

4.0 ENVIRONMENTAL IMPACT ANALYSIS

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. This section provides a detailed discussion of the environmental setting for each topic addressed in this environmental impact report (EIR), the analysis of the potential impacts of the Project, potential cumulative impacts, and other measures identified to mitigate these impacts.

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 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.*

More specifically, Section 15130(a) of the CEQA Guidelines 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. Section 15130(a)(I) of the CEQA Guidelines further states, “a cumulative impact consists of an impact which is created as a

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.”

result of the combination of the project evaluated in the EIR together with other projects causing related impacts.”

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 the 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.

Moreover, 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.”

Section 15130(b) of the CEQA Guidelines 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.” Pursuant to this section, the following two elements should be considered 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 that is designed to evaluate regional or areawide conditions.”

The discussion of cumulative impacts in this Draft EIR focuses on whether the impacts of the Project are cumulatively considerable and incorporates a combination of these two elements described in CEQA Section 15130(b), depending on the specific environmental issue area being analyzed. 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 cumulative significant impacts, these potential impacts are documented.

Related projects within the City are presented in **Table 4.0-1, List of Related Projects**, and 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.

Specific past, present, and reasonably anticipated future projects, as well as applicable Glendale land use planning documents, are considered when evaluating cumulative impacts in **Section 4.1** of this EIR.

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

Project Name	Location	Land Use	Size	Unit	Status
	1407 5th St.	Multi-Family	5	du	Approved
	400 W. Colorado St.	Medical Office	2,238	sf	Approved
		General Office	4,697	sf	
	129 W. Los Feliz Rd.	Medical Office	23,900	sf	Approved
	337 N. Cedar St.	Multi-Family	4	du	Approved
	708 E. Palmer	Multi-Family	3	du	Approved
	115 N. Adams St.	Multi-Family	4	du	Approved
	518 E. Windsor	Multi-Family	34	du	Approved
	600 W. Wilson Ave.	Multi-Family	3	du	Approved
Citibank Site	201 W. Lexington and 418 N. Central Ave.	Multi-Family	464	du	Under Construction
		Live/Work	25	du	
		Commercial	8,140	sf	
Legendary Tower	300 N. Central Ave.	Multi-Family	72	du	Under Construction
		Live/Work	8	du	
		Commercial	1,240	sf	
	301 N. Central Ave.	Multi-Family	84	du	Under Construction
		Commercial	4,397	sf	
North Central Avenue Apartments	607–633 N. Central Ave; and 540 N. Central Ave.	Multi-Family	507	du	Under Construction
	463 Salem St.	Multi-Family	10	du	Approved
	4201 Pennsylvania Ave.	Multi-Family	30	du	Approved
	518 Glenwood Rd.	Multi-Family	6	du	Under Construction
Central + Wilson	130 N. Central Ave.	Multi-Family	153	du	Approved

Project Name	Location	Land Use	Size	Unit	Status
		Commercial (Option A)	4,900	sf	
		Live/Work (Option B)	5	du	
	125 N. Central Ave.	Multi-Family	167	du	Under Construction
		Commercial Pharmacy (CVS)	15,100	sf	
Hampton Inn & Suites	315 S. Brand Blvd.	Hotel	94	rm	Under Construction
	604-610 W. Broadway	Office	12,802	sf	Approved
		Commercial	1,620	sf	
Louise Gardens	111 N. Louise St.	Multi-Family	63	du	Under Construction
Laemmler Cinema Lofts	111 E. Wilson Ave. and 215 N. Maryland Ave.	Multi-Family	42	du	Under Construction
		Movie Theater	9,690	sf	
The Link	3901-3915 San Fernando Rd.	Multi-Family	142	du	Approved
		Commercial	11,600	sf	
		Studio	5,000	sf	
Hyatt Place Glendale	225 Wilson Ave.	Hotel	172	rm	Under Construction
		Restaurant	1,950	sf	
Enclave Multifamily Residential Project	525 W. Elk Ave.	Multi-Family	71	du	Approved
	463 Salem St.	Multi-Family	10	du	Proposed
	3013 Montrose Ave.	Church	9,500	sf	Under Construction
Colorado Gardens	124 W. Colorado St.	Multi-Family	50	du	Under Construction
	527 Hazel St.	Multi-Family	4	du	Approved
CCTAN/Colorado Mixed Use Project	507-525 W. Colorado St.	Multi-Family	90	du	Approved
		Medical Office	18,000	sf	
		Commercial	1,000	sf	

Project Name	Location	Land Use	Size	Unit	Status
	344 W. Milford St.	Multi-Family	6	du	Approved
	430 Pioneer Dr.	Multi-Family	5	du	Approved
	700 E. Garfield Ave.	Multi-Family	5	du	Approved
	2631 Hermosa Ave.	Multi-Family	3	du	Approval
Habitat for Humanity	806 Chestnut St.	Multi-Family	3	du	Under Construction
	611 E. Acacia	Multi-Family	14	du	Proposed
YMCA Meta Housing Project	127-129 N. Kenwood St.	Multi-Family	70	du	Under Construction
Holiday Inn Suites	1001 E. Colorado St.	Hotel	134	rm	Approved
	1100-1108 N. Brand Blvd.	Hotel	85	rm	Approved
	1058 Roberta Ave.	Congregate Living Facility	5,533	sf	Approved
	913-921 S. Adams St.	Multi-Family	18	du	Proposed
	373 W. Doran St.	Multi-Family	5	du	Proposed
	2612 Honolulu Ave.	Multi-Family	28	du	Proposed
	700 E. Lomita Ave.	Multi-Family	6	du	Proposed
	429-503 N. Kenwood St.	Multi-Family	21	du	Proposed
	401 Hawthorne St.	Multi-Family	17	du	Proposed
	500 E. Colorado St.	Medical Office	30,800	sf	Approved
		Retail	8,230	sf	
	126 S. Kenwood St.	Multi-Family	44	du	Proposed
	206 W. Chevy Chase	Medial Office	21,124	sf	Proposed
	534 N. Kenwood St.	Multi-Family	11	du	Proposed
	800 W. Doran St.	Multi-Family	52	du	Proposed

Source: City of Glendale, June 2016.

Notes:

du = dwelling units; sf = square feet; rm = rooms.