

1.0 INTRODUCTION

INTRODUCTION

This introduction is included to provide the reader with information regarding (1) the purpose of an EIR; (2) a description of the environmental review process conducted for this project to date; (3) the lead, responsible, and trustee agencies for the project; and (4) the format and organization of this EIR.

PURPOSE AND LEGAL AUTHORITY

This Draft EIR evaluates the proposed Hollywood Production Center and Residential Project (hereafter, “the Project”). It was designed to implement the City of Glendale’s (hereafter, “the City”) and the Glendale Redevelopment Agency’s (hereafter, “the Agency”) goals of revitalizing downtown Glendale. The Project includes renovation and re-occupancy of an existing vacant office building and construction of a new residential condominium building. Exterior and interior improvements to the existing three-story, 66,000-square-foot office building are proposed. A new building containing 63 residential condominium units is proposed on the other portion of the site. This building would be six stories above two levels of subterranean parking and would contain 74,130 square feet. One parking level would be provided at grade. The proposed residential building would include a lobby, an outdoor courtyard with water amenities, storage rooms, service, and trash and recycling rooms. The Project would also include vacation of the existing alley immediately north of the existing office building to create a landscaped public open space pedestrian passageway between North Louise Street and North Brand Boulevard. The Hollywood Production Center and residential building are anticipated to be ready for occupancy in 2009 and 2010, respectively.

This Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA), *CEQA Guidelines*, and applicable Agency procedures for implementing CEQA and the *CEQA Guidelines* (Resolution R-314), including applicable City CEQA documentation procedures and requirements. This EIR identifies and discusses potential project-specific and cumulative environmental impacts, which may occur should the Project be implemented. This EIR has been prepared to (1) be an informational document, which serves to inform public agency decision makers and the general public of the potential environmental impacts of the Project; (2) identify possible ways to minimize or avoid any potential significant impacts either through mitigation or the adoption of alternatives; and (3) disclose to the public required agency approvals.

The principal use of an EIR is to provide input and information to the comprehensive planning analysis undertaken for this project. Given the important role of the EIR in this planning and decision-making

process, it is important that the information presented in the EIR be factual, adequate, and complete. The standards for adequacy of an EIR, defined in Section 15151 of the *CEQA Guidelines*, are as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

This EIR has been prepared in accordance with the above standards for adequacy of an EIR under CEQA.

SCOPE AND CONTENT

The Agency determined that an EIR should be prepared for the Project after conducting preliminary review of the Project as defined in Section 15060 of the *CEQA Guidelines*. As required by the *CEQA Guidelines*, a Notice of Preparation (NOP) was prepared and circulated between June 4, 2007 and July 3, 2007 for a 30-day review period. The purpose of the NOP was to solicit early comments from public agencies with expertise in subjects that would be discussed in the Draft EIR. The NOP and Initial Study are contained in **Appendix 1.0, Notice of Preparation**, of this EIR. Comments received during the NOP review period are contained in **Appendix 1.0, NOP Comment Letters**, of this EIR.

Topics evaluated in this Draft EIR have been identified based upon the responses to the NOP, comments received at the scoping meeting, and review of the Project by Agency staff. The Agency determined through this initial review process that impacts related to the following topics are potentially significant and require assessment in this Draft EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic and Circulation
- Utilities and Services Systems

LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The public agency that has the principal responsibility for carrying out or approving a project is designated as the "Lead Agency" under CEQA. For the Project, the Glendale Redevelopment Agency is the "Lead Agency." As such, the Agency is responsible for ensuring that the EIR satisfies the procedural and substantive requirements of CEQA, and for considering and certifying the adequacy and completeness of the EIR prior to making any decision regarding the Project.

As defined in the *CEQA Guidelines* a "Responsible Agency" means a public agency, which proposes to carry out or approve a project, for which the Lead Agency is preparing or has prepared an EIR or Negative Declaration. The term "Responsible Agency" includes all public agencies other than the Lead Agency having discretionary approval authority over the Project. The City of Glendale serves as a Responsible Agency for this project. During the NOP review period, no other public agency identified itself as a Responsible Agency.

"Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. During the NOP review period, no public agency identified itself as a Trustee Agency.

EIR REVIEW PROCESS

This EIR will be circulated for a 30-day public review and comment period. During this period, written comments concerning the adequacy of the Draft EIR may be submitted by any interested person and/or affected agency, to the City of Glendale Redevelopment Agency, 633 East Broadway, Room 201, Glendale, California 91205, Attn: David Ahern, Deputy Director.

Following the public review period, all comments will be responded to in writing, and incorporated into a Final EIR. At least 10 days prior to a hearing to certify the Final EIR, proposed responses to comments on the Draft EIR by responsible agencies will be sent to those agencies. The City's Planning Commission will consider the information in the Final EIR in conjunction with the development plans and the associated approvals, and make a recommendation to the Agency and City Council.

The Final EIR will then be submitted to the Agency and City Council, which will determine whether to certify the adequacy and completeness of the document in accordance with CEQA. No aspect of the Project would be approved until after the Final EIR is certified. After review by the Planning Commission, final review of the Project may occur at a joint meeting of the City Council and Redevelopment Agency Board.

REPORT FORMAT

As stated, a principal objective of CEQA is that the environmental review process be a public one. In meeting this objective, the EIR must inform members of the general public, decision makers, and technically oriented reviewers of the physical impacts associated with a proposed project. To this end, specific features have been incorporated into this EIR to make it more understandable for non-technically-oriented reviewers, yet provide the technical information necessary for agency personnel.

A description of the organization of this EIR and the content of each section is provided below to assist the reader in using this EIR as a source of information about the Project. Sections of the Draft EIR following this introduction are organized as follows:

Section 2.0, Summary, includes a general description of the environmental setting, project description, and alternatives to the Project. Environmental impacts and mitigation measures are summarized.

Section 3.0, Project Description, presents a detailed description of the Project as required by the *CEQA Guidelines*. Topics addressed in this section include the Project objectives and the characteristics of the Project.

Section 4.0, Environmental Impact Analysis, contains analysis of each of the environmental topics addressed in this EIR. Each topic is addressed in separate subsections; these are, environmental setting, Project impacts, cumulative impacts, mitigation measures, and residual impacts after mitigation.

Section 5.0, Significant Irreversible Environmental Changes, evaluates whether the Project would result in the irretrievable commitment of resources or would cause irreversible changes in the environment.

Section 6.0, Growth Inducement, discusses the ways in which the Project could foster economic or population growth in the area.

Section 7.0, Alternatives, provides analysis of alternatives to the Project. As required by the *CEQA Guidelines*, the reasons for selecting the analyzed alternatives are discussed, in addition to a comparative analysis of each alternative with the Project.

Section 8.0, List of EIR Preparers, provides a list of persons involved in the preparation of this EIR.

Section 9.0, References and Persons Consulted, provides a list of all organizations and persons contacted during preparation of the Draft EIR, and a list of all documents used as a basis of information for the Draft EIR.

Appendices to this EIR include the NOP and written responses, as well as selected technical reports and data used or generated during preparation of the Draft EIR.