

A. AESTHETICS

Aesthetic impacts for the Project have been evaluated under three general categories: 1) Visual Qualities, which addresses the general aesthetic value and view impacts relative to the surrounding neighborhood, 2) Lighting, which considers Project night-time illumination or glare impacts on the surrounding neighborhood, and 3) Shading, which evaluates daytime shading impacts resulting from construction of the Project.

1. Visual Qualities

The Visual Qualities analysis in this section addresses the two issues of aesthetic character and alternation of views. Aesthetic impacts are evaluated in terms of the Project's visual compatibility with the surrounding environment, given scale, and image or character of the area. Views are addressed in order to determine if the Project would affect any valued public views. This evaluation takes into consideration the Project as described in Section III. Project Description, including approval of all Project entitlement requests, the demolition of existing structures, and the construction of Project buildings. For a discussion of consistency with land use regulations, see Section V. E., Land Use.

Existing Conditions

The Proposed Project is located on three parcels that cover 4.25 acres in the Westwood Village area of the City of Los Angeles. Much of the site is currently occupied by a surface parking lot. The remainder of the site currently consists of an apartment building, and a movie theater. (**Figure V.A1-1**, Site and Area Photo Locations). The one-story strip commercial/retail building on the southwest corner of Glendon Avenue and Weyburn Avenue was recently demolished (in the summer of 2002, sometime after these pictures were taken). Each parcel is developed with different prevailing land uses. More specifically, Parcel "A", located at the southeast corner of Glendon and Weyburn Avenues, is devoted entirely to a surface parking lot covering 2.724 acres (64% of the combined parcels.) Parcel "B", which is currently vacant except for the Mann Plaza Theater, fronts along the western side of Glendon Avenue and covers 1.234 acres (23.8% of the site).¹ Recently demolished structures and uses on Parcel "B" included surface and roof-top parking lots, and single-story retail store-fronts in the one-story commercial/retail building (a number of the spaces had been vacant for some time).² Parcel "C", fronts on the eastern side of Glendon Avenue at the south boundary of the site. It covers 0.292 acres (6.8% of the site) and contains the 42-unit Glendon Manor apartment building.

Site maps show that the site has an irregular, but compact shape. Its greatest north-south extent measures approximately 652 feet and its east-west extent, including the width of Glendon Avenue, measures approximately 515 feet. (It is noted that the Glendon Avenue right-of-way is not included in the site area calculation.) The on-site range in relief is 19.14 feet, with the highest elevation occurring near the northeast corner (343.9 feet) and the lowest elevation at the southwest corner (324.67 feet). The Project and its vicinity have a prevailing slope gradient towards the southwest. The assembled parcels of the site exhibit an average southwesterly slope gradient of 3.4%. The steepest slope gradient on the assembled parcels

¹ For ease of description in the EIR analysis, these three portions are described as Parcels A, B and C. The project site actually consists of multiple lots and will be subject to a Parcel Map, as shown above, in Figure III-3b. The total site acreage is 4.249, which is rounded to 4.25 acres.

² The recently demolished one-story commercial structures covered 18% of the total site (approximately 33,000 square feet of Parcel "B").

Figure V.A1-1 Site and Area Photo Locations

occurs in a southerly slope gradient of 8.5% on a portion of the parking lot of Parcel A. The prevailing slope and slight drop in elevation toward the southwest contributes to more encompassing local views of the site and vicinity from along the northern fringes of the site.

Land uses surrounding the site contain a mix of low-rise commercial and residential properties as well as high-rise residential and commercial office buildings. The high-angle, oblique aerial in Figure V.A1-1 (Site and Area Photo Locations) illustrates the mix of low- to high-rise commercial and residential land uses on and in the immediate site vicinity.

Residential structures ranging in height from one to five stories are found along the entire eastern side of Tiverton Avenue opposite Parcel “A”, east of the Project site (**Figure V.A1-2, Photos 1-4**). The 14-story Western Horizons residential building occupies the northwest corner of the intersection between Tiverton and Weyburn avenues north of the Project site (**Figure V.A1-3, Photo 5**).

Commercial properties bound all of the southern, the western and a portion of the northern boundaries of the Project site. The Verizon switching station on Tiverton Avenue abuts the Proposed Project site at its southeast corner (**Figure V.A1-3, Photo 6**). The 22-story Westwood Center commercial office complex (previously known as the “Monty’s Building”) abuts both the Verizon switching station (formerly the GTE building) and the south boundary of the Project site east of Glendon Avenue (**Figure V.A1-4, Photo 7**). West of Glendon Avenue, the southern site boundary passes between the Mann Plaza Theater (on-site) and the Moustache Café (off-site) (**Figure V.A1-4, Photo 8**). The Moustache Café occupies a portion of a building identified in the Westwood Specific Plan as one of the original structures in Westwood Village. The southern site boundary extends west between the above buildings to the service alley between Westwood Boulevard and Glendon Avenue (**Figure V.A1-4, Photo 9**).

Commercial uses front both sides of Weyburn Avenue, east of Westwood Boulevard west of Glendon Avenue. Views of Proposed Project structures from street locations near its northwest corner on Weyburn Avenue show the Project to be of consistent scale with the adjacent commercial structures on Weyburn Avenue between the alley and Westwood Boulevard (**Figure V.A1-5, Photo 10**). The commercial structure on the southeast corner of Weyburn Avenue and Westwood Boulevard has street elevations that reach 50 feet in height with portions of the structure that back onto the alley reaching heights over 60 feet (**Figure V.A1-5, Photos 10 and 11**). The Westwood Marketplace (the Madison Marquette recent project in the former Bullock’s/Macy’s building) lies across Weyburn from the Project site (**Figure V.A1-5, Photo 12**). The Westwood Horizon’s residential tower (shown in the background of Photo 12) is situated at the eastern end of Westwood Village, adjacent to the Westwood Marketplace and across from the Project site to the north.

Westwood Village is entirely urbanized and contains a mixture of structures ranging from low to mid-rise Mediterranean-style buildings to high-rise steel frame and glass structures (**Figure V.A1-6, Photos 13 and 14**). As is evident in the oblique aerial photograph shown in Figure V.A1-1, and in area photos (**Figure V.A1-7, Photos 15 and 16**), the Proposed Project area has a conspicuously lower density of development, and it stands out in contrast to adjacent areas of Westwood Village. The site currently has an under-utilized and blighted appearance compared to the surrounding area. The presence of relatively large surface parking lots and vacant, low-rise storefronts contribute substantially to visual and aesthetic blight in the Project vicinity.

Figure V.A1-2 – Site and Area Photos 1-4

Figure V.A1-3 - Site and Area Photos 5 & 6

Figure V.A1-4 - Site and Area Photos 7-9

Figure V.A1-5 - Site and Area Photos 10-12

Figure V.A1-6 - Site and Area Photos 13 & 14

Figure V.A1-7 - Site and Area Photos 15 & 16

Views of the site from streets and sidewalks adjacent to the Project boundary currently focus upon aesthetically negative site elements. The fringe areas of the parking lot contain a variety of features that could be characterized as “eyesores.” Along the frontages with Tiverton, Weyburn and Glendon Avenues negative aesthetic conditions and features include accumulated litter, views of unsightly industrial-sized metal storage containers, broken masonry walls, asphalt and sidewalks, rusted lighting standards, dilapidated and abandoned parking entry gates, and poorly maintained landscaping. The parking lot is unevenly surfaced with aging and cracked asphalt and is lacking in any visually enhancing features, such as shade trees or landscaped traffic medians on-site. The demolition site on the southwest corner of Glendon and Weyburn Avenues is barren and fenced and does not contribute any valuable aesthetic features. Street trees adjacent to the lots are sporadically spaced and many are cracking the sidewalks. Many of the perimeter elements, such as lighting standards, barriers, fencing and landscaping are in disrepair. These discordant foreground visual elements predominate the views of pedestrians using the adjacent sidewalks and motorists along the above streets (**Figure V.A1-8, Photos 17-19 and Figure V.A1-9, Photos 20-22**).

The valued aesthetic image and character of the Village, as conveyed in the Westwood Village Specific Plan, is of a pedestrian friendly, mixed-use center, with a prevailing Mediterranean architectural theme. The streets in the vicinity of the Project site are not designated as scenic routes, corridors or parkways. The Specific Plan does not identify any significant or “valued” scenic views or public vista points in the vicinity of the Project site. Public views of the site are available from within the Village on Weyburn and Glendon Avenues. These views are not available from long distances, due to intervening buildings, as will be described later in this section. Public views are also available from Tiverton Avenue, which includes a planned bikeway.

Threshold of Significance

The LA CEQA Thresholds Guide³ (Thresholds Guide) states that the determination of significance for Aesthetics issues shall be made on a case by case basis considering the following factors:

- The amount or relative proportion of existing features or elements that substantially contribute to the valued visual character or image of the neighborhood, community, or localized area which would be removed, altered, or demolished;
- The amount of natural open space to be graded or developed;

³ LA CEQA Thresholds Guide, May 14, 1998, City of Los Angeles Environmental Affairs Department (EAD). The LA CEQA Threshold Guide has been adopted as guidance to all City Departments in the preparation of environmental documents for new private development projects. For some issues, such as Visual Resources, instead of declaring a distinct threshold, the Guide states that the determination of significance shall be made on a case by case basis, considering certain factors. In these cases, as well as cases where the thresholds may not particularly apply to the issue or project at hand, the Project Threshold of Significance takes into consideration, applicable factors in the Guide, as well as CEQA Guidelines Appendix G, which has been updated since issuance of the Threshold Guide. This EIR utilizes the Threshold Guide as a basis for all thresholds of significance. When appropriate, the thresholds have been added to or refined to address the issues and situations pertinent to the proposed project and the project site. The text will note where these additions and refinements occur.

V.A1-8 - Site and Area Photos 17-19

Figure V.A1-9 - Site and Area Photos 20 – 22

- The degree to which proposed structures in natural open space areas would be effectively integrated into the aesthetics of the site, through appropriate design, etc;
- The degree of contrast between proposed features and existing features that represent the area's valued aesthetic image; and
- The degree to which the project would contribute to the area's aesthetic value; and
- Applicable guidelines and regulations.

The Thresholds Guide further states that the determination of significance for Obstruction of View issues shall be made on a case by case basis considering the following factors:

- The nature and quality of recognized or valued views (such as natural topography, settings, man-made or natural features of visual interest, and resources such as mountains or the ocean);
- Whether the project affects views from a designated scenic highway, corridor, or parkway;
- The extent of obstruction (e.g., total blockage, partial interruption, or minor diminishment; and
- The extent to which the project affects recognized views available from a length of a public roadway, bike path, or trail, as opposed to a single, fixed vantage point.

Considering the Project site and setting (see Existing Conditions, above), the above factors from the Thresholds Guide, along with the current CEQA Checklist (Appendix G of the CEQA Guidelines) the following thresholds addressing aesthetics (visual character) and views (scenic views or vistas) have been determined to be applicable to the Project. The Proposed Project would result in a significant impact if it were to:

- Create a demonstrable negative aesthetic effect or substantially degrade the existing visual character by eliminating valued open space or a valued visual resource or by introducing a visual element incompatible, out of scale, in great contrast, or out of character with the surrounding area and its valued aesthetic image or character; and/or
- Substantially obstruct, block or intrude into a valued public view or provide a visual element that would considerably detract from a valued public view.

Project Impact

Aesthetic Character

This portion of the analysis addresses part one of the significance threshold, evaluating whether the Proposed Project would "create a demonstrable negative aesthetic effect or substantially degrade the existing visual character by eliminating valued open space or a valued visual resource or by introducing a visual element incompatible, out of scale, in great contrast, or out of character with the surrounding area and its valued aesthetic image or character." To make this determination, the value of existing on-site development is first assessed to determine whether removal of these uses would result in a "demonstrable negative effect or substantially degrade the existing visual character." Next, replacement with the Proposed Project structures and uses is assessed to determine if they would introduce "a visual element incompatible, out of scale, in great contrast, or out of character with the surrounding area and its valued aesthetic image or character."

Value of Existing Structures and Uses

Approximately 75% of the total site area is taken up by the existing on-site surface parking lot and the barren demolition site. These components impart many negative aesthetic characteristics to the site, as discussed in Existing Conditions, above. As such, these portions of the site do not meet the image and character of Westwood Village. Removal of the parking lot would not constitute a loss of significant visual resources in any meaningful sense. (The recently demolished one-story commercial structure was not visually distinctive or significant, and are not in keeping with the valued image or character of Westwood Village. The removal of these structures would not constitute a loss of significant visual resources.)⁴

The four-story, 42-unit Glendon Manor apartment building is situated on the remaining 7% of the Project site (Parcel "C"). The Applicant proposes to remove the building as a part of the Project. The building is not currently listed as historic by the City, State or Federal government, but has been determined eligible for state listing as a historic resource.⁵ The removal of Glendon Manor as a significant historic impact is discussed further in Section V.C., Cultural Resources. From a visual standpoint, Glendon Manor, with its Mediterranean style structure, is the only existing structure on the Project site that is compatible with the area and the valued aesthetic image and character of Westwood Village.

Value of Replacement Structures and Uses

The proposed Palazzo Westwood Project is a mixed-use five-story retail and residential development of Spanish Colonial style architecture. The Project includes pedestrian friendly elements, such as the widening of sidewalks on Glendon, and also provides a bikeway on Tiverton Avenue. The street-level of the Project would contain all of the Project's retail space, representing 21.8% of the Project's overall floor area (excluding parking). The four floors above the ground floor retail would be allocated to the 350 residential apartments. The apartments and the residential clubhouse on the street level encompass the remaining 78.2% of the Project's floor area (excluding parking). The large surface parking lot and barren demolition site would be eliminated, and replacement and Project parking would be provided on three subterranean parking levels. For a complete description of the Project site plan and its associated features, refer to Section III., Project Description.

Glendon Avenue would remain open to through traffic, but would be used extensively as an internal pedestrian-oriented street within the completed Project between Weyburn and Kinross Avenues. The Applicant has requested that the street meters on Glendon Avenue be removed, and the street narrowed from 46 to 36 feet to allow the sidewalks to be widened from 12 feet to 17 feet. This would encourage pedestrian use, and create increased activity on the street-level. The goal is to provide broad pedestrian walkways that provide extra space for streetscape elements and landscaping to enhance their pedestrian appeal. Visual cues would be taken from the Broxton Avenue street improvements, where the local Business

⁴ (The recently demolished one-story commercial structures were not visually distinctive or significant, and are not in keeping with the valued image or character of Westwood Village. The removal of these structures would not constitute a loss of significant visual resources.)

⁵ Glendon Manor is eligible for listing as a historic structure, but has not been listed on any local, State or Federal registers. In September of 1997, the Cultural Heritage Commission of the City of Los Angeles considered and rejected an application requesting that the Glendon Arms Apartment Building be declared a Cultural and Historical Landmark (see Section V.C., Cultural Resources).

Improvement District undertook a similarly successful sidewalk widening and improvement project.

The enhancement of Glendon Avenue as a pedestrian-oriented street is consistent with the Specific Plan goals to enhance the pedestrian character of Westwood Village. Glendon Avenue is designated as a local street, and therefore, the Specific Plan and General Plan does not require that vehicular access be maintained. Nevertheless, the Applicant does not propose to close Glendon Avenue to through traffic. The narrowing of Glendon Avenue is also expected to enhance the pedestrian appeal of the east Village. Therefore, this aspect of the Project is not expected to create any adverse impacts to visual aesthetics.

Consistent with the valued Mediterranean architectural style common throughout Westwood Village, the design of the proposed 5-story Project makes use of Spanish Colonial Revival architecture. Using varied façade elements, balconies and other appointments, the building would provide visual interest and architectural character complementary to the Westwood Village concept. This detailing, along with perimeter landscaping and street trees, would be utilized to soften building edges, avoiding a blank, over-massive boxy look. The architectural design of the Project is consistent with the existing valued aesthetic image and character of Westwood Village, and therefore, would not represent a negative aesthetic effect. The Project has been designed to be compatible and in character with Westwood Village.

The Project's scale was also evaluated in relation to the surrounding area, in order to further assess visual character. The Project elevations and cross-sections in Section III, Project Description, Figures III-6 and III-7 are helpful in this evaluation. As shown in Figure III-6, in the elevation on Tiverton looking west, the Project is of a similar height to the existing commercial building on the right hand side of that Figure. The Project is of similar height to the adjacent Verizon switching station and much shorter and less massive than the Westwood Center office building, and considerably shorter than the Westwood Horizons building to the north. There are also many commercial and residential structures taller than the Project to the south, along Westwood Boulevard, as well as a ten-story apartment building further east, on Weyburn Avenue at Hilgard Avenue (not depicted in the Figure).

While the Project is taller than the structures directly across from the site on the east side of Tiverton, this eastern boundary of the Project sits on a commercial/residential edge, which is so designated in the Westwood plans, and is already evident by current development. Some contrast or difference in scale and massing is common at use boundaries. In terms of land use, the Project's mixed residential/commercial design provides a transition to residential uses east of the Project. Further, to enhance this transition along the edge of the Project, the Project includes the re-designation of Tiverton Avenue from a Secondary Highway to a Collector Street, a 15-foot landscaped setback, as well as a landscaped parkway and a bicycle path along the Project frontage. The set-back provided by Tiverton itself, the landscaping provided along the Tiverton frontage, and the varied building articulation and architectural detailing would moderate any difference in scale and massing and soften this transitional edge of the Project, as demonstrated on the cover graphic of this EIR. (See also Figures III-3 through III-7, Project floor plans, elevations and sections, and Figures V.A1-10 through V.A1-13, simulated views of the Project.)

The Project as proposed includes an amendment to the method of calculating height to compensate for the site's slope gradient (see Section III., Project Description, and Section V.E., Land Use). Even in this context, the Project buildings would be compatible with surrounding development. Considering all of the surrounding development in totality, the Proposed Project structures would be compatible, within scale, and in character with the surrounding area and its valued aesthetic image or character.

In summary, the Project, in its architectural style, scale, and its mixed-use and pedestrian orientated character, is consistent with Westwood Village and the Project's surrounding properties. The Project would thus provide structures compatible with the desired aesthetic character and image of Westwood Village, in place of the blighted parking lot and barren demolition site on Glendon Avenue. While elimination of Glendon Manor creates an adverse impact, the Project otherwise does not have any significant adverse impacts on aesthetic character. Moreover, replacement of the parking lot with the Proposed Project structures would be a positive, or beneficial, impact to the Village's aesthetic character, and Project implementation would result in a large net gain in compatible development.

Alteration of Views

This portion of the analysis addresses part two of the significance threshold, evaluating whether the Project would "substantially obstruct, block or intrude into a valued public view or provide a visual element that would considerably deter from a valued public view." Views of the Project are not designated "valued" in any City plans, nor are they protected by any scenic highway designations. The City has not identified any significant or "valued" scenic views or public vista points in the vicinity of the Project site. However, the aesthetic image and character of Westwood is valued, inasmuch as the Westwood Village Specific Plan promotes design preferences such as mixed-use development, Mediterranean architecture and a pedestrian-friendly environment. This section will evaluate the degree to which current public views of the Project site are altered, and whether such alteration is in keeping with the "valued character" of Westwood Village.

For this analysis, photographs were taken from the surrounding area, and architectural renderings of the Project were placed into those photographs to simulate future views. The photographs include surrounding buildings to give context to the analysis.

Northerly View of the Project

The view of the Proposed Project looking north from the intersection of Kinross and Glendon Avenues is demonstrated in **Figure V.A1-10**. The southern boundaries of the site abut existing developed parcels, some with equally tall or taller commercial buildings, forming relatively contiguous development along the street frontage on Glendon Avenue. The southeast corner of the site Project abuts the 22-story, 215-foot Westwood Center commercial office tower. The Glendon Manor apartment building can be seen just north of the Westwood Center building. Given its size and greater setback from Glendon Avenue, Glendon Manor forms only a small portion of the view from this angle. The Project would be substantially shorter than the adjacent Westwood Center building.

The Moustache Café and the Westwood Brewing Company occupy historical structures on the northwest corner of Kinross and Glendon Avenues that abut the southerly boundary of Parcel B. In the simulated future view, the Project would continue the existing street frontage from the

Figure V.A1-10 Simulated View of Proposed Project (Looking North on Glendon Ave.)

Westwood Center commercial building, with new building heights in scale with existing development. The Project is compatible with the Moustache Café and the Westwood Brewing Company building in its architectural style and its design elements and detailing, which add visual interest (such as the articulated façade, balconies and tiled roofs). As seen from this vantage-point, the Proposed Project would be visually compatible in terms of height and massing with existing surrounding development. The future views from this angle would be in keeping with the valued character of Westwood Village, and no significant view impact would occur.

Easterly View of the Project

The view of the Proposed Project looking southeasterly from just west of the intersection of Weyburn and Glendon Avenues is demonstrated in **Figure V.A1-11**. The western boundary of the site passes through the public alley (not visible in the Figure). The alley, which has a right-of-way width of 20 feet, is a utility/delivery access route servicing adjacent businesses to the west, and expectations for public views to this area are low to non-existent. Since this alleyway has a somewhat degraded view, the Project would improve views by replacing the vacant commercial structures along the east side of Glendon.

The Proposed Project is located a considerable distance from the center of Westwood Village, and would not be visible from Westwood Boulevard over the existing buildings. The Project's western boundary is located at a horizontal distance ranging between 185 feet (at the northwest corner) to 140 feet (at the southwest corner) from Westwood Boulevard. The intervening 2-story commercial structures that front the western side of Westwood Boulevard and back onto the alley average 30 feet in height. The structures and landscaping combine to block views of the proposed development from Westwood Boulevard. Therefore, the Proposed Project would not result in significant visual impacts to views from major public streets to the west of the Project.

As seen from Weyburn Avenue in Figure V.A1-11, the Project is compatible in style and scale with the existing development. The Project appears as a natural extension of the existing Mediterranean style stucco and red-tiled roof building on the right end of the photograph. The Project is considerably lower in height and mass than the Westwood Horizons apartment building, which towers in the background on the opposite side of Weyburn Avenue.

The Project is very compatible with surrounding development as viewed from the west (i.e., looking easterly), and no significant impact would occur.

Northwesterly View of the Project

The view of the Project site, looking northwesterly from just north of the intersection of the Tiverton and Glendon Avenues, is demonstrated in **Figure V.A1-12**. As shown, the Project appears more in scale and character with the residential development on the east side of Tiverton than it does with the modern Verison switching station in the far left of the photograph and the modern Westwood Horizons apartment building (which towers in the central background of the photograph, beyond the Project). The Project will be compatible in architectural style and scale with the desired aesthetic image and character of Westwood Village, and would be more compatible than the two adjacent modern buildings. However, the view impact of the Project from the east/northeast could be considered significant,

Figure V.A1-11, Simulated View of Proposed Project (Looking East on Weyburn Avenue)

Figure V.A1-12, Simulated View of Proposed Project (Looking Northerly on Tiverton Ave.)

considering the massing (and change in scale over current conditions) that the Project would add to the site.

Southerly View of the Project

The view of the Project site, looking south along Glendon Avenue, just south of the intersection of Glendon and Weyburn Avenues, as photographed from the east side of Glendon Avenue, is demonstrated in **Figure V.A1-13**. The Project is taller, but very compatible in architectural style with the Mediterranean-style structures further south on Glendon, which remain visible in the center left background of the photograph. The tall modern glass-sheathed office buildings on Wilshire Boulevard to the south would continue to be visible in the far background. However, the view impact of the Project from the east/southeast could be considered significant, given the massing and change in scale over current conditions that the Project would add to the site.

Mitigation Measures

Overall, the Project would result in a less than significant aesthetic character impact; a less than significant alteration of view impact as seen from the north, south and west; and a significant alteration of view impact as seen from the east. Project design features, such as articulated building facades, architectural detailing (e.g., balconies and arched entryways), and Project landscaping will help reduce but not eliminate alteration of view impacts. Mitigation measures have not been proposed as they have already been incorporated into the design of the Project.

Significant Project Impacts After Mitigation

The Proposed Project would result in a significant adverse impact with regard to alteration of views from the east.

Cumulative Impacts

The recently completed Westwood Marketplace adjacent to the site, would be visible in some of the same views as the Proposed Project. Since the Westwood Marketplace project operates primarily within the existing building and has not generated any substantial changes to aesthetic character or to views, there is no cumulative view impact contribution from that project. No other related projects are located close enough to the Project site to cumulatively contribute to the Project's overall less than significant aesthetic impact, or to the Project's alteration of view impacts, which are less than significant in any case. Therefore, no significant cumulative impact on aesthetic character or alteration of views would occur.

Figure V.A1-13, Simulated View of Proposed Project (Looking South on Glendon Ave.)

2. Lighting

Nighttime lighting of varying intensities with a potential for glare of reflected light are characteristic of locations throughout Westwood Village. The impact of nighttime lighting depends upon the type of use affected, the proximity to the affected use, the intensity of specific lighting, and the background or ambient level of the combined nighttime lighting. Nighttime ambient light levels may vary considerably depending upon the age, condition, and abundance of point-of-light sources present in a particular view. The use of exterior lighting for security and aesthetic illumination of architectural features has increased and may contribute substantially to ambient nighttime lighting conditions.

The addition of new light sources by the Proposed Project may result in increased ambient nighttime levels, a spill over of lighting into light sensitive areas, and may interfere with certain functions, including vision, sleep, privacy, and general enjoyment of nighttime conditions. Light sensitive uses include residential, some commercial and institutional uses and, in some situations, natural areas. Changes in nighttime lighting may become significant if a Proposed Project increases ambient lighting conditions beyond its property line and Project lighting routinely spills over into adjacent light-sensitive land use areas.

The land uses that may be considered most sensitive to alterations in nighttime ambient lighting conditions in the vicinity of the Proposed Project consist of residential properties located along Tiverton Avenue to the east and near the intersection of Tiverton and Weyburn Avenue.

Existing Conditions

The Westwood Village area, including the Project site, is generally brightly illuminated at night. Street lighting provides prominent and bright point sources of lighting throughout the Project vicinity. The ambient nighttime condition in the immediate Project vicinity consists of combinations of lighting types and sources. The nighttime lighting condition includes security lighting, illuminated restaurant and other retail business signs, architectural illumination, and spillover lighting from the interiors of towering commercial and residential buildings, traffic signals, and the glow of moving vehicle lights on public streets and in open surface parking lots.

With respect to the Proposed Project site, the strongest and most glaring on-site sources of night lighting are the elevated older fluorescent lighting standards found throughout the surface parking lots along the east side of Glendon Avenue. The fluorescent lighting is poorly hooded and improperly aimed (neither shielded nor directed downward). Light from these standards creates unwanted glare that spills off-site in all directions. In addition, high intensity quartz floodlights focus Projected light at lot entry/exit points and traffic points within the lots. This further contributing to nighttime glare. Vehicle lights sweep around the parking lot and easily spill out onto adjacent sidewalks and streets. Landscaping and low block walls help to shield the intersection at Weyburn and Tiverton Avenues from direct headlight glare. However, the low perimeter block wall is discontinuous along Tiverton Avenue allowing the glare of headlights and taillights to sweep across the street to the residential buildings. There are no headlight blocking walls along the parking lot frontages along most of Weyburn Avenue and all of Glendon Avenue.

On-site structures that provide additional sources of night lighting include the 652-seat Mann Plaza Theater on Glendon Avenue, the 42-unit Glendon Manors apartment building and the low storefronts along Glendon and Weyburn Avenues (although these are currently mostly vacant). Exterior building lighting includes the lighted front of the theater and the retail storefronts, security lighting for the apartments and, and some roof mounted lighting.

Commercial properties in the Project vicinity benefit from the added incidental nighttime illumination in terms of security of property and patrons. The residential uses along Tiverton Avenue may be considered to be sensitive to nighttime light and glare.

Threshold of Significance

The LA CEQA Thresholds Guide states that the determination of significance shall be made on a case by case basis, considering the following factors:

- The change in levels of ambient illumination as a result of project sources; and
- The extent to which project lighting would spill off the project site and effect adjacent light-sensitive areas.

The Westwood Village Specific Plan does not provide specific regulations on nighttime lighting. However, the Specific Plan specifically addresses the type, area, height, shape, and projection of signs that may be illuminated. Further, the Specific Plan stipulates that a building permit may be granted by the Director of Planning upon recommendation and after plan reviews by the Westwood Community Design Review Board. Such reviews would include an examination of a project's proposed lighting plans. The Applicant will design and present a Project signage and lighting package in compliance with all applicable requirements.

Project Impacts

The Proposed Project would completely change the organization of the site and its nighttime appearance. The surface parking lots, which currently dominate the existing site, introduce glaring vehicle lights and poorly directed fluorescent lighting into the nighttime ambient light mix. The parking lot lighting would be eliminated by the Project.

The site's buildable parcels would be substantially covered with a five-story mixed-use complex of buildings. The Project would present building elevations along each of its sides that would be roughly equivalent in height. It would retain retail uses at the street level and would devote the upper four floors to residential apartments. The ground level retail uses would face Glendon Avenue, which would in effect resemble an internal Project street. Retail shops would also face onto Weyburn Avenue which is primarily a commercial street. Three levels of subterranean parking would be accessed from Glendon Avenue for the commercial uses and Tiverton Avenue for the residential uses, and would accommodate Project-related parking needs. Vehicles exiting the Project parking structures at night will project light from headlights onto the street and the first level retail space on Glendon. No impact to residential units would occur. Ambient light generated from the mix of commercial and residential uses along Glendon Avenue would in essence be confined to the interior of the Project and not spill off-site into areas that might be considered light-sensitive. An increase in ambient night lighting on Glendon Avenue would not result in significant adverse impacts.

The south boundary of the Project site faces existing commercial uses which include the Verizon switching station, the 22-story Westwood Center office building and its street-level shops, and the restaurants near the corners of Kinross and Glendon Avenues. Any increase in ambient light along the southern Project boundary would not have a significant impact on those commercial uses. Increased lighting at street level on Glendon Avenue may be beneficial to the adjacent Moustache Cafe and other nearby restaurants, because any increase in ambient night lighting near Glendon Avenue may enhance security and enjoyment of the nighttime conditions in that vicinity.

The western boundary of the Proposed Project runs through the public alley between Westwood Boulevard and Glendon Avenue. The uses of structures along the alley are commercial and none is considered to have night light-sensitive uses. Any perceived increase in ambient lighting attributable to project light sources would not result in significantly adverse impacts. Rather, an increase in ambient lighting in the alley would contribute to enhance security.

The northern Project boundary follows the south side of Weyburn Avenue. Existing land uses along the street are commercial, with the exception of the 14-story Westwood Horizons residential building at the northwest corner of Weyburn and Tiverton Avenues. At 14 stories, Westwood Horizons towers over the proposed development, and would not therefore be impacted by the Project's proposed street-level retail storefront lighting. (Such lighting would introduce less illumination of intensity or glare than is currently created by headlights and the fluorescent overhead lighting on the site's existing parking lot). Light sources emanating from windows and exterior applications in the residential component of the Project would be similar to the existing residential uses along Tiverton Avenue and at the intersection with Weyburn Avenue. An increase in ambient night-light along the Project's northern boundary would be compatible with the surrounding uses, and would not result in significant adverse impacts.

The residential uses along Tiverton represent the only nearby land use that may be considered to be sensitive to night lighting. No commercial lighting display or representation would be made along Tiverton Avenue façade of the Proposed Project. Instead, the street level facing Tiverton Avenue would be designed to architecturally resemble the appearance of the upper floor residential apartments. The ambient lighting created by the residential floors of the Proposed Project would resemble and be more like the night lighting emanating from the existing residential structures lining Tiverton Avenue. A number of existing residential structures on Tiverton Avenue have building heights that are near those of the Proposed Project; the Project's lighting would therefore be compatible with these residential uses. Project night lighting along Tiverton Avenue would be of a residential nature only and would not result in significant impacts.

Mitigation Measures

A Project lighting plan would have to be reviewed by the Westwood Community Design Review Board as part of an overall plan review process. Planning Director approval of the Project as proposed would have to carry the recommendations of the lighting plan Review Board. No mitigation measures beyond this ministerial approval are required or recommended.

Significant Project Impacts After Mitigation

The Proposed Project would not result in significant unavoidable adverse impacts.

Cumulative Impacts

No related projects are located close enough to the Project site to cumulatively contribute to the Project's less than significant impacts. No significant cumulative impact would occur.

3. Shading

Buildings in urban settings commonly cast shadows upon adjacent properties. The effects of such shading can be either positive or negative depending upon the site-specific circumstances of the properties involved. A potential benefit of shading for adjacent structures may be a cooling effect gained during warm weather. Negative consequences of shading include the loss of natural light for passive or active solar energy applications or the loss of warming influences during cool weather. Factors influencing the relative impact of shadow effects are site-specific and include differences in terrain elevation between involved properties, the height and bulk of structures, the time of year, the duration of shading in a day, and the sensitivity of adjacent land uses to loss of sunlight.

Shadows cast by structures vary in length and direction throughout the day and from season to season. Shadow lengths increase during the “low sun” or winter season and are longest on December 21-22, the winter solstice. Shadow lengths are shortest on June 21-22, the summer solstice, and are equal in length during the spring and fall equinoxes on March 20-21 and September 22-23 respectively. Shadows are cast to the west by objects during the morning hours when the sun is coming up on the horizon in the east. During late morning and early afternoon shadows move northerly of objects and by late afternoon they are cast easterly as the sun begins to descend to the western horizon.

Buildings in urban settings such as Westwood Village may shade adjacent properties located to their north, northeasterly or northwesterly sides at almost any time during daylight or the year depending upon building heights and distances between them. To determine whether shade cast by one structure upon another should be considered significant, the duration of any shading is typically calculated as it occurs over a daylight period lasting from 9:00 a.m. to 3:00 p.m. The reason for selecting such a time period is because it represents an arc of “useable” sky-space traversed by the sun during which time a significant proportion of the daily solar radiation (sunlight) is available and accessible.

Of the total amount of the sun’s energy available during a daylight period, approximately 85% of it reaches the earth between 9:00 a.m. and 3:00 p.m. The California Energy Commission defines this time period as the useable solar sky-space.⁶ Useable sky-space, at the winter solstice, is that portion of the sky lying between the position of the sun (i.e., sun angle or azimuth) when it is 45 degrees to either side of true south—the portion of the sky covered or traversed by the sun between 9:00 a.m. and 3:00 p.m. For either an active or passive solar energy system to work it is not necessary for it to be exposed to sunlight from sunrise to sunset.

Land uses are considered sensitive when sunlight is important to function, physical comfort, or the conduct of commerce. Facilities and operations identified as potentially sensitive to the loss of sunlight include: “...routinely usable outdoor spaces associated with residential, recreational, or institutional (e.g., schools or convalescent homes) land uses; commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; nurseries; and existing solar energy collectors.”⁷

Existing Conditions

As previously described, 75% of the Project site space is currently devoted to surface parking. The commercial structures fronting the west side of Glendon Avenue and the south side of Weyburn

⁶ Solar Access: A Guidebook for California Communities, March, 1980, p. 11.

⁷ LA CEQA Thresholds Guide, May 14, 1998, City of Los Angeles Environmental Affairs Department (EAD), p. L.3-1. This document is recommended by EAD as guidance to all City Departments in the preparation of environmental documents for new private development projects.

Avenue are, for the most part, less than two stories in height and do not cast shadows upon any adjacent light or shadow-sensitive uses. The 42-unit Glendon Manor apartment building at the south end of the Project site on the east side Glendon Avenue sits adjacent to, and mostly in the shadow of, the 22-story Westwood Center commercial office complex. The only potentially sensitive uses near the Proposed Project are the residential parcels located along the east side of Tiverton Avenue and at the northwest and northeast corners of Weyburn and Tiverton Avenues.

Commercial office and/or retail uses abut the Project along its southern boundary on the west side of Glendon Avenue and are also found on the opposite side of Weyburn Avenue, north of the Project site. Commercial buildings also line the opposite side of the service alley along the Project's western boundary. These commercial uses are comprised of shops and restaurants. None of these uses include outside dining areas or any other light-dependent uses, and would not be considered shadow-sensitive uses.

As stated above, no existing on-site structure casts a shadow that adversely affects land uses or interferes with operations on any adjacent parcel or public right-of-way. The single most noteworthy existing shadow condition that affects the Project site vicinity is that caused by the 22-story Westwood Center commercial office complex which borders the south boundary of the Project site. At the winter solstice, this building casts shadows that extend completely across the Project site in a northwesterly direction in the morning (9:00 a.m.). At noon the north corner of the same building casts a shadow that reaches northward 344 feet into the site. By the afternoon (3:00 p.m.), the Westwood Center's shadow has swept easterly to blanket Tiverton Avenue and the residential structures along it north to Weyburn Avenue, as described further in the analysis and shadow diagrams below. The 14-story Westwood Horizons residential building north of Weyburn Avenue affects land uses further to the north of Weyburn Avenue affects land uses further to the north, as the sun angles year-round result in shadows falling only to the east, north and west of any structure (see Project Impacts, below).

Threshold of Significance

Regulation of the duration and amount of shading a Proposed Project may generate is addressed by the LA CEQA Thresholds Guide and also in the City's area plans and specific plans. The Westwood Community Design Review Board (Design Review Board) also addresses design issues in Westwood relating to the proportion of adjacent buildings that may be shaded.

The LA CEQA Thresholds Guide provides general guidelines for determining whether a project impact would be considered significant, stating that a project impact would normally be considered significant 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 the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).

The Westwood Village Specific Plan (Specific Plan) contains specific, more restrictive provisions for urban development within the Plan area that may cast shadows into residential neighborhoods along its boundaries. These provisions are relevant to the residential uses on Tiverton Avenue, east of both the Project site and the eastern boundary of the Specific Plan area. (See Figure F-3 in Section IV.F., Land Use). The Specific Plan guidelines for projects that may impact residential areas as follows:

"The project shall not cast shadows onto adjacent residential buildings outside the Specific Plan area for more than two hours between 10:00 a.m. and 4:00 p.m. on December 21 or between 10:00 a.m. and 4:00 p.m. on March 21."⁸

The Specific Plan criterion focuses on the worst-case shadow day (December 21, the winter solstice), and by narrowing the impact to a two-hour time period. Because the Specific Plan requirements are more restrictive than the general Thresholds Guide, it provides the applicable threshold of significance for the Proposed Project.

The Westwood Village Design Guidelines contain an additional provision to be considered by the Design Review Board that includes a shadow criterion specifying the degree (or amount) to which an adjacent structure can be shaded. This provision states that projects must be evaluated to determine:

"...whether all proposed structures are designed so as not to cast shadows on one-third or more of any adjacent residential structure as projected on a plan view for more than two hours between the hours of 9:00 a.m. and 3:00 p.m. on December 21."⁹

This EIR analysis will consider both the provisions of the Specific Plan and the Westwood Village Design Guidelines to determine if the Proposed Project would cast shadows that would result in significant impacts. Accordingly, shadow impacts would be considered significant if:

- The project structures would cast shadows onto adjacent residential buildings outside the Specific Plan area for more than two hours between 10:00 a.m. and 4:00 p.m. on December 21 (the winter solstice) or between 10:00 a.m. and 4:00 p.m. on March 21 (the spring equinox), and
- The project structures would cast shadows on one-third or more of any adjacent residential structure as projected on a plan view for more than two hours between the hours of 9:00 a.m. and 3:00 p.m. on December 21 (the winter solstice).

Project Impacts

The Project would remove all existing on-site structures and develop two five-story structures, one on the east side of Glendon Avenue and one on the west side of Glendon Avenue. Expected shadow lengths were calculated based upon the Project architectural plans and elevations, taking into account the actual heights of the rooflines. (See **Section III., Project Description**, for plans and elevations. Also see **Section IV.F., Land Use**, especially **Figures IVF.8a-8e**, for detailed height analysis and discussion.) The analysis took into consideration all building shadows including the roofline elements shown on the plans and elevations that would cast the longest shadows (for the times of day and year evaluated) onto adjacent or nearby properties. Based upon these plans, shadow patterns reflect the configuration of some building heights that are less than 55 feet and other roof and roof structures that exceed 55 feet, but in no cases exceed 65 feet from the ground surface below that point. These elements were appropriately measured and shadows cast and depicted in Figure V.A3-1 to Figures V.A3-4 (see irregular shadow edges).

In comparison, the widths of adjacent street rights-of-way along Weyburn and Tiverton Avenues are 70 feet. Including building setbacks, the distance between Proposed Project structures and residential buildings along the east side of Tiverton Avenue averages approximately 100 feet. The

⁸ Westwood Village Specific Plan, City of Los Angeles, adopted September 1989, p. 4-11.

⁹ Westwood Community Design Review Board Ordinance No. 163,204, effective March 4, 1988, Section 11, Article B(2).

corresponding distance to the base of the east wing (closest wing) of the 14-story Westwood Horizons residential building north of Weyburn Avenue is approximately 85 feet.

To determine shading impacts of the Proposed Project structures, their roof profile shadow lengths were calculated and their patterns projected in plan view on site vicinity maps showing the location of surrounding buildings, including potentially sensitive residential structures. It should be noted that roof or roof structure projections that are set back from the eaves or edges of the buildings (such as small segments of roof peaks) cast shorter shadows than the edges of the buildings at similar heights. Although not required by the stated thresholds, all four seasons' shadow patterns were examined to document the full (high to low) range of shadow impacts on adjacent land uses and to promote a full understanding of the Project's impacts, or lack thereof. Mapped shadow diagrams are shown only for seasons where adjacent residential buildings would be shaded at all. Only afternoon shadows are shown, because impacts to residential uses to the northeast and east would only occur in the afternoon, as the sun progresses westward towards the horizon, casting shadows to the east.

Summer Solstice (June 21-22)

In summer, the sun's angle is high in the sky. On the summer solstice, the angle is highest, shadows are shortest, and shadow impacts are the most minimal of any day of the year. On this day, the Project shadows would not extend northerly or easterly across Weyburn or Tiverton Avenues to reach residential structures during most of the period of time identified in the significance threshold. Specifically, for Project structures at 55 feet in height, the resulting shadow lengths at 4:00 p.m. would be less than 73 feet in length and would not be long enough to reach residential structures easterly across Tiverton Avenue or commercial and residential structures northerly across Weyburn Avenue.¹⁰ The Project therefore, would cast shadows only partway to adjacent and nearby buildings during the specified time period and would not result in any shading significant impacts on the summer solstice.

Spring and Fall Equinox (March 20-21 and September 22-23)

At the start of spring (the vernal equinox) and fall (the autumnal equinox), shadow lengths are mid-way between those of the summer and winter solstices. At any time of day the equinox's shadows cast by any object are of equal length. For that reason, one shadow mapping analysis covers both of these seasons. The effective solar access period of day on equinox dates is from 8:00 a.m. to 4:00 p.m., with solar noon being 12:00 a.m.

The shadows resulting from the variable-height Project at 4:00 p.m. on spring or fall equinox are depicted in **Figure IV.A3-1**. The typical 4:00 p.m. shadow cast by Project structures at this time of year would be approximately 120 feet in length.¹¹ As the closest existing residential buildings along the eastern side of Tiverton Avenue is approximately 100 feet from the nearest Project

¹⁰ The shadow length multiplier (the factor multiplied to the height to determine shadow length at a particular time of year and time of day) at 4:00 p.m. on the summer solstice is approximately 1.32. This number is multiplied by the height of objects casting a shadow to determine the shadow length. For example, Project structures at 55 feet in height, the resulting shadow lengths at 4:00 p.m. would be approximately 73 feet in length (55 feet x 1.32 = 72.60 feet). Note that the actual heights of the rooflines were used in the analysis.

¹¹ The spring and fall equinox shadow length multiplier at 4:00 p.m. is approximately 2.19, and at noon is approximately 0.72. The larger multiplier results in shadow lengths of approximately 120 feet for a 55-foot structure (2.19 x 55 feet = 120.45 feet). Actual roofline heights were used in the analysis.

VA3-1 Spring/Fall Equinox (4:00 P.M.)

structure, Project shadows would reach these residences, as shown in the shadow diagram (**Figure V.A3-1**). Given the relatively high sun angle at this time of year, the 4:00 p.m. shadow would reach only the lower portions of walls of the residential structures, and would do so for less than two hours. The degree of impact does not meet the thresholds of significance outlined above, as the shading would occur for less than two hours and only minor portions (well less than a third) of any residential building would be shaded. Project shadow impacts are therefore not significant for the spring or fall equinoxes.

Winter Solstice (December 21-22)

Winter solstice shadow patterns were examined closely, as this is the day of the year when the sun is at the lowest angle, shadows are the longest, and shadow impacts are greatest. The shadows resulting from the variable-height Project at 2:00 p.m. 3:00 pm, and 4:00 p.m. on the winter solstice are depicted in **Figures V.A3-2, V.A3-3, and V.A3-4**. As an example, shadows from 55-foot high Project structures would be approximately 344 feet in length at 4:00 p.m., 167 feet at 3:00 p.m., and 113 feet at 2:00 p.m.¹² As shown in the shading diagrams (**Figures V.A3-2, V.A3-3, and V.A3-4**), varying amounts of some nearby structures would be shaded during these hours.

As the afternoon progresses and shadows increase in length, Project shadows extend onto the grounds and walls of the 14-story Westwood Horizons residential tower (conservatively at least 140 feet tall). At 2:00 p.m., Project shadows extend onto the clubhouse (one-story foreground structure) and into the courtyard and visitor parking area of the Westwood Horizons property. Because these are not residential structures, impacts (regardless of timing and extent) are not significant according to the applicable thresholds. The east wing of the Westwood Horizons building, which projects closest to Weyburn Avenue, would also experience some façade shading at 2:00 p.m. The shading is limited in its extent, rising to a height on the south-facing wall of approximately 20 feet. This represents less than one third of the building height, and would therefore result in a less than significant Project shadow impact as per the applicable guidelines.

By 3:00 p.m., the winter solstice shadows are lengthening. Northerly shadow patterns cast by Project structures extend further across the front courtyard and parking area of the Westwood Horizons. The south-facing walls of both building wings receive some shading. The Project shading would reach approximately 8 feet up the base of the exterior wall of the west wing and up to approximately 25 feet of the exterior wall of the east wing. The extent of shading represents less than one third of the total building height (i.e., less than 1/3 of 140' high building 46 feet), rendering the shadow impact less than significant. Project shadows at 3:00 p.m. are also cast northeasterly into the intersection of Tiverton and Weyburn Avenues, but do not diagonally cross it to reach the residential structure on the opposite corner.

By 4:00 p.m., Project shadows extend further along the southerly-facing walls of the Westwood Horizons building reaching heights up to 26 feet on the west wing and 39 feet on the east wing. Given that shadows up until 3:00 p.m. are less than significant shadows impacts during the 3:00 p.m. to 4:00 p.m. hour cannot by definition, be significant, because this is only a one-hour period. Therefore, the Project impact would be less than significant. Nevertheless, applying the shadow calculation criteria, Project shadows at 4:00 p.m. also extend across the intersection of Tiverton and Weyburn Avenues and reach the south facing walls of three residential structures along Tiverton

¹² The winter shadow length multiplier at 2:00 is 2.06, resulting in a shadow length of 113 feet from a 55-foot structure ($2.06 \times 55 \text{ feet} = 113.3 \text{ feet}$). For example, at 3:00 p.m. the multiplier is 3.03, causing shadow lengths to reach approximately 167 feet in length for a 55-foot structure ($3.03 \times 55 \text{ feet} = 166.65 \text{ feet}$), and at 4:00 p.m., the multiplier is up to 6.257, resulting in project shadow lengths of 344 feet for a 55-foot structure ($6.26 \times 55 \text{ feet} = 344.3 \text{ feet}$). Actual roofline heights were used in the analysis.

Figure V.A3-2 Winter Solstice (2:00 P.M.)

Figure V.A3-3 – Winter Solstice (3:00 p.m.)

Figure V.A3-4 – Winter Solstice (4:00 p.m.)

Avenue north of its intersection with Weyburn Avenue. The rooftop of the residential structure at the northeast corner of the intersection receives partial shading, as do portions of the west-facing wall and rooftop of the residential structure at the southeast corner of the intersection. These impacts would occur for less than the specified time periods in the stated thresholds of significance. Therefore, the Project impacts would be less than significant. More importantly, it should be noted that by 3:00 p.m. the shadow of the Westwood Center building reaches as far as 1,480 feet, falling over all the residential buildings along Tiverton Avenue south of Weyburn Avenue that are opposite to the Project site. Project shadows fall within these existing shadow; the Westwood Center impacts "overshadow" and negate the Project's potential impact on Tiverton Avenue south of Weyburn Avenue. Therefore any Project shadow impacts during this period are theoretical and would not be experienced.

Mitigation Measures

Based on stated thresholds of significance, no significant shadow impacts would occur. Therefore, no mitigation measures are required or recommended.

Significant Project Impacts After Mitigation

The Proposed Project would not result in significant unavoidable adverse impacts.

Cumulative Impacts

No related projects are located within shadow range of the Project's area of impact and would thus not contribute or exceed the Project's range of shadow impacts¹³. No significant cumulative impact would occur.

¹³ The Westwood Marketplace project in the former Bullocks/Macy's building is primarily located within an existing structure, is only 2 stories in height, and does not create shadows substantially beyond existing conditions.

