

## 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.*

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.”<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. Section 15130(a)(1) of the 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.” If the combined cumulative impact associated with the project’s incremental effect

---

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.”

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 cumulatively 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 **Sections 4.1 through 4.9** of this EIR, as appropriate for each environmental topic addressed in this EIR.

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

<b>Project Name</b>	<b>Location</b>	<b>Land Use</b>	<b>Size</b>	<b>Unit</b>	<b>Status</b>
Nexus at Central	610 N. Central Ave.	Multifamily	235	du	Under construction
Citi Bank Site	210 W. Lexington and 418 N. Central Ave.	Live/Work	26	du	Proposed
		Multifamily	464	du.	
Legendary Tower	300 N. Central Ave.	Multifamily	72	du	Under construction
		Live/Work	8	du	
		Commercial	1,240	sq. ft.	
	301 N. Central Ave.	Multifamily	84	du	Approved
		Commercial	4,397	sq. ft.	
Brand + Wilson	124 W. Wilson Ave.	Multifamily	235	du	Under construction
		Commercial	9,800	sq. ft.	
The Lex on Orange	320–324 N. Central Ave.; 208 W. Lexington Dr.; and 317-345 N. Orange St.	Multifamily	307	du	Completed
		Live/Work	3	du	
North Central Avenue Apartments	607–633 N. Central Ave and 540 N. Central Ave.	Multifamily	507	du	Under Construction
	463 Salem St.	Multifamily	10	du	Approved
	518 Glenwood Rd.	Multifamily	6	du	Approved
Orange + Wilson	200 W. Wilson Ave.	Multifamily	166	du	Under construction
		Live/Work	5	du	
		Restaurant	2,649	sq. ft.	
Central + Wilson	130 N. Central Ave.	Multifamily	153	du	Approved
		Commercial (Option A)	4,900	sq. ft.	

Project Name	Location	Land Use	Size	Unit	Status
		Live/Work (Option B)	5	du	
	125 N. Central Ave.	Multifamily	164	du	Approved
		Commercial pharmacy (CVS)	15,100	sq. ft.	
Hampton Inn & Suites	315 S. Brand Blvd.	Hotel	94	rm	Approved
Veterans Village of Glendale	327 Salem St.	Multifamily	44	du	Under construction
	604-610 W. Broadway	Office	12,802	sq. ft.	Approved
		Commercial	1,620	sq. ft.	
Louise Gardens	111 N. Louise St.	Multifamily	63	du	Approved
	118 S. Kenwood St.	Multifamily	35	du	Under construction
Laemmle Cinema Lofts	111 E. Wilson Ave. and 215 N. Maryland Ave.	Multifamily	42	du	Approved
		Movie theater	9,690	sq. ft.	
Glendale Triangle Project	3900 San Fernando Rd.	Multifamily market rate	265	du	Under construction
		Multifamily affordable	22	du	
		Commercial	37,000	sq. ft.	
The Link	3901-3915 San Fernando Rd.	Multifamily	142	du	Approved
		Commercial	11,600	sq. ft.	
		Studio	5,000	sq. ft.	
Hyatt Place Glendale	225 Wilson Ave.	Hotel	172	rooms	Approved
		Restaurant	1,950	sq. ft.	
Enclave Multifamily Project	525 W. Elk Ave.	Multifamily	71	du	Proposed
	463 Salem St.	Multifamily	10	du	Proposed
	3013 Montrose Ave.	Church	9,500	sq. ft.	Under construction
Gwynn Chevrolet	1400 S. Brand Blvd.	Addition to car dealership	2,423	sq. ft.	Under construction
Star Ford Dealership	1101 S. Brand Blvd.	Car dealership	47,977	sq. ft.	Under construction
Colorado Gardens	124 W. Colorado St.	Multifamily	50	du	Approved
	527 Hazel St.	Multifamily	4	du	Proposed

Project Name	Location	Land Use	Size	Unit	Status
CCTAN/Colorado Mixed Use Project	507-525 W. Colorado St.	Multifamily	90	du	Approved
		Medical Office	18,000	sq. ft.	
		Commercial	1,000	sq. ft.	
	344 W. Milford St.	Multifamily	4	du	Proposed
Public Storage	5500 San Fernando Rd.	Mini storage facility	180,000	sq. ft.	Under Construction
	430 Pioneer Dr.	Multifamily	5	du	Approved
	700 E. Garfield Ave.	Multifamily	5	du	Approved
	2625 Hermosa Ave.	Multifamily	3	du	Approved
Habitat for Humanity	806 Chestnut St.	Multifamily	3	du	Under construction
	342-344 Myrtle St.	Multifamily	11	du	Approved
Tropico Apartments	435 W. Los Feliz Blvd.	Multifamily	238	du	Approved
	619 S. Pacific Ave.	Multifamily	27	du	Approved
Orange/Milford Project	413 N. Brand Blvd.	Multifamily	228	du	Approved
		Commercial	5,000	sq. ft.	
	319 N. Central Ave. (312 Myrtle St.)	Multifamily	92	du	Approved
		Commercial	2,172	sq. ft.	
	1407 W. Glenoaks Blvd.	Multifamily	76	du	Proposed
		Commercial	12,900	sq. ft.	
	512 W. Doran St.	Multifamily	4	du	Proposed
	1017 San Rafael Ave.	Multifamily	5	du	Proposed
	440 Palm Dr.	Multifamily	4	du	Approved
	611 E. Acacia	Multifamily	14	du	Proposed
YMCA Meta Housing Project	127-129 N. Kenwood St.	Multifamily	70	du	Approved

Source: City of Glendale, Community Development Department, July 2014.

Note: du = dwelling units; sq. ft. = square feet; rm = rooms