

## 7.0 OTHER CEQA SECTIONS

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This section considers and discusses other topics identified in the State CEQA Guidelines, including the potential for the Project to induce growth and the identification of irreversible impacts.

## 7.1 GROWTH-INDUCING IMPACTS

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Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines, as amended, requires the discussion of the ways in which a project could directly or indirectly foster economic growth, population growth, or the construction of additional housing in the surrounding environment. This discussion should also include projects that would remove obstacles to population growth. It should include the characteristics of a project that may encourage and/or facilitate other activities that could significantly affect the environment, either individually or cumulatively. CEQA emphasizes that growth in an area should not be considered beneficial, detrimental, or of little significance. The purpose of this section is to evaluate the growth-inducing potential and impact of this Project.

In general, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the criteria that are identified as follows:

- Removal of an impediment to growth (e.g., the establishment of an essential public service or the provision of new access to an area)
- Economic expansion or growth (e.g., construction of additional housing, changes in revenue base, employment expansion)
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning or general plan designation)
- Development or encroachment in an isolated or adjacent area of open space (being distinct from an “infill” type of project)

Should a project meet any one of these criteria, it can be considered growth inducing. An evaluation of this Project compared against these growth-inducing criteria is provided in the following.

### **Removal of an Impediment to Growth**

Growth in an area may result from the removal of physical impediments or restrictions to growth, as well as the removal of planning impediments resulting from land use plans and policies. In this context, physical growth impediments may include nonexistent or inadequate access to an area or the lack of essential public services (e.g., water service), while planning impediments may include restrictive zoning and/or general plan designations.

The surrounding area contains established land uses and has supporting infrastructure. Construction of the proposed uses would require the modification and/or improvement of existing infrastructure to support the increased land use intensity associated with the Project. Such modifications and improvements to infrastructure are discussed in further detail as follows. Given the urban nature of the

site and surroundings, and the existence of established infrastructure, no growth-inducing impacts would result from Project development.

An established transportation network exists in the surrounding area that offers local and regional access to the Project site. Access to the subterranean parking structure would be accessible from Kenilworth Avenue, and at-grade parking would be accessible from W. Broadway and Pacific Avenue. One loading space is also proposed at the ground-floor level. On-street parking will not be allowed along the frontage of the Project to facilitate inbound and outbound traffic and to maintain visibility for outbound drivers.

The first floor on Broadway and S. Pacific Avenue would contain 18,200 square feet of commercial space to promote pedestrian activity. Pedestrian access to the ground floor would be provided along the front façades of the building. The sidewalks along the frontages of the Project site would be constructed in compliance with the American with Disabilities Act (ADA) and would provide compliant handicap ramps. Each level of the parking structure would provide pedestrian access to each corresponding floor of the building. All improvements would be designed to serve the Project and would not induce growth within the area.

The water and energy (electricity and natural gas) infrastructure required to support the Project would be available to the Project site from surrounding streets. The nine parcels on the Project site are currently served by several 2-inch water lines. No new water mains other than those required to serve the Project site would be constructed. As such, the development of on-site water infrastructure to serve the Project would not induce growth within the area. City of Glendale policy requires upgrades to sewer lines serving new development as needed to accommodate increases in the volume of wastewater discharged to the collection system. The development of on-site sewer infrastructure to serve the Project would not induce growth within the area.

Electricity and natural gas transmission infrastructure presently exists on and near the Project site. Development of the Project may require the construction of an on-site distribution system to convey this energy to uses on the site. This system would be designed to accommodate the uses proposed within the Project, and would not extend beyond the requirements or boundary of the Project. The on-site service lines would be sized to meet the demands of the Project. No growth-inducing impacts resulting from the extension of electrical or natural gas service lines would occur with the development of the Project.

In summary, the design and construction of roadway, water, sewer, electrical, and natural gas infrastructure needed to accommodate the Project would not induce growth within undeveloped areas surrounding the Project area.

## **Economic Growth**

The second criterion by which growth inducement can be measured involves economic considerations. In the short term, the Project would provide for short-term construction employment opportunities. It is anticipated that construction employees would commute from elsewhere in the region, rather than relocate to the City of Glendale for a temporary assignment.

Long-term growth, should it occur, would be primarily in the form of an economic response to the new residents who would occupy the site. The increase of 465 new residents associated with the Project may result in a slight corresponding increase in demand for City goods and services. However, given the relatively small size of the Project in relation to City population, the economic contribution of this Project alone would not be considered growth inducing.

## **Precedent-Setting Action**

Changes from a project that could be precedent setting include (among others) approval of General Plan amendments, subdivision, and variances that could have implications for other properties or that could make it easier for other properties to develop.

The Project site is currently designated as "Mixed Use" on the General Plan Land Use Map and zoned as Commercial/Residential Mixed-Use (SFMU) on the Glendale Zoning Map. As stated in the General Plan Land Use Element, lots fronting San Fernando Road, Broadway, and Colorado Street must include commercial uses along the street frontage. The Mixed-Use designation permits a mix of commercial and residential uses, as well as exclusively commercial, industrial, or residential land uses. According to the Glendale Municipal Code, Section 30.14.010(B), Table 30.14-A, the SFMU zoning classification allows a mix of residential and commercial, or just commercial, or just residential (when not fronting San Fernando Road, Broadway, or Colorado Street). Therefore, the mixed uses as proposed are permitted under the existing General Plan and existing zoning designations. The SFMU zone designation also allows buildings on a site adjacent to the Medium Density Residential (R-2250) zone to be up to 4 stories and 60 feet in height, with a maximum density of 87 dwelling units per acre.

The applicant is requesting a discretionary approval, which may have the potential to set precedent-setting actions. The requested discretionary approval consists of a Density Bonus Housing Plan and Density Bonus Housing Agreement. State law indicates that a project is eligible for a 20 percent density bonus when at least 5 percent of the units are designated for very low income households or 10 percent

of the units are designated for low income households. An applicant seeking a density bonus, incentive, or concession is required to submit a Density Bonus Housing Plan identifying the allowed number of units, the number requested, and the amount of density bonus and the number and type of incentives or concessions requested.

The Project would provide 5 percent (9 units) of the proposed units for very low income households and be eligible for a 20 percent density bonus increase. Implementation of the 20 percent density housing bonus would allow the maximum residential density for the Project site to increase by 31 units, including the 9 very low income household units, above the allowed 87 dwelling units per acre under the Glendale Municipal Code. Therefore, the applicant would be allowed to develop up to 186 residential units on the site. It should be noted, however, that the applicant would develop only 25 units of the allowed 31 residential units for the site.

With respect to the height incentive, because the Project would provide 9 units of very low income housing and would therefore qualify for a Density Bonus under State and local law, the Project would also qualify for an additional incentive: a “reduction in site development standards or a modification of zoning code requirements,” pursuant to the Glendale Municipal Code, Section 30.36.30. The incentive thus requested is a waiver from the story standard for 5 total stories. Incentives such as this would be granted to qualifying projects according to the Glendale Municipal Code, Section 30.36.070. As such, the Project would not be defined as precedent setting and thus not growth inducing.

Development can be considered growth inducing when it requires the extension of urban infrastructure into isolated localities that are presently devoid of such facilities. The Project site is situated in an area that is surrounded to the north, east, south, and west by commercial and residential uses that contain established infrastructure. Existing uses surrounding the Project site consist of six single-family residences and a 2-story apartment building to the north, a commercial retail center to the east, a restaurant and church to the south, and a retirement home to the west. Consequently, the Project would not induce growth under this criterion because it would not result in the urbanization of land in an isolated location.

State CEQA Guidelines require an EIR to “discuss the ways” a project could be growth inducing and “discuss the characteristics of some projects that may encourage activities that could significantly affect the environment.” However, the State CEQA Guidelines do not require an EIR to predict or speculate where such growth would occur, in what form it would occur, or when it would occur. Attempting to determine the environmental impacts created by growth that might be induced by the Project is speculative because the size, type, and location of specific future projects that may be induced by this Project are unknown at the present time. Therefore, such impacts are too speculative to evaluate (see

State CEQA Guidelines, Section 15145). To the extent that specific projects are known (as discussed in **Section 4.0, Environmental Impact Analysis**, of this EIR), those projects have already been or would be subjected to their own environmental analysis. Additionally, due to the variables that must be considered when examining the mechanics of urban growth (e.g., market forces, demographic trends), it would be speculative to state conclusively that implementation of the Project alone would induce growth in the surrounding area. Further analysis of impacts associated with growth in the Glendale area, and corresponding cumulative impact assessment methodology, can be found in the cumulative analyses for each individual topic addressed in **Section 4.0**.

## 7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

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Section 15126.2(c) of the State CEQA Guidelines states that use of nonrenewable resources during the initial and continued phases of a project may be irreversible if a large commitment of these resources makes their removal, indirect removal, or nonuse thereafter unlikely. This section of the environmental impact report (EIR) evaluates whether the Project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment. Also, in accordance with Section 15126.2 of the State *CEQA Guidelines*, this section identifies any irreversible damage that could result from environmental accidents associated with the Project.

### **Irreversible Commitment of Resources**

The Project proposes to replace the existing structures with a 5-story mixed use building with a single-level subterranean parking, as well as an at-grade parking lot for use by commercial tenants. The Mixed-Use Project would provide 180 residential units and 18,200 square feet of commercial space. The subterranean parking structure would accommodate 331 parking spaces with 212 parking spaces located in a single-level subterranean parking garage for residents and 119 parking space located at-grade for use by commercial tenants. The Project is designed to include 22,000 square feet of common open space that includes the courtyard, recreation room, and 3,200 square feet of publicly accessible open space at the street front. The central courtyard area would include two covered seating areas, one with a trellis and the other with a solid roof. The patios, balconies, and roof decks will provide a total of 17,600 square feet of private open space. A selection of canopy and groundcover plant materials (e.g., trees, shrubbery, flowers) would be located along Broadway.

The construction and operation of the Project would contribute to the incremental depletion of resources, including renewable and nonrenewable resources. Resources, such as lumber and other forest products, are generally considered renewable resources. Such resources would be replenished over the lifetime of the Project. For example, lumber supplies are increased as seedlings mature into trees. As such, the development of the Project would not result in the irreversible commitment of renewable resources. Nevertheless, there would be an incremental increase in the demand for these resources over the life of the Project.

Nonrenewable resources, such as natural gas, petroleum products, asphalt, petrochemical construction materials, steel, copper, and other metals, and sand and gravel are considered commodities that are available in a finite supply. The processes that created these resources occur over a long period of time. Therefore, the replacement of these resources would not occur over the life of the Project. To varying degrees, the aforementioned materials are all readily available, and some materials, such as asphalt,

sand, and gravel, are abundant. Other commodities, such as metals, natural gas, and petroleum products, are also readily available, but they are finite in supply, given the length of time required by the natural process to create them.

The demand for all such resources is expected to increase regardless of whether or not the Project is developed. The State Department of Finance indicates that the population of Southern California will increase 62 percent over the 30-year period between 1990 and 2020. These increases in population would directly result in the need for more retail, commercial, and residential facilities to provide the needed services associated with this growth. If not consumed by this Project, these resources would likely be committed to other projects in the region intended to meet this anticipated growth. Furthermore, the investment of resources in the Project would be typical of the level of investment normally required for a residential use of this scale. Mitigation measures have been included in this EIR to reduce and minimize Project and cumulative impacts.

### **Irreversible Environmental Changes**

Irreversible long-term environmental changes associated with the Project would include a change in the visual character of the site as a result of the conversion of the Project site to a new commercial/residential mixed use. Additional irreversible environmental changes would include the increase in local and regional vehicular traffic, and the resultant increase in air pollutants and noise emissions generated by this traffic, among other impacts. Design features have been incorporated into the development proposal and mitigation measures are proposed in this EIR that would minimize the effects of the environmental changes associated with the development of the Project to the maximum degree feasible. In addition, the Project site is an urban site already and the implementation of the Project would improve this location of the City. Even with this being the case, the Project would result in short-term noise and vibration impacts during construction; long-term and cumulative impacts to recreation facilities; and cumulative impacts to fire protection, police protection, sewer, and solid waste.

### **Potential Environmental Damage from Accidents**

The Project proposes no uniquely hazardous uses, and its operation would not be expected to cause environmental accidents that would affect other areas. The Project site is located within a seismically active region and would be exposed to ground shaking during a seismic event. Conformance with the regulatory provisions of the City of Glendale, the California Building Code (CBC), and all other applicable building codes pertaining to construction standards would minimize, to the extent feasible, damage, and injuries in the event of such an occurrence.