

## 1.0 INTRODUCTION

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This introduction is intended to provide the reader with important information regarding (1) the purpose and legal authority of an environmental impact report (EIR); (2) a description of the environmental review being conducted by the City of Glendale for this Project; (3) the lead, responsible, and trustee agencies for the Project; (4) the availability of the Draft EIR; and (5) the general format and content of this EIR.

### **PURPOSE AND LEGAL AUTHORITY**

This Draft EIR evaluates the proposed 515 Broadway Mixed-Use Project (“Project”). It was designed to implement the City of Glendale’s (the “City”) and the Successor Agency’s (the “Agency”; previously the Glendale Redevelopment Agency) goals of revitalizing the San Fernando Road Corridor Redevelopment Project area. The Project is a mixed-use, 5-story building that would consist of 180 residential units, 18,200 square feet of commercial space, and 331 parking spaces. The residential units would consist of 17 one-bedroom apartment units; 60 two-bedroom apartment units; and 3 studio units.

Additionally, the Project would incorporate 22,000 square feet of common open space, including a central courtyard, a recreation room, and 3,200 square feet of publicly accessible open space at the street front. Patios, balconies, and roof decks would provide a total of 17,600 square feet of private open space.

Development of the Project would require the demolition and removal of a 1-story retail store (Office Depot), a large surface parking lot, a 2-story apartment building, and a garage facing N. Kenilworth Avenue.

This Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Glendale’s CEQA documentation procedures and requirements. This EIR identifies and discusses potential Project-specific and cumulative environmental impacts that may occur should the proposed Project be implemented. The intent of this EIR is to (1) be an informational document that 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 potentially 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 State 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 the 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 these standards for adequacy of an EIR under CEQA.

## SCOPE AND CONTENT

The City determined that an EIR should be prepared for the Project. As a result, a Notice of Preparation (NOP) was prepared and circulated between July 30 and August 29, 2014, for the required 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 comments received during the NOP review period are contained in **Appendix 1.0** of this EIR. Agencies or interested persons who did not respond during the public review period of the NOP will have an opportunity to comment during the public review period for the EIR, as well as at subsequent hearings on the Project.

Topics evaluated in this Draft EIR have been identified based on the responses to the NOP and the review of the Project by City staff. The City determined through this initial review process that impacts related to the following environmental topics are potentially significant and require an assessment in this Draft EIR:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Traffic & Transportation
- Utilities & Service Systems

## Issues to Be Resolved

The overall purposes of the CEQA process are as follows:

- Identify the significant effects to the environment of a project, identify alternatives, and indicate the manner in which those significant effects can be avoided or mitigated.
- Provide full disclosure of the Project's environmental effects to the public, the agency decision makers who will approve or deny the project, and the responsible and trustee agencies charged with managing resources (e.g., recreation, air quality) that may be affected by the project.
- Provide a forum for public participation in the decision-making process with respect to environmental effects.

Section 15123(b) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choices among alternatives and whether or how to mitigate significant impacts. The major issues to be resolved regarding the Project include decisions by the lead agency as to whether:

- The Draft EIR adequately describes the environmental impacts of the Project
- The recommended mitigation measures should be adopted or modified
- Additional mitigation measures need to be applied

## 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 515 Broadway Mixed-Use Project, the City of Glendale is the Lead Agency. As such, the City 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. During preparation of the EIR, agencies, organizations, and persons who the City believed might have an interest in the proposed Project were specifically contacted.

"Responsible Agency" means a public agency that proposes to carry out or approve a project for which the Lead Agency is preparing or has prepared an EIR or Negative Declaration. For purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency having discretionary approval authority over the 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 project-affected natural resources that are held in trust for the people of the State of California (e.g., California Department of Fish and Wildlife, State Lands Commission). During the NOP review period, no public agency identified itself as a Trustee Agency.

## **EIR REVIEW PROCESS**

CEQA requires lead agencies to solicit and consider input from other interested agencies, citizen groups, and individual members of the public. This Draft EIR was released by the City for a public review period in accordance with Section 15087 of the CEQA Guidelines. A Notice of Availability (NOA) of this Draft EIR for review was provided with copies of the Draft EIR to the State Clearinghouse and to regional and local public agencies. In addition, the NOA and Draft EIR were made available on the City of Glendale's website at [www.ci.glendale.ca.us/planning/environmentalreview.asp](http://www.ci.glendale.ca.us/planning/environmentalreview.asp).

This EIR is being 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 Community Development Department, Planning Division, at the address provided below under the heading "Availability of the Draft EIR."

Following the completion of this review period, the City of Glendale will examine all comments received on the Draft EIR and will prepare responses in accordance with Section 15088 of the State CEQA Guidelines. All oral and written comments with respect to environmental issues discussed in the EIR will be responded to in writing and will be 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 Final EIR will be reviewed and considered by the City Council for certification in accordance with Section 15090 of the State CEQA Guidelines prior to considering the Project for approval. No aspect of the Project will be approved until after the Final EIR is certified.

## **AVAILABILITY OF THE DRAFT EIR**

This Draft EIR is being distributed directly to agencies, organizations, interested groups, and persons for comment during a 30-day formal review period in accordance with Section 15087 of the State CEQA Guidelines. This Draft EIR and the full administrative record for the Project, including all studies, are available for review during business hours between 7:00 AM and 5:00 PM Monday through Friday or by appointment at the City of Glendale Community Development Department Planning Division (Planning Counter). Interested individuals, organizations, and public agencies can also provide written comments on this Draft EIR to the address listed.

## City of Glendale

Community Development Department—Planning Division  
633 E. Broadway, Room 103  
Glendale, California 91206  
Attention: Ms. Kristen Asp, Senior Planner  
Planning Division Phone: (818) 548-2140

Comments may also be sent by facsimile to (818) 240-0392 or by email to [kasp@glendaleca.gov](mailto:kasp@glendaleca.gov), with “515 Broadway Mixed-Use Project Draft EIR” in the subject line. Agency responses should include the name of a contact person within the commenting agency.

## ORGANIZATION OF THE EIR

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.

The content and organization of this Draft EIR are designed to meet the requirements of CEQA; the State CEQA Guidelines; the City’s standards; as well as to present issues, analyses, mitigation, and other information in a logical and understandable way. A description of the organization of this EIR and the content of each section is provided in the following. This Draft EIR is organized into the following sections:

**Section 1.0, Introduction**, provides information and a brief overview of the Project, the environmental review process, the availability of the Draft EIR, and the organization of the Draft EIR.

**Section 2.0, Summary**, presents a concise summary of the environmental information, analysis, impacts, mitigation measures, and conclusions in this EIR.

**Section 3.0, Project Description**, presents a description of the Project, which identifies the location of the Project site; the objectives of the Project; the characteristics of the proposed mixed-use building and associated parking; the relationship of the Project to other plans and policies; and the approvals being requested.

**Section 4.0, Environmental Impact Analysis**, contains a detailed environmental analysis of the potential for the Project to result in significant environmental effects with respect to each of the topics evaluated in this EIR. Each topic is addressed in a separate subsection and contains a description and assessment of the environmental setting, the regulatory framework, Project impacts, cumulative impacts, and mitigation measures.

**Section 5.0, Alternatives**, discusses alternatives to the proposed Project that have been developed and analyzed to provide additional information on ways to avoid or lessen the impacts of the proposed development. These alternatives include the “No Project Alternative,” required by the State CEQA Guidelines, along with other alternatives.

**Section 6.0, Effects Not Found to Be Significant**, presents information used by the City to determine why certain environmental effects of the Project were found not to be significant and therefore are not evaluated in detail in this EIR.

**Section 7.0, Other CEQA Sections**, contains a discussion of other topics required by the State CEQA Guidelines to be included in an EIR, including the potential for the Project to induce additional growth, and a discussion of any potentially significant irreversible environmental changes that could result from Project implementation.

**Section 8.0, Organizations and Persons Consulted**, lists persons involved in the preparation of this Draft EIR or who contributed information incorporated into this Draft EIR.

**Section 9.0, References**, lists the principal documents, reports, maps, and other information sources referenced in this EIR.

**Appendices**, provides information and technical studies (provided on CD inside the back cover) that support the environmental analysis contained within the Draft EIR.