

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 change to the existing environment that would result from the project, plus proposed and approved cumulative development in the City of Glendale. Environmental topics addressed in this Draft EIR have been identified in the Notice of Preparation prepared by 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 project and cumulative impacts that would result from the 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. The Verdugo Gardens project site is located within the DSP area. Consequently, the mitigation measures contained within the DSP EIR in some instances are directly applicable to this project. The DSP Mitigation Monitoring and Reporting Program adopted as part of that program EIR was reviewed and mitigation measures, when applicable to this project, are included within this EIR.

CUMULATIVE IMPACT ANALYSIS

The technical analysis contained in **Section 4.0, Environmental Impact Analysis**, examines both project-specific impacts and the potential environmental effects associated with cumulative development. The California Environmental Quality Act (CEQA) requires EIRs to discuss cumulative impacts, in addition to 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 project alone. According to Section 15355 of the *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 *CEQA Guidelines* further states that a "cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts."

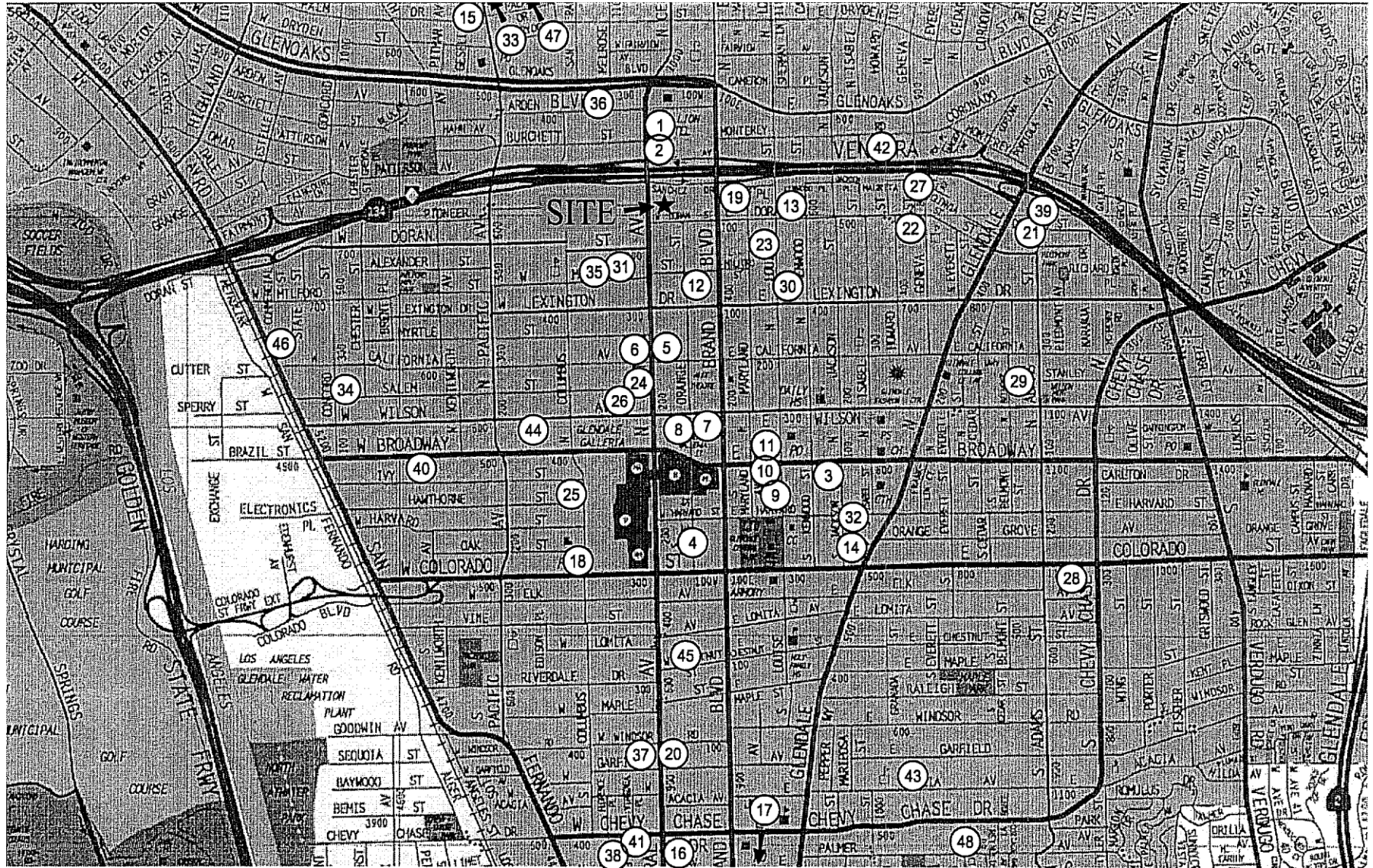
Section 15130(a) of the *CEQA Guidelines* also requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable."¹ If the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, Section 15130(a)(2) of the *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 *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." (*CEQA Guidelines* Section 15130(b)) The discussion of cumulative impacts in this Draft EIR focuses on whether the impacts of the Verdugo Gardens project are cumulatively considerable.

The fact that a cumulative impact is significant on the whole does not necessarily mean that the project-related contribution to that 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; 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.

Section 15130(b) of the *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, Related Projects**, and the locations of these 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.

¹ Under Section 15065(a)(3) of the *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."




 NOT TO SCALE

SOURCE: Linscott Law & Greenspan – June 2006

FIGURE 4.0-1

Related Projects

**Table 4.0-1
Related Projects**

	Project Name/Location	Land Use	Size	Status
1	Hotel Project/Embassy Suites 800 N. Central Avenue	Hotel	272 Rooms	Under Construction
2	Commonwealth Project/Maguire North 300 W. Burchett Street	Office	188,000 sq ft	Approved
3	Broadway Mixed-Use Project 416 E. Broadway	Condominiums Retail	118 du 7,000 sq ft	Approved
4	Glendale Town Center	Cinema Restaurant Retail Promotional Retail Condominiums Apartments	3,500 Seats 66,500 sq ft 168,500 sq ft 170,000 sq ft 100 Units 238 Units	Approved Under Construction
5	300 Central Avenue	Condominiums Retail	72 du 4,000 sq ft	Approved
6	301 Central Avenue	Condominiums Retail Office	46 du 14,375 sq ft 16,567 sq ft	Approved
7	City Center II 111 N. Brand Boulevard	Condominiums Retail/Restaurant Hotel	191 du 4,089 sq. ft. 152 Rooms	Proposed
8	Orange/Wilson Mixed-Use Project 185 North Orange Street	Condominiums Live Work Restaurant	196 du 5 du 2,649 sq ft	Proposed
9	ASLA 117 S. Louise Street	Cultural Center/Banquet Facility	45,000 sq ft	Approved
10	SNK 214-220 E. Broadway	Condominiums Retail	38 du 21,904 sq ft	Approved
11	DPSS Site 225 H. Broadway	Commercial (Re-use of office building)	60,000 sq ft	In Development Proposal Stage
12	Milford Residential Project Southeast corner of Orange Street/Milford Street intersection	Condominiums	142 du	Proposed
13	Heritage Park Partners 339-343 W. Doran Street	Condominiums	32 du	Proposed
14	Jackson and Colorado 228 S. Jackson	Condominiums Office	28 du 11,470 sq ft	Approved
15	1211 N. Pacific Avenue	Office	2,950 sq ft	Approved
16	1110 S. Central Avenue	Office	4,500 sq ft	Approved
17	435 Los Feliz Boulevard	Condominiums Commercial/Retail	165 du 2,265 sq ft	Proposed
18	New Commercial Building 401W. Colorado Street	Office Banquet Hall	53,300 sq ft 10,500 sq ft	Proposed

4.0 Environmental Impact Analysis

	Project Name/Location	Land Use	Size	Status
19	North Brand Mixed-Use Development 600 North Brand Boulevard	Condominiums Townhomes Retail Office Hotel	724 du 28 du 75,000 sq ft 45,000 sq ft 448 Rooms	Proposed
20	Medical Commercial Bldg 800 S. Central Avenue	Medical Retail Medical Office	9,900 sq ft 29,000 sq ft	Under Construction
21	511 N. Adams Street	Apartments	22 du	Approved
22	730 W. Doran Street	Condominiums	20 du	Under Construction
23	531 N. Louise Street	Condominiums	9 du	Under Construction
24	327 Salem Street	Condominiums	13 du	Under Construction
25	401 Hawthorne Street	Condominiums	17 du	Proposed
26	370 Salem Street	Condominiums	17 du	Approved
27	624 Geneva Street	Condominiums	15 du	Proposed
28	1130 E. Colorado Street	Condominiums Retail	25 du 4,000 sq ft	Under Construction
29	236 N. Belmont Street	Condominiums	12 du	Proposed
30	428 N. Louise Street	Condominiums	12 du	Under Construction
31	333 W. Milford Street	Condominiums	12 du	Under Construction
32	224 S. Jackson Street	Condominiums Retail Office	17 du 11,373 sq ft 11,330 sq ft	Approved
33	1200 N. Pacific Avenue	Retail	5,010 sq ft	Under Construction
34	240 Concord Street	Apartment	8 du	Proposed
35	347 Milford Street	Condominiums	12 du	Under Construction
36	375 W. Arden Avenue	Condominiums	23 du	Under Construction
37	216 W. Windsor Road	Condominiums	8 du	Under Construction
38	371 W. Palmer Avenue	Industrial (building addition)	5,308 sq ft	Proposed
39	525 N. Adams Street	Condominiums	7 du	Proposed
40	610W. Broadway	Condominiums Retail	21 du 1,750 sq ft	Approved
41	352 W. Chevy Chase Drive	Apartment	7 du	Approved
42	713-725 Howard Street	Condominiums	26 du	Approved
43	611 E. Acacia Avenue	Condominiums	12 du	Approved
44	430W. Wilson Avenue	Apartment	16 du	Approved
45	St. Mary's Armenian Church 209 W. Chestnut Street	Community Use Center	10,600 sq ft	Approved

	Project Name/Location	Land Use	Size	Status
46	5500 San Fernando Road	Fast Food Rest w/ Drive Thru Fast Food Restaurant Retail Office	4,800 sq ft 4,268 sq ft 4,616 sq ft 16,029 sq ft	Proposed
47	400 W. Stocker Street	Apartment	7 du	Approved
48	817 E. Palmer Avenue	Condominiums	16 du	Approved
49	Glendale Downtown Specific Plan ¹	Condominiums Retail Office	3,981 du - 87,833 sq ft 1,738,962 sq ft	Approved
50	3673 San Fernando Road	Apartment (Affordable Housing)	68 du	Proposed
51	Hotel Project – Panda Inn Site Northwest corner of Martland Avenue/ Wilson Avenue Intersection	Hotel	150 Rooms (3,825 sq.ft.)	Proposed

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

¹ This is a long-range development plan that outlines standards for the downtown area of the City of Glendale. Related project numbers 1 to 10, 12, 13, 14, and 19 are located within the Downtown Specific Plan area, among others. Pursuant to the City of Glendale Department, it is estimated that the related projects listed exceed the development within the Downtown Specific Plan anticipated to be completed by the Year 2010.

Based on the above table, related projects within 1.5 miles of the proposed project, would result in 2,545 condominiums and apartment units, 632,099 square feet of commercial and retail commercial space, 349,146 square feet of office space, 1,022 hotel rooms, 38,900 square feet of medical retail and office space, 5,308 square feet of industrial uses, 55,500 square of banquet facilities, a 10,600-square-foot community center, and a 3,500-seat movie theater. Based on an average household size of 2.8 persons, these units would directly add 7,126 people to the population of City of Glendale. Related projects would also directly generate 4,630 employment positions. These past, present, and reasonably anticipated future projects, as well as applicable Glendale land use planning documents, will be considered when evaluating regional or area wide conditions and cumulative impacts in **Sections 4.1** through **4.10** of this EIR.