

## **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, which 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 use 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 below. 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 provided from the alley at the rear of the Project site. There would be no driveway access proposed on Kenwood Street.

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 Project site is currently and would likely continue to be served by an 8-inch water distribution line located beneath Kenwood Avenue. Lateral lines extending from the proposed buildings would connect to existing water and sewer lines. If service is equal to line capacity, then no upgrade will be required and if greater than line capacity some minor upgrade could be required just to serve the Project. However, no new major water mains other than those that may be 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.

There is an existing 10-inch sewer line that serves the Project site. 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. A sewage capacity increase fee will be assessed by the Public Works Engineering Division. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site. No new sewer lines other than those that may be required to serve the Project site would be constructed. As such, 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 will require the construction of an on-site electrical distribution system to convey this energy to uses on the site. This system will be designed to accommodate the 44 residential units proposed within the Project, and would not extend beyond the requirements or boundary of the Project site. 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.

As discussed above, 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 79 new residents (based on 1.8 residents per unit from DSP EIR) 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 proposed 5-story structure would be approximately 74 feet 6 inches in height to the stair tower and have a floor-area ratio (FAR) of 2.75. The Project site is located with the East Broadway District of the Downtown Specific Plan (DSP), which permits new development to have a maximum of 4 stories/65 feet and FAR of 2.50 by right with additional development intensity allowed through a series of incentives defined in the DSP. Developments seeking incentives in the East Broadway District are permitted a maximum of 5 stories/80 feet and FAR of 2.75. The applicant is proposing to use the DSP open space incentive to obtain a maximum height and density bonus.

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 consists of three adjoining parcels: a vacant lot (126 South Kenwood), a single-family Craftsman residence (128 South Kenwood) and a multifamily residential triplex (132 South Kenwood). The approximately 0.52-acre project site is bordered by South Kenwood Street to the west; a 5-story, 35-unit residential condominium building to the north; a public alley located parallel between South Kenwood Street and South Jackson Street to the east; and three 2-story multifamily residential buildings to the south on Harvard Street. Consequently, the Project would not induce growth under this criterion because it would not result in the urbanization of land in an isolated location.

The 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.<sup>1</sup> 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**.

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<sup>1</sup> State CEQA Guidelines, sec. 15145.

## **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 vacant lot (126 South Kenwood), a single-family Craftsman residence (128 South Kenwood) and a multifamily residential triplex (132 South Kenwood). The Project would provide for a new 44-unit, multifamily residential project, including a publicly accessible open space area, landscaping, lighting, utilities, subterranean parking garage, and associated amenities.

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, sand, gravel, and copper and other metals, 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. This increase 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

### **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 residential use. Additional irreversible environmental changes would include a small increase in local vehicular traffic, and the resultant increase in air pollutants, greenhouse gas emissions, and noise emissions generated by this traffic, among other impacts.

### **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.