

4.0 ENVIRONMENTAL IMPACT ANALYSIS

INTRODUCTION

The purpose of this section is to inform decision makers and the public of the type and magnitude of the change to the existing environment that would result from the proposed project, plus proposed and approved cumulative development in the City of Glendale. Environmental topics addressed in this Draft Environmental Impact Report (EIR) have been identified in the Notice of Preparation prepared by the Glendale Redevelopment Agency (the Agency) for the proposed project. The environmental impact analysis sections of this Draft EIR provide a comprehensive discussion of the existing local and regional environmental conditions, evaluate expected proposed project and cumulative impacts that would result from the proposed project, and determine the level of significance of reasonably foreseeable impacts. The environmental impact analysis sections identify mitigation measures intended to reduce potential environmental impacts to the greatest extent feasible.

DOWNTOWN SPECIFIC PLAN

In November 2006, the City of Glendale certified the Glendale Downtown Specific Plan (DSP) Environmental Impact Report (EIR), which addressed the impacts and mitigation measures associated with proposed development under the DSP within the approximately 220 acres located in the center of the City of Glendale. In March 2009, the DSP was amended to make minor text cleanup and corrections; establish the Council as the approving body for public art; create a height/density bonus and establish parking exceptions for art galleries, museums, and similar exhibit spaces in new projects; increase in the height/density restrictions in the north portion of the Alex Theatre District; consolidate review authority for projects that straddle the DSP/Glendale Redevelopment Area and adjacent zones. The project site is located within the DSP area. Consequently, the mitigation measures contained within the DSP EIR in some instances are directly applicable to the proposed project. The DSP Mitigation Monitoring and Reporting Program adopted as part of that program EIR was reviewed and mitigation measures, when applicable to the proposed project, are included within this EIR.

CUMULATIVE IMPACT ANALYSIS

The technical analysis contained in **Section 4.0, Environmental Impact Analysis**, examines both the proposed project-specific impacts and the potential environmental effects associated with cumulative development. The California Environmental Quality Act (CEQA) requires that EIRs discuss cumulative impacts, in addition to the proposed project-specific impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the proposed project alone. According to Section 15355 of the *State CEQA Guidelines*:

Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Section 15130(a)(1) of the *State CEQA Guidelines* further states, "a cumulative impact consists of an impact which is created as a result of the combination of the proposed project evaluated in the EIR together with other projects causing related impacts."

Section 15130(a) of the *State CEQA Guidelines* also requires that EIRs discuss the cumulative impacts of a project when the proposed project's incremental effect is "cumulatively considerable."¹ Where a Lead Agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but must briefly describe the basis for its conclusion. If the combined cumulative impact associated with the proposed project's incremental effect and the effects of other projects is not significant, Section 15130(a)(2) of the *State CEQA Guidelines* requires a brief discussion in the EIR of why a cumulative impact is not significant and why it is not discussed in further detail. Section 15130(a)(3) of the *State CEQA Guidelines* requires supporting analysis in the EIR if a determination is made that a project's contribution to a significant cumulative impact is rendered less than cumulatively considerable and, therefore, is not significant. CEQA recognizes that the analysis of cumulative impacts need not be as detailed as the analysis of project-related impacts, but instead should "be guided by the standards of practicality and reasonableness." (*State CEQA Guidelines* Section 15130(b)). The discussion of cumulative impacts in this Draft EIR focuses on whether the impacts of the proposed project are cumulatively considerable.

The fact that a cumulative impact is significant does not necessarily mean that the proposed project-related contribution to the cumulative impact analysis is significant as well. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is "cumulatively considerable." To support each significance conclusion, the Draft EIR provides a cumulative impact analysis; and where project-specific impacts have been identified that, together with the effects of other related projects, could result in cumulatively significant impacts, these potential impacts are documented.

¹ Under Section 15065(a)(3) of the *State CEQA Guidelines*, "cumulatively considerable" means that "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

Section 15130(b) of the *State CEQA Guidelines* defines consideration of the following two elements as necessary to provide an adequate discussion of cumulative impacts: “(a) a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the Agency, or (b) a summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area wide conditions.” In this Draft EIR, a combination of these two methods is used depending upon the specific environmental issue area being analyzed.

Related projects within the City are presented in **Table 4.0-1, List of Related Projects**, and the locations of these related projects are located nearest projects are shown in **Figure 4.0-1, Related Projects**. **Table 4.0-1** includes those projects that are (1) completed but not fully occupied, (2) currently under construction or beginning construction, (3) proposed with applications on file at the City, or (4) reasonably foreseeable.

**Table 4.0-1
List of Related Projects**

Project No.	Project Name	Location	Land Use	Size	Unit
1	ICIS Project	524 W. Colorado & 544 W. Elk Avenue	Condominiums	200	du
			Retail	8,300	sf
2	Verdugo Gardens Project	610 N. Central Avenue	Condominiums	287	du
			Retail	3600	sf
			Medical Office	-10,000	sf
			Restaurant	-5,150	sf
3		300 N. Central Avenue	Condominiums	72	du
			Retail	4,000	sf
4		301 N. Central Avenue	Condominiums	46	du
			Retail	14,375	sf
			Office	16,567	sf
5	City Center II	111N. Brand Boulevard	Condominiums	191	du
			Retail/Restaurant	4,089	sf
			Hotel	152	rm
6	Orange/Wilson Mixed-Use Project	185 N. Orange Street	Condominiums	196	du
			Live/Work	5	du
			Restaurant	2,649	sf
7	ASLA	117 S. Louise Street	Cultural Center/Banquet Facility	45,000	sf

Project No.	Project Name	Location	Land Use	Size	Unit
8	SNK	214 E. Broadway	Condominiums	38	du
			Retail	21,904	sf
9	Heritage Park Partners	331 W. Doran Street	Condominiums	60	du
10	Jackson & Colorado	228 S. Jackson	Condominiums	28	du
			Office	11,470	sf
11		1211 N. Pacific Avenue	Office	2,950	sf
12		1110 S. Central Avenue	Office	4,500	sf
13		435 Los Feliz Boulevard	Day Spa	25,000	sf
			Market	36,000	sf
			Commercial	26,880	sf
			Restaurant	11,210	sf
			Office	32,000	sf
			Medical Office	32,000	sf
14		511 N. Adams Street	Apartments	22	du
15		327 Salem Street	Condominiums	32	du
			Live/Work	4	du
16		370 Salem Street	Condominiums	17	du
17		624 Geneva Street	Condominiums	5	du
18		1130 E. Colorado Street	Condominiums	25	du
			Retail	4,000	sf
19		224 S. Jackson	Condominiums	17	du
			Retail	11,373	sf
			Office	11,330	sf
20		347 Milford Street	Condominiums	12	du
21		525 N. Adams Street	Condominiums	7	du
			Office		
22		610 W. Broadway	(General/Medical)	25,000	sf
			Retail	1,600	sf
23		352 W. Chevy Chase Drive	Apartments	7	du
24		713 Howard Street	Condominiums	26	du
25		611 E. Arcacia Avenue	Condominiums	12	du
26		1304 N. Central Avenue	Condominiums	12	du
27		400 W. Stocker Street	Apartments	7	du
28		817 W. Palmer Avenue	Condominiums	16	du
29	Glendale Triangle Project	3600 San Fernando Road	Apartments	218	du
			Retail	54,000	sf
30	Vassar City Lights	3673 San Fernando Road	Apartments	72	du

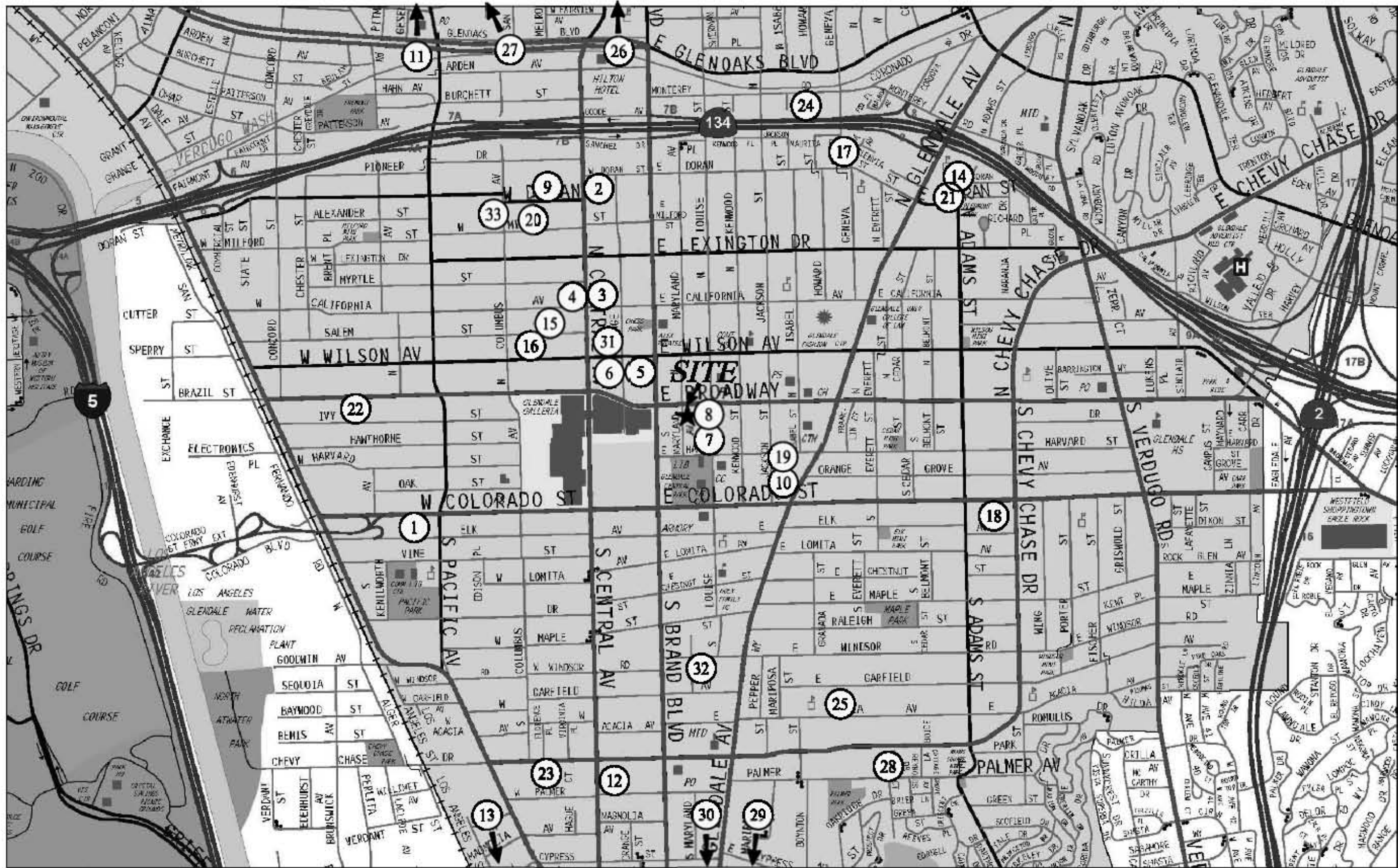
Project No.	Project Name	Location	Land Use	Size	Unit
31	Hyatt Place Glendale	225 Wilson Avenue	Hotel	172	rm
			Restaurant	1,950	sf
32	Maryland Avenue Park	810 S. Maryland Avenue	Public Mini-Park	21,250	sf
33	Columbus School Joint Soccer Field	425 W. Milford Street	Soccer Fields	1	field

Sources: City of Glendale Planning Department and Glendale Redevelopment Agency
 du = dwelling units; sq ft = square feet; rm = rooms

Based on the above table, related projects within 1.5 miles of the proposed project, would result in nine live/work units, 326 apartments, 1,299 condominiums, 225,780 square feet of commercial, retail, and restaurant space, 125,817 square feet of office and medical office space, 324 hotel rooms, 38,900 square feet of medical retail and office space, 5,308 square feet of industrial uses, 45,000 square of cultural center and banquet facilities, a 21,250-square-foot mini-park, and one soccer field. Approximately 875 of the proposed residential units would be within the DSP and 759 of the proposed residential units would be outside the DSP boundaries. Based on an average household size of 2.7 persons within the City of Glendale and an average household size of 1.8 persons within the Downtown Specific Plan, these units would directly add 3,625 people to the population of City of Glendale.^{2,3} Related projects would also directly generate 2,288 employment positions. Specific past, present, and reasonably anticipated future projects listed above, as well as applicable Glendale land use planning documents, are considered when evaluating regional or area wide conditions and cumulative impacts in **Sections 4.1 through 4.9** of this EIR.

² US Census, 2006–2008 American Community Survey 3-Year Estimates: Glendale, CA, http://factfinder.census.gov/servlet/ACSSAFFacts?_event=Search&geo_id=&geoContext=&_street=&_county=glendale&_cityTown=glendale&_state=04000US06&_zip=&_lang=en&_sse=on&pctxt=fph&pgsl=010. 2010.

³ City of Glendale, Downtown Specific Plan Draft EIR, 2006.



NOT TO SCALE

SOURCE: Linscott, Law & Greenspan – June 2010

FIGURE 4.0-1

Related Projects