

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 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 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)(l) of the *State 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."

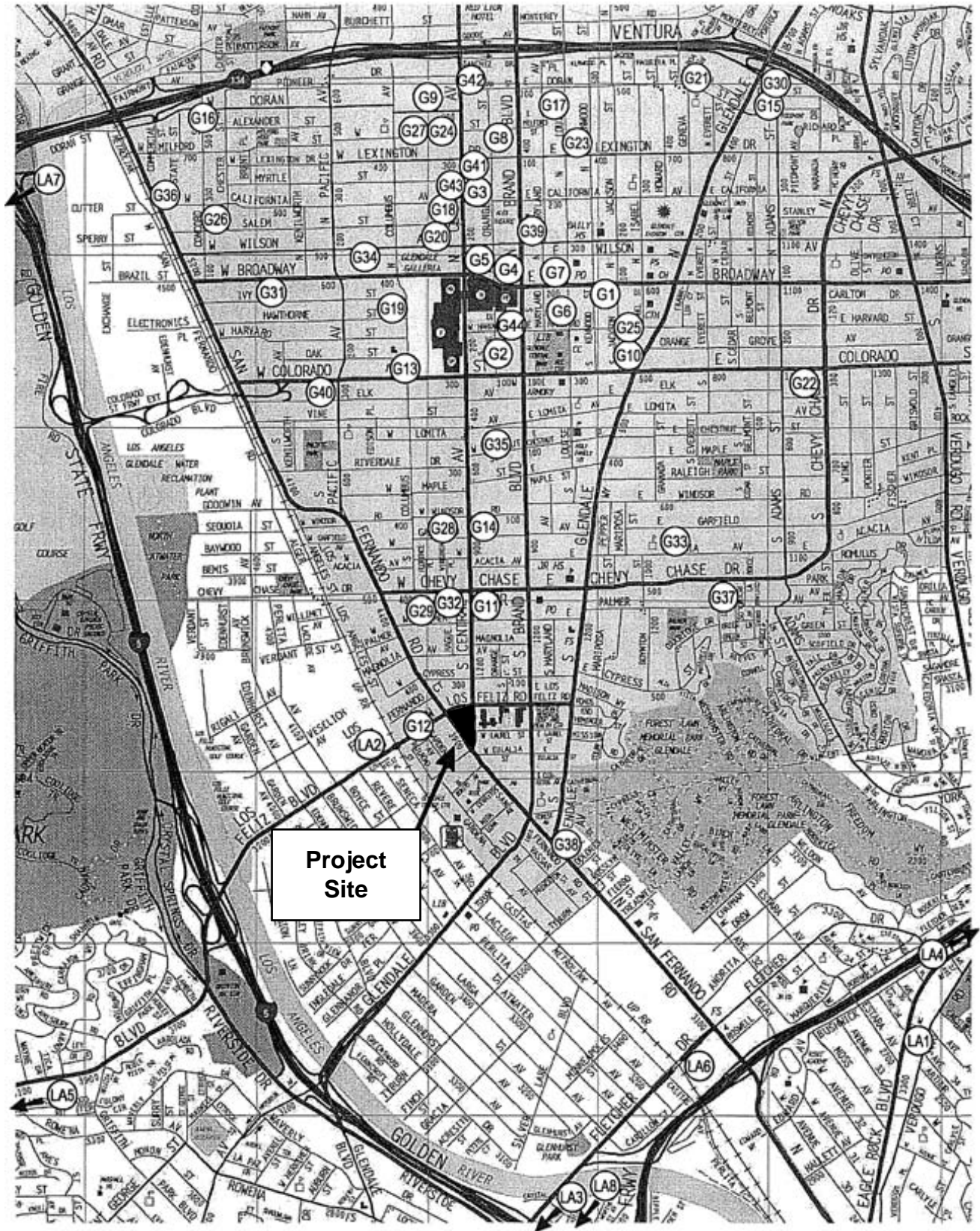
Section 15130(a) of the *State CEQA Guidelines* also requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable."¹ Where a Lead Agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but must briefly describe the basis for its conclusion. If the combined cumulative impact associated with the 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 proposed 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; 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 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 of Glendale or the City of Los Angeles; or (4) reasonably foreseeable.

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."



Project Site



SOURCE: Thomas Bros. - 2005, Linscott, Law and Greenspan, engineers - May 2008

FIGURE 4.0-1

Related Projects

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

MAP NO.	PROJECT NAME/LOCATION	LAND USE	SIZE ¹
City of Glendale²			
G1	The 416 Project South side of Broadway, between Kenwood Street and Jackson Street 416 E. Broadway	Condominium Retail	118 DU 9,000 GLSF
G2	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
G3	300 North Central Avenue Project Northeast corner of Central Avenue/California Avenue	Condominium Retail	72 DU 4,000 GLSF
G4	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
G5	Alexander Towers 137 North Orange Street Southwest corner of Orange Street/Wilson Avenue.	Condominium Live/Work Restaurant	196 DU 5 Units 2,649 GSF
G6	ASLA 117 S. Louise Street	Cultural Center/Banquet Facility	27,000 GSF
G7	DPSS Site 225 E. Broadway	Condominium Commercial (Reuse of office building)	62 DU 60,000 GSF
G8	Milford Residential Project 420 N. Orange Street Southeast corner of Orange Street/Milford Street	Condominium	142 DU
G9	Doran Gardens Project 331-343 W. Doran Street	Condominium	60 DU
G10	Jackson & Colorado 228 S. Jackson	Condominium Office	28 DU 11,470 GSF
G11	1110 S. Central Avenue	Office	4,500 GSF
G12	435 W. Los Feliz Boulevard	Commercial/Retail	180,000 GSF
G13	New Commercial Building 401 W. Colorado Street	Office Banquet Hall	53,300 GSF 10,500 GSF
G14	Medical Commercial Building 800 S. Central Avenue EIF: 2002-30	Medical Retail Medical Office	9,900 GLSF 29,000 GSF

MAP NO.	PROJECT NAME/LOCATION	LAND USE	SIZE ¹
G15	511 N. Adams Street EIF: 2002-31	Apartment	22 DU
G16	730 W. Doran Street EIF: 2003-02	Condominium	20 DU
G17	531 N. Louise Street EIF: 2003-19	Condominium	9 DU
G18	327 Salem Street EIF: 2003-22	Condominium	13 DU
G19	401 Hawthorne Street ELF: 2003-27	Condominium	17 DU
G20	370 Salem Street EIF: 2003-29	Condominium	17 DU
G21	624 Geneva Street EIF: 2003-30	Condominium	15 DU
G22	1130 E. Colorado Street EIF: 2003-31	Condominium Retail	25 DU 4,000 GLSF
G23	428 N. Louise Street ELF: 2004-04	Condominium	12 DU
G24	333 W. Milford Street EIF: 2004-14	Condominium	12 DU
G25	224 S. Jackson Street EIF: 2004-14	Condominium Retail Office	17 DU 11,373 GLSF 11,330 GSF
G26	240 Concord Street ET: 2004-21	Apartment	8 DU
G27	347 Milford Street EIF: 2004-26	Condominium	12 DU
G28	216 W. Windsor Road EIF: 2004-37	Condominium	8 DU
G29	371 W. Palmer Avenue EIF: 2005-05	Industrial	5,308 GSF
G30	525 N. Adams Street EIF: 2005-06	Condominium	7 DU
G31	610 W. Broadway EIF: 2005-12	Condominium Retail	21 DU 1,750 GLSF
G32	352 W. Chevy Chase Drive EIF: 2005-13	Apartment	7 DU
G33	611 E. Acacia Avenue EIF: 2005-26	Condominium	12 DU
G34	430 W. Wilson Avenue EIF: 2005-27	Apartment	16 DU
G35	St. Mary's Armenian Church 209 W. Chestnut Street EIF: 2005-33	Community Center	10,600 SF

MAP NO.	PROJECT NAME/LOCATION	LAND USE	SIZE ¹
G36	5500 San Fernando Road EIF: 2005-35	Fast-Food Rest. w/ Drive-through	4,800 GSF
		Fast-Food Rest. w/o Drive-through	4,268 GSF
		Retail	4,616 GLSF
		Office	16,029 GLSF
G37	817 E. Palmer Avenue EIF: 2006-04	Condominium	16 DU
G38	3673 San Fernando Road	Apartment	68 DU
G39	Hotel Project-Panda Inn Site Northwest corner of Maryland Avenue/Wilson Avenue	Hotel (Less Restaurant)	150 Rooms (3,825 GSF)
G40	ICIS Project 524-550 W. Colorado Blvd./544-552 W. Elk Avenue	Condominium	200 DU
		Retail	8,500 GLSF
G41	350 N. Central Avenue	Retail	9,167 GLSF
		Office	31,520 GLSF
G42	Verdugo Gardens Project 610 N. Central Avenue	Condominium	287 DU
		Retail (Less Medical Office)	3,600 GLSF (10,000 GSF)
		(Less Restaurant)	(5,150 GLSF)
G43	301 Central Avenue Mixed-Use Project Northwest corner of Central Avenue/California Avenue	Condominium	46 DU
		Retail	14,375 GLSF
		Office	16,567 GSF
G44	Vassar Villas 3685 San Fernando Road	Condominium	72 DU
G45	Hyatt Place Glendale 225 W. Wilson Avenue Northeast corner of Central and Wilson	Hotel	172 Rooms
		Restaurant	1,950 GSF
G46	Seeley's Site 1800 S. Brand Boulevard	Office	41,245 GSF
		Live/Work	3 DU (3,450 GSF)
G47	Maguire Project 207 W. Goode	Office	189,000 GSF
G48	Embassy Suites 800 N. Central Avenue	Hotel	272 Rooms
G49	295-307 E. Garfield Avenue	Apartments	30 DU
City of Los Angeles³			
LAI	3421 Verdugo Road EAF 2004-2033	Middle/Junior High School	120 Student
LA2	2861 Los Feliz Boulevard EAF 2004-7854	Church	132,440 GSF
LA3	Red Car Residential Project 2354 N. Fletcher Drive	Single-family Residential	13 DU
		Apartment	22 DU
LA4	Eagle Rock Restaurant/Retirement Development 3901 N. Eagle Rock Boulevard	Condominium	114 DU
		Retail	11,200 GLSF

MAP NO.	PROJECT NAME/LOCATION	LAND USE	SIZE ¹
LA5	4500 W. Los Feliz Boulevard ENV2005-5595	Condominium Supermarket Retail (Less Restaurant)	80 DU 40,000 GSF 7,441 GLSF (12,170 GSF)
LA6	Los Angeles City College Northeast Campus 2900 N. Fletcher Drive	Junior/Community College	3,000 Students
LA7	Autry Museum of Western Heritage 4700 Western Heritage Way	Museum	129,000 GSF
LA8	2580 N. Glendale Boulevard ENV2006-10210E	Gas Station, Food Mart, and Hand Service Car Wash	4,451 GSF

Sources:

¹ Square footages are based on project applications on file with the respective city departments.

² City of Glendale Planning Department and Glendale Community Redevelopment Agency.

³ 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 **4.12** of this EIR, as appropriate for each environmental topic addressed in this EIR.