appropriate.	**No Conflict.** The proposed Project would landscape the Project site with a mix of drought-resistant grasses, shrubs, indigenous ground cover, and native shade trees consistent with the existing landscaping on-site and in the vicinity (refer to Figure 2-9). As such, the proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 2.A. Appropriate building siting should be used to reduce the perception of bulk, maximize open space, increase pervious areas and provide community-gathering spaces. **Policy 2.B.** Buildings should be generally oriented parallel to streets with varying setbacks to provide visual interest, vary shadow patterns, and reduce the appearance of bulk.	**No Conflict.** The proposed Project considers sunlight patterns in its design to allow light and air to penetrate the interior spaces between the proposed buildings and sensitive uses in the vicinity. Shadow-sensitive uses, such as the single-family Torrance residences, Towers Elementary School, and Dominguez Park would be shaded beyond existing shadows cast by the existing buildings on the campus. However, these worst-scenario shadows would form in the evening hours (i.e., after 6:00 p.m. in the Summer, after 5:00 p.m. in the Fall, and after 4:00 p.m. in the Winter) and would not adversely affect shadow-sensitive uses in the vicinity of the Project site. See Impact VIS-3 for further discussion of potential impacts to shade and shadows as well as solar access. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies (Continued)

Policies	Discussion
Policy 2.D. Buildings should be oriented to take advantage of prevailing breezes and direction of the sun in order to provide natural lighting and ventilation for open spaces.	**No Conflict.** The proposed Project would develop active green open space in the interior of the campus. As described in Section 2.5.1.5, *Sustainability Features*, the proposed Project would increase operable windows to take advantage of ventilation. Additionally, the proposed Project would take advantage of opportunities for controlled natural lighting. The orientation of the proposed development would shelter the interior of the campus from the traffic and associated noise along North Prospect Avenue and Beryl Street. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 3.B. The design and orientation of common open spaces should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.	
Policy 3.D. Private open space (such as a side yard, patio, balcony, etc.) should be contiguous to the units they are serve and screened from public view.	**No Conflict.** The proposed RCFE Building would provide private outdoor space (i.e., small balconies) for Assisted Living and Memory Care residents. Trees and other vegetation along the boundaries of the campus would establish a clear delineation between the Project site and the surrounding development and would screen the lower levels of the proposed development from public view. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 3.E. Boundaries between common and private open space should be clearly defined by elements such as low walls, fences, and/or landscaping.	
Policy 4.B. Pedestrian paths should be provided to link dwelling units with common open space areas, common open space areas, parking areas and the street. Curvilinear paths provide a more inviting and interesting experience and are generally preferred over long, straight alignments. Paths, which traverse common open space areas, are encouraged.	**No Conflict.** The proposed Project would create a more open and pedestrian-oriented environment at the Project site by developing open space in the interior of the campus, with a central lawn and pedestrian pathways connecting the mix of uses on-site, parking areas, and the public sidewalks. The pedestrian pathways would meander throughout the open space and would be landscaped to provide more visual interest. The pathways would be equipped with low-lying nighttime lighting for safety and provide shaded seating at regular intervals. Further, the wide sidewalks along the North Prospect Avenue and Beryl Street would remain unchanged under the proposed Project. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 4.C. Pedestrian paths should be safe, visually attractive, and well defined by landscaping and lights. Use of decorative pavement is encouraged. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.	
Policy 5.D. Boxy and monotonous facades that lack a sense of human scale and large expanses of flat wall planes are strongly discouraged.	**No Conflict.** Refer to the discussion for Policy 1.46.5, Policy 1.46.6, and Policy 1.53.6.
Policy 5.E. Portions of upper floors should be set back in order to scale down facades that face the street, common open space, and adjacent residential structures. Upper story setbacks are recommended either as full length "stepbacks" or partial indentations for upper story balconies, decks, and/or aesthetic setbacks.	

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies (Continued)

Policies	Discussion
Policy 5.G. Architectural elements such as bays, bay windows, recessed or projecting balconies, verandahs, balconies, porches and other elements that add visual interest, scale and character to the neighborhood are encouraged.	
Policy 8.A. Building materials should be durable, require low maintenance, and relate a sense of quality and permanence. Frequent changes in materials should be avoided.	**No Conflict.** Building design remains conceptual and specific colors, siding, windows, and overall materials are still being refined and would be subject to the Planning Commission Design Review, which would ensure that the final design incorporate high quality building materials that are complementary and stylistically consistent across the BCHD campus. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 8.B. Textures, colors and materials should unify the building and its elements.	
Policy 8.F. Exterior materials and architectural details should complement each other and should be stylistically consistent.	
Policy 9.A. Landscaped areas should generally incorporate plantings utilizing a three-tier system; 1) grasses and ground covers, 2) shrubs and vines, and 3) trees.	**No Conflict.** The proposed Project would landscape the Project site with a mix of drought-resistant grasses, shrubs, indigenous ground cover, and native shade trees. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 9.B. Plant materials should be placed so that they do not interfere with lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs should not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities.	**No Conflict.** The landscaping design remains conceptual and specific plant materials and exact locations are still being refined and would be subject to the Redondo Beach Planning Commission Design Review Process. This review process along with the review of the landscaping plan by the Redondo Beach Building & Safety Division would ensure proposed landscaping is sited to avoid interference with lighting, emergency apparatus, or utilities in accordance with these design guidelines. Therefore, the proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 9.I. Impervious surfaces should be minimized in all open space and setback areas.	**No Conflict.** The proposed Project would redevelop the site with greater active green space, landscaping, and grass-crete, which is a semi-permeable surface (refer to Figure 2-10). As such, the proposed Project would result in a net reduction in the total amount impervious surface (see Section 3.9, *Hydrology and Water Quality*). The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 9.J. Landscaping shall emphasize water-efficient plants.	**No Conflict.** The proposed Project would landscape the Project site with a mix of drought-resistant grasses, shrubs, indigenous ground cover, and native shade trees (refer to Figure 2-9). The proposed Project would

Table 3.1-2. Potential Conflict with the Redondo Beach General Plan Land Use Element and Parks and Recreation Element Policies (Continued)

Policies	Discussion
	be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 10.L.A. All lighting in parking areas should be arranged to prevent direct glare of illumination onto adjacent units.	**No Conflict.** As described further in Impact VIS-3, outdoor lighting would be shielded so as not to produce obtrusive glare onto the City-owned right-of-way or adjacent properties in accordance with RBMC Section 92.30.5 and these design guidelines. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 10.L.B. The type and location of site and building lighting should preclude direct glare onto adjoining property, streets, or skyward.	
Policy 10.L.C. Pedestrian-scaled lighting should be located along all pedestrian routes of travel within multi-family communities.	**No Conflict.** The proposed pedestrian pathways within the interior of the Project site would be lit with low-lying downcast light in sufficient levels for public safety. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 10.L.D. All lighting should be designed to shine downward and eliminate all skyward glare.	**No Conflict.** As described further in Impact VIS-3, outdoor lighting would be shielded so as not to produce obtrusive glare onto the public right-of-way or adjacent properties in accordance with RBMC Section 92.30.5 and these design guidelines. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 10.ME.A. In addition to the following guidelines, mechanical equipment shall be screened as required pursuant to Section 10-2.1530 of the Zoning Ordinance.	**No Conflict.** Mechanical equipment included in the proposed Project would be screened in compliance with RBMC Section 10-2.1530. The proposed mechanical equipment would be sited away from public streets and would be screened by proposed landscaping and other screening devices consistent with the architecture and color of the proposed development. The proposed Project would be consistent with the objectives and policies in the Residential Design Guidelines for Multi-Family Residential.
Policy 10.ME.B. Utility meters, electric transformers, fire standpipes, water heaters and similar equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened.	
Policy 10.ME.C. All screening devices are to be compatible with the architecture and color of the adjacent buildings.	

Consistency with City of Torrance Policies

As described in Section 2.2.1, *Project Location*, the proposed Project would extend into the City of Torrance right-of-way at three locations. The proposed Project includes two access points with driveways along Flagler Lane. One driveway would serve a left-turn only exit from the proposed pick-up/drop-off zone located on the vacant Flagler Lot. A second driveway is proposed for a subterranean service area and loading dock entry/exit, which would require grading and construction of retaining walls (see Section 2.5.1.3, *Proposed Access, Circulation and Parking*). These elements of the proposed Project would require grading and building permits from the City of Torrance (refer to Section 1.5, *Required Approvals*).

The proposed Project would also re-landscape the eastern slope of the BCHD campus to be consistent with the landscaping proposed within the remainder of the campus. The proposed grading and landscaping on this portion of the slope would also require a grading permit, landscape plan approval, and site plan review from the City of Torrance (refer to Section 1.5, *Required Approvals*).

As such, the analysis of potential conflicts with the Torrance General Plan is limited to the proposed development within the City of Torrance right-of-way.

Table 3.1-3. Consistency with Torrance General Plan Policies

Objectives	Discussion
Land Use Element	
Policy LU.2.1. Require that new development be visually and functionally compatible with existing residential neighborhoods and industrial and commercial areas.	**No Conflict.** Development within the City of Torrance right-of-way would be limited to the proposed pick-up/drop-off loading zone exit as well as the subterranean service area and loading dock entry/exit. The subterranean service entrance would require the construction of retaining walls, which would require a grading and building permit from the City of Torrance. Additionally, the proposed Project would re-landscape the east portion of the campus to be consistent with the proposed landscape within the remainder of the campus. This proposed construction of retaining walls, a paved driveway, and landscaping would not be incompatible or inconsistent with the Torrance neighborhood to the east, particularly given that the existing slope is already characterized by a series of wooden retaining walls, maintaining the slope. The landscaping would serve to help screen and soften the view of the proposed RCFE Building in Redondo Beach. It should also be noted that the RCFE Building has been sited along the northern perimeter of the Project site in an effort to minimize the potential visual effect on the Torrance neighborhood to the east. The proposed Project would not conflict with any of these policies from the Torrance General Plan Land Use Element.
Policy LU.2.2. Encourage the transition of incompatible, ineffective, and/or undesirable land uses to land uses that are compatible and consistent with the character of existing neighborhoods.	
Policy LU.3.1. Require new development to be consistent in scale, mass and character with structures in the surrounding area. For distinct neighborhoods and districts, consider developing design guidelines that suit their unique characteristics. Create guidelines that offer a wide spectrum of choices and that respect the right to develop within the context of existing regulations.	
Policy LU.5.1. Require that new residential development be visually and functionally consistent in scale, mass, and character with structures in the surrounding neighborhood. Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.	
Community Resources Element	
Policy CR.1.1. Continue to evaluate the environmental impact of public and private projects on properties that have significant open space value.	**No Conflict.** The existing City of Torrance right-of-way is located along the eastern slope of the Project site. However, given the steepness of the slope this area is not considered to be a significant public open space. Re-landscaping within this area would ensure consistency with the proposed landscaping within Redondo Beach and would further help to soften and screen views of the Beach Cities Health Center. It should also be noted that the proposed Project as a whole would provide a variety of active and passive open space areas within the Project site, including a central lawn and landscaped walkways within the interior of the campus. Within the interior of the campus, the central lawn would support outdoor community events such as movie nights. The lawn would also support group classes associated with the CHF for up to 200 people. A flexible use platform would provide additional space for group exercise classes or small performances. Sensory gardens would include water features and sculptures, shaded intimate gathering areas for small groups, butterfly habitat, and a walking labyrinth. A tree-lined pedestrian promenade (Main Street) could support outdoor farmers'
Policy CR.1.2. Require the provision of on-site open space in new developments.	
Policy CR.1.3. Require that development projects involving modifications or additions include plans to upgrade or add open space and landscaping.	
Policy CR.3.1. Maximize open space for active and passive recreational uses at strategic and convenient locations throughout the City.	
Policy CR.3.5. Encourage the multiple use of open space land for recreational purposes.	
Policy CR.3.6. Require greater creativity and flexibility in the design of residential developments to encourage the provision of more usable on-site open space.	
Policy CR.3.8. Look for opportunities to create neighborhood pocket parks and similarly scaled recreation and cultural facilities that complement larger active park areas.	

Table 3.1-3. Consistency with Torrance General Plan Policies (Continued)

Policies	Discussion
	markets and health fair expositions. At its eastern terminus, the pedestrian promenade would become the Wellness Walk, a distinct loop with distance markers, signage, and fitness stations. The proposed Project would also upgrade and relocate BCHD's existing Demonstration Garden. The proposed Project would also incorporate several open space areas into and surrounding the proposed RCFE Building. The RCFE Building would feature two dining terraces, including one on the south side of the building facing the central lawn and a larger landscaped dining terrace above the PACE service on the north side of the building. The proposed Project would not conflict with any of these policies from the Torrance General Plan Land Use Element.
Policy CR.4.2. Require that developers and property owners improve their properties by providing landscaping and similar aesthetic treatments along roadways. **Policy CR.4.3.** Encourage planting of new trees, and preserve existing street trees in residential neighborhoods.	**No Conflict.** The proposed Project would landscape the Project site with a mix of drought-resistant grasses, shrubs, indigenous ground cover, and native shade trees. The landscaping design remains conceptual and specific plant materials and exact locations are still being refined. The final landscaping plan for the City of Torrance right-of-way would be subject to review and approval by the Torrance Building & Safety Division.
Policy CR.19.1. Make the preservation of scenic vistas an integral factor in land development decisions.	**No Conflict.** As described in Section 3.1.3, *Impact Assessment and Methodology*, the Project site – including the City of Torrance right-of-way – is not located within a scenic view corridor established in the Torrance General Plan. Additionally, views of the existing campus from the east in Torrance are limited to open sky above the adjacent low-rise development. As such, the views of the Project site generally lack scenic qualities (e.g., distant views of the Project site or views of natural features including the ocean or mountains). The proposed Project would not conflict with any of these policies from the Torrance General Plan Land Use Element.
Policy CR.20.1. Establish regulations for private lighting that minimize or eliminate light pollution, light trespass, and glare (obtrusive light). **Policy CR.20.2.** Require that nonresidential uses adjacent or near residential neighborhoods provide shielding or other protections from outdoor lighting and lighted signage.	**Consistent.** As described further in Impact VIS-3, outdoor lighting would be shielded so as not to produce obtrusive glare onto the public right-of-way or adjacent properties in accordance with Section 92.30.5 and these design guidelines. Lighting onsite would also be screened by proposed trees and landscaping. The proposed Project would not conflict with any of these policies from the Torrance General Plan Land Use Element.

Impact Description (VIS-3)

c) The project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

VIS-3 The proposed Project – including the Phase 1 preliminary development plan as well as the Phase 2 development program – would create new sources of exterior lighting. Additionally, building materials used in the construction of the proposed buildings could result in new sources of glare. However, through the conformance of the proposed Project with the Redondo Beach Municipal Code (RBMC) and the Torrance Municipal Code (TMC), impacts associated with the proposed Project would be *less than significant*.

Light and Glare

As described in Section 2.5.1.6, *Construction Activities* construction activities at the BCHD campus would occur between the hours of 7:30 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. As such, exterior construction lighting would generally not be required. If necessary, during the winter when the sun sets earlier or if otherwise necessary for security purposes, lighting would be shielded and directed into the interior of the Project site. Security fencing and the noise barriers required under MM NOI-1 would screen light sources from view of nearby sensitive receptors (e.g., neighboring single- and multi-family residences) and other passersby. Thus, temporary lighting associated with construction activities would not adversely affect daytime or nighttime views in the area.

As described in Section 3.1.1, *Environmental Setting*, existing uses in the immediate vicinity of the Project site contribute to nighttime lighting that is characteristic of suburban environment. The primary light sources in the immediate vicinity include exterior lighting associated with the neighboring single and multi-family residential uses as well as the Redondo Village Shopping Center and the BCHD campus. Additionally, streetlights are regularly spaced along North Prospect Avenue, Beryl Street, and Flagler Lane. Vehicle headlights along North Prospect Avenue and Beryl Street, and to a lesser extent Flagler Lane also present a steady source of light during the evening hours.

The proposed Project – including the Phase 1 preliminary site development plan as well as the more general Phase 2 development program, would eliminate sources of light associated with the existing Beach Cities Health Center as well as the surface parking lots and perimeter circulation road. These light sources would be replaced by the 6-story RCFE Building during Phase 1, which would introduce new sources of light and glare to the Project site. Additionally, Phase 2 would result in the

construction of an additional multi-story building(s) and a parking structure that would also introduce new sources of light.

The proposed Project would increase lighting associated with interior building illumination and outdoor lighting for nighttime security and wayfinding around and through the BCHD campus. Interior lighting would be designed with occupancy sensors and dimmers, where feasible and appropriate. Additionally, during the evening hours, interior lighting associated with the Assisted Living and Memory Care units would be muted as a result of interior blinds, curtains, and other shades. Outdoor ground floor illumination would be limited to the entry plaza, outdoor seating areas, and pedestrian pathways. Lighting in these areas would be low lying and directed toward the ground. As such, outdoor ground lighting would generally be contained within interior spaces of the Project site. Exterior outdoor lighting would also be further muted by proposed landscaping along the perimeters of the Project site. Vehicle headlights from the proposed driveway exits onto Flagler Lane would constitute a new source of light directed toward the residential uses in Torrance. However, service deliveries would not occur during the evening hours. Additionally, pick-ups and drop-offs during the evening hours would also be few. Further direct light from vehicle headlights would be blocked by the concrete wall along Flagler Lane. While indirect light may be visible from the second stories, this would be similar in intensity to the exterior lighting associated with the existing development on the BCHD campus and in the surrounding vicinity (e.g., security lighting within the surface parking lots on the BCHD campus and the Redondo Village Shopping Center).

Lighting associated with the proposed Project would generally be similar in type and intensity to the lighting sources surrounding the Project site. The nearest light-sensitive receptors to the Project site include the multi-family residences to the north of Beryl Street and the single-family residences to the east of Flagler Lane. Dominguez Park to the northeast would also experience an increase in light intrusion from the Project. However, the lighting associated with the proposed RCFE Building would comply with Redondo Beach Residential Design Guidelines for Multi-Family Residential, which require that the type and location of building lighting preclude direct glare onto adjoining property, streets, or skyward, and all lighting be designed to shine downward. Lighting within the City of Torrance right-of-way would also comply with TMC Section 92.30.5, which limits the intensity and impacts of night lighting and requires lighting be directed away from all surrounding residential land uses. Compliance with the Redondo Beach Design Guidelines and the TMC would ensure the new light sources associated with the proposed Project would not substantially affect off-site light-sensitive receptors.

New sources of vehicle headlights at the Project site would largely be confined to the proposed surface parking lot during Phase 1 and the parking structure during Phase 2. The surface parking lot would be accessed from the existing driveways along North Prospect Avenue, where vehicle

headlights are already common. Additionally, the single- and multi-family residences along North Prospect Avenue are set back along a frontage road and separated from North Prospect Avenue by a 6- to 8-foot hedge. As such, the surface parking lot developed during Phase 1 would not result in a substantial new source of light that would affect adjacent sensitive receptors. The parking structure developed in Phase 2 of the proposed Project would rise to a maximum height of 81 feet and would be visible by the adjacent sensitive receptors to the east within Torrance. However, the parking structure would include standard treatments to avoid light spillover, including: 1) solid parapet walls at least 42 inches high at each garage level and ramps; 2) planted screening at lower floor levels; and 3) screening at openings for upper levels. Additionally, as with the development during Phase 1, the development during Phase 2 – including the proposed parking structure – would be subject to Planning Commission Design Review and final design review by the Redondo Beach Building & Safety Division prior to issuance of building permits. Compliance with the Redondo Beach Design Guidelines and the TMC would ensure the new light sources associated with the proposed Project would not substantially affect light-sensitive receptors.

The proposed Project may also include new sources of glare associated with glazing (windows) and other reflective materials used in the façade of the proposed structures, which could potentially result in increased glare emanating from the Project site. The building design details remain conceptual and specific colors, siding, windows, and overall materials are still being refined; however, the exterior of the proposed building shall be constructed of low- or no-glare materials, such as high-performance tinted non-reflective or non-mirrored glass and low reflective surfaces, with Light Reflective Values of less than 35 percent. Additionally, the proposed Project would be subject to Redondo Beach Planning Commission Design Review prior to the issuance of building permits. Due to the proposed increase in building mass and size, it is expected that the Project would include a greater number of windows and reflective surfaces than the existing Project site. The reflective exterior façade elements of the proposed development, such as the fixed paneling, sunshade louvers, and windows would be designed to be consistent with the RBMC and prevent substantial glare. Project architectural design and materials would be intended to minimize the lighting and glare effects on public views.

For the reasons described above, the proposed Project would not constitute a new source of substantial nighttime light pollution or glare; therefore, effects would be *less than significant*.

Impact Description (VIS-4)

Would shadow-sensitive uses be shaded by project-related structures for more than 3 hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than 4 hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).

VIS-4 The proposed Project – including the Phase 1 preliminary development plan as well as the Phase 2 development plan – would result in additional shading of adjacent properties. However, the extent and duration of shading would be *less than significant.*

Potential shading effects of the proposed Project would vary widely depending upon time of day and year. Shadow effects are magnified during the winter, when the sun's lower position in the sky creates longer shadows. For example, according to the accepted shadow length multipliers for the City of Los Angeles, a 121.5-foot-tall building would create morning and afternoon shadows that would reach approximately 404.5 feet in length during the Winter Solstice; the same building would create shadows that would reach approximately 291 feet at the same times during the Summer Solstice (City of Los Angeles 2006). Winter is also when maximum solar access is more important to solar energy and passive heat production. For the purposes of this EIR analysis, Winter Solstice is considered the most severe condition for shade and shadow impacts.

The proposed 6-story RCFE Building would reach a maximum height of 103 feet (including the rooftop cooling tower) above the campus ground level and 133.5 feet above the vacant Flagler Lot below. This would be the tallest building included in either Phase 1 or Phase 2 of the Master Plan, casting shadows up to 404.5 feet long during the Winter Solstice. Therefore, the proposed Project would create longer and more extensive shadows than the existing buildings on the campus.

Shadow-sensitive land uses adjacent to the Project site would consist of residential buildings, including windows and private yards at most houses, Towers Elementary School to the east, and Dominguez Park to the northeast. The shade and shadow study prepared for the proposed Project demonstrate that the adjacent residential structures in Torrance, including on Towers Street, Tomlee Avenue, Mildred Avenue, and Redbeam Avenue would be shaded beyond existing shadows, particularly during the Fall and Winter evenings during Phase 1 and Phase 2 (see Appendix M). However, the vast majority of the residences in the Torrance neighborhood east of the Project site would not be shaded until the evening hours (i.e., 5:00 p.m. during the Fall Equinox and 4:00 p.m. during the Winter Solstice) (see Figure 3.1-3 and Figure 3.1-5). Further, many of these residences are already shaded by the Beach Cities Health Center in the evening hours under existing conditions

(refer to Figure 3.1-2) given the difference in elevation between the BCHD campus and the Torrance residences below.

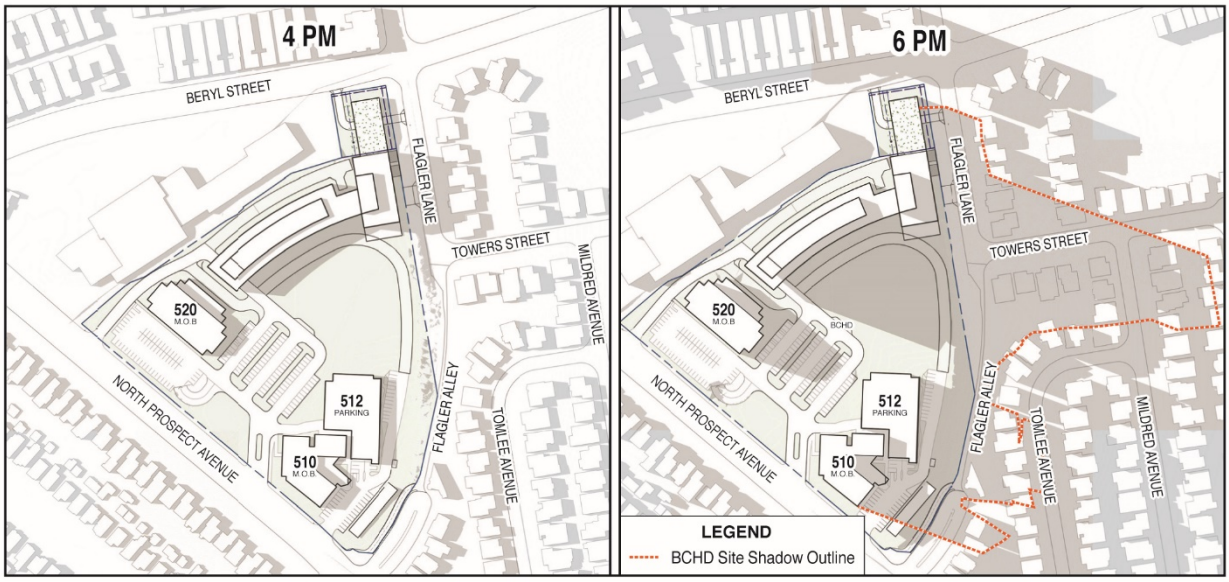
The multi-family residential buildings adjacent to the north of the Project site would be shaded by the proposed RCFE Building beyond existing shadows during the early morning hours (i.e., 8:00 a.m. or earlier) in the Winter, due to the proximity of the residences to the Project site. However, by 10:00 a.m., the multi-family residences would not be shaded. Further, the proposed RCFE Building would not cast shadows over these residences in the Spring, Summer, and Fall (refer to Figure 3.1-3).

During the Fall and Winter, the proposed RCFE Building would also cast shadows on Towers Elementary School – including the recreational field – in the evening hours (i.e., 5:00 p.m. during the Fall Equinox and 4:00 p.m. during the Winter Solstice). The latest dismissal time for Towers Elementary School students is at 3:12 p.m. for 4th and 5th graders; however, and Towers Elementary School closes at 4:00 p.m. Therefore, shadows cast by the proposed RCFE Building would not have a significant adverse effect on Towers Elementary School.

Based on the shade and shadow study prepared for the proposed Project, the RCFE Building would also cast shadows along the southern edge of Dominguez Park during the evening hours (i.e., after 4:00 p.m.) in the Winter. However, the portion of Dominguez Park that would be shaded is comprised of a steep vegetated slope that does not provide any recreational opportunity and is fenced off from the rest of the park to the north. Consequently, the proposed Project would not generate shading that would affect shadow-sensitive receptors at Dominguez Park.

Shadow-sensitive uses would not be shaded by the proposed structures for more than 3 hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than 4 hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October); therefore, shade and shadow effects would be *less than significant*.

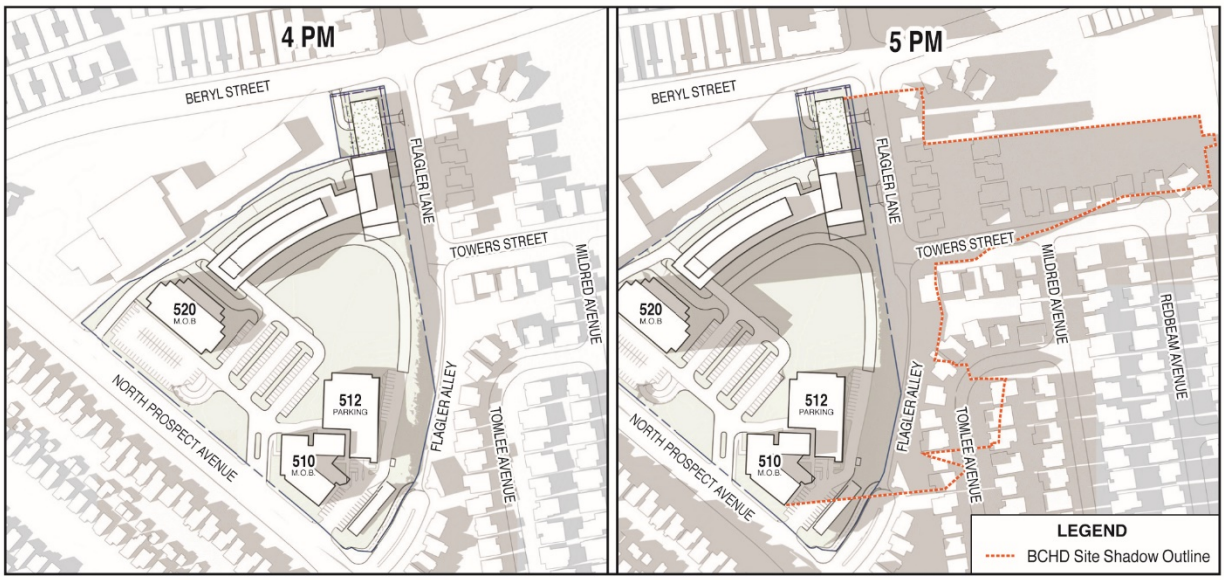
A shade and shadow study was also prepared for the Phase 2 development assuming a maximum height of the parking structure of 81 feet (see Appendix M). As with the Phase 1 development, shadow-sensitive uses would not be affected by shadows from structures developed under Phase 2 for more than 3 hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than 4 hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October) shade and shadow impacts would be *less than significant*.



wood.

Summer Solstice with the Implementation of Phase 1

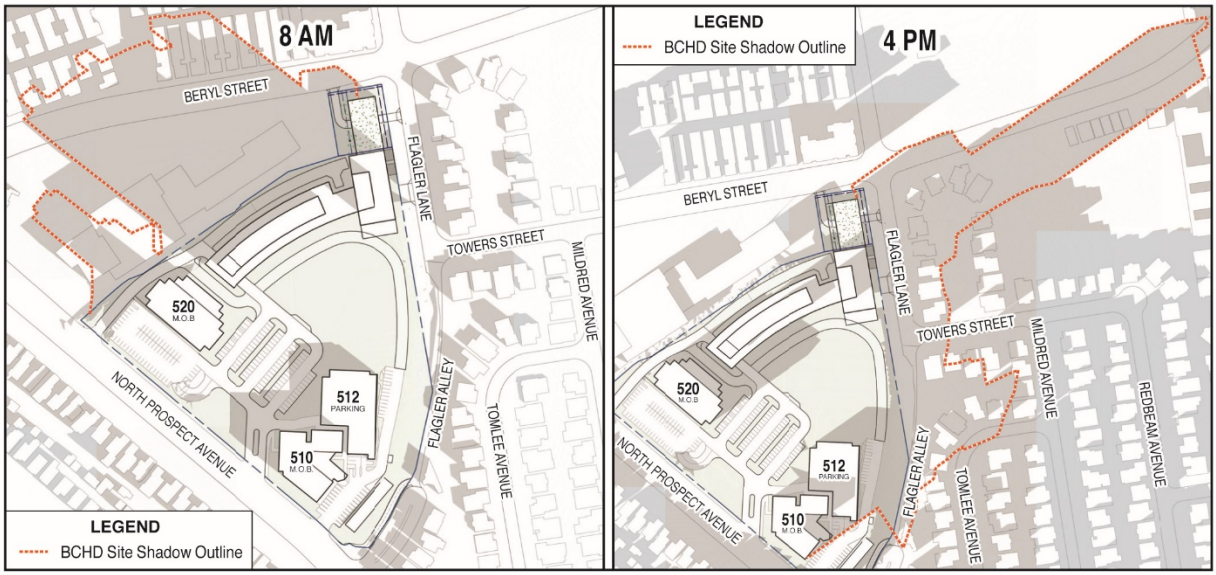
FIGURE 3.1-5



wood.

Fall Equinox with the Implementation of Phase 1

FIGURE 3.1-6



wood.

Winter Solstice with the Implementation of Phase 1

FIGURE 3.1-7

Cumulative Impacts

The visual character of the Project vicinity is not expected to change substantially over time, given that the Project site is located in a primarily suburban neighborhood, surrounded by single- and multi-family residences, elementary schools, and public parks, with some neighborhood-serving commercial uses (i.e., Redondo Village Shopping Center) to the north. Additionally, the nearest cumulative projects to the Project site are the Dominguez Park improvements and Redondo Beach Police Department (RBPD) shooting range upgrade. As such, none of the cumulative projects that would be visible from the Project site would result in visual changes that would contribute to adverse visual character changes in the Project vicinity. None of the cumulative projects that would be visible from the Project site would result in taller structures that would affect shade and shadows in the Project vicinity. Further, all new projects in the vicinity would be required to adhere to regulations of the RBMC or TMC, and would be required to undergo plan review by the respective City Planning Commission and City Council. Thus, although the visual character could change as development intensity increases, the impact to visual quality would not be considered substantially adverse.

As with the proposed Project, cumulative projects would introduce new lighting sources. However, new development would be subject to design review and approval by the respective City staff to

ensure compliance with local regulations. Compliance with the RBMC and TMC would reduce potential impacts associated with light spillover. With adherence to applicable local regulations addressing aesthetics, visual resources, light and glare, and shade and shadows, impacts would be less than significant. Therefore, the proposed Project *would not substantially contribute to a cumulatively considerable impact* to aesthetics and visual resources in the Redondo Beach, Torrance, Hermosa Beach, and Manhattan Beach.