

## 4.0 ENVIRONMENTAL IMPACT ANALYSIS

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### 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 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 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.*

### 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 that EIRs 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 *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 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 project's incremental effect is "cumulatively considerable."<sup>1</sup> 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 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 the 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 Project are cumulatively considerable.

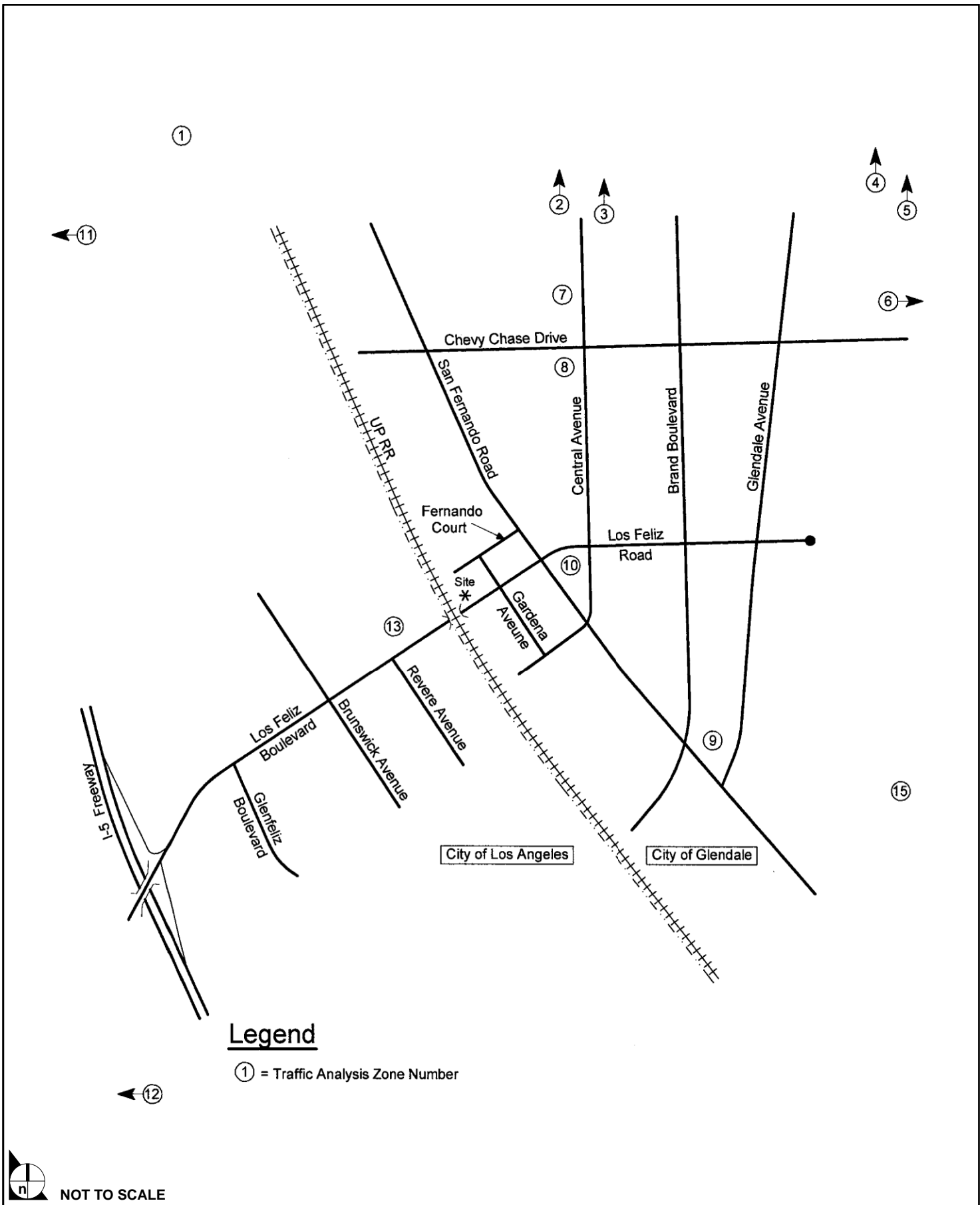
The fact that a cumulative impact is significant does not necessarily mean that the project contribution to the cumulative impact is significant as well. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is "cumulatively considerable." 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.

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 the zones where 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 of Glendale or the City of Los Angeles; or (4) reasonably foreseeable.

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<sup>1</sup> 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."



**Legend**

① = Traffic Analysis Zone Number



NOT TO SCALE

SOURCE: Kunzman Associates – October 2009

FIGURE 4.0-1

Related Projects

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

<b>Zone</b>	<b>Project Name/Location</b>	<b>Land Use</b>	<b>Size<sup>1</sup></b>
	<b>City of Glendale<sup>2</sup></b>		
	730 W. Doran Street	Condominium	20 DU
	240 Concord Street	Apartment	8 DU
	5500 San Fernando Road	Fast-Food Rest. w/Drive-through	4,800 GSF
		Fast-Food Rest. w/o Drive-through	4,268 GSF
		Retail	4,616 GLSF
1		Office	16,029 GLSF
	610 W. Broadway	Condominium	21 DU
		Retail	1,750 GLSF
	ICIS Project	Condominium	200 DU
	524-550 W. Colorado Blvd./544-552 W. Elk Avenue	Retail	8,500 GLSF
	Maguire Project	Office	189,000 GSF
2	207 W. Goode		
	Embassy Suites	Hotel	272 Rooms
	800 N. Central Avenue		
	430 W. Wilson Avenue	Apartment	16 DU
	New Commercial Building	Office	53,300 GSF
	401 W. Colorado Street	Banquet Hall	10,500 GSF
	401 Hawthorne Street	Condominium	17 DU
	Doran Gardens Project		60 DU
	331-343 W. Doran Street	Condominium	
	347 Milford Street	Condominium	12 DU
	333 W. Milford Street	Condominium	12 DU
	327 Salem Street	Condominium	13 DU
	301 Central Avenue Mixed-Use Project	Condominium	46 DU
	Northwest corner of Central Avenue/California Avenue	Retail	14,375 GLSF
3		Office	16,567 GSF
	300 North Central Avenue Project	Condominium	72 DU
	Northeast corner of Central Avenue/California Avenue	Retail	4,000 GLSF
	350 N. Central Avenue	Retail	9,167 GLSF
		Office	31,520 GLSF
	Alexander Towers	Condominium	196 DU
	137 North Orange Street	Live/Work	5 Units
	Southwest corner of Orange Street/Wilson Avenue.	Restaurant	2,649 GSF
	Hyatt Place Glendale	Hotel	172 Rooms
	225 W. Wilson Avenue	Restaurant	1,950 GSF
	Northeast corner of Central and Wilson		

Zone	Project Name/Location	Land Use	Size <sup>1</sup>
3	Milford Residential Project 420 N. Orange Street Southeast corner of Orange Street/Milford Street	Condominium	142 DU
	City Center II Project 141 N. Brand Boulevard Southwest corner of Brand Boulevard/Wilson Avenue.	Condominium Hotel Retail/Restaurant	190 DU 150 Rooms 4,500 GSF
	Americana at Brand Bounded by Harvard Street and Galleria to north, Colorado Street to the south, Brand Boulevard to the east, and Central Avenue to the west.	Cinema Restaurant Retail Promotional Retail Condominium Apartment	3,500 Seats 66,500 GSF 168,500 GLSF 170,000 GLSF 100 DU 238 DU
	531 N. Louise Street EIF: 2003-19	Condominium	9 DU
	428 N. Louise Street	Condominium	12 DU
	ASLA 117 S. Louise Street	Cultural Center/Banquet Facility	27,000 GSF
	DPSS Site 225 E. Broadway	Condominium Commercial (Reuse of office building)	62 DU 60,000 GSF
	The 416 Project South side of Broadway, between Kenwood Street and Jackson Street 416 E. Broadway	Condominium Retail	118 DU 9,000 GLSF
	370 Salem Street	Condominium	17 DU
	224 S. Jackson Street	Condominium Retail Office	17 DU 11,373 GLSF 11,330 GSF
	Verdugo Gardens Project 610 N. Central Avenue	Condominium Retail (Less Medical Office) (Less Restaurant)	287 DU 3,600 GLSF (10,000 GSF) (5,150 GLSF)
	Jackson & Colorado 228 S. Jackson	Condominium Office	28 DU 11,470 GSF
	624 Geneva Street	Condominium	15 DU
	511 N. Adams Street	Apartment	22 DU
	525 N. Adams Street	Condominium	7 DU
	1130 E. Colorado Street EIF: 2003-31	Condominium Retail	25 DU 4,000 GLSF
	611 E. Acacia Avenue	Condominium	12 DU
	817 E. Palmer Avenue	Condominium	16 DU

Zone	Project Name/Location	Land Use	Size <sup>1</sup>
7	Medical Commercial Building	Medical Retail	9,900 GLSF
	800 S. Central Avenue	Medical Office	29,000 GSF
	St. Mary's Armenian Church	Community Center	10,600 GSF
	209 W. Chestnut Street		
	216 W. Windsor Road	Condominium	8 DU
	295-307 E. Garfield Avenue	Apartments	30 DU
8	1110 S. Central Avenue	Office	4,500 GSF
	371 W. Palmer Avenue	Industrial	5,308 GSF
	352 W. Chevy Chase Drive	Apartment	7 DU
9	3673 San Fernando Road	Apartment	68 DU
	Vassar Villas	Condominium	72 DU
	3685 San Fernando Road		
	Seeley's Site	Office	41,245 GSF
	1800 S. Brand Boulevard	Live/Work	3 DU (3,450 GSF)
	Metro Loma Apartments	Apartments	44 DU
	328 Mira Loma Avenue		
10	Glendale Triangle Project	Condominium	218 DU
	3900 San Fernando Road	Retail	54,000 GSF
<b>City of Los Angeles<sup>3</sup></b>			
11	Autry Museum of Western Heritage 4700 Western Heritage Way	Museum	129,000 GSF
12	4500 W. Los Feliz Boulevard	Condominium	80 DU
		Supermarket	40,000 GSF
		Retail (Less Restaurant)	7,441 GLSF (12,170 GSF)
13	2861 Los Feliz Boulevard	Church	132,440 GSF
14	Red Car Residential Project	Single-family Residential	13 DU
	2354 N. Fletcher Drive	Apartment	22 DU
	Los Angeles City College Northeast Campus	Junior/Community College	3,000 Students
	2900 N. Fletcher Drive		
	2580 N. Glendale Boulevard ENV2006-10210E	Gas Station, Food Mart, and Hand Service Car Wash	4,451 GSF
15	3421 Verdugo Road	Middle/Junior High School	120 Students
	EAF 2004-2033		
	Eagle Rock Restaurant/Retirement Development	Condominium Retail	114 DU 11,200 GLSF
	3901 N. Eagle Rock Boulevard		

**Sources:**

<sup>1</sup> Square footages are based on project applications on file with the respective city departments.

<sup>2</sup> City of Glendale Planning Department and Glendale Community Redevelopment Agency.

<sup>3</sup> City of Los Angeles Department of Transportation.

DU = dwelling units; GLSF = gross leaseable square feet; GSF = gross square feet.

Specific past, present, and reasonably anticipated future projects listed above, as well as applicable Glendale land use planning documents, are considered when evaluating cumulative impacts in **Sections 4.1** through **4.9** of this EIR, as appropriate for each environmental topic addressed in this EIR.