FIGURES

SECTION 4.1

Aesthetics

This section describes the existing visual setting of the SF State campus and surrounding areas, and evaluates the potential for changes in the visual character of the campus and surroundings due to development under the proposed Campus Master Plan. The specific design of future buildings under the proposed Campus Master Plan is not the subject of the Master Plan. Thus, this section analyzes the general effects of proposed development under the proposed Campus Master Plan through 2020, including the potential loss of existing scenic resources, and effects on scenic views and vistas, and the visual character and quality of the campus and surroundings. The project's effects related to light and glare are also evaluated.

Public and agency comments related to aesthetics were received in response to the Notice of Preparation. The comments received are summarized below.

- Commenters indicated that the height and scale of proposed development should be compared to adjacent development.
- A commenter raised a concern about how light and obstructions from the project would affect citizens.
- Commenters indicated that the aesthetics analysis should include design review by local architects and design professionals, or neighborhood design review.
- Commenters indicated that visual simulations should be conducted for the aesthetics analysis.
- Commenters expressed concerns about allowing for four levels of housing above retail on Holloway Avenue and noted that this seems extremely tall for this area. Master Plan designs shown for this portion of the campus were identified as ugly by some.

To the extent that these issues involve significant effects on the environment under CEQA standards of significance criteria, they are addressed in this section. Please see Section 4.1.2.2, *Analytical Method*, below for a discussion of the methodological approach for the aesthetics analysis, which explains why visual simulations and design review will not be conducted at this stage of the planning process.

4.1.1 Environmental Setting

4.1.1.1 Study Area

The study area for the aesthetics analysis includes the SF State campus and the areas within one-half mile of campus in all directions from which the campus is visible. The term "campus" refers to the campus planning area for the proposed Campus Master Plan that includes the 134-acre main campus and an additional 10 acres of adjacent property owned primarily by the SF State Foundation (see Figure 3-1, *Campus Master Plan Boundary*). See Chapter 3, *Project Description*, for further description of the 144-acre project area. The existing SF State campus is located in the southwestern corner of the City and County of San Francisco, in California (see Figure 1-2, *SFSU Campus and Vicinity*). The campus lies

within an urban context along the 19th Avenue corridor. Mostly dense urban and suburban development lies to the north, south, and east of the campus and mostly open space uses lie to the west of the campus towards the Pacific Ocean.

4.1.1.2 Visual Character of SF State

The visual character of the campus is largely a function of the campus's built environment, mature landscaping, and topographic change associated with the valley. Thus, the visual character of the campus is described below in terms of its landform, landscapes and vegetation, and developed areas. Figures 4.1-1 through 4.1-2, *Interior Campus Views*, and Figures 4.1-3 through 4.1-4, *Campus Edges*, provide photographs of existing campus buildings and landscapes from various locations on and surrounding the campus.

Landform

The campus has considerable topographic change that provides for a visually interesting landform. The most prominent feature is the valley running east-west between 19th Avenue and Lake Merced Boulevard, just north of the academic core. The valley is the remnant of a steep, V-shaped canyon cut by a seasonal stream that flowed into Lake Merced. The canyon was filled in the early 1940s to form three terraces descending westward. The upper level, initially intended as a playfield, is the depression below 19th Avenue that currently contains construction trailers. Cox Stadium occupies the middle level. The lowest level, now occupied by the parking garage, the Central Plant, and Maloney Field, was originally maintained as a lawn and served as an additional playfield. Despite these alterations, the valley is still recognizable as part of the landform associated with Lake Merced. The campus generally slopes towards a low point at Maloney Field at the western end of the valley, the location of the former lakebed.

Landscapes and Vegetation

The campus landscape is SF State's most striking physical asset. The developed campus includes a variety of landscaped open spaces, from open lawn areas and playfields to dense forest and sheltered courtyards. The campus landscaping is dominated by mature stands of Monterey Cypress, Monterey Pine, and Eucalyptus. Several of these small groves located in and around the Quad formerly stood amid agricultural fields and constitute the only surviving pre-campus vegetation. These original Monterey Cypress and Monterey Pine groves have dictated the location and footprint of many of the campus buildings in the core. Along Holloway Avenue, London Plane trees and Canary Island Pine also exist. Grassy playfields are located in the valley at Maloney Field and Cox Stadium and open lawn areas are located throughout the campus, but the campus quad is the largest such area. Flowering shrubs, hedges, and perennials can also be found throughout the campus. Overall, the mature campus landscaping in conjunction with the developed open spaces in the quad and the valley give the campus a park-like character, even though the campus is otherwise fairly densely developed. From the perimeter of the campus, however, the quality of the campus landscape is generally not visible, due to the presence of fairly dense development along most of the perimeter of the campus. Figure 3-4, *Existing Landscape*, illustrates the location of existing vegetation on the campus.

There is no remaining natural vegetation on the campus. However, the campus is part of a former coastal dune, estuary and riparian ecosystem and therefore plants associated with these habitats likely occurred on campus prior to the development of the campus and the former agricultural use of this area.

Developed Areas

Buildings. The campus is composed of more than 50 buildings that were built between 1939 and the present. The existing buildings range in size from fairly small (less than 1,000 gross square feet [gsf]) to fairly large (over 600,000 gsf). Most academic and residential buildings on the SF State campus are 2 to 6 stories tall. However, there are a few notable exceptions, including: The Towers at Centennial Square just south of the parking garage (17 stories), Hensill and Thornton halls near 19th Avenue (8 and 9 stories), and the apartment towers in University Park North (UPN) (10 stories). The temporary buildings, many support and service buildings, and portions of existing Creative Arts Building and the Gymnasium are single-story structure. Residential buildings in the UPN area are generally low-lying 2- to 3-story apartment buildings and 10-story apartment towers, as noted above, while in the University Park South (UPS) area they are 2 stories.

In general, campus land uses are grouped geographically. Academic buildings and the library surround the Quad and make up the academic core of the campus. Groups of residential buildings lie to the north, west, and south of the academic core. Student services are spread between academic and residential areas, and administrative and support services are dotted throughout the campus (see Figure 3-3, *Existing Campus Land Use*).

A large number of the buildings on campus—spanning over five decades of development—have key character features consistent with a mid-century modern architectural style popular in the 1950s when the original campus buildings were constructed, many of which still remain. These features include flat roofs, long horizontal groupings of windows with raised frames and eyebrow overhangs, and smooth plain wall surfaces of painted concrete or stucco. While some buildings from the 1970s abandoned this character expression, more recently constructed buildings have incorporated some of these key features. The net effect of these features, and their lack of ornamentation, has produced a campus that is generally consistent and somewhat reserved, with the exception of the idiosyncratic student center.

Developed Open Spaces. The campus has five very large open spaces—the Quad and four playing fields, three of which sit within the valley. The Quad, with its lush green lawn and groves of mature trees, is the central open space and the heart of the academic core. The playfields in the valley are surrounded by dense tree masses that extend towards Lake Merced, making a visual connection between the campus and lake and giving the campus a lush open feeling. The campus also has a number of paved courtyards defined by the surrounding building edges. They are generally composed of small trees, flowering shrub beds, seating, paving, and other hardscape elements.

Pathways and Entrances

The major campus entrances are located at the intersection of 19th and Holloway Avenues and at the intersection of Lake Merced Boulevard and State Drive. A web of paved pathways and service roads provides for connections from these and other more minor entrances to and between campus buildings, as well as across campus. The major pedestrian circulation corridors occur in and around the academic core with east-west connection provided primarily on Holloway Avenue and through the academic core via the quad. North-south connection through the core is provided primarily on 19th Avenue and Tapia Drive, as well as through the academic core via the quad. More minor pedestrian corridors and entrances occur throughout the campus.

4.1.1.3 Visual Character of Surrounding Area

The campus is located in an urban area of San Francisco that has been mostly built out with man-made improvements and urban uses. The 144-acre campus planning area is generally bounded by: (1) 19th Avenue and 1- and 2-story residential development in the Ingleside neighborhood on the east; (2) the Stonestown Galleria shopping center, Lowell High School, and Lakeshore Alternative Elementary School to the north; (3) Lake Merced Boulevard, and Lake Merced and its associated open spaces, including Harding Park, public and private golf courses, Fort Funston, and the San Francisco Zoo on the west; and (4) 2-story and tower apartment buildings in the Villas Parkmerced to the south. The Pacific Ocean lies to the west of the campus, beyond Lake Merced. These areas are further described below.

East of SF State - 19th Avenue and Ingleside Neighborhood

East of the SF State campus lies 19th Avenue (State Route 1), which is a major 6-lane roadway corridor, which includes a San Francisco Muni rail line down the center median. This route is a north-south connector between Interstate 280 and Highway 101. This route is typically congested, especially during the morning and evening commute periods.

The Ingleside neighborhood, composed of 1- and 2-story single-family residential homes, is also east of the SF State campus. Those homes closest to the campus along 19th Avenue face away from the roadway corridor and the campus. Back yard fence lines are visible along this portion of roadway corridor. On Holloway Avenue, east of the campus, the elevations rise towards Twin Peaks.

North of SF State - Stonestown and Schools

North of the SF State campus lies the Stonestown Galleria shopping center, Lowell High School, and Lakeview Alternative Elementary School.

The Western Neighborhoods Project provides a description of the history and architecture of Stonestown (Western Neighborhoods Project, 2006), which is summarized as follows. The Stonestown Galleria shopping center and the adjacent apartment towers and buildings, which are now owned by SF State and called UPN, were built in 1952. "Stonestown" as it was called, was the fourth largest apartment complex/shopping center in the United States at the time. By the early 1980s the mall still retained a classic 1950s look, but a major renovation took place that added a story of stores, a glass ceiling, and marble floors, creating the "Stonestown Galleria." The apartments and towers were purchased by SF State in 2005 and remain much as they were in 1952.

Lowell High School and Lakeshore Alternative Elementary School are also located north of the SF State campus, on Eucalyptus Drive. The playfields and parking lot of the high school front Winston Drive, adjacent to the campus. The high school buildings front Eucalyptus Drive and the elementary school buildings front Middlefield Road.

West of SF State - Lake Merced and Harding Park Municipal Golf Course

West of the SF State campus lies Lake Merced Boulevard, Lake Merced, and the Harding Park Municipal Golf Course. Lake Merced is composed of four lakes, including: North Lake, South Lake, East Lake, and Impound Lake. East Lake is the portion of Lake Merced that is in proximity to the SF State campus, and is also visible from the intersection of Lake Merced Boulevard and Winston Drive. Lake Merced is also an important recreational resource, providing for boating, fishing, golfing, jogging, bicycling, etc.

The Harding Park Municipal Golf Course is located immediately adjacent to Lake Merced Boulevard, and is visible through the trees that line the boulevard.

South of SF State – Villas Parkmerced

South of the SF State campus lays the Villas Parkmerced neighborhood. The buildings in the UPS property and development further south, including approximately 200 acres of land, constitute the Villas Parkmerced neighborhood. Villas Parkmerced consists of 2-story and tower apartment buildings. The buildings in UPS along Holloway Avenue and immediately south are 2-stories in height and have a unique architectural style, as described below.

The Villas Parkmerced neighborhood was originally designed in 1941 as a family-oriented development of garden apartments and contrasting thirteen-story high-rise structures. Villas Parkmerced was the idea of the Metropolitan Life Insurance Company of New York. The company had fought through the Depression with traditional investment ideas and decided rental housing might provide a more stable cash flow over time. In 1941, the company purchased over 200 acres of land and named their new project after Lake Merced.

The Beaux Arts concept used in the layout, with only 18 percent of the site used for buildings, was intended to provide gardens and open spaces for outdoor activities. The geometric plan designed by Thomas Church radiated from a central oval. Garden apartments were clustered around courtyards offering both outdoor space and security. Buildings were clean and simple in design to emphasize a contemporary look now referred to as "streamline moderne." World War II interrupted construction, but work resumed in 1949. Despite the difficulties in obtaining building materials during World War II, the first occupants moved into their garden apartments on Font Boulevard in early 1944. By the early 1950s, after the post-WW II housing boom, eleven 13-story apartment towers, San Francisco's tallest structures west of Twin Peaks, had been constructed in Villas Parkmerced. The 2-story and tower apartments remain mostly unchanged today.

4.1.1.4 Scenic Views and Vistas

Views from Campus

Ground-level views from the campus of off-site locations are available mainly from the periphery of the campus boundaries and consist primarily of short- to mid-range views of adjacent areas. From the eastern boundary of the campus on 19th Avenue, short- to mid-range views are available to the north and south along the 19th Avenue corridor. These views are of a major 6-lane roadway corridor, which includes a San Francisco Muni rail line down the median, with residential development to the east and commercial and residential development to the north. From the northern boundary of the campus on Buckingham Way, short- to mid-range views of the adjacent Stonestown Galleria shopping center and parking lot, and the 19th Avenue corridor are available through intervening trees along the north side of Buckingham Way. Further west on Winston Drive, Lowell High School to the north is visible from the campus in some locations through intervening trees. From the western boundary of the campus on Lake Merced Boulevard, intermittent mid-range views of the Harding Park Municipal Golf Course are available through the trees that line Lake Merced Boulevard. Near North State Drive and Winston Drive, a longer-range view of Lake Merced is available from Lake Merced Boulevard, but this view is not available from any publicly accessible vantage point on campus. From the southern boundary of the campus, which runs

from east to west along Holloway Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, Arballo Drive, and Vidal Drive, short-range views are available of adjacent residential development in the Villas Parkmerced area.

None of these ground-level views from the campus of off-site locations constitute scenic views or vistas, as they are not expansive, unique, or of particularly high quality. While longer-range views over Lake Merced are available near the intersection of Lake Merced Boulevard and North State Drive and Winston Drive, these views are not available from any publicly accessible vantage points on campus. Long-range views in various directions may be available from high-rise buildings on campus, but typically are not afforded from publicly accessible vantage points. No other long-range views of off-site locations are available from public vantage points on the campus, due to topography and/or adjacent development, which blocks such views.

Views from Off Campus

Views of the campus from off-site locations are available mainly from areas immediately adjacent to the campus and consist primarily of short- to mid-range views of the campus. From areas to the east of the campus, short-range views of the campus are available primarily along the 19th Avenue corridor and from the residences along this roadway. These views are of 2- to 8-story campus buildings and stands of Monterey cypress and pine trees, which are immediately adjacent to the roadway. The trees somewhat screen and/or soften the appearance of campus development from these locations. Longer-range views towards the Pacific Ocean may also be available further to the east as the elevations rise towards Twin Peaks. These views, especially at higher elevations, are more expansive and consist of urban development in the fore- and mid-ground with the open spaces around Lake Merced and the Pacific Ocean in the background. From these longer-range views, the campus would only be distinguishable from other urban development in this portion of the City by its taller trees and buildings. However, it should be noted that tall buildings also exist to the south of the campus in the Villas Parkmerced area, which would also be visible from these locations further east of the campus. Twin Peaks to the east of the campus is designated as an important vista point to be protected in the *San Francisco General Plan*. The campus is not distinguishable from this vantage point. There are no other prominent, publicly accessible vantage points with views of the SF State campus to the east of the campus.

From areas to the north, short- to mid-range views of campus from the adjacent Stonestown Galleria shopping center and parking lot, and the 19th Avenue corridor are available through intervening trees along Buckingham Way. From Lowell High School and Lakeshore Elementary views are also available through intervening trees along Winston Drive. These views are mostly of the apartment towers and trees in the UPN area. Other campus development is generally not visible from the north. Longer-range views of the campus from the north are generally not available, due to intervening development. None of the available views of the campus from the north are considered scenic views or vistas, as they are not expansive, unique, or of particularly high quality.

From areas to the west, short-range views of the campus are available along Lake Merced Boulevard and intermittent mid-range views of the campus are available from the eastern side of the Harding Park Municipal Golf Course through the trees along Lake Merced Boulevard. These views are of 2- to 6-story campus buildings and groves of trees in the valley on campus. Longer-range views of the campus from the west, such as from John Muir Drive, Skyline Boulevard, and the pedestrian path along the west side of

Lake Merced, are not available due to intervening topography and trees associated with the Harding Park Municipal Golf Course. None of the available views of the campus from the west are considered scenic views or vistas, as they are not expansive, unique, or of particularly high quality.

From areas to the south, short- and mid-range views of the campus are available from adjacent residential areas in Villas Parkmerced. These views are of the 2-story UPS residential buildings and of other campus buildings (ranging in height from 1- to 6-stories) and trees along Holloway Avenue and Font Boulevard. Longer-range views of the campus from the south are not available due to intervening development and trees. None of the available views of the campus from the south are considered scenic views or vistas, as they are not expansive, unique, or of particularly high quality.

4.1.1.5 Scenic Resources

The small groves of Monterey Cypress and Monterey Pine located in and around the Quad constitute scenic resources on the campus, as they play an important role in creating the park-like character of the campus. Moreover, they constitute the only surviving pre-campus vegetation that formerly stood amid agricultural fields.

There are no designated scenic roads in the vicinity of the campus. There are no other scenic resources on or immediately adjacent to the SF State campus.

4.1.1.6 Light and Glare

Sources of light and glare on and adjacent the campus are generally limited to the interior and exterior lights of buildings, lighting visible through windows, parking lot and path lighting, and lighting along campus and city streets. Night lighting is also present in Cox Stadium and the other playfields located in the valley portion of the campus. These sources of light are typical of those in a developed urban area. In addition, cars and trucks traveling to, from, and within the area, as well as parked cars, represent another source of glare.

4.1.1.7 Campus Design Review Process

The California State University (CSU) System uses a design review process at all of its campuses. This process involves the appointment of an outside master plan architect by the President of each campus. The architect reviews new construction projects for appropriateness of design and quality based on guidelines established in the current master plan for the campus, which for SF State is the 1989 SF State Master Plan. At SF State, the outside architectural review is then reviewed and interpreted by the Deputy Building Official on campus, who has the ultimate responsibility for determining how the review will affect the ultimate design of a new building project.

The proposed Campus Master Plan, if approved, will update the design guidelines provided in the 1989 SF State Master Plan, based on changes that have occurred since 1989 and to introduce new directions in architecture that were not considered in 1989 (e.g., green buildings recently mandated by the CSU System). Chapter 3, *Project Description*, provides a description of the proposed new architectural and urban design standards, and the landscape and site design guidelines provided in the proposed Campus Master Plan.

4.1.2 Impacts and Mitigation Measures

4.1.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. For the purposes of this EIR, the project would have a significant impact with regard to aesthetics if it would:

- Have a substantial adverse effect on a scenic vista.

  For this EIR, a scenic vista or view is defined as an expansive view of a unique or highly valuable landscape that is observable from a vantage point that is accessible to the public. There are no scenic views or vistas of or from the SF State campus that meet this criterion. Therefore, this topic is not evaluated further in this section.

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- Substantially degrade the existing visual character or quality of the site and its surroundings.

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

Additionally, in San Francisco substantially reducing sunlight or significantly increasing shadows in public open space areas under the jurisdiction of the San Francisco Recreation and Park Commission is typically considered to be a significant impact. The San Francisco Planning Code Section 295 generally prohibits development above a height of 40 feet if it would cause significant new shadow on open space under the under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of year. The proposed Campus Master Plan would not result in increased shadows on public open space areas under the jurisdiction of the San Francisco Recreation and Park Commission, as there are no such open spaces adjacent to the campus that could be affected by proposed campus development.

4.1.2.2 Analytical Method

The Environmental Setting provides a description of the physical setting on and surrounding the SF State campus to illustrate the backdrop against which impacts of the proposed project are evaluated. As there are no scenic vistas or scenic resources on or in the vicinity of the campus, this topic is not evaluated further in this section.

The analysis of aesthetic impacts focuses on whether the proposed Campus Master Plan will substantially degrade the existing visual character or quality of the campus and its surroundings. This analysis takes into consideration the scale of proposed development in the context of existing campus development and surrounding off-campus development. This analysis does not consider the visual impacts of specific building designs because that information is not known at this time given that the project under evaluation is a proposed Campus Master Plan, not a specific construction project. As the proposed Campus Master Plan does not provide designs for future buildings, it is not appropriate at this stage to conduct a design review process, as requested during the NOP review period. However, as described in Section 4.1.1.7, *Campus Design Review Process* above, the campus design review process will be implemented for all

future building projects that could be constructed under the proposed Campus Master Plan as and when specific projects are proposed. Visual simulations were also not prepared for the aesthetics analysis given that building design information is not provided for in the proposed Campus Master Plan. While specific design elements are not known, proposed development under the proposed Campus Master Plan will be evaluated at a program level based on design standards and guidelines and other information provided in the proposed Campus Master Plan.

The analysis compares identified impacts to the standards of significance stated above and determines the impact's level of significance under CEQA. If the impact will be significant, the analysis identifies feasible mitigation measures to eliminate the impact or reduce it to a less-than-significant level. If the impact cannot be reduced to a less-than-significant level after implementation of all feasible mitigation measures, then the impact is identified as significant and unavoidable. The project's potential contribution to cumulative impacts is also identified.

4.1.2.3 Campus Master Plan Impacts and Mitigation Measures

Impact AES-1: Development under the proposed Campus Master Plan will not substantially damage the small groves of Monterey Cypress and Monterey Pine located in and around the Campus Core landscape zone that constitute scenic resources on the campus.

Significance: Less than significant

Mitigation AES-1A: The small groves of mature Monterey Cypress and Monterey Pine trees located within the Campus Core landscape zone will be maintained and preserved with development under the proposed Campus Master Plan. Tree trimming and/or tree removal will take place in this portion of the campus only if required based on tree health conditions, public safety issues, and /or to allow for proposed development.

Mitigation AES-1B: Any mature Monterey Cypress and Monterey Pine trees that will be removed with proposed development under the proposed Campus Master Plan shall be replaced at a 1:1 ratio elsewhere within the Quad landscape zone. This planting shall be in addition to any replacement program implemented under the proposed Campus Master Plan to address the natural decline of trees.

Mitigation AES-1C: Mature Monterey Cypress and Monterey Pine trees that will be retained within or immediately adjacent to a construction site shall be adequately protected prior to the commencement of construction activities. Fencing shall be installed no closer than the drip line of trees, to the extent possible. Fencing closer to the trunk than the dripline will be permitted only when necessary to allow construction of project elements. The campus shall periodically inspect construction sites to ensure that protective construction fencing remains in place during the entire construction phase of future projects.

Residual Significance: Less than significant

As indicated in the Environmental Setting, the small groves of Monterey Cypress and Monterey Pine located in and around the Quad constitute scenic resources on the campus, as they play an important role in creating the park-like character of the campus. Moreover, they constitute the only surviving pre-campus vegetation that formerly stood amid agricultural fields.

The proposed Campus Master Plan identifies the area within and adjacent to the Quad as the Campus Core landscape zone, and indicates that new landscaping in this zone should follow the existing palette of Monterey Cypress and Monterey Pine, broad lawns, boarders of lush, green, clumping masses of plants like agapanthus, bergenia, camellia, and azalea. The proposed Campus Master Plan also identifies the need for a replacement program for the Monterey Cypress and Monterey Pine so that as existing trees naturally decline others will be sufficiently mature to take their place.

The proposed Campus Master Plan acknowledges the importance of these trees in and around the Quad by maintaining the vast majority of the existing trees and green space in this area. Therefore, development under the proposed Campus Master Plan will not result in substantial damage to these scenic resources and the impact is less than significant. However, proposed development under the proposed Campus Master Plan could potentially damage some of the small groves or individual trees of Monterey Cypress and Monterey Pine in the Campus Core landscape zone if not sensitively sited and constructed. In particular, these trees are present in the vicinity of the new academic buildings proposed along 19th Avenue and just south of Cox Stadium. It is acknowledged that some trees may need to be removed in these locations or other locations to allow for proposed development. However, Mitigation AES-1A will ensure that Monterey Cypress and Monterey Pine tree removal is minimized to the extent possible in and adjacent to proposed development areas. Mitigation AES-1B will ensure that mature Monterey Cypress and Monterey Pine tree that are removed with development are replaced elsewhere within the Campus Core landscape zone. Mitigation AES-1C will ensure that trees to be retained in and adjacent to construction sites are not damaged during construction.

The implementation of these mitigation measures will further ensure that the existing scenic and park-like characteristics provided by the groves of Monterey Cypress and Monterey Pine are maintained with growth and development under the proposed Campus Master Plan.

Impact AES-2: Development under the proposed Campus Master Plan will not substantially degrade the existing visual character of the existing SF State campus.

Significance: Less than significant

Mitigation AES-2: Mitigation not required

Residual Significance: Less than significant

The proposed Campus Master Plan will not substantially degrade the existing visual character of the existing SF State campus. The proposed Campus Master Plan provides for the replacement of some of the older campus buildings and construction of new campus buildings. Overall, the density of campus development will increase. However, this increase in density will not substantially degrade the existing

visual character of the campus, as: (1) the amount of open space on campus will generally be maintained, (2) the existing pattern of development will be maintained, (3) the building heights of new development will be similar to other existing campus development, and (4) other design standards and guidelines of the proposed Campus Master Plan will maintain or further enhance the existing visual character of the campus.

Open Space

The existing amount of open space on campus will be generally maintained with growth and development under the proposed Campus Master Plan. While a net increase in building space will be provided for under the proposed Campus Master Plan, replacement and new buildings will be denser and more efficient, thus allowing for open space to be maintained. Furthermore, the implementation of Mitigation AES-1A through 1C, above, will further ensure that the existing scenic and park-like characteristics provided by the groves of Monterey Cypress and Monterey Pine in and around the central Quad will be maintained with growth and development under the proposed Campus Master Plan. Moreover, the Valley and Creek landscape zone identified in the proposed Campus Master Plan for the valley portion of the campus will further enhance the quality of the open space on campus by providing for upland woodland, valley scrub, and riparian vegetation in specific areas bordering and separating the recreational facilities. Improved pathways along the valley and the new footbridge will allow for greater visual access and enjoyment of this central open space area.

Land Use Pattern

Compatibility between adjacent existing and proposed campus buildings was taken into consideration in identifying and locating development proposed under the proposed Campus Master Plan. Existing land use patterns on the campus (see Figure 3-3, *Existing Campus Land Use*), described in the Environmental Setting, reflect campus development guided by the planning principles embodied in the previous Campus Master Plan. The pattern of existing campus development consists of a centrally located academic core that surrounds the central Quad with groups of residential buildings located to the north, west, and south of the academic core. Other campus uses are located throughout the central portion of the campus. The proposed Campus Master Plan will generally maintain this land use pattern (see Figure 3-5, Campus *Land Use*). New campus housing will be sited in or immediately adjacent to areas of existing housing in UPN and UPS. (It should be noted that new campus housing in UPS will not be constructed until this property, currently owned by the SF State Foundation, is transferred to SF State.) Additionally, most of the new academic buildings will be located within the academic core on the sites of existing buildings slated for replacement, with some extension of these academic functions to the west (i.e., Creative Arts and Clinical Sciences buildings). The extension of the academic core to the west will not substantially degrade the visual character of this portion of the campus.

Height Limits

The proposed Campus Master Plan architectural and urban design standards include height limits that maintain a consistent scale to the campus, relate to existing buildings where appropriate, and allow iconic buildings such as the Student Center to maintain their unique identity (see Figure 3-7, *Building Height Limits*). The proposed Campus Master Plan indicates that new academic buildings around the Quad and new residential buildings will maintain a 50-foot height limit, consistent with existing campus

development in this portion of the campus. The height limit will be 70 feet along Centennial Walk consistent with the existing Humanities and Village buildings. This limit will also apply to the Gym/Recreation-Wellness Center, consistent with or lower than existing campus development in UPN. The 70-foot limit will also apply along most of 19th Avenue to reinforce the campus's urban frontage. This height limit is consistent with or lower than existing campus development in these portions of the campus, such as Thornton and Hensill halls, and Centennial Village and Towers. A 100-foot height limit will apply to the hotel tower and high-volume spaces in the Creative Arts buildings. This height limit is consistent with other prominent campus development, such as the Student Center, and others listed above.

Other Design Standards

Additionally, implementation of other design standards provided in the proposed Campus Master Plan will help to maintain or further enhance the existing visual character of the campus. These standards include: (1) adherence to build-to-lines which will to maintain outdoor open space areas, and pedestrian and landscape spines; (2) daylighting principles, which will minimize the massing and bulk of new buildings; and (3) architectural character principles that are in keeping with original campus buildings and recent renovations, such as horizontally proportioned windows, overhanging sun-shading elements on southern exposures, light-colored stucco cladding, or poured-in-place concrete. See Chapter 3, *Project Description* for further information about the architectural and urban design standards provided in the proposed Campus Master Plan.

In conclusion, as campus development under the proposed Campus Master Plan will not substantially degrade the visual character of the existing SF State campus, the impact will be less than significant.

Impact AES-3: Development of new housing in University Park South under the proposed Campus Master Plan could potentially degrade the existing visual character of the adjacent Villas Parkmerced neighborhood, if not properly designed.

Significance: Potentially significant

Mitigation AES-3: Expand the proposed Campus Master Plan to provide for appropriate architectural and urban design guidelines that apply specifically to the proposed redevelopment of a portion of the existing University South Park (UPS) buildings. These guidelines will require that any proposed new structures in UPS respect the existing visual characteristics of the adjacent Villas Parkmerced neighborhood. The guidelines should consider building color and design, exterior treatments and design details, and building heights such that the proposed new development is visually compatible with the adjacent Villas Parkmerced neighborhood.

Residual Significance: Less than significant

The proposed Campus Master Plan will generally not substantially degrade the existing visual character of the areas immediately adjacent to the SF State campus. The SF State campus is already a fully developed urban campus that is located in an area with existing surrounding urban residential, commercial, educational, and open space uses. As indicated above, the proposed Campus Master Plan

provides for the replacement of some of the older campus buildings and construction of new campus buildings. In general, the visual character along the edges of the campus will not be substantially degraded with development under the proposed Campus Master Plan, as described further below.

East of SF State - 19th Avenue and Ingleside Neighborhood

From 19th Avenue and residences located in the Ingleside neighborhood, campus development may appear somewhat denser with the addition of the hotel and conference facility and replacement academic buildings along 19th Avenue. However, these buildings will be similar to or lower in height as compared to the adjacent Hensill and Thornton halls, which are also visible from 19th Avenue. The implementation of Mitigations AES-1A through 1C and the installation of tightly spaced street trees on the campus side of 19th Avenue (see Section 3.8.1.7, of Chapter 3, *Project Description*) will soften the appearance of new campus development along the eastern edge of the campus from 19th Avenue and the Ingleside neighborhood. Moreover, further south on 19th Avenue, near the intersection of 19th Avenue and Holloway a greater amount of open/green space will be provided for under the proposed Campus Master Plan than currently exists in this area, which will reduce the apparent density of campus development in this area. Likewise, the removal of temporary buildings and the revegetation of the valley along 19th Avenue, called for in the proposed Campus Master Plan, will further reduce the apparent density of campus development. Figure 4.1-5, *2020 Illustrative Image of the SF State Campus* provides an illustration of what proposed development along 19th Avenue could look like under the proposed Campus Master Plan. Overall, proposed development under the proposed Campus Master Plan will not substantially degrade the existing visual character of the adjacent area east of the campus along 19th Avenue and in the Ingleside neighborhood.

North of SF State - Stonestown and Schools

Campus development as viewed from the Stonestown shopping center may appear denser with the new and replacement development anticipated in the proposed Campus Master Plan. The Hotel and Conference Center will be visible from the Stonestown Galleria shopping center. This facility will replace a portion of the existing apartment buildings currently located in UPN. As indicated above, this building will be similar in height to the adjacent Hensill and Thornton halls, which are also currently visible from the Stonestown shopping center. Just to the east of the Hotel and Conference Center, additional buildings in UPN will be replaced with new, higher density buildings. This redeveloped portion of UPN will also be visible from the Stonestown shopping center. However, these new buildings will be limited in height to 50-feet and will be comparable in height to other adjacent buildings in UPN. Specifically, the new buildings will be substantially lower than the 10-story tower apartments in UPN and somewhat higher than the 2- and 3-story apartment buildings in UPN. According to the proposed Campus Master Plan, Buckingham Way will be designated as one of two campus village main streets, and will be planted with rows of tightly spaced street trees with a high canopy, such as London Plane trees or Brisbane Box. This will soften the appearance of the new campus development in this portion of campus.

Campus development as viewed from Lowell High School and Lakeshore Elementary to the north will appear denser with the new and replacement development proposed in the northwestern corner of the campus under the proposed Campus Master Plan. Existing campus maintenance facilities will be relocated and expanded at the site of an existing parking lot located immediately adjacent to the high school fields. Additionally, new housing will replace the existing Sutro Library located just south of the parking lot on Winston Drive. Building height will be limited to 50 feet in this portion of the campus,

which is substantially lower than the existing towers in UPN, which are visible from these locations. Additionally, the proposed Campus Master Plan provides for the installation of trees and vegetation associated with the Valley and Creek landscape zone. Specifically, a mix of coastal hardwoods and understory scrub will be planted just north of the housing, which should soften the appearance of this development from these locations.

Overall, proposed development under the proposed Campus Master Plan will not substantially degrade the existing visual character of the adjacent area north of the campus along Buckingham Way and Winston Drive.

West of SF State - Lake Merced and Harding Park Municipal Golf Course

Existing campus development is not visible from areas around Lake Merced, such as from John Muir Drive, Skyline Boulevard, and the pedestrian path along the west side of Lake Merced, due to intervening topography and trees associated with the Harding Park Municipal Golf Course. Likewise, proposed development under the proposed Campus Master Plan also will not be visible from these locations west of the campus. Therefore, the visual characteristics of these areas will not be affected by proposed development under the proposed Campus Master Plan.

Campus development as viewed from Lake Merced Boulevard may appear somewhat denser with the new and replacement development anticipated in the proposed Campus Master Plan. A new Gymnasium/Recreation-Wellness Center will be sited in the current location of the campus Corporation Yard and the Lakeview Center, at the intersection of Lake Merced Boulevard and Winston Drive. The new gym will be somewhat screened from Lake Merced Boulevard by existing Monterey Cypress and Monterey Pines located just south of the site. Additionally, a new Creative Arts Building will be located on the site of an existing softball field, at the intersection of Lake Merced Boulevard and Font Boulevard. According to the proposed Campus Master Plan, Lake Merced Boulevard will be planted with continuous street trees and border landscaping along the campus, including upland woodland and upland scrub native plants, as well as Monterey Cypress and Monterey Pines. These plantings will soften the appearance of the new campus development from Lake Merced Boulevard. Additionally, as only intermittent views of the campus are available from the eastern side of the Harding Park Municipal Golf Course through the trees located along the west side of Lake Merced Boulevard, it is expected that campus development as viewed from this location will not appear as substantially changed.

Overall, development under the proposed Campus Master Plan will not substantially degrade the existing visual character of the adjacent area west of the campus along Lake Merced Boulevard and the Harding Park Municipal Golf Course.

South of SF State – Villas Parkmerced

The Villas Parkmerced neighborhood is located south of the SF State campus. The buildings on the UPS property and development further south, constitute the Villas Parkmerced neighborhood. The proposed Campus Master Plan anticipates that the portion of the Villas Parkmerced neighborhood located in UPS that was recently purchased by the SF State Foundation (see Figure 3-1, *Campus Master Plan Boundary*) will ultimately be transferred to SF State. The proposed Campus Master Plan contemplates the gradual conversion of these residential buildings to SF State campus use as existing tenants vacate their units. Additionally, the proposed Campus Master Plan calls for the redevelopment of a portion of these buildings in UPS to provide for higher density housing, once the property is transferred to SF State.

These new buildings will be limited in height to 50-feet, which is taller than the existing Villas Parkmerced buildings immediately to the south of UPS, which are about 20 feet in height.

The buildings in UPS along Holloway Avenue and immediately south are mostly 2-stories in height and have a unique architectural style, as described in Section 4.1.1.3, *Visual Character of Surrounding Area* above. Given this unique style and the fact that these buildings are part of a larger neighborhood that has fairly uniform and distinct visual characteristics, the redevelopment of the buildings in UPS by the campus could potentially degrade the existing visual character of the adjacent area if not properly designed. The implementation of Mitigation AES-3 will require that the proposed Campus Master Plan be expanded to provide for appropriate architectural and urban design guidelines that apply specifically to the proposed redevelopment of these buildings in UPS. These guidelines will require that any proposed new structures in this area respect the existing visual character of the adjacent Villas Parkmerced neighborhood. The guidelines should consider building color and design, exterior treatments and design details, and building heights such that the proposed new development is visually compatible with the adjacent Villas Parkmerced neighborhood. Implementation of this mitigation will ensure that the proposed Campus Master Plan will not substantially degrade the existing visual characteristics of the adjacent Villas Parkmerced neighborhood.

Overall, proposed development will not substantially degrade the existing visual characteristics of areas adjacent the SF State campus, with the implementation of Mitigation AES-3 above.

Impact AES-4: Development under the proposed Campus Master Plan will not create new sources of substantial light or glare on campus that could adversely affect daytime or nighttime views in the area.

Significance: Less than significant

Mitigation AES-4A: New campus lighting will be consistent with LEED-NC guidelines for light pollution reduction. These guidelines require that directional and other lighting methods be used to minimize light trespass from buildings and outdoor areas. Available methods, include but are not limited to: directional and design methods to reduce spillage, automatically controlled turn off of interior spaces during non-business hours, lighting exterior areas only for safety and comfort, and using lower intensity lights.

Mitigation AES-4B: Revise the proposed Campus Master Plan architectural and urban design guidelines to indicate that reflective metal, mirrored glass, or any other reflective building materials shall not be used as primary building materials for facades.

Residual Significance: Less than significant

Upward-directed lighting and excess site lighting can contribute to atmospheric light pollution that can hinder observation and enjoyment of the night sky. New sources of glare can also affect nearby residents, pedestrians, and passing motorists.

Proposed development under the proposed Campus Master Plan will result in a net increase in building space in new and replacement buildings, new pathways, a new pedestrian bridge, and new parking lots. New light sources associated with this new development could include streetlights, illuminated signage, exterior safety and way finding lighting, and light emitted from building windows. While new lighting will be installed with proposed new development, this lighting will not create a new source of substantial nightlight. This is due to the fact that the campus is already fully developed and is located within an area with surrounding urban development. Therefore, the existing night lighting on and adjacent to the campus is typical of a developed urban area. New campus lighting will not change these nighttime conditions. Moreover, the proposed Campus Master Plan lighting standards will require that LEED-NC guidelines for light pollution reduction be followed. These guidelines require that directional and other lighting methods be used to minimize light trespass from buildings and outdoor areas. Available methods, include but are not limited to: directional and design methods to reduce spillage, automatically controlled turn off of interior spaces during non-business hours, lighting exterior areas only for safety and comfort, and using lower intensity lights. Mitigation AES-4A above will ensure that these lighting standards will be implemented with development proposed under the proposed Campus Master Plan, which will further reduce the impact.

Proposed growth and development under the proposed Campus Master Plan could also increase glare from reflective building materials. Because specific architectural features and building materials of new and replacement buildings are not defined in the proposed Campus Master Plan, it is possible that new campus buildings will have reflective surfaces, such as metal and glass. If this were the case, the resultant glare could affect nearby residents, pedestrians, and passing motorists. However, architectural standards provided in the proposed Campus Master Plan indicate that stucco cladding or poured-in-place concrete are common features in campus buildings that should be applied in new development. Therefore, while it is unlikely that reflective building materials will be utilized, implementation of Mitigation AES-4B will ensure that future buildings do not use reflective building surfaces as the primary materials for building facades.

Overall, growth and development under the proposed Campus Master Plan will not create new sources of substantial light or glare on campus that could adversely affect daytime or nighttime views in the area.

4.1.2.4 Cumulative Impacts and Mitigation Measures

Impact AES-5:	Development under the proposed Campus Master Plan, in conjunction with other vicinity development, will not result in significant cumulative impacts due to substantial degradation of the existing visual character of the area.
Significance:	Less than significant
Mitigation:	Mitigation not required
Residual Significance:	Less than significant

The geographical setting for the discussion of cumulative impacts related to aesthetics consists of the SF State campus and surrounding vicinity. As previously discussed in Impacts AES-2 and AES-3, the proposed Campus Master Plan will not substantially degrade the existing visual character of the SF State campus or immediately adjacent to the campus area, with implementation of Mitigation AES-3.

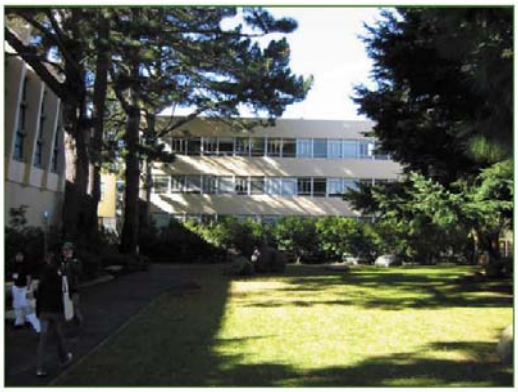
Lands designated for development in the *San Francisco Planning Code* in the vicinity of the campus are already mostly developed. Therefore, the majority of future development in the area is expected to consist primarily of the redevelopment of existing properties, such as is currently proposed at 77 Cambon Drive, located south of the campus and at 473 Eucalyptus Drive, located north of the campus. A limited amount of new development on undeveloped parcels may also occur in the vicinity of campus, such as is proposed at 800 Brotherhood Way, located south of the campus. Such development will be expected to be in general conformance with local land use plans and therefore will not likely result in substantial degradation of the existing visual character in the vicinity.

As the majority of future development in the vicinity of the campus will be limited to intensification or rebuilding of existing uses, changes to visual character will likely be limited to changes in building size and architectural character. While such changes could occur on a parcel-by-parcel basis, the *San Francisco General Plan* and *Planning Code* do not propose large-scale changes in land use to the neighborhoods adjacent to the campus. Therefore, existing visual conditions around the campus will presumably continue. Although there may be incremental changes over time, these changes will not result in significant cumulative impacts due to substantial degradation of the existing visual character of the area.

In conclusion, neither the development on campus, nor reasonably foreseeable future development within the neighborhoods adjacent to the campus, will result in a significant cumulative impact associated with substantial degradation of the existing visual character. Therefore, the potential cumulative impact on visual character will be less than significant.

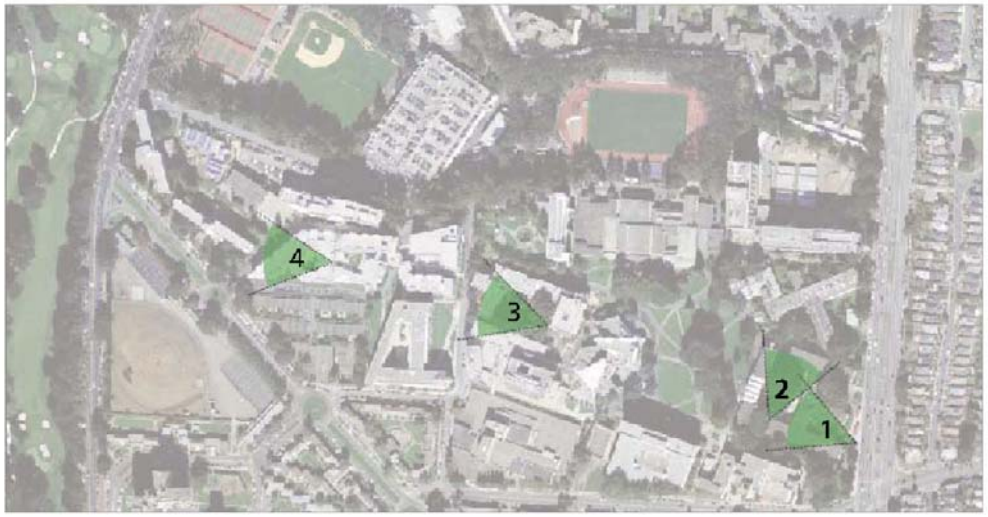
1. View of HSS courtyard from 19th Avenue

2. View of the fern court formed by the HSS Building, looking north



3. View of Burk Hall / Garden of Remembrance

4. View of the Village at Centennial Square - raised plaza at Building A



Source: WRT | SOLOMON E.T.C.

URS	SAN FRANCISCO STATE UNIVERSITY CAMPUS MASTER PLAN	INTERIOR CAMPUS VIEWS - COURTYARDS	NOT TO SCALE Figure 4.1-1 January 2007

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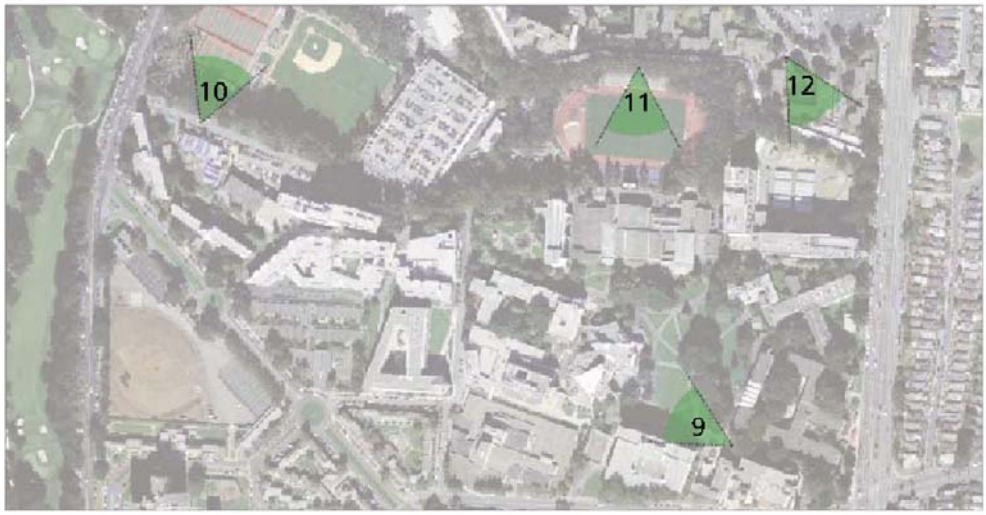
9. View of Quad looking west towards the Cesar Chavez Student Center

10. View north over Tennis Courts west of Maloney Field

11. View of Cox Staium, looking South towards the press box & gymnasium

12. View of green space at University Park North apartments



Source: WRT | SOLOMON E.T.C.

URS	SAN FRANCISCO STATE UNIVERSITY CAMPUS MASTER PLAN	INTERIOR CAMPUS VIEWS - OPEN SPACE	NOT TO SCALE Figure 4.1-2 January 2007

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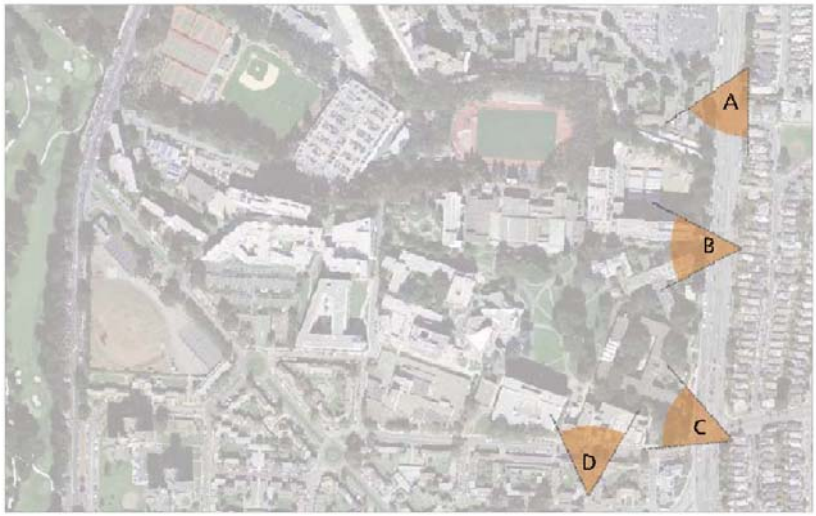
A. View from 19th Avenue, looking Southwest, towards Hensill Hall

B. View from 19th Avenue, looking West, towards Hensill Hall (right) and the Science Building

C. View from 19th & Holloway Avenues, at the University's Southeast corner

D. View from Cardenas Avenue, looking North towards the Administration building complex



Source: WRT | SOLOMON ★ E.T.C.

URS

SAN FRANCISCO STATE UNIVERSITY CAMPUS MASTER PLAN

CAMPUS EDGES - FROM THE EAST

NOT TO SCALE

Figure 4.1-3

January 2007

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I. View from Lake Merced Boulevard, looking West over Lake Merced

J. View from Winston drive, looking Northeast towards Univeristy Park North towers

K. View from Winston drive, looking Southeast over Corporation Yard

L. View along Buckingham Way, looking Southeast towards Univeristy Park North towers

Source: WRT | SOLOMON E.T.C.

URS

SAN FRANCISCO STATE UNIVERSITY CAMPUS MASTER PLAN

CAMPUS EDGES - FROM THE NORTH

NOT TO SCALE

Figure 4.1-4

January 2007

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Source: WRT | SOLOMON E.T.C.

URS

SAN FRANCISCO STATE UNIVERSITY CAMPUS MASTER PLAN

2020 ILLUSTRATIVE IMAGE OF THE SF STATE CAMPUS

NOT TO SCALE

Figure 4.1-5

January 2007

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