PROPOSED NEGATIVE DECLARATION

Palladio Parking Structure
311 South Adams Street
1012-1028 East Colorado Street

The following Proposed Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.	
Project Title/Common Name:	Palladio Parking Structure
Project Location:	1012-1028 East Colorado Street and 311 South Adams Street, Glendale, Los Angeles County
Project Description:	A zone change to allow the construction of a three level parking structure (on the southeastern portion of a 34,176 square-foot site) for use by the existing banquet facility, commercial, and office uses on Colorado Street. Development requires the demolition of the existing surface parking lot. No changes are proposed to the existing commercial uses. The request includes changing the southern portion of the site from R-2250 zoning to C3-I zoning (the northern portion is currently zoned C3-I), and adding a Precise Plan of Design (PPD) overlay zone on the southeastern portion of the site, where the three level parking structure is proposed. The project's architectural design was reviewed by the Design Review Board on November 10, 2016. The Board recommended approval of the project with conditions to the Planning Commission and City Council. The proposed project site also includes a lot line adjustment application consistent with the proposed PPD overlay zone.
Project Type:	☒ Private Project ☐ Public Project
Project Applicant:	Garo Nazarian Domus Design 109 E. Harvard Street, #306 Glendale, CA 91205 818-500-3966
Findings:	The Director of the Community Development, on **March 1, 2017**, after considering an Initial Study prepared by the Planning Division, found that the above referenced project would not have a significant effect on the environment and instructed that a Negative Declaration be prepared.
Mitigation Measures:	None
Attachments:	Initial Study Checklist
Contact Person:	Philip Lanzafame, Director of Community Development City of Glendale Community Development Department 633 East Broadway Room 103 Glendale, CA 91206-4386 Tel: (818) 548-2140; Fax: (818) 240-0392

glendale Community Development

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INITIAL STUDY CHECKLIST
Palladio Parking Structure
311 South Adams Street
1012-1028 East Colorado Street

1. **Project Title:** Palladio Parking Structure
2. **Lead Agency Name and Address:** City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3. **Contact Person and Phone Number:** Kathy Duarte, Planner Tel: (818) 937-8163 Fax: (818) 240-0392
4. **Project Location:** 1012-1028 East Colorado Street and 311 South Adams Street, Glendale, Los Angeles County
5. **Project Sponsor's Name and Address:** Garo Nazarian Domus Design 109 E. Harvard Street, #306 Glendale, CA 91205 818-500-3966
6. **General Plan Designation:** Commercial Service and Medium Density Residential
7. **Zoning:** C3-I Commercial Service, Height District I and R-2250 Medium Density Residential
8. **Description of the Project:** A zone change to allow the construction of a three level parking structure (on the southeastern portion of a 34,176 square-foot site) for use by the existing banquet facility, commercial, and office uses on Colorado Street. Development requires the demolition of the existing surface parking lot. No changes are proposed to the existing commercial uses. The request includes changing the southern portion of the site from R-2250 zoning to C3-I zoning (the northern portion is currently zoned C3-I), and adding a Precise Plan of Design (PPD) overlay zone on the southeastern portion of the site, where the three level parking structure is proposed. The project's architectural design was reviewed by the Design Review Board on November 10, 2016. The Board recommended approval of the project with conditions to the Planning Commission and City Council. The proposed project site also includes a lot line adjustment application consistent with the proposed PPD overlay zone. (Refer to page 4 for a complete project description.)
9. **Surrounding Land Uses and Setting:** *North:* C3-I – Commercial uses *South:* R-2250 – Multi-dwelling residential uses *East:* C3-I – Commercial and residential uses *West:* C3-I and R-2250 – Commercial and multi-dwelling residential uses
10. **Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).** None required

11. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by: _____ 3/1/17

Reviewed by: _____ Date: 3/1/17

Signature of Director of Community Development or his or her designee authorizing the release of environmental document for public review and comment.

For Director of Community Development: _____ Date: 3/1/17

PROJECT DESCRIPTION

To allow the construction of a three level parking structure (on the southeastern portion of a 34,177 square-foot site) for use by the existing on-site banquet facility, commercial, and office uses on Colorado Street. The structure will be 25-feet high in keeping with the height of the residential building to the south. Development requires demolition of the existing 31 space surface parking lot and construction of a three-level, 72 space parking structure. The parking structure consists of 26 parking spaces on the ground floor, 22 parking spaces on level one and 24 parking spaces on level two. Additionally, 27 tandem parking spaces (for valet use only) are proposed in the parking structure, for a total of 99 spaces. No changes are proposed to the existing commercial uses.

The subject site is a dual-zoned (C3, Height District I and R-2250) lot located on the southwest corner of the East Colorado Street and South Adams Street intersection. The project includes changing the zoning on the southern portion of the site from R-2250 to C3-I, and adding a Precise Plan of Design (PPD) overlay zone at the location of the parking structure on the southeast portion of the lot. The design of the parking structure was reviewed by the Design Review Board on November 10, 2016. The Board recommended approval of the design (with conditions) to the Planning Commission and City Council. The proposed project also includes a lot line adjustment application consistent with the location of the proposed parking structure.

Existing Property/Background

The subject site is located at the southwest corner of Colorado Street and Adams Street. It currently consists of three adjoining lots with a total of 34,177 square feet. It is improved with a two-story banquet hall and a one-story retail building, both of which front Colorado Street. The adjoining lot to the south contains a two-story multi-dwelling residential building that is setback from the property line to allow for a driveway and uncovered surface parking. A 31 space surface parking lot, located along Adams Street, provides parking for the businesses. The applicant is required to provide 100 off-site parking spaces for the banquet facility through leases or other agreements per Condition No. 37 of Use Variance Case No. PVAR 1302080, Conditional Use Permit Case No. PCUP 1302083 (alcoholic beverages), and Conditional Use Permit Case No. PCUP 1302096 (banquet hall). The property owner leases parking spaces across the street at World Gym and uses his adjacent lot west of the banquet hall for parking. World Gym is set to be demolished for the construction of a 134-room hotel. Therefore, the applicant is requesting to build a 72 space parking structure (99 spaces with valet) in place of the existing surface parking lot. An adjacent surface parking lot to the west of the banquet hall will provide 37 parking spaces.

The northerly 125 feet of the lots fronting Colorado Street are currently zoned C3, Height District I, while the southerly portion of the lots are currently zoned R-2250. The portion of the site currently zoned R-2250 is proposed to be rezoned to C3, Height District I, with a Precise Plan of Design Overlay Zone over the portion of the site where the proposed parking structure will be located. A lot line adjustment is proposed to separate the parking structure from the remainder of the site.

A. AESTHETICS

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

1) *Have a substantial adverse effect on a scenic vista?*

Less than Significant Impact. There are no scenic vistas, as identified in the Open Space and Conservation Element (January, 1993), within or in proximity to the project site. According to the Open Space and Conservation Element, the Verdugo Mountains are the most significant physical landmarks in the community because these topographic features flank the central portion of the City. The Open Space and Conservation Element further identifies visual and scenic resources as aesthetic functions that contain natural beauty, such as lush or colorful vegetation, prominent topographical stature, unique physical features, and an interesting visual effect. The project is a three-level parking structure that would be a maximum 25 feet in height from the grade adjacent to the ground floor to the top of the structure with no changes to the existing commercial buildings. The majority of the views of the Verdugo Mountains from the 2-story apartment building south of the site are already blocked. Given the distance of the subject site from these mountains and the surrounding development, the development will have a less than significant impact on scenic vistas.

Mitigation Measures: No mitigation measures are required.

2) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. The project site is currently developed with an existing banquet hall, commercial/office building and a surface parking lot. The project site does not contain any scenic resources, such as native trees or rock outcroppings. In addition, the project site is not located within the view corridor of any State scenic highway because there are no State-designated scenic highways within the City of Glendale. Therefore, the proposed project would not substantially damage scenic resources within a State scenic highway, and no impact would result.

Mitigation Measures: No mitigation measures are required.

3) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less than Significant Impact with Mitigation Incorporated. The project site contains an existing banquet hall, commercial/office building and surface parking lot. The project proposes the construction of a 3-level parking structure in place of the existing surface parking lot. The subject site is surrounded by residential development to the south, residential and commercial uses to the east and west, and commercial uses to the north. The proposed development will change the visual character of the project

site. However, the proposed parking structure will have a simple design to complement the existing design character of the existing banquet hall and commercial building, which was reviewed by the Design Review Board, who recommended approval of the design (with conditions) to the Planning Commission and City Council. The architectural materials of the parking structure include painted stucco, aluminum louvers, and guardrails. As determined by the Design Review Board, the parking structure volumes are appropriately balanced and proportioned. Its height transitions from the existing commercial buildings as the structure steps up about 10-feet in height from the one-story commercial building, and is about 10 feet lower in height than the existing banquet hall. As such, the project development would not substantially degrade the existing visual character or quality of the project site. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less than significant Impact. The proposed project will introduce new lighting and potential sources of glare on the site. Lighting standards will be shielded and therefore substantial light and glare impacts will not be created. Additionally, walls and screens will prevent light spillover onto adjacent properties. The proposed exterior building materials consist of non-reflective, textured surfaces and non-reflective glass. These materials will not create daytime glare.

Nighttime lighting currently exists along Colorado Street and Adams Street. The addition of new sources of permanent light as a result of the project would increase ambient lighting along Adams Street and at the periphery of the site. However, due to a significant amount of ambient light in the immediate surrounding vicinity, the increase in ambient nighttime light in the project area would be minimal. Impacts on day and night time views from new sources of substantial light or glare would also be minimal because the project does not utilize substantial amounts of highly polished materials or highly reflective glass that could reflect light and create glare. Based on the above, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less than Significant Impact with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site, and no agricultural activities take place on the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is located in an urbanized area. No portion of the project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the City under the current General Plan and zoning. There are no Williamson Act contracts in effect for the project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contracts would result. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

3) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?

No Impact. There is no existing zoning of forest land or timberland in the City. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forestland within the City of Glendale. No forestland would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There is no farmland or forestland in the vicinity of or on the proposed project site. No farmland would be converted to non-agricultural use and no forestland would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less than Significant Impact with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
1. Conflict with or obstruct implementation of the applicable air quality plan?				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
4. Expose sensitive receptors to substantial pollutant concentrations?			X	
5. Create objectionable odors affecting a substantial number of people?			X	

1) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project site is located within the City of Glendale, which is part of the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency responsible for preparing the Air Quality Management Plan (AQMP) for the Basin. Since 1979, a number of AQMPs have been prepared. The most recent comprehensive plan fully approved by the U.S. Environmental Protection Agency (U.S. EPA) is the 2012 Air Quality Management Plan (AQMP), which includes a variety of strategies and control measures.

The AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP.

Any population growth associated with the proposed project is included in the Southern California Associations of Government (SCAG) projects for growth in the City of Glendale. Therefore, since the project would not cause growth in Glendale to exceed the SCAG forecast, it is consistent with the General Plan and therefore is included in SCAG's growth projections. Consequently, implementation of the proposed project would be consistent with AQMP attainment forecasts. No impact would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

Less than Significant Impact: No changes are proposed for the operation of the existing banquet facility and commercial uses; therefore there will be no increase in traffic that could cause impacts. Only minimal construction impacts are expected with the demolition of the existing surface parking lot and for the footing of the parking structure. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

3) ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

No Impact. As described above, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Expose sensitive receptors to substantial pollutant concentrations?***

Less than Significant Impact: Sensitive receptors are defined as schools (preschool–12th grade), hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The proposed project is located within a primarily commercial area with the nearest sensitive uses consisting of residential buildings located across South Adams Street from the project site (approximately 60 feet away from the site boundary), residential buildings located adjacent to the banquet hall (approximately 90 feet away from the proposed parking structure), and residential buildings south of the property (approximately 40 feet). However, the proposed project would not result in any significant increase in criteria pollutants or contribute to an existing air quality violation or exceed SCAQMD threshold. Additionally, the project will

be required to comply with all applicable rules to reduce construction impacts. Impacts would be less than significant with the implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

5) Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. A significant impact would occur if objectionable odors are generated that would adversely impact sensitive receptors. During the construction phase, activities associated with the operation of construction equipment and the application of asphalt may produce discernible odors typical of most construction sites. Although these odors could be a source of nuisance to adjacent receptors, they are temporary and intermittent in nature given the scope of the project. As construction-related emissions dissipate, the odors associated with these emissions would also decrease, dilute and become unnoticeable. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

1) ***Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. The subject site is currently developed with a commercial structure and an associated surface parking lot. There is no natural vegetation on the site. The surrounding neighborhood is developed with commercial and residential uses. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist on or near the site. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Game or the United States Fish and Wildlife Service. The site does not provide suitable habitat for endangered or rare species given the pattern, type, and level of development in the area. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years and surrounded by other commercial and residential developments. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present on or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

3) ***Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No Impact. The project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. Therefore, the proposed project implementation would not have a substantial adverse effect on federally protected wetlands. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. The area has been substantially modified by human activity, as evidenced by existing development on the subject site as well as other developments of similar type and uses, and human activity associated with these types of development. Implementation of the proposed project will not interfere with the movement of native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The Glendale Municipal Code, Chapter 12. 44 Indigenous Trees, contains guidelines for the protection and removal of indigenous trees. These trees are defined as any Valley Oak, California Live Oak, Scrub Oak, Mesa Oak, California Bay, and California Sycamore, which measure 6 inches or more in diameter breast height (DBH). No indigenous trees are located on the project site and implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

6) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or similar plan has been adopted to include the project site. Consequently, implementation of the proposed project would not conflict with the provisions of any adopted conservation plan. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				X
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
4. Disturb any human remains, including those interred outside of formal cemeteries?			X	

1) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*

No Impact. The project site currently features a two-story banquet hall, one-story retail building, and associated surface parking lot. The existing banquet hall was constructed as a theater in October 1924 and was converted into a restaurant and night club in May 1981. The one-story building was constructed in 1959. Due to its lack of historic context and age, the project site is not listed on the Glendale Register of Historic Resources, nor is it eligible for listing. Additionally, the project site is not listed on the California Register or the National Register of Historic Places. No impact to a historic resource would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?***

Less than Significant Impact. Prehistoric and historic archaeological sites are not known to exist within the local area. The project site has been developed since 1924 with commercial uses. Any archaeological resources that may have existed at one time on or beneath the site have likely been previously disturbed. The City's Open Space and Conservation Element indicate that no significant archaeological sites have been identified in this area of Glendale. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact would occur. Notice was given to the Tribal Cultural Resources, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. No requests for consultation were received.

Mitigation Measures: No mitigation measures are required.

3) ***Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Less than Significant Impact. Plant and animal fossils are typically found within sedimentary rock deposits. Most of the City of Glendale consists of igneous and metamorphic rock, and the local area is not known to contain paleontological resources. In addition, the project site has already been subject to extensive disruption and development. Any superficial paleontological resources that may have existed at one time on the project site have likely been previously unearthed by past development activities. Nonetheless, paleontological resources may possibly exist at deep levels and could be unearthed with implementation of the proposed project. In the event that paleontological resources are unearthed during the proposed project-related subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Disturb any human remains, including those interred outside of formal cemeteries?***

Less than Significant Impact. The project site and surrounding area are characterized by features typical of commercial and residential land uses. Notice was given to the Tribal Cultural Resources, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. No requests for consultation were received. No known burial sites exist within the vicinity of the project site or surrounding area. However, impacts would be potentially significant if human remains were encountered during excavation and grading activities. State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition, pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or rebury). With implementation of this standard requirement, no significant impact would occur.

Mitigation Measures: No mitigation measures are required.

F. GEOLOGY AND SOILS

Would the project	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. The project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture hazards (City's Safety Element August 2003). Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Therefore, the potential for surface rupture as a result of fault-plane displacement during the design life of the proposed project is considered unlikely. No impact would occur.

Mitigation Measures: No mitigation measures are required.

ii) Strong seismic ground shaking?

Less than Significant Impact. The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes would minimize damage to, and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. According to the City's Safety Element (August 2003), the project site is not located within a mapped liquefaction hazard zone. No impact related to liquefaction would occur.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

No Impact. The topography of the site is relatively flat and devoid of any distinctive landforms. There are no known landslides near the project site, nor is the project site in the path of any known or potential landslides. Therefore, no impact related to landslides would occur.

Mitigation Measures: No mitigation measures are required.

2) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The project includes construction of a 3-level parking structure (on a portion of a 34,177 square-foot site) for use by the existing on-site banquet facility, commercial, and office uses on Colorado Street. Activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities. Given the limited scope of work and the short-term nature of the grading, this impact is considered less than significant. As part of the proposed project, the applicant would be required to adhere to conditions under the Glendale Municipal Code Section 13.42.060 and prepare and administer a plan that effectively provides for a minimum stormwater quality protection throughout project construction. The plan would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to less than significant. In addition, the applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant.

Mitigation Measures: No mitigation measures are required.

3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. Subsidence is the process of lowering the elevation of an area of the earth's surface and can be caused by tectonic forces deep within the earth or by consolidation and densification of sediments sometimes due to withdrawal of fluids such as groundwater. The project site is not located in an area of significant subsidence activity and would not include fluid withdrawal or

removal. In addition, as indicated in Response F-1 (iii), above, the soil under the project site is not prone to liquefaction. Therefore, impacts related to unstable soils are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?

Less than Significant Impact. The soils underlying the project site and surrounding area are considered to have a low expansion potential. Additionally, to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes. Therefore, impacts related to expansive soil would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Septic tanks will not be used in the proposed project. The existing structures connect to and use the existing sewage conveyance system. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

G. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The Southern California Association of Governments (SCAG) has prepared the region's Sustainable Communities Strategy (SCS), which is part of the Regional Transportation Plan (RTP). Glendale has an adopted Greener Glendale Plan which meets regional greenhouse gas reduction targets, as established by SCAG and adopted by the ARB. The Greener Glendale Plan uses land use development patterns, transportation infrastructure investments, transportation measures and other policies that are determined to be feasible to reduce GHG.

The project would result in direct annual emissions of GHGs during operation. Operational emissions would be generated by both area and mobile sources because of normal day-to-day activities. Area source emissions would be generated by the consumption of natural gas for space and water heating devices. Area source emissions are based on emission factors contained in the CalEEMod model. Mobile emissions would be generated by the motor vehicles traveling to and from the project site. The project would also result in indirect GHG emissions due to electricity demand, water consumption, and waste generation. However, because no changes are proposed to the banquet hall and commercial uses, and no additional motor vehicle trips are anticipated, the project would not result in a significant impact with respect to GHG emissions.

Mitigation Measures: No mitigation measures are required.

2) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. For the reasons discussed in Response G.1 above, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The project includes a 3-level parking structure (on a portion of a 34,177 square foot site) for use by the existing on-site banquet facility, commercial, and office uses on Colorado Street. The development would not involve the routine use, transport, or disposal of significant amounts of hazardous materials. No new hazardous materials will be generated at the site as a result of the project, and, therefore, no impacts would result.

Mitigation Measures: No mitigation measures are required.

2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The handling of hazardous materials would be required to adhere to applicable federal, state and local requirements that regulate work and public safety. Given established regulations, the project is not expected to provide the opportunity to cause a significant foreseeable impact to the public

or the environment from a reasonable foreseeable upset and accident condition involving the release of hazardous materials. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) ***Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. The project includes a 3-level parking structure. No schools are located within one-quarter mile of the subject site. Therefore, no impacts are anticipated to occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

4) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?***

No Impact. The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

6) ***For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?***

No Impact. No private airstrips are located in the City of Glendale or in the vicinity of the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

7) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Less than Significant Impact. According to the City of Glendale General Plan Safety Element, Colorado Street is a County Evacuation Route to be used by emergency response services during an emergency and, if the situation warrants, the evacuation of an area. Implementation of the project would neither result in a reduction of the number of lanes along this roadway nor result in the placement of an impediment, such as medians, to the flow of traffic. Consequently, the project would have no impacts.

Mitigation Measures: No mitigation measures are required.

8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site is not located in or near a designated wildland area. No impact would occur.

Mitigation Measures: No mitigation measures are required.

I. HYDROLOGY AND WATER QUALITY

Would the project	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10. Inundation by seiche, tsunami, or mudflow?				X

1) Violate any water quality standards or waste discharge requirements?

Less than Significant Impact. The project would be required to comply with all NPDES requirements including pre-construction, during construction and post-construction Best Management Practices (BMPs). In addition, the project will be required to submit an approved SUSMP (Standard Urban

Stormwater Mitigation Plan) to be integrated into the design of the project. Impacts associated with water quality standards or waste discharge requirements are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

2) ***Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

Less than Significant Impact. The City currently utilizes water from Glendale Water and Power (GWP), which relies on some local groundwater supplies. Implementation of the proposed project is not expected to increase the use of groundwater through the provision of potable water by GWP. As a result, implementation of the proposed project would not substantially deplete groundwater supplies.

The subject site is almost entirely paved. The proposed project would not increase the amount of paving on the site. Consequently, impacts related to groundwater extraction and recharge will be less than significant.

Mitigation Measures: No mitigation measures are required.

3) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?***

Less than Significant Impact. The project site is currently developed with several structures and a surface parking lot. Stormwater runoff is either absorbed into the existing soil or flows into existing City streets and drains. Construction activity associated with the proposed project development may result in wind- and water-driven erosion of soils due to minor grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short term in nature because the site would expose small amounts of soil during construction activities and would then be covered with pavement and landscaping upon completion of the project. Furthermore, as part of the proposed project, the applicant would be required to adhere to conditions under the NPDES Permit set forth by the RWQCB, and to prepare and submit a SWPPP to be administered throughout proposed project construction. The SWPPP would incorporate BMPs to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to a less than significant level.

The proposed project will modify the existing drainage pattern of the site. All subsequent runoff would be conveyed via streets and gutters to storm drain locations around the project site. Development of the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it significantly affect the capacity of the existing storm drain system. Furthermore, as discussed above, the SWPPP would incorporate BMPs by requiring controls of pollutant discharges that utilize BAT and BCT to reduce pollutants. In addition, in accordance with Chapter 13.42, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Stormwater Mitigation Plan of the Glendale Municipal Code, a SUSMP containing design features and BMPs to reduce post-construction pollutants in stormwater discharges would be required as part of the project. Consequently, impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

4) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?***

Less than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

5) ***Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

Less than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

6) ***Otherwise substantially degrade water quality?***

Less than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

7) ***Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

No Impact. No housing is proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

8) ***Place within a 100-year flood hazard area structures which would impede or redirect flood flows?***

No Impact. No area of the city is located within a 100-year floodplain. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

9) ***Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

Less than Significant Impact. According to the City of Glendale General Plan Safety Element, the project site is not located within a dam inundation zone. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

10) ***Inundation by seiche, tsunami, or mudflow?***

No Impact. Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. A review of the County of Los Angeles Flood and Inundation Hazards Map indicates that the site is not within the mapped tsunami inundation boundaries. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

J. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Physically divide an established community?				X
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

1) Physically divide an established community?

No Impact. The proposed project includes changing the zone of the southern portion of the site from R-2250 to C3-I. The project will allow the construction of a three-level parking structure (on a portion of a 34,176 square foot site) for use by the existing banquet facility, commercial, and office uses on Colorado Street. The portion of the site proposed for the parking structure construction would also include a Precise Plan of Design (PPD) overlay zone. Development requires the demolition of the existing surface parking lot. No changes are proposed to the existing commercial uses. Parking structures units are a permitted use in the C3 zone. The surrounding area includes both residential and commercial uses. The project will not divide an established community and no impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The proposed project includes a 3-level parking structure for an existing banquet hall and other commercial businesses on the site. The request includes changing the southern portion of the site from R-2250 zoning to C3-I zoning, and to add a Precise Plan of Design (PPD) overlay zone on a portion of the site for the proposed parking structure. Parking structures units are a permitted use in the C3 zone. The project includes a Precise Plan of Design (PPD) overlay zone. The parking structure complies with all the development standards contained in the C3-I zone with the following exceptions:

1. The applicant is requesting tandem parking spaces. The City's Zoning Ordinance requires that all required parking spaces be accessible.
2. The applicant is requesting less than the required parking space width (9'-7") for six parking spaces adjacent to walls, where 10'-0" is required for parking space number one at the ground level and level one, and 10'6" is required for parking space numbers 13 & 14 at the ground level, number 17 at level one, and number 18 at the top deck (see attached plans).
3. The applicant is requesting no interior setback and no trees where a 5' minimum and average 8' is required for buildings and structures up to and including 28' and trees planted along any interior property line abutting a residential zone boundary to provide an effective screen when adjacent to a residential zone.

4. Planter boxes are proposed for a portion of the top deck along South Adams. Planter boxes are required the entire length of each tier of the parking structure facing South Adams and the residential zone to the south.

The project complies with the intent of the Land Use Element of the General Plan by providing additional on-site parking spaces for the existing banquet hall and commercial uses. Additionally, the Design Review Board approved the massing and scale of the project, which are effected by the deviations. The requested deviations from the zoning ordinance will not have an adverse environmental impact. No significant impacts are anticipated.

Mitigation Measures: **No mitigation measures are required.**

3) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The project site and surrounding area have been developed and heavily affected by past activities. The project site and immediate area are not located in an adopted habitat conservation plan or natural community conservation plan area. Consequently, implementation of the proposed project would not conflict with the provisions of any adopted conservation plan. No impact would occur.

Mitigation Measures: No mitigation measures are required.

K. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project site is completely urbanized and is not within an area that has been identified as containing valuable mineral resources, as indicated in the City's Open Space and Conservation Element (January 1993). No impact would occur.

Mitigation Measures: No mitigation measures are required.

2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As indicated in Response K-1 above, there are no known mineral resources within the project site. No impact would occur.

Mitigation Measures: No mitigation measures are required.

L. NOISE

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?				X
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?				X

1) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less than Significant Impact. The existing noise environment in the project vicinity is dominated by traffic noise from nearby roadways, as well as typical commercial activities in the surrounding area along Colorado Street and Adams Street. Surrounding land uses include commercial uses to the north and east, multi-dwelling residential uses to the south, and commercial and multi-dwelling residential uses to the west. Construction of the project would require demolition, site clearing, grading, building construction and building finishing activities. These activities typically involve the use of heavy equipment, such as tractors, dozers and cranes. While construction would be temporary, the use of these types of equipment would generate steady state and episodic noise that would be heard in the surrounding neighborhood.

Currently, 32 surface parking spaces are provided on the site. Except for the upper level of the parking structure, the new parking spaces will be enclosed in the structure. The parking structure will be used by valet only during events and during the day time, the existing businesses will not use the upper floors of the parking structure. A solid concrete block wall with no openings is proposed on the south property line, adjacent to residential uses. Therefore, long-term operation of the proposed project would have a minimal effect on the noise environment. If mechanical ventilation is required, noise levels would be required to be in compliance with the City's Noise Ordinance and would not exceed thresholds of significance.

The project site is located within the "70 CNEL and over" noise contour as shown on the map of the 2030 Noise Contours, Exhibit 2 of the City's Noise Element. Table 1 of the Noise Element indicates that commercial and professional office buildings are "Conditionally Acceptable" with noise levels between 67.5 and 77.5 CNEL. At this noise level, new construction or development should be undertaken only

after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. The banquet hall, commercial and office uses are existing, therefore there are no impacts for new construction.

Mitigation Measures: No mitigation measures are required.

2) ***Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

Less than Significant Impact. The proposed project would be constructed using typical construction techniques with traditional footing for the block wall on the property line and pad footing for the remainder of the project. The entire floors/slabs will be precast panels (planks). No pile driving for construction would be necessary. Thus, significant vibration impacts from pile installation would not occur.

Heavy construction equipment (e.g. bulldozer) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would most likely be limited to a few hours spread over several days during demolition/grading activities. Post-construction on-site activities would be limited to mechanical equipment, if needed, (e.g., air handling unit and exhaust fans) that would not generate excessive ground-borne vibration or ground-borne noise. As such, ground-borne vibration and noise levels associated with the proposed project would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less than Significant Impact. As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

4) ***A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less than Significant A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from construction activities would be generated by vehicles and equipment involved during various stages of construction operations: demolition, site grading, foundation, and building construction. The noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the equipment and the type of operation being performed. Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities between the hours of 7:00 PM on one day and 7:00 AM of the next day or from 7:00 PM on Saturday to 7:00 AM on Monday or from 7:00 PM preceding a holiday.

Construction activities associated with the proposed project would occur adjacent to existing multi-family residential uses to the south and west and across Adams Street. Construction associated with the project will be required to comply with the city's Noise Ordinance, which prohibits construction activities to between the hours of 7:00 pm on one day and 7:00 am of the next day or from 7:00 pm on Saturday to

7:00 am on Monday. Compliance with the City's Noise Ordinance would be required. Impacts would be less than significant.

5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?***

No Impact. The project site is neither located within an airport land use plan nor is it located within two miles of a public airport or public use airport. No impact would occur.

Mitigation Measures: No mitigation measures are required.

6) ***For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?***

No Impact. The project site is not within the vicinity of a private airstrip. No impact would occur.

Mitigation Measures: No mitigation measures are required.

M. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

1) ***Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Less than Significant Impact. The project will include the construction of a 3-level parking structure on a portion of a 34,176 square foot site) for use by the existing banquet facility, commercial, and office uses on Colorado Street. The project will not house additional residents or provide for additional businesses. Since the project site is located with an urban area and is currently served by existing circulation and utility infrastructure, no major extension of infrastructure is required as part of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

No Impact. No residential dwelling units currently exist on the project site. Therefore, no housing or residential populations would be displaced by development of the proposed project, and the construction of replacement housing elsewhere would not be necessary. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. Please refer to Response M-2 above. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

N. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

No Impact. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The project will require compliance with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted for approval. The overall need for fire protection services is not expected to increase and therefore the project will not result in a substantial adverse physical impacts associated with the provision of new or physically altered Fire Department facilities, or construction of new facilities. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

b) Police protection?

No Impact. The Glendale Police Department (GPD) provides police protection services to the project site. The overall need for police protection services are not expected to increase as a result of the proposed project as the businesses related to the parking structure are currently operating. The parking

structure will provide on-site, rather than off-site parking which is expected to improve traffic circulation and pedestrian safety. Valet service will be provided for banquet hall patrons. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

c) Schools?

No Impact. Section 65995 of the Government Code provides that school districts can collect a fee on a per-square-foot basis to assist in the construction of or additions to schools. Pursuant to Section 65995, the project applicant is required to pay school impact fees to the Glendale Unified School District based on the current fee schedule for commercial developments prior to the issuance of building permits. Since the proposed project will not include the development of new housing, no new residential population would generate a demand for schools and there will be no impact to schools.

Mitigation Measures: No mitigation measures are required.

d) Parks?

No Impact. The proposed project would not involve the development or displacement of a park. The property is zoned for commercial and residential uses and was not planned for use as a park. Since the proposed project will not include the development of new housing, no new residential population will generate a demand for parks and recreational facilities. There will be no impact to parks.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

No Impact. The project will not result in an increase in residential population that will generate a demand on libraries. Therefore, there will be no impact to libraries.

Mitigation Measures: No mitigation measures are required.

O. RECREATION

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. As indicated above, the proposed project will not include the development of new housing or residential population. Therefore, no additional demand on parks and recreational facilities will occur.

Mitigation Measures: No mitigation measures are required.

2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The project does not propose the construction or expansion of a recreational facility and is not anticipated to create a significant demand on parks facilities that would require the construction or expansion at existing public recreational facilities. Therefore, no significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

P. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5. Result in inadequate emergency access?				X
6. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

1) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less than Significant Impact. The proposed project includes the replacement of an existing surface parking lot with a 3-level parking structure for the existing banquet facility and other commercial uses on the site. The proposed project will not result in any significant increase in traffic on the area roadway network. A traffic impact analysis was not required by the City's Traffic Division as the proposed parking structure will not generate new trips. The circulation system is expected to improve since the off-site parking across Colorado Street (required by Use Variance Case No. PVAR 1302080, Conditional Use Permit Case No. PCUP 1302083 (alcoholic beverages), and Conditional Use Permit Case No. PCUP 1302096 (banquet hall) will no longer be used by the valet. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

2) ***Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?***

Less than Significant Impact. As discussed above in Response P-1, the proposed project would not result in any significant increase in traffic on the area roadway network. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

3) ***Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?***

No Impact. The project site is not located near an airport. Consequently, the proposed project would not result in a change in air traffic patterns that would result in safety risks. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

No Impact. Access to the proposed parking structure will be in the same location as the existing surface parking lot, via two, two-way driveways off Adams Street. No changes are proposed to the existing street system. As a result, no impacts would result.

Mitigation Measures: No mitigation measures are required.

5) ***Result in inadequate emergency access?***

No Impact. The project does not involve changes to the existing street network or to existing emergency response plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

6) ***Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?***

No Impact. The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline provide bus service within the City of Glendale and specifically along Colorado Street. The proposed project would not conflict with any adopted policies, plans, or programs regarding alternative transportation because no changes to the existing transportation policies, plans, or programs would result from project implementation. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Q. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
7. Comply with federal, state, and local statutes and regulations related to solid waste?				X

1) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

No Impact. Under Section 401 of the Clean Water Act (CWA), the Regional Water Quality Control Boards (RWQCB) issues National Pollutant Discharge Elimination Systems (NPDES) permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction related discharges. A construction project resulting in the disturbance of more than one acre requires a NPDES Permit; this project is under an acre, so no NPDES permit is required. Construction projects are also required to prepare a Stormwater Pollution Prevention Plan (SWPPP). In addition, the proposed project would be required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate urban stormwater runoff. Prior to the issuance of building permits, the project applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The proposed project would comply with the RWCQB-established waste discharge prohibitions and water quality objectives, which will be incorporated into the proposed project as a project design feature. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

No Impact. No new sources of water supply, such as groundwater, are required to meet the proposed project's water demand. Water serving the proposed project would be treated by existing extraction and treatment facilities, and no new facilities, or expansion of existing facilities, would be required. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

3) ***Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

Less than Significant Impact. The project is not expected to result in an increase in the amount of runoff since the site is currently developed and paved, and the new project will span across the site. Runoff from the project site would be conveyed via streets and gutters to storm drain locations around the project site. The slight increase in runoff from the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it affect the capacity of the existing storm drain system. Therefore, no significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

Less than Significant Impact. Construction activities associated with the proposed project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short term in nature. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies. Minimal water will be used for the proposed parking structure due to the limited landscaping and the use of drought tolerant plants. The proposed project will not result in an increase in demand for operational uses.

Mitigation Measures: No mitigation measures are required.

5) ***Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

Less than Significant Impact. Sewage from the project site goes to the Hyperion Treatment Plant (HTP), which the City of Glendale has access to through the Amalgamated Wastewater Agreement between the City of Glendale and the City of Los Angeles. The HTP has a dry-weather design capacity of 450 million gallons per day (gpd) and is currently operating below that capacity, at 362 million gpd. The project is not expected to generate additional wastewater. As a result, adequate capacity exists to treat the proposed project-generated effluent. Therefore, the proposed project would not require the expansion or construction of sewage treatment facilities. If required, the applicant will pay any applicable sewer facility charge or City sewer capacity fees associated with the project. No significant impact would result with regard to impacts to the available sewage treatment capacity.

Mitigation Measures: No mitigation measures are required.

6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact. Implementation of the proposed project would not result in an increase in commercial development on site.

Solid waste generated on the project site is deposited at the Scholl Canyon Landfill (owned by the City of Glendale) or at one of the landfills located within the County of Los Angeles. The annual disposal rate at the Scholl Canyon facility is 200,000 tons per year. With a total annual disposal amount of 200,031 tons and a remaining capacity of 3.6 million tons, the Scholl Canyon facility would meet the needs of the City and the proposed project for approximately 18 years. Minimal new trash is expected from the proposed parking structure and the trash generated by the existing uses is already deposited at the landfill. As a result, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

7) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The proposed project will comply with all federal, state, and local statutes and regulations related to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes, including Glendale Municipal Code Chapter 8.58. No impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

R. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

1) ***Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Less than Significant Impact. The project site is currently developed and located within an urbanized area in Southern Glendale. No biological species or habitat for biological species exists on site or within the project vicinity. In addition, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the project site. As such, the proposed project will not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Furthermore, the proposed project will not have the potential to eliminate important examples of major periods of California history or prehistory, including historical, archaeological, or paleontological resources. Please refer to Section E, Cultural Resources. Therefore, the proposed project will not result in significant environmental impacts that have the potential to degrade the quality of the environment. No significant impacts are anticipated.

2) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

Less than Significant Impact. Cumulative impacts may occur when the proposed project in conjunction with one or more related projects would yield an impact that is greater than what would occur with the development of only the proposed project. With regard to cumulative effects for the issues of agricultural, biological, and mineral resources, the project site is located in an urbanized area and therefore, other developments occurring in the area of the project would largely occur on previously disturbed land and are not anticipated to have an impact. Thus, no cumulative impact to these resources will occur. Impacts related to archaeological resources, paleontological resources, and hazards and hazardous materials are generally confined to a specific site and do not affect off-site areas.

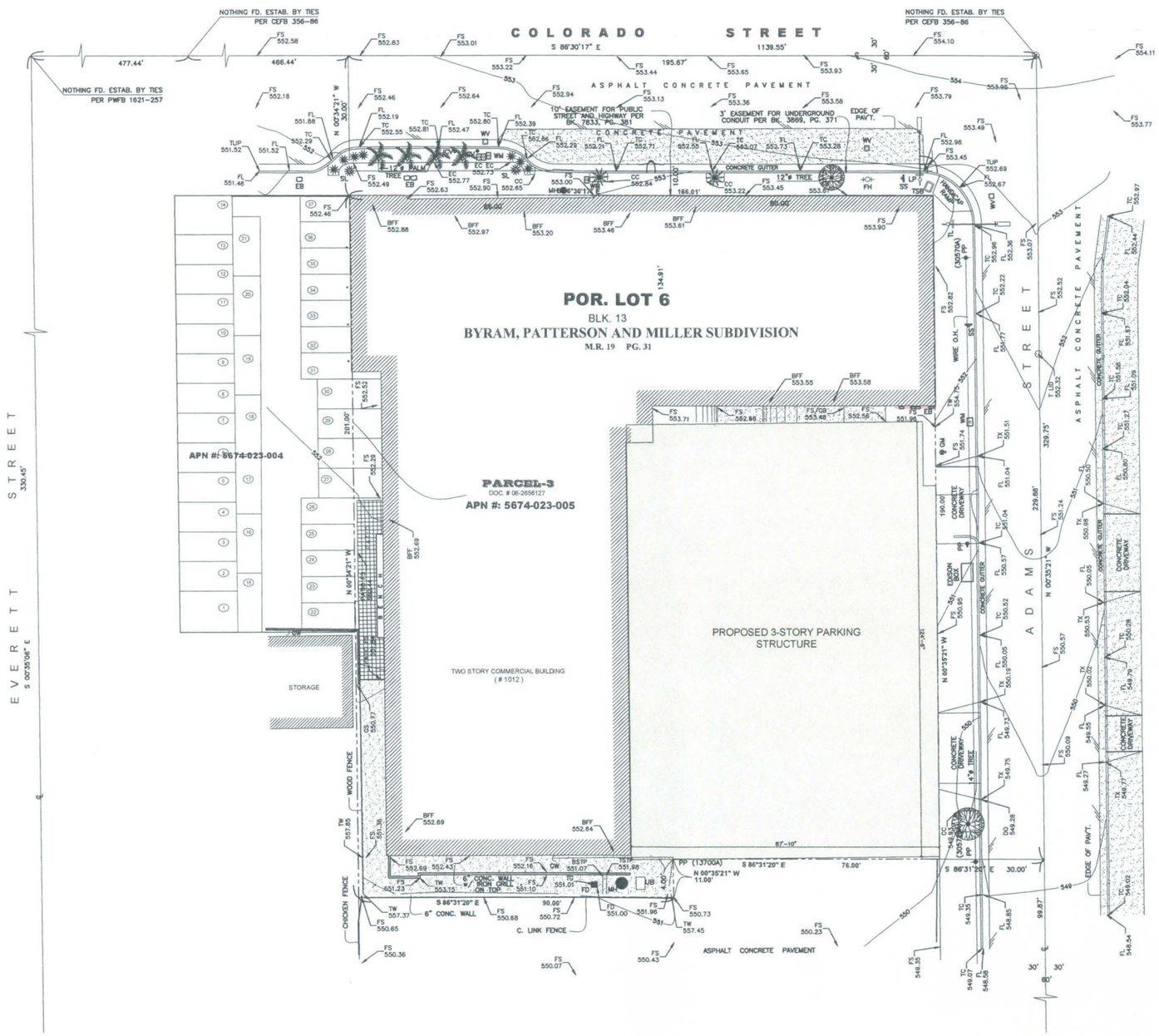
The City's approved and pending projects in the vicinity combined with the proposed project may result in cumulative effects in other environmental issue areas due to the aggregate development within an already urbanized area. However, project-related impacts that require mitigation measures to reduce the level of significance would not result in cumulative impacts when combined with the City's other related projects. Therefore, the proposed project would have not cumulatively considerable effects, and as such, cumulative impacts would not occur.

3) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

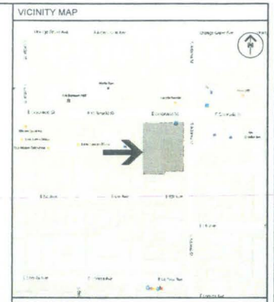
Less than Significant Impact. Based on the analysis presented above, implementation of the aforementioned mitigation measures would reduce environmental impacts such that no substantial adverse effects on humans would occur.

13. Earlier Analyses

None.



VICINITY MAP



LEGAL DESCRIPTION

APN: 5674-023-005
APN: 5674-023-006
APN: 5674-023-007

PROJECT DATA

ZONE:	C3-I
COMMERCIAL LOT AREA:	23336 S.F.
PARKING LOT AREA:	10841 S.F.
TOTAL LOT AREA:	34177 S.F.
EXISTING BUILDING SQUARE FOOTAGE:	
BANQUET HALL:	16750 S.F.
RETAIL:	5100 S.F.
OFFICES:	6500 S.F.
EXISTING PARKING LOT AREA:	9274 S.F.
EXISTING PARKING NUMBER OF PARKING SPACES:	31
REQUIRED PARKING SPACES:	
BANQUET HALL: 6465 (SITTING AREA) / 1000 X 28.6 =	185
RETAIL: 5100 / 1000 X 4 =	20.4
OFFICES: 6500 / 1000 X 2.7 =	17.3
TOTAL REQUIRED PARKING SPACES:	223
OPERATING WITH AN APPROVED USE VARIANCE WITH:	135
PROPOSED PARKING SPACES:	
IN PROPOSE PARKING STRUCTURE:	72
ON LOT TO THE WEST OF BANQUET HALL:	37
VALET PARKING IN PROPOSED PARKING STRUCTURE:	27
TOTAL PROPOSED PARKING SPACES:	136
PARKING STRUCTURE FLOOR AREA:	
FIRST FLOOR:	10841 S.F.
SECOND FLOOR:	10841 S.F.
THIRD FLOOR:	10841 S.F.
TOTAL PARKING FLOOR AREA:	32523 S.F.
REQUIRED PARKING RAMP SLOPE:	15%
PROPOSED PARKING RAMP SLOPE:	18%

SHEET INDEX

A-1 TITLE SHEET, SITE PLAN
A-2 GROUND FLOOR
A-3 LEVEL 1 FLOOR PLAN
A-4 LEVEL 2 FLOOR PLAN
A-5 ELEVATIONS & DETAILS
A-6 SECTIONS
A-7 ENLARGED GROUND FLOOR PLAN
A-8 ENLARGED LEVEL 1 & LEVEL 2 FLOOR PLANS

SCOPE OF WORK

NEW PARKING STRUCTURE

PROJECT ADDRESS

311 S. ADAMS ST.
GLENDALE, CA 91205

OWNER

AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LANE
PASADENA CA. 91107

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OWNER

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1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

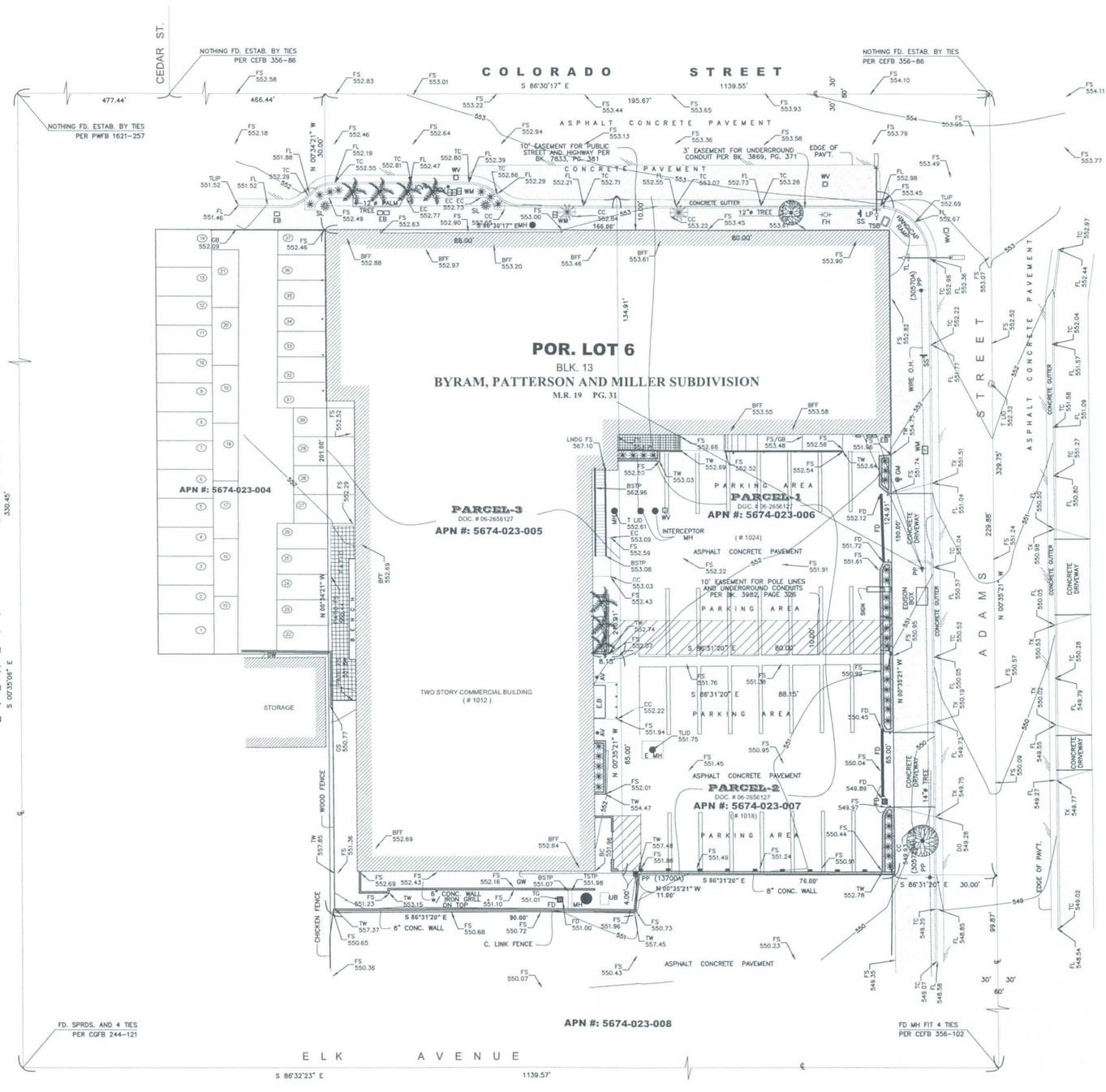
PROJECT

PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE

SITE PLAN

DATE:	JAN 2016
SCALE:	3/32" = 1'-0"
DRAWN:	
APPROVED:	
JOB:	2015-10
SHEET:	A-1
OF	SHEETS



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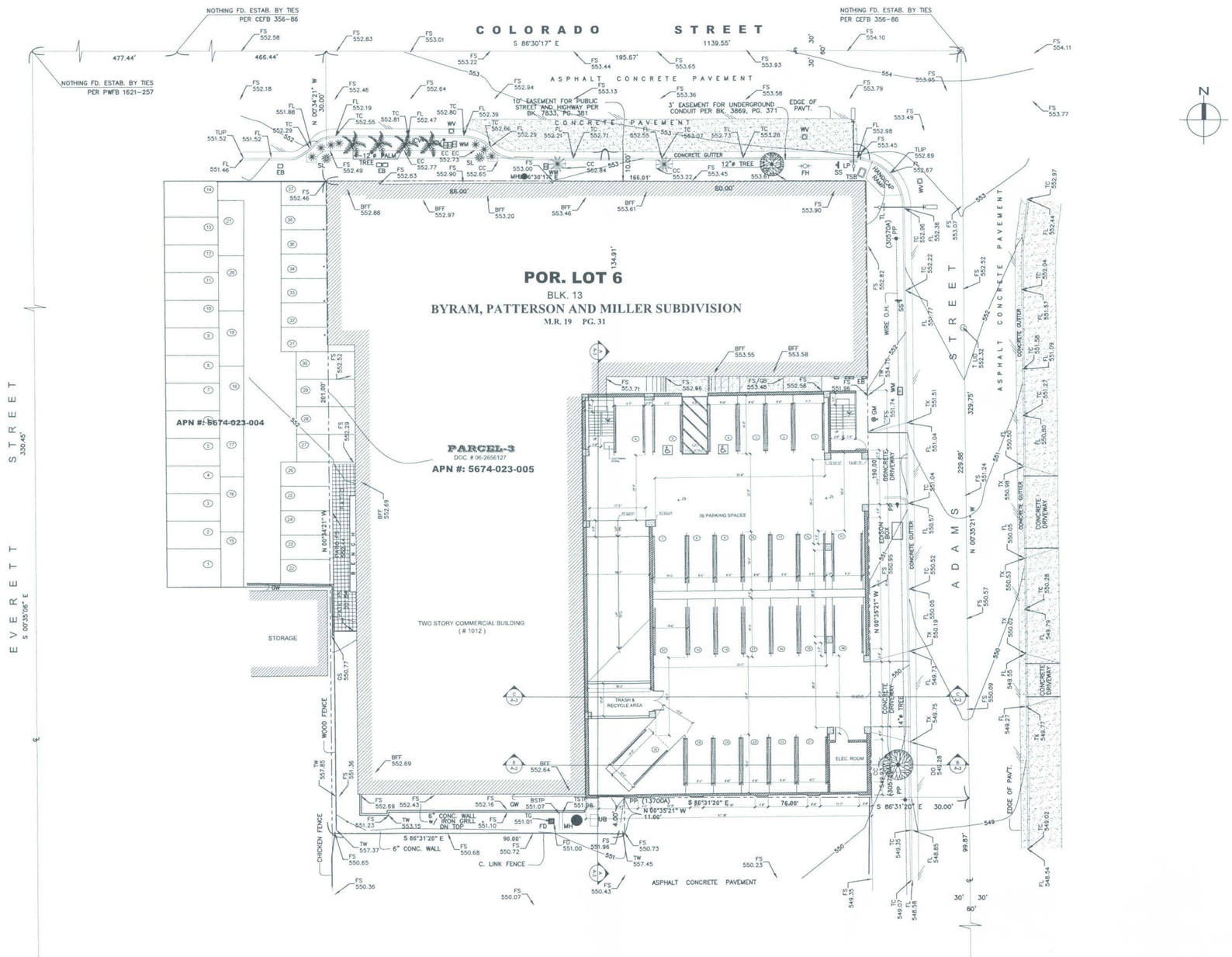
PROJECT
PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE
EXISTING SITE PLAN

DATE: JAN 2016
SCALE: 3/32" = 1'-0"
DRAWN:
APPROVED:
JOB: 2015-10
SHEET: A-1.1
OF SHEETS



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PASADENA CA. 91107

PROJECT

PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE

GROUND FLOOR

DATE:	JAN 2016
SCALE:	3/32" = 1'-0"
DRAWN:	
APPROVED:	
JOB:	2015-10
SHEET:	A-2
OF	SHEETS

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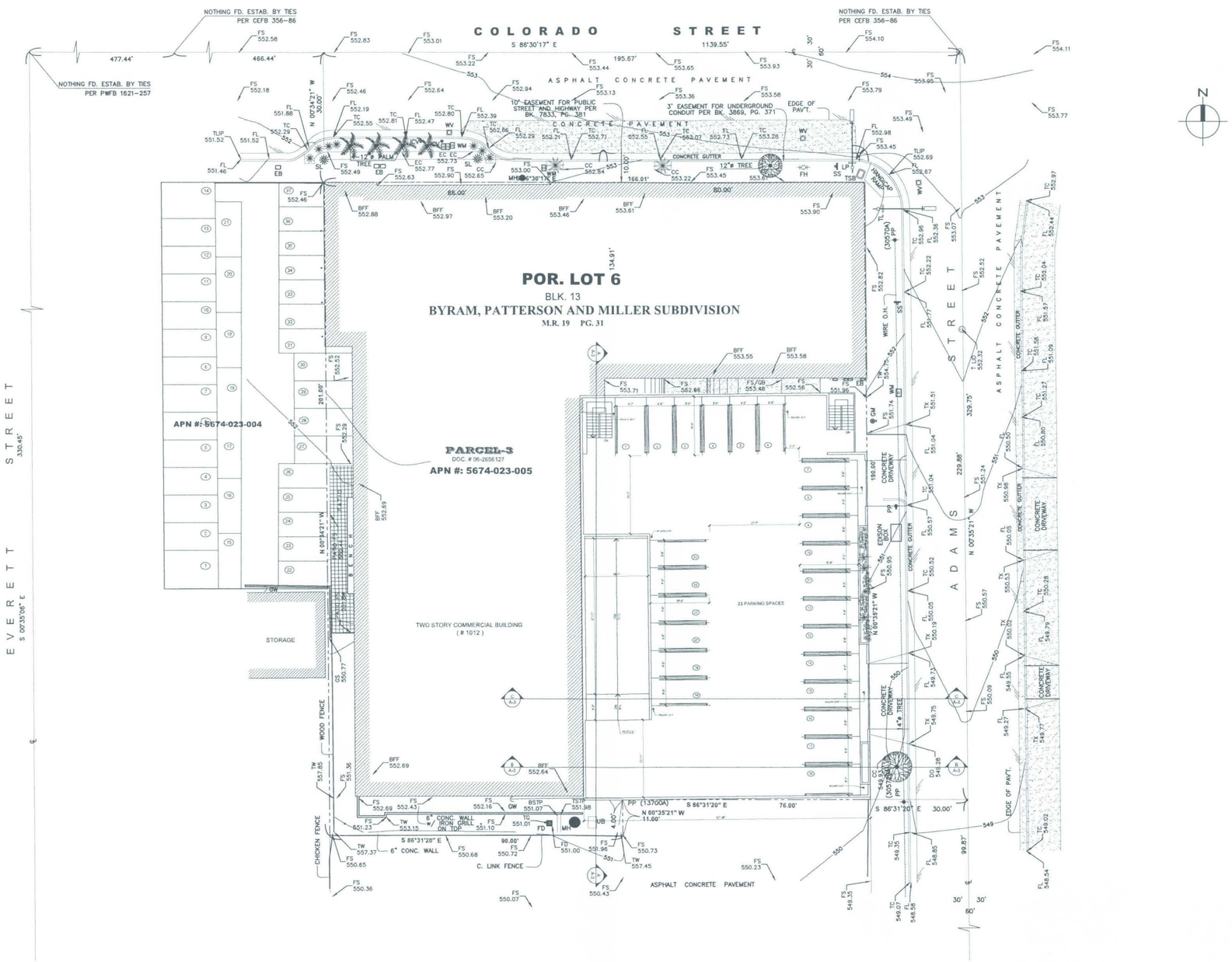
PASADENA CA. 91107

PROJECT
PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE
LEVEL 1 FLOOR PLAN

DATE	JAN 2016
SCALE	3/32" = 1'-0"
DRAWN	
APPROVED	
JOB	2015-10
SHEET	A-3
OF	SHEETS



DOMUS DESIGN

REVISION	BY

APPLICANT / DESIGNER

GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA 91205

OWNER

AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

PROJECT

PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

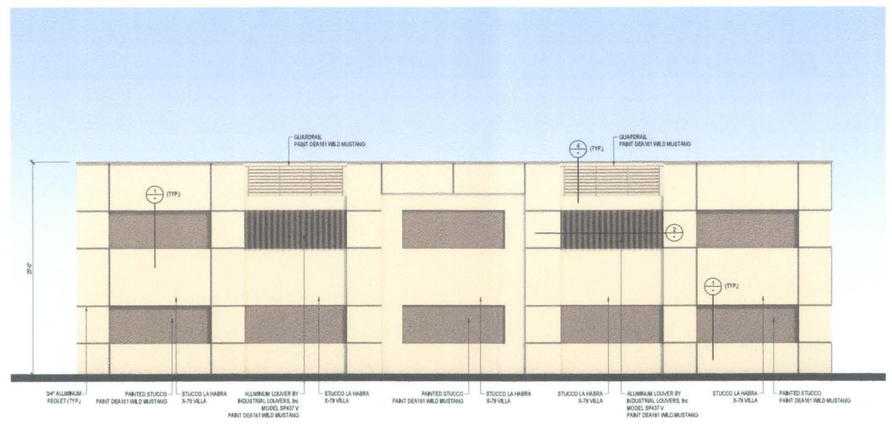
DRAWING TITLE

LEVEL 2 FLOOR PLAN

DATE:	JAN 2016
SCALE:	3/32" = 1'-0"
DRAWN:	
APPROVED:	
JOB:	2015-10
SHEET:	A-4
OF	SHEETS

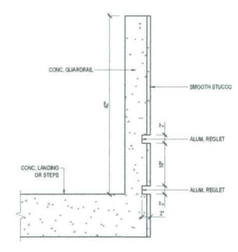
EAST ELEVATION (ADAMS SREET)

Scale: 3/16"=1'-0"

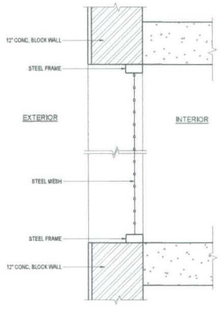


SOUTH ELEVATION

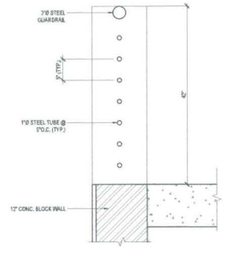
Scale: 3/16"=1'-0"



6 SECTION "6" Scale N.T.S



5 SECTION "5" Scale N.T.S



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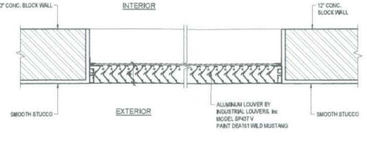
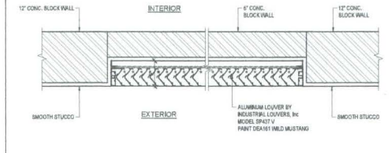
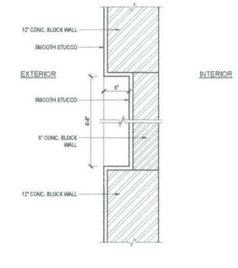


3 SECTION "3" Scale N.T.S



2 SECTION "2" Scale N.T.S



1 SECTION "1" Scale N.T.S

DOMUS DESIGN
109 E. HARVARD ST. # 306, GLENDALE, CA. 91205
TEL: (818) 507-4444 FAX: (818) 548-8108

REVISION	BY

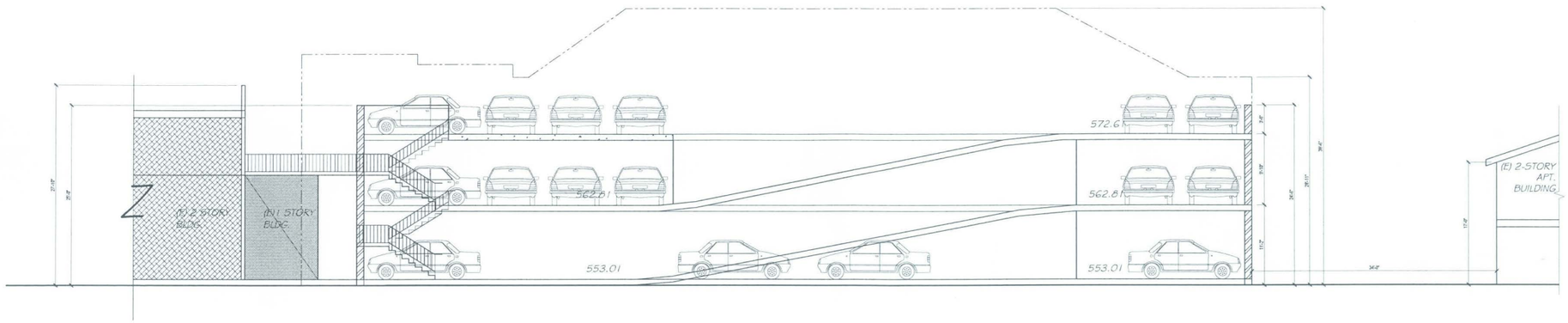
APPLICANT / DESIGNER
GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA 91205

OWNER
AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

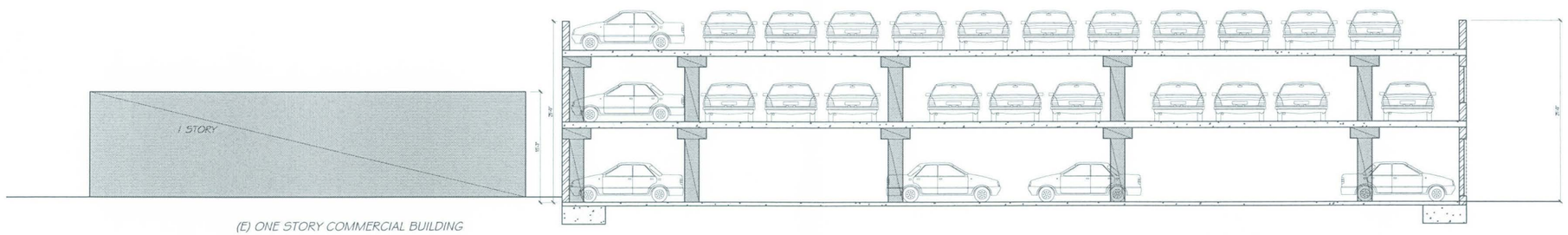
PROJECT
PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE
ELEVATIONS & DETAILS

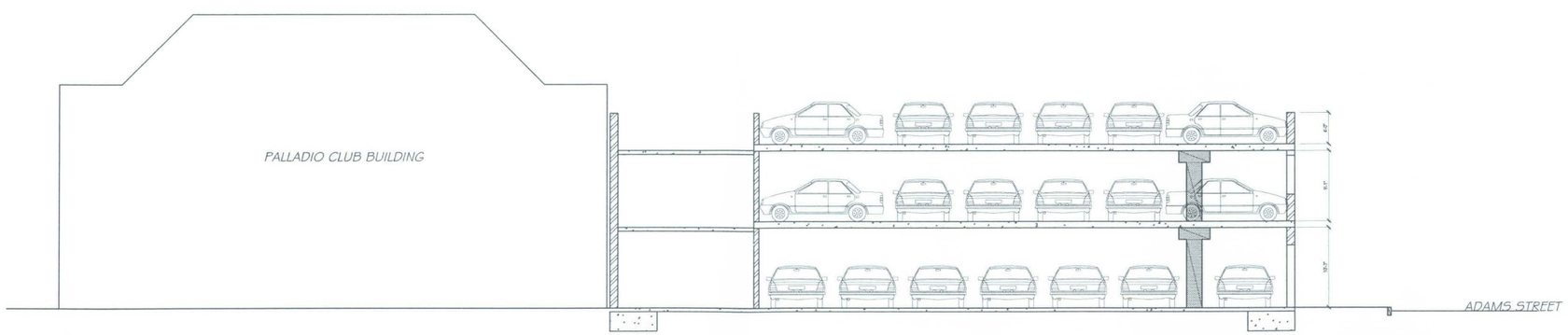
DATE: JAN 2016
SCALE: 3/16" = 1'-0"
DRAWN:
APPROVED:
JOB: 2015-10
SHEET: A-5
OF SHEETS



SECTION A-A
Scale: 3/16"=1'-0"



SECTION B-B
Scale: 3/16"=1'-0"



SECTION C-C
Scale: 3/16"=1'-0"

DOMUS DESIGN
109 E. HARVARD ST. # 306, GLENDALE, CA 91205
TEL: (818) 507-4444 FAX: (818) 548-8108

REVISION	BY

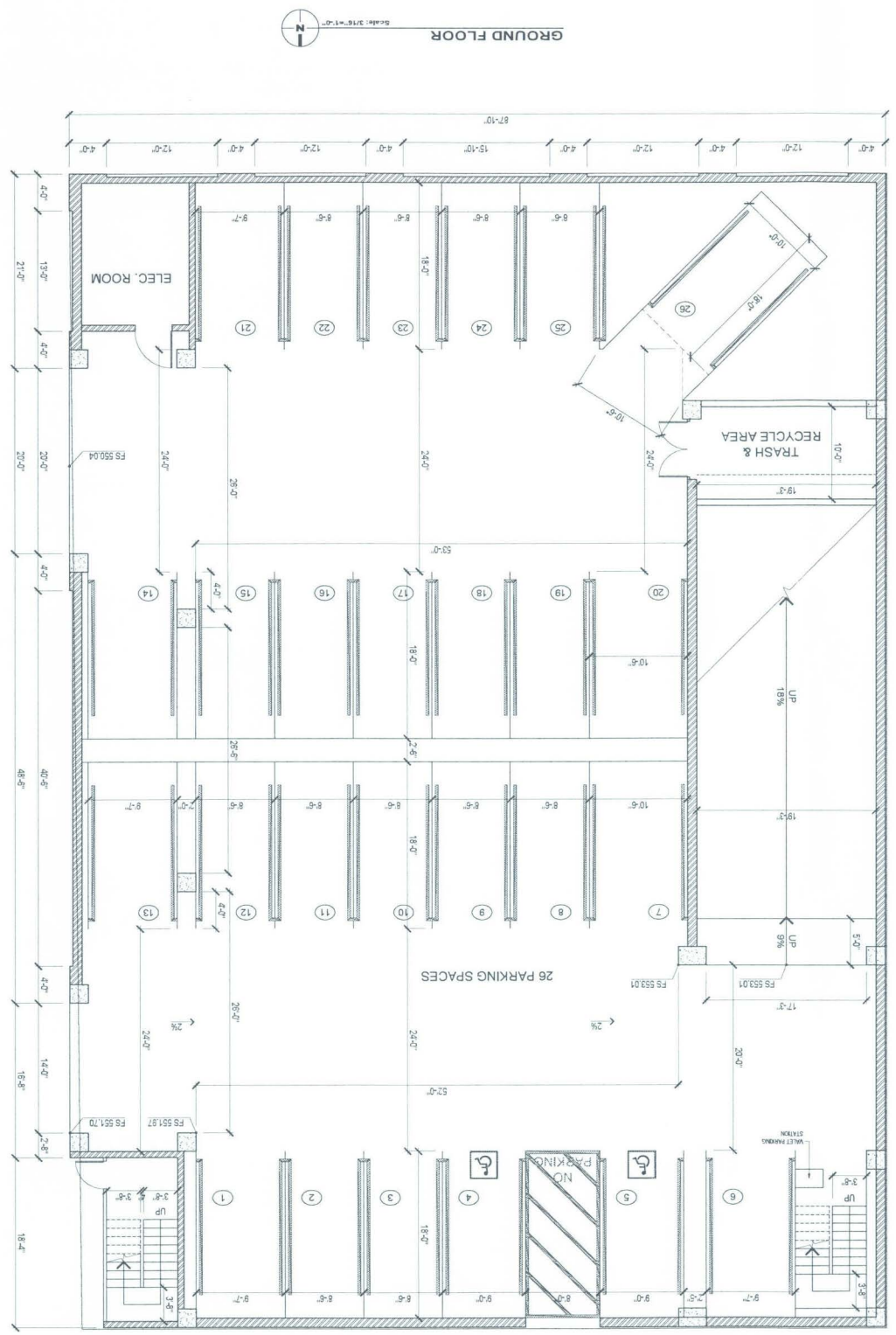
APPLICANT / DESIGNER
GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA 91205

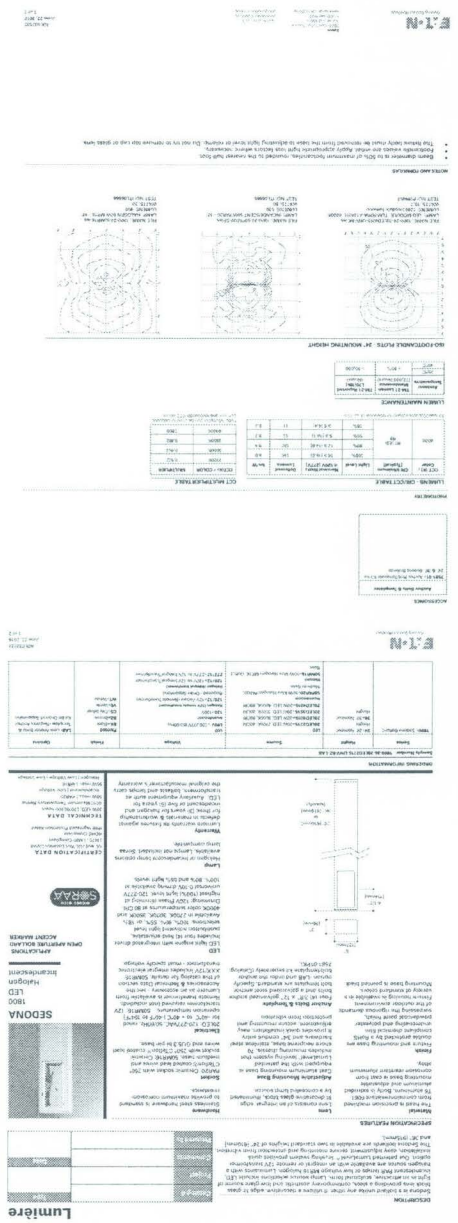
OWNER
AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

PROJECT
PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE
SECTIONS

DATE:	JAN 2016
SCALE:	3/16" = 1'-0"
DRAWN:	
APPROVED:	
JOB:	2015-10
SHEET:	A-6
OF	SHEETS





DRAWING TITLE

ENLARGED GROUND FLOOR PLAN

PROJECT

PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

OWNER

AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

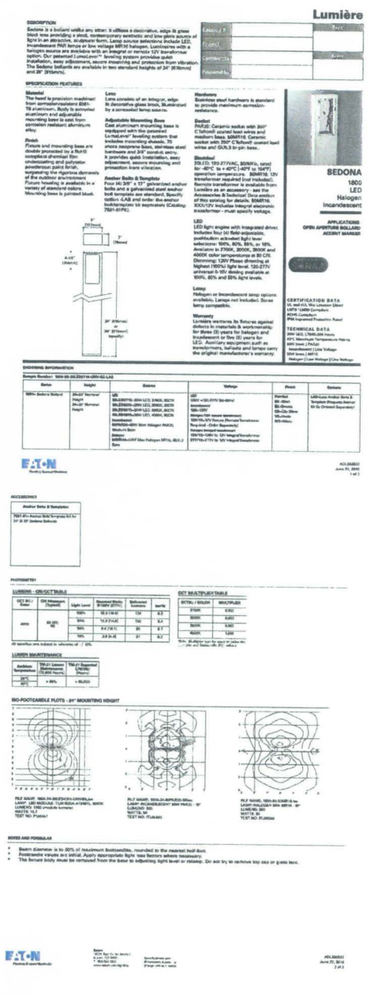
APPLICANT / DESIGNER

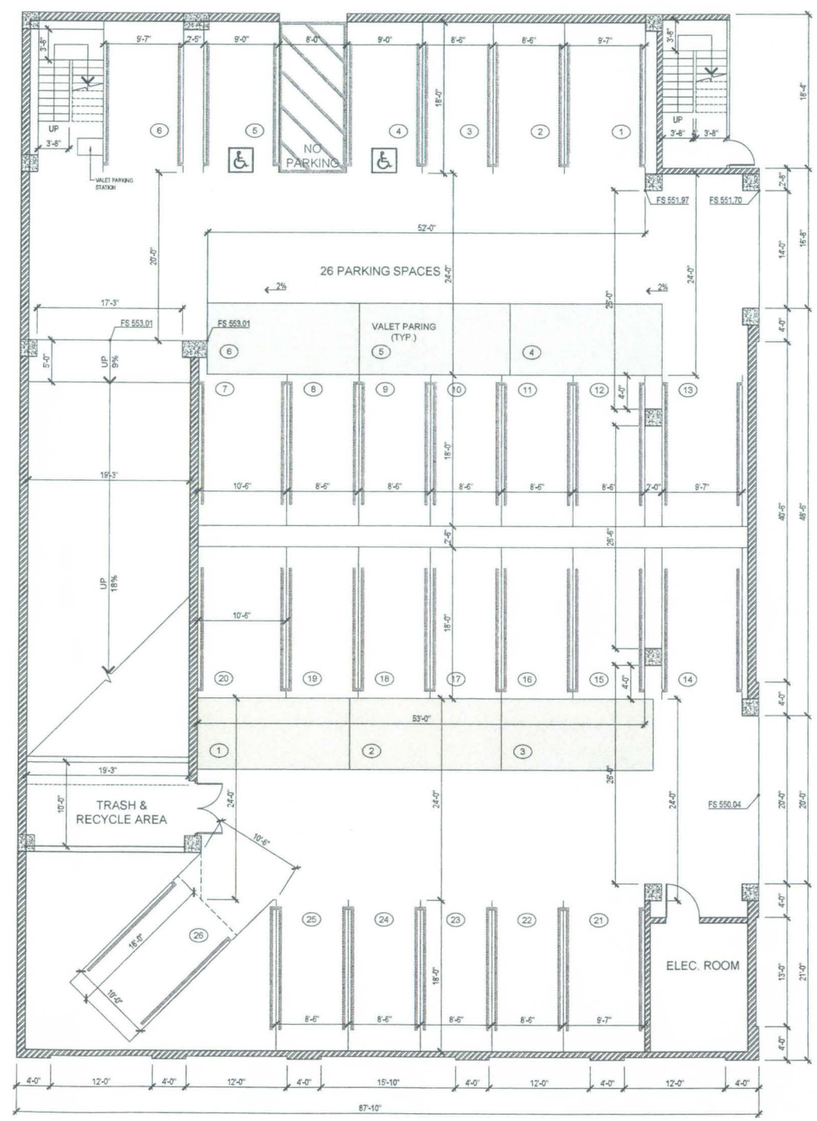
GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA 91205

REVISION | BY

DOMUS DESIGN
109 E. HARVARD ST. # 306 GLENDALE, CA 91205
TEL (818) 507-4444 FAX (818) 548-5108

DATE JAN 2016
SCALE 3/16" = 1'-0"
DRAWN
APPROVED
JOB 2015-10
SHEET A-7
OF SHEETS





GROUND FLOOR

Scale: 3/16"=1'-0"

DOMUS DESIGN
109 E. HARVARD ST. # 306, GLENDALE, CA. 91205
TEL: (818) 507-0444 FAX: (818) 548-1126

REVISION	BY

APPLICANT / DESIGNER

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GLENDALE CA 91205

OWNER

AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

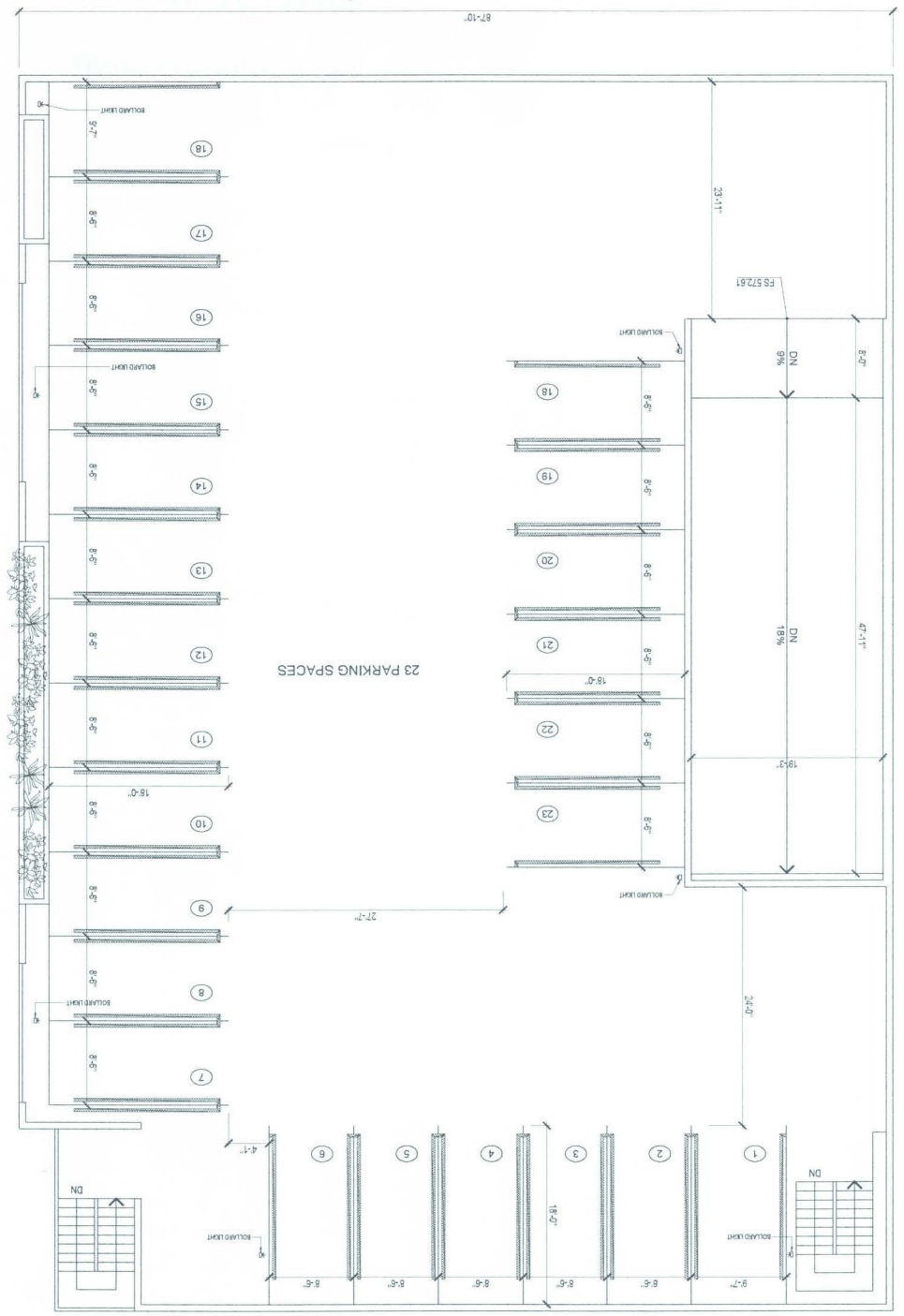
PROJECT

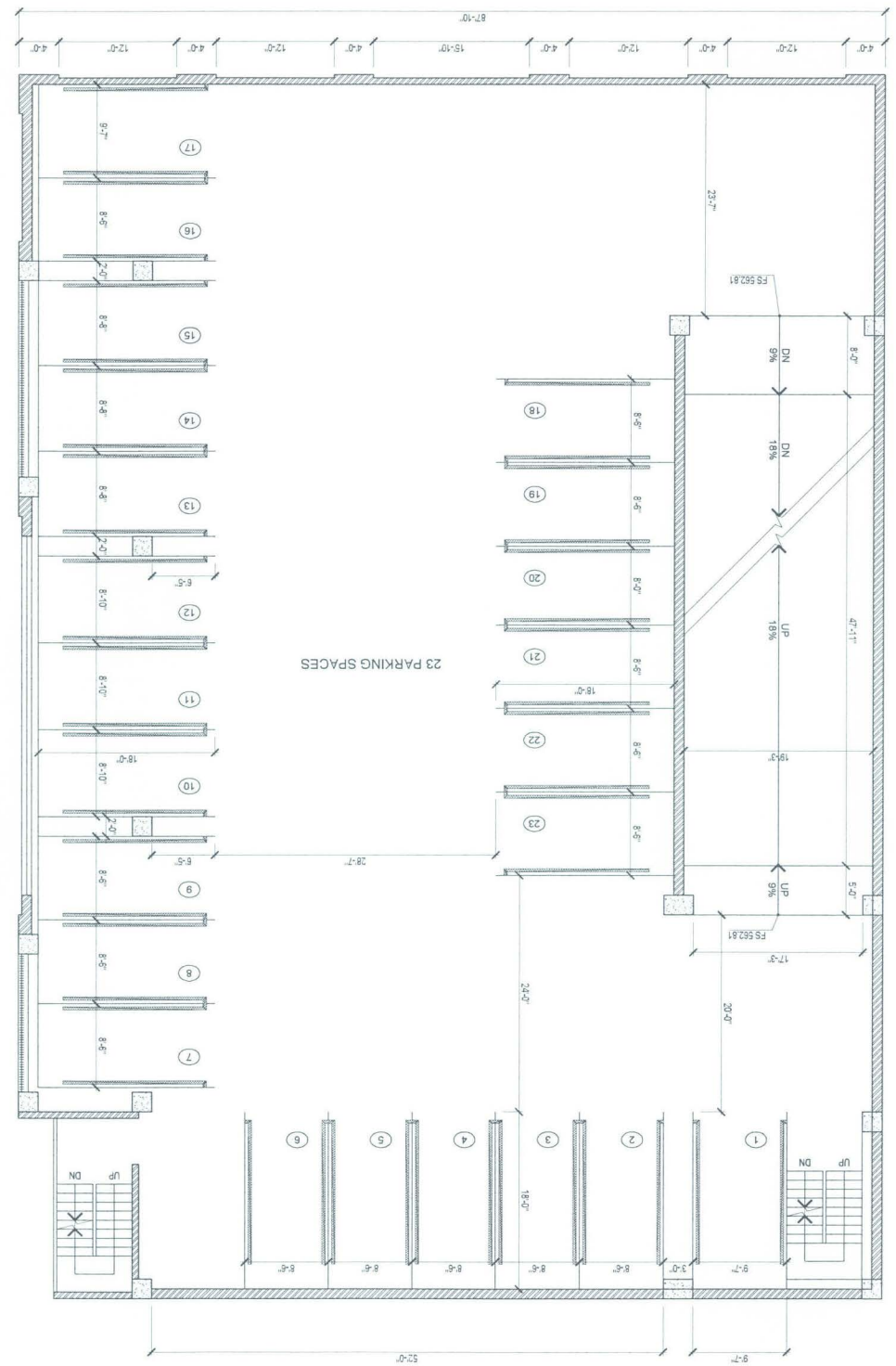
PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

DRAWING TITLE

ENLARGED GROUND FLOOR PLAN WITH VALET PARKINGS

DATE: JAN 2016
SCALE: 3/16" = 1'-0"
DRAWN:
APPROVED:
JOB: 2015-10
SHEET: A-7.1
OF SHEETS





DRAWING TITLE

ENLARGED LEVEL 1 & LEVEL 2 FLOOR PLANS

PROJECT

PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

OWNER

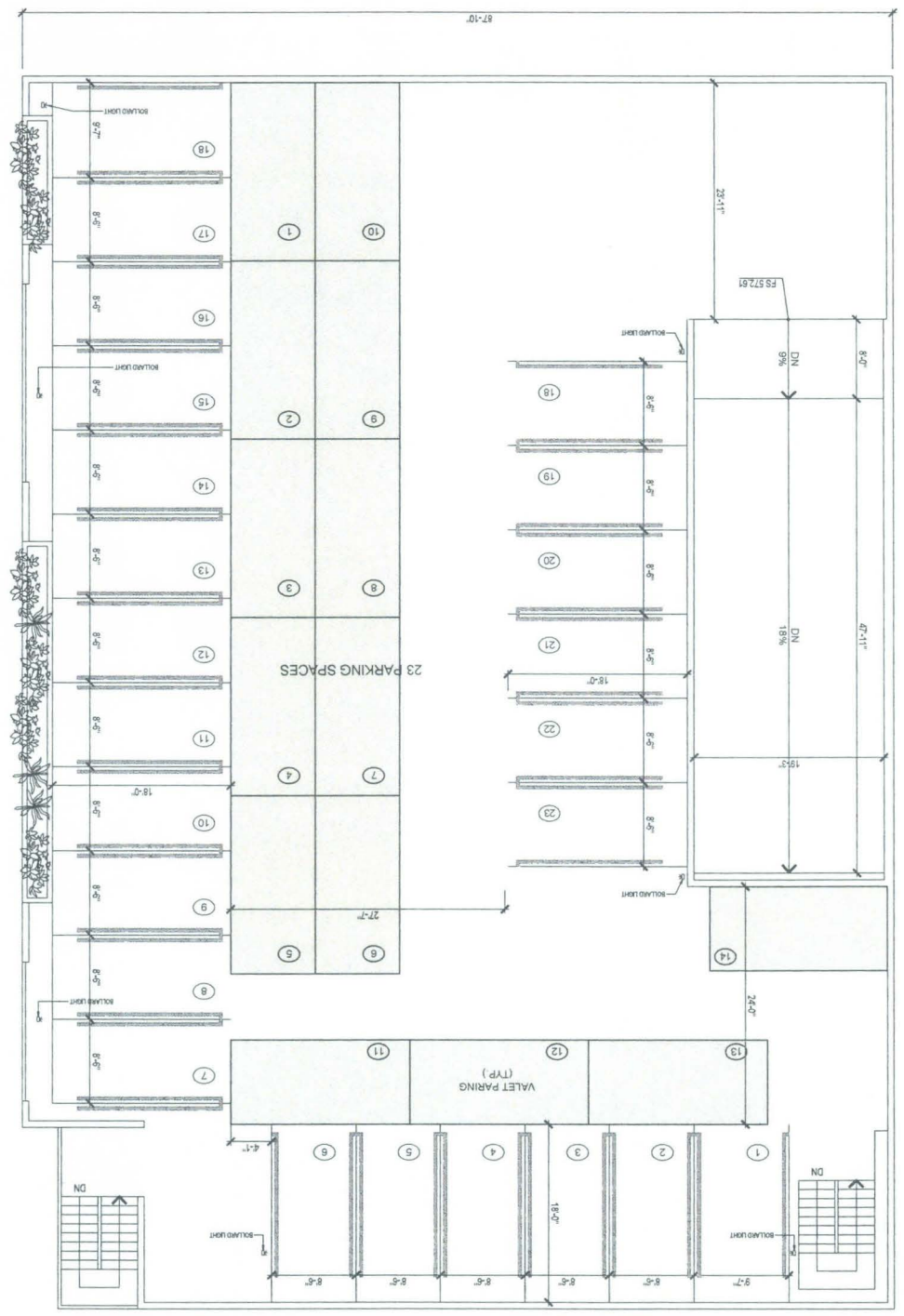
AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

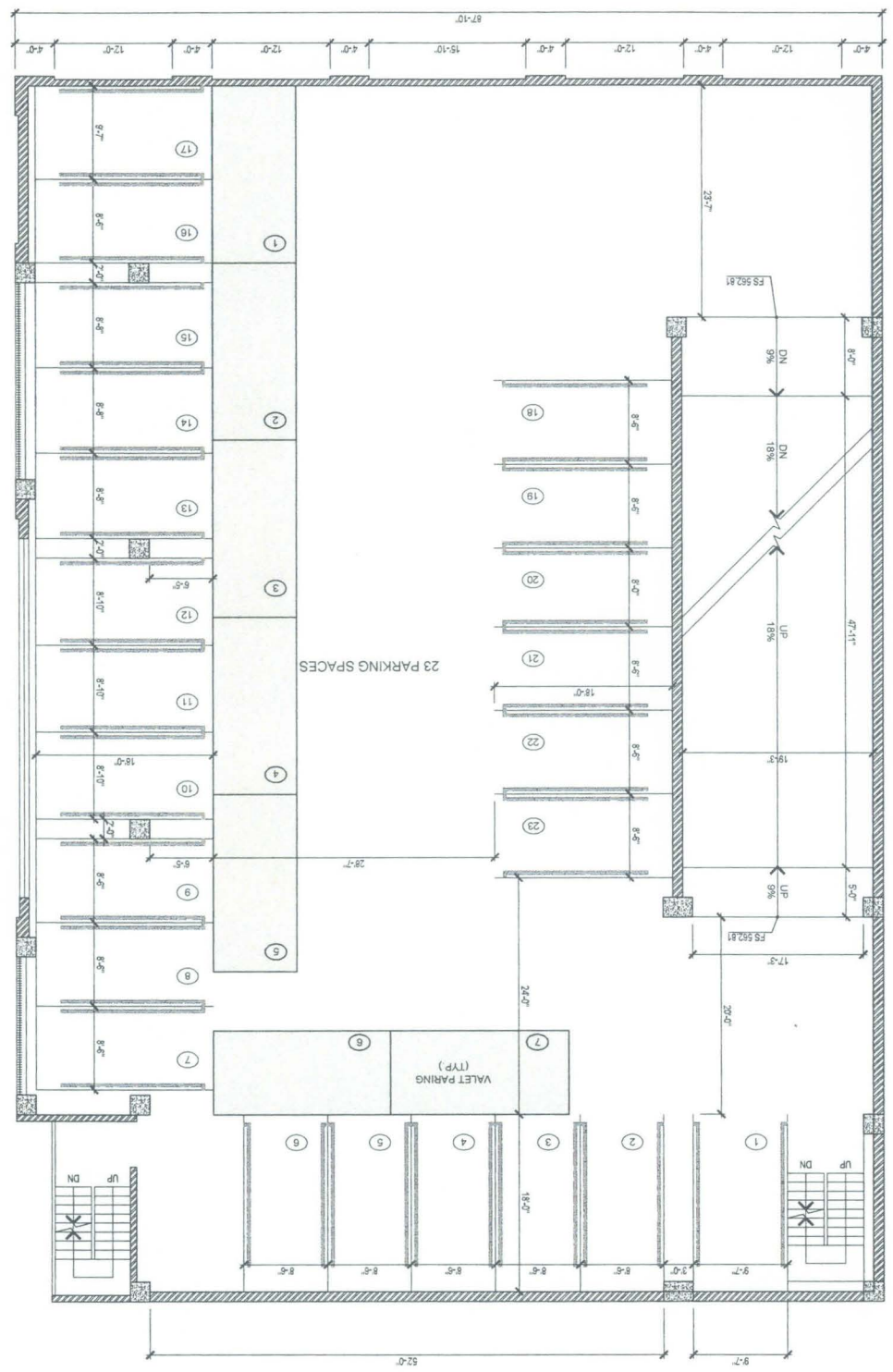
APPLICANT / DESIGNER

GARO NAZARIAN C/O DOMUS DESIGN
109 E. HARVARD # 306
GLENDALE CA 91205

DOMUS DESIGN

DATE JAN 2016
SCALE 3/16" = 1'-0"
DRAWN
APPROVED
JOB 2015-10
SHEET A-8
OF SHEETS





DRAWING TITLE

ENLARGED LEVEL 1 & LEVEL 2 FLOOR PLANS WITH VALET PARKINGS

PROJECT

PARKING STRUCTURE
311 S. ADAMS ST.
GLENDALE, CA 91205

OWNER

AVEDIS KESHISHIAN
1651 HASTING HEIGHTS LINE
PASADENA CA. 91107

APPLICANT / DESIGNER

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109 E. HARVARD # 306
GLENDALE CA 91205

REVISION | BY

DOMUS DESIGN

109 E. HARVARD ST. # 306 GLENDALE CA. 91205
TEL: (818) 507-4444 FAX: (818) 548-8108

DATE: JAN 2016
SCALE: 3/16" = 1'-0"
DRAWN:
APPROVED:
JOB: 2015-10
SHEET: A-8.1
OF SHEETS