



**FINAL  
SUBSEQUENT MITIGATED NEGATIVE  
DECLARATION**  
**New Three Story Hotel  
1633 Victory Boulevard**

**A. Response to Comments**

The following comment letters/email correspondences were received on the Proposed Mitigated Negative Declaration through the consultation process.

1. Joanne Hedge, Resident/Glendale Rancho HOA, March 2, 2022
2. Phillip Marks, Resident, April 25, 2022.
3. Kathryn Schwartz, Resident, April 30, 2022.
4. Kathryn Schwartz, Resident, April 30, 2022.
5. Carolyn West, Resident, March 2, 2022.
6. Sinead Dobbin, Resident, May 9, 2022.
7. Michael Avanesian, Resident, May 10, 2022.
8. Masis Avanesian, Resident, May 10, 2022.
9. Arax Gharibian, Resident and Business Owner, May 16, 2022.
10. Sergio Garcia, Resident, May 9, 2022.
11. Benjamin Garcia, Resident, May 6, 2022.
12. Melissa Garcia, Resident, May 6, 2022.
13. Rebecca Gomez, Resident, May 2, 2022.
14. David Mansour, Business Owner, May 10, 2022.
15. Davit Onujyan, Business Owner, May 11, 2022.
16. Utsah, Manager of Chevron gas station, May 11, 2022.
17. Huy Duong, Business Owner, May 10, 2022.
18. Kalinka Elchyan, Business Owner, May 10, 2022.
19. Lida Bahramjian, Business Owner, May 10, 2022.
20. Arthur Zakarian, Resident, May 10, 2022.
21. Raul Gonzalez, Business Owner, May 11, 2022.
22. Eddie Mnat, Business Owner, May 9, 2022.

**B. Mitigation Monitoring and Reporting Program (attached).**

**C. Proposed Subsequent Mitigated Negative Declaration (attached).**

**D. Initial Study Checklist (attached).**

Community Development Department, Planning Division  
City of Glendale  
May 19, 2022

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**From:** Joanne Hedge  
**To:** Joe, Dennis  
**Cc:** Devine, Paula; Sargsyan, Sofi  
**Subject:** Re: Qs re PDR 2101078 - 1633 Victory Blvd hotel - new owners, NOTICE attached.  
**Date:** Wednesday, March 2, 2022 3:59:12 PM  
**Attachments:** FINAL Public Notice PDR2101078 - 1633 Victory Blvd EK DC1 20220302.pdf

**CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**

Dennis Joe, Planner  
Community Development Dept., Planning Div.  
633 E Broadway, Rm. 103, Glendale CA 91206  
818-937-8157  
Cc: (Administrative Specialist I Sofi Sargsyan 818-937-8176)  
**Re: 1633 Victory Blvd., Glendale CA 91201 - PDR 2101078 - 3-story hotel**

Hello, Dennis:

I need some info to complete data for Glendale Rancho residents to consider in the run-up to the **March 24, 2022 DRB meeting** via Charter Ch. 6 or online at <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>. As noted, the public may make comments or questions during the DRB meeting by calling 818-937-8100 and staff will submit these to the appropriate person during the meeting. The event will also be re-run on Ch. 6 or at the online video stream.

1-1  
**Q #1:** Since the room count would increase per the new owners (AV Hospitality, LLC) from 64 rooms in 2019 to 84 rooms, and from 37,858 square feet then to 45,005 square feet (for 20 additional guest rooms), with the same two-level subterranean garage to add only two spaces to the original 65, *is the modified proposal deleting the east-facing pool deck for those additional 20 rooms* — or where and how will they be designed into the three story structure and change its exterior appearance and footprint? Note that the pool deck was controversial with residents then because it was an elevated feature facing Winchester Avenue residences.

1-2  
**Q #2:** is the hotel's subterranean garage entrance and exit portal that abuts the Chevron station and mini-mart still designed to use the city-owned alleyway whose usage was controversial in 2019? Or will it redesign that feature to be *less inconvenient to area residents' alley-adjacent garages, the commercial and residential waste management trucks, and commercial delivery vehicles associated with the station and mart*--suggested as a last-hope concession for residents at the 2019 City Council hearing by councilwoman Paula Devine? She asked *why can't the plans delete use of the busy public alley and make use of the current driveway footprint on the 1633 property that served the prior auto repair occupant structure?* Then Mayor Ara Najarian took a vote and the hearing was over. (Attendees were told their presentations and comments were shortened from the original time allowed, and the Agenda item was the last in a long night in council chambers.)

1-3  
The caveat in #2 is that it might have required loss of a couple of rooms on that side of the hotel. Now we learn that an additional 20 rooms are proposed. Ergo, there is doubt that the hotel's controversial and neighborhood-unfriendly public alley usage in the 2019 plan won't remain a troubling feature! The Department of Public Works traffic engineers need to survey this feature in terms of public safety, vehicle curbside dropoffs, congestion, noise, and air pollution. Appropriate city staff and DRB members must assess those and other issues of

exterior lighting, view obstructions, public spaces and sidewalks, and landscaping.

Doubtless there will be other questions and input reflecting similar concerns by residents at the 2019 public meetings and inadequate “outreach” gatherings held by the then-owners. It’s understood that project stalled, the pandemic hit, the project was sold, and here in 2022 it has resurfaced with AV Hospitality, LLC.

Looking forward to your reply. Attached is the Public Notice received today from Ms. Sargsyan which is emailed with this to Rancho residents in our database for such notices.

Thank you!

Joanne Hedge

**GLENDALE RANCHO NEIGHBORHOOD ASSOCIATION**

1415 Garden Street, Glendale CA 91201

Founded 1999

818-244-0110 Office

[hedgegraphics@earthlink.net](mailto:hedgegraphics@earthlink.net)

[joanne.hedge@icloud.com](mailto:joanne.hedge@icloud.com)

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On Mar 1, 2022, at 5:30 PM, Joe, Dennis <[D.Joe@Glendaleca.gov](mailto:D.Joe@Glendaleca.gov)> wrote:

Long story short... I called to provide a heads-up that 1633 Victory is returning on March 24th to the DRB.

Below is a courtesy summary of the public notice verbiage.

To modify a previously approved three-story hotel project on a 21,647 square-foot lot, located in the C3 (Height District I) Zone. The 37,858 square-foot, 64-room hotel with a two-level subterranean garage with 65 parking spaces and a total export of 12,348 cubic yards of soil was approved with conditions by the Design Review Board (DRB) in January 2019, and appealed to City Council. In May 2019, City Council voted to adopt the MND and sustain the DRB’s approval. The new owners (AV Hospitality, LLC, applicant) are proposing to amend the project by enlarging the building to accommodate an additional 20 guestrooms. The revised project features a 45,005 square-foot, 84-room hotel with a two-level subterranean garage with 66 parking spaces on the 21,647 square-foot lot. The number of stories and amount of grading export will remain the same as previously approved.

Long journey it has been. Indeed.



**From:** Phillip Marks  
**To:** Joe, Dennis  
**Subject:** Re: PDR 2101078 1633 Victory Boulevard  
**Date:** Monday, April 25, 2022 1:26:14 PM

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Mr. Joe,

2-1 | The plans completely neglect an additional back bedroom on my house along the property line. Shouldn't it be properly represented in the plans?  
It's not. But I do see four windows and a smoking deck overlooking my property. Doesn't the City of Glendale consider the backyard privacy of residents?

Thank you,  
Phillip Marks

On 2022-04-25 11:26 am, Joe, Dennis wrote:

> Mr. Mark,  
>  
> The meeting will be held next month, May 26th.  
>  
>  
> Dennis Joe • Senior Planner • City of Glendale  
> 633 East Broadway, Room 103 • Glendale, CA • 818-937-8157  
> [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov) | [www.glendaleca.gov](http://www.glendaleca.gov) | Follow us!  
>  
>  
>  
>  
> -----Original Message-----  
> From: Phillip Marks <[phillip@vinylfrontier.com](mailto:phillip@vinylfrontier.com)>  
> Sent: Friday, April 22, 2022 12:16 PM  
> To: Joe, Dennis <[DJoe@Glendaleca.gov](mailto:DJoe@Glendaleca.gov)>  
> Subject: Re: PDR 2101078 1633 Victory Boulevard  
>  
> CAUTION: This email was delivered from the Internet. Do not click  
> links, open attachments, or reply if you are unsure as to the sender.  
>  
> Hello Dennis,  
>  
> Thank you for the update. Are the plans online yet? Shouldn't the  
> public be able to see those if staff has already decided to approve?  
>  
> Phillip  
>  
>  
>  
> On 2022-04-18 3:38 pm, Joe, Dennis wrote:  
>> Mr. Marks,  
>>

3.

Dear Mr Joe,

The planned hotel on Victory is bad for the neighborhood and totally unnecessary. It also seems to be less than desirable as it is lacking several items.

3-1 | First, where will employees park? I understand that there is parking for guests - 1 space per room - but what about employees? Please understand that there is NO parking on Winchester for most of the day AND night, since the school takes up a great deal of parking (they neglected to plan a parking lot when they renovated, which means they ALL park on the street!) Plus, the residents must battle for parking with the school, and now with the hotel? There isn't sufficient parking for residents. Do we need to be issued parking permits so we can actually park in front of our own homes?

3-2 | Traffic is already insane, particularly during school hours of drop off and pick up at the school. This is going to make it worse. At one point I requested a three way stop at Winchester and Garden, but that has not happened. We need some kind of control, it is impossible to turn left on Winchester from Garden due to traffic and congested parking, and the hotel will make it worse.

And what will this do to property values!? What kind of clientele will be using this facility? We don't need transients or additional hookers on the streets. We have enough trouble as it is.

And it may not be affecting ALL of the skylines, but it certainly will affect our block. A three story hotel is ridiculous in this location.

Please address these points at the meeting. Many of us will be there.

Kathryn Schwartz  
Garden street  
Glendale

Kathryn Johnson Schwartz Sent from my iPad



**From:** Kathryn Johnson Schwartz  
**To:** Joe, Dennis  
**Subject:** 1633 Victory Hotel Project  
**Date:** Saturday, April 30, 2022 4:49:30 PM

**CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**

Dear Mr. Joe,

I realize that the hotel at 1633 Victory has been approved, despite the protests and complaints from the neighborhood.

4-1

I am appalled, however, that not only is the hotel going to be built, but it is now going to be even bigger than before, due to the addition of 20 rooms. I know that the footprint will be the same, but I am amazed that they are only adding TWO parking spaces to service TWENTY new rooms.

4-2

As noted in the 2018 email sent below, before the hotel was even approved, I indicated the horrendous parking problem along Winchester Avenue. Franklin Elementary has NO parking lot. Teachers and staff use up all the parking around the school and on Winchester; parking along Randall, the drop off street, is restricted; employees from businesses on Victory park on side streets also. Since Franklin is no longer a neighborhood school, it seems that most of the parents drive their students to class. Morning drop-off and afternoon and evening pickup congests traffic, blocks streets and takes up any parking available.

4-3

Is the set-back for the entrance driveway still going to be on the hotel property, or is this going to impede traffic into the alleyway? When people go to a hotel, they don't normally park until they have checked in. Where are they going to be able to park? On Victory? Not likely. Is there a cut out in front of the hotel where people can leave their cars so they can check in? The flow of traffic for guests going into this hotel will definitely impact the people who use the alley to access their homes. This hotel was originally called a "boutique hotel," with a pool. It certainly isn't one now.

The hotel is not welcome. It will add nothing but congestion to the neighborhood. If it must be built, at least it should provide adequate parking for employees and guests.

Kathryn Schwartz  
Garden street  
Glendale

-----Original Message-----

From: Kathryn Schwartz [<mailto:kathryn@cschwartz.com>]  
Sent: Tuesday, May 22, 2018 7:45 PM  
To: Joe, Dennis  
Subject: 1633 Victory Hotel

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**From:** [Carolyn West](#)  
**To:** [Joe Dennis](#); [Zemaitaitis, Vilja](#); [Sargsyan, Sofi](#)  
**Subject:** 1633 Victory Hotel Project  
**Date:** Wednesday, March 2, 2022 1:00:43 PM

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I'll be reviewing in detail, but one thing jumps out fast!!!

64 room hotel approved with 65 parking spaces

84 room hotel proposed with 67 parking spaces.

Hey, not acceptable. Need to maintain original ratio or better it. Proposal degrades parking ratio dramatically (from 1.02 to .80)

Would be nice to require that 20 rooms can only be rented to customers not having any car / vehicle with them. But even if you included that requirement, it would not be enforceable.

Just on this one issue, developer has to have 86 on site parking spaces to maintain 1.02 ratio. However, Original approval seems based on fantasy. Where are workers, staff going to park? Will they be required to use public transit exclusively??

\*\*\*\*\*Important item missed in original approval is installation of pedestrian crosswalk for crossing Victory at Winchester. It needs to have button activated flashing lights on pavement etc. Can't tolerate any pedestrian deaths here.

Sent from my iPhone

5-1

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May 9, 2022

To: City of Glendale – Design Review Board  
CC: Dennis Joe  
Planner City of Glendale  
633 East Broadway, Room 103 , Glendale, CA  
Tel: 818-937-8157 e: djoe@glendaleca.gov

Re: Proposed 3-story hotel at 1633 Victory Blvd, Glendale (84-Unit Project)

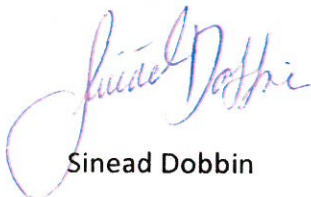
My name is Sinead Dobbin and I live 150 feet away, at 236 Winchester Ave, from the proposed new hotel at 1633 Victory Blvd. I have been living at this location for eight years and have two children under the ages of five. One of my children will be attending Benjamin Franklin Elementary School next year.

**I'm writing this letter to request that the hotel project be approved.**

The proposed hotel will replace a dilapidated auto mechanic shop. This is a much-needed change for our neighborhood. The vacant auto mechanic shop is a blight spot in this area and has been in this condition for at least 5 years now. This site needs to be redeveloped. I am glad that Mr. Anand Desai is proposing a new upscale hotel project that will be a significant improvement to this area. My understanding is that Mr. Anand Desai has been a resident of Glendale for more than 25 years and has multiple businesses in the city of Glendale.

I strongly support and urge the city planners and the Design Review Board to approve this project.

Sincerely,



Sinead Dobbin

236 Winchester Ave

Glendale, CA 91201



**JT Legal Group™**  
A LAW CORPORATION

801 North Brand Blvd., Suite 1130  
Glendale, California 91203  
Telephone: 818-745-1545  
Facsimile: 747-444-2369

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May 10, 2022

TO: City of Glendale – Design Review Board

CC: Dennis Joe  
Planner City of Glendale  
633 East Broadway, Room 103  
Glendale, CA 91206  
Tel: 818-937-8157  
djoe@glendaleca.gov

Re: Support Letter for 3-story hotel at 1633 Victory Blvd, Glendale

To Whom It May Concern,

My name is Michael Avanesian and I live less than half a mile away from the hotel site at Winchester and Victory. I'm writing this letter because I strongly support this project. I have lived in Glendale for approximately 25 years. I also am a practice attorney and have a firm on Brand boulevard for the past 7 years.

The hotel will be a great addition to the neighborhood. The area is in need of improvement. Currently, there is an old auto mechanic shop there, and a new hotel will be a great replacement for the site.

Sincerely,

Michael Avanesian, Esq.  
JT Legal Group, APC

Residence: 511 Allen Avenue, Glendale, CA 91201  
Law Practice: 801 N. Brand Blvd. Suite 1130 Glendale, CA 91203

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May 10, 2022

Dear Members of Design Review Board of City of Glendale and Case Planner Dennis Joe,

My name is Masis Avanesian. My wife Lida and I have lived at 1910 Lake Street in Glendale for approximately 35 years. I am writing to express my support for the hotel project at 1633 Victory Blvd in Glendale. My home is approximately 4 blocks away from the site. I have lived in this rancho community for 35 years. I have two children that I raised in this area. The subject location has an old building on it and is a very unattractive for the Rancho Community. We strongly recommend that you approve this project. The hotel project is beautiful and will really liven up this area.

Appreciate your consideration. Thank you.

Yours Truly,

Masis Avanesian

Masis Avanesian  
1910 Lake Street, Glendale, CA 91201

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City of Glendale – Design Review Board

City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

Re: Letter of Support

Dear Design Review Board,

May 16, 2022

I am a business owner and a resident in Glendale for 26 years. I'm writing this letter to show my support for the hotel project at 1633 Victory Blvd. Currently, this area of Glendale has not been developed and has very old structures. I think the city of Glendale should really think about improving this part of Glendale. I strongly support and urge the city planners to approve this project to make Glendale a better city.

Sincerely,



Arax Gharibian

1120 N. Pacific Ave #3

Glendale, CA 91202

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May 9, 2022

Design Review Board of City of Glendale

Case Planner Dennis Joe,  
633 East Broadway, Room 103, Glendale, CA

RE: Hotel Project at 1633 Victory Blvd, Glendale, CA 91201

My name is Sergio Garcia and I support the hotel project at 1633 Victory Blvd in Glendale. I have lived in the rancho community for 35 years. After attending Hoover High School in Glendale, I continued to stay in Glendale. I am glad that we have a nice hotel project coming to our community. Thank you.

Sincerely,

Sergio Garcia  
231 Justin Ave, Apt 1  
Glendale, CA 91201

A handwritten signature in black ink, appearing to read 'Sergio Garcia', with a stylized, cursive script.

May 6, 2022

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Dear Design Review Board of City of Glendale and Dennis Joe,  
633 East Broadway, Room 103, Glendale, CA

RE: 84 Room Hotel at 1633 Victory Blvd, Glendale, CA 91201

I am writing because I support the hotel project currently proposed at 1633 Victory Blvd in Glendale. I have lived at 231 Justin Avenue, Apartment #1 for 36 years. I was previously employed at Viva Fresh Cantina on Riverside for 20 years. Since I have lived in the Rancho community for so many years, I noticed that this site has never been a pretty site. The new hotel will be really change the neighborhood for the better. The project that the developer is bringing appears to be very nice and I do think that this is a nice replacement for the old auto body shop that is currently there.

Sincerely,

Benjamin Garcia  
231 Justin Ave, Apt 1  
Glendale, CA 91201

Benjamin Garcia

May 4, 2022

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TO:  
Design Review Board of City of Glendale

Dennis Joe  
Planner City of Glendale  
633 East Broadway, Room 103 ,  
Glendale, CA  
818-937-8157  
djoe@glendaleca.gov

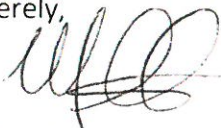
RE: 1633 Victory Blvd, Glendale, CA 91201

My name is Melissa Garcia and I have lived in the Rancho area for more than 28 years. I currently reside at 231 Justin Avenue, Apt 8. I attended Benjamin Franklin Elementary School, Toll Middle School, and Hoover High School. I have spent the vast majority of my life residing almost 350 feet away from where the new hotel is located. I really support this project. I think it is a great addition to the area.

The developer, Anand Desai, lives and works in the Glendale area. I believe he has lived here most of this life. I think his hotel project is outstanding. It is a beautiful project and it will liven up this area. It is going to fit well within the community.

Thank you for your consideration.

Sincerely,



Melissa Garcia  
231 Justin Ave, Apt 8  
Glendale, CA 91201

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May 4, 2022

To:

Design Review Board of City of Glendale

Dennis Joe

Planner City of Glendale

633 East Broadway, Room 103 ,

Glendale, CA

818-937-8157

djoe@glendaleca.gov

RE: 1633 Victory Blvd, Glendale, CA 91201

Hello, I live on Irving and Lake Ave in Glendale. I live less than ½ a mile away from 1633 Victory Blvd. I am excited to hear that we have a nice hotel coming to the area. I have lived in this area for 14 years and raised three children here.

Currently, there is an vacant auto body shop at 1633 Victory Blvd. The site is in desperate need of re-development. I a saw the renderings of the hotel, and I think it will help improve this neighborhood. *I strongly support this project.*

Sincerely,



Rebeca Gomez

425 Irving Ave, Apt C

Glendale, CA 91201

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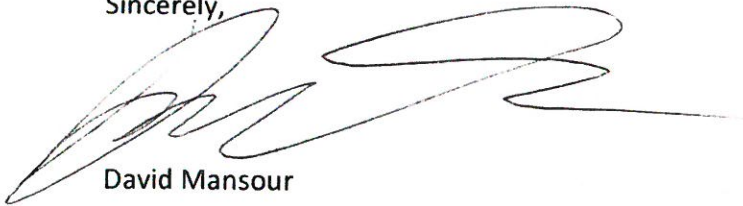
To: Design Review Board  
City of Glendale - Council Chamber, City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

RE: Additional units for New Hotel Project at 1633 Victory Blvd

May 10, 2022

I, David Mansour, support the proposed additional units the developers want to add at the already approved hotel site on 1633 Victory Blvd. I own a dry cleaners across the street from the site for the last four years. Bringing in an upscale hotel across the street that will have business travelers will be beneficial to the neighborhood and give local businesses the support they need. With the pandemic now over we need to bring in more business to the area. The hotel was already approved for 67 units, I don't see why the additional units are a cause for concern. The developers have followed all the requirements put forth by the city and should not be held back from moving forward, since this a by-right project.

Sincerely,



David Mansour

1704 Victory Blvd

Glendale, CA 91201

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May 11, 2022

City of Glendale - Council Members

Council Chamber, City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

Re: Letter of Support – Proposed 3 story hotel at 1633 Victory Blvd.

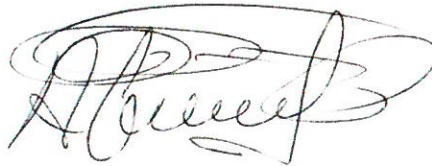
Dear City Planner,

I own a barber shop across the from the hotel site. I have owned and operated this business for over 40 years. I think the proposed hotel will revive this area and bring in much need business to us locals. The developers have done a great job including the concerns of the residents and have proposed a beautiful product that will benefit everyone. I am in full support of the proposed additional units to this location.

Sincerely,

Davit Onujyan

Glendale Barbershop  
1706 Victory Blvd  
Glendale, CA 91201



May 11, 2022  
Dennis Joe  
Planner City of Glendale  
633 East Broadway, Room 103,  
Glendale, CA  
818-937-8157  
[djoe@glendaleca.gov](mailto:djoe@glendaleca.gov)

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Re: Proposed 3-Story Hotel@1633 Victory Blvd, Glendale

I, Utsah manages the Chevron gas station and EM ExtraMile convenience store next to the proposed Hotel project at 1633 Victory blvd. I have been managing this business for 12 years. I would love to see a new hotel project approved with required changes. Current site with auto mechanic shops has been in disrepair for many years and it doesn't look good for the area. New hotel project will bring much needed changes to the neighborhood. Developers have followed city guidelines and changes asked are within the code of the city. They have worked with neighbors and kept all their demands in mind. We like to see this project approved and built as soon as possible.

Sincerely,  
Utsah  
Manager  
EM ExtraMile and Chevron Gas station  
1655 Victory Blvd, Glendale, CA 91201

Sign: Utsah Chatterjee

Date: 05/11/2022

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May 10, 2022

City of Glendale - Council Members

Council Chamber, City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

Re: Letter of Support – Proposed additional units for hotel at 1633 Victory Blvd.

Dear Council Members,

My name Huy Duong and own a Nail Salon business close to the proposed new hotel. I'm writing this letter to request that the proposed additional units for this hotel project be approved.

The hotel will be a vast improvement to this area. We need improvement in this part of Glendale, there are currently no upscale hotels in the area. Also, it will improve the businesses for local small business owners.

I support this project and request the city to approve this project to make Glendale a better city.

Sincerely,



Huy Duong

Q Nail

1710 Victory Blvd.

Glendale, CA 91201

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May 10, 2022

Council Members

City of Glendale - Council Chamber, City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

Re: Support Letter for New Hotel Project at 1633 Victory Blvd

Honorable Council Members,

I own a restaurant in close proximity to the proposed new hotel at Victory Blvd since 2017. I strongly support this project and request the hotel be approved.

The hotel is nicely designed and the design is a result of extensive community meetings. In addition, this hotel will provide my restaurant increased business for breakfast, lunch and dinner. Especially after the pandemic, us small business owners need all the help we can get to revive this area and bring in more business for the locals.

It would be very unfortunate if this project is denied due to those who refuse to see the overall benefits of having this new hotel. The hotel will be a great addition to our community. It will also increase the value of the area and change the community in a positive way

Sincerely,



Tigran Elchyan

Kalinka Restaurant

1714 Victory Blvd

Glendale, CA 91201

818.531.2777

May 10, 2022

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Design Review Board  
Dennis Joe  
Planner City of Glendale  
633 East Broadway, Room 103, Glendale, CA  
818-937-8157

Re: Letter of Support – Proposed 3 story hotel at 1633 Victory Blvd.

Dear Council Members,

My name is Lida and I own a business for 25 years at 6342 San Fernando Road Glendale, CA 91201. The name of the business is "New Image Cuts". It is located very close to the proposed new hotel. I am writing this letter to request that the hotel project be approved. I believe this area of Glendale needs improvement which will be fulfilled by this proposed upscale hotel. I strongly support and urge the city planners to approve this project to make Glendale a better city.

Sincerely,



Lida Bahramjian  
6342 San Fernando Road  
Glendale, CA 91201

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May 10, 2022

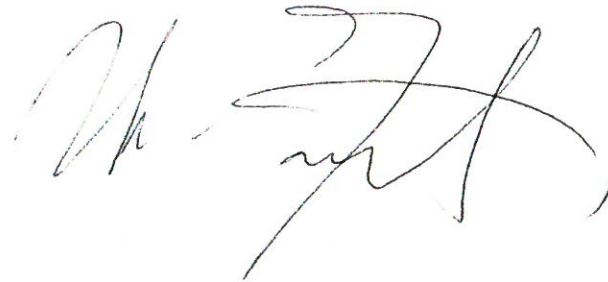
Design Review Board  
Dennis Joe  
Planner City of Glendale  
633 East Broadway,  
Room 103,  
Glendale, CA  
818-937-8157

Re: Letter of Support – Proposed 3 story hotel at 1633 Victory Blvd.

Dear Council Members,

My name is Arthur Zakarian and I live in the Rancho neighborhood for the last 10 years. As a resident of Rancho Riverside area, I believe the proposed hotel site has great potential for improving Victory Blvd. The current auto mechanic shop that has been closed for last 5 years is an eyesore and promotes unwanted persons in the vicinity. Having an upscale hotel will bring in better environment to the neighborhood and develop this area in a very desirable way.

Sincerely,



Arthur Zakarian  
1535 Riverside Drive  
Glendale, CA 91201

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May 11, 2022

City of Glendale - Council Members

Council Chamber, City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

Re: Letter of Support – Proposed additional units for hotel at 1633 Victory Blvd.

Dear Council Members,

I am in full support for the proposed hotel on 1633 Victory Blvd. They already have the approval for building the hotel and are proposing additional units by removing the pool. The residents in the area should be happy with this because it will bring more business travelers instead of leisure travelers. It also addresses the concern that the residents had about noise from the pool. This will eliminate this problem.

The developers have spent a lot of time and effort in making sure this project will fit in with the Rancho neighborhood while bringing in business and improvement on Victory Blvd which is the heart of the Rancho Riverside. This project will help improve businesses by bringing in more clientele to family owned businesses like mine. We have owned and operated Mambos Café on Victory Blvd for 34 years. The city should not delay this project any further. It was already approved as a hotel, there should be no reasons to hold this project back.

Regards,



Raul Gonzalez

Mambos Cafe

1701 Victory Blvd.

Glendale, CA 91201

22

May 9, 2022

City of Glendale - Council Members

Council Chamber, City Hall  
613 E Broadway, 2nd Floor  
Glendale, CA 91206

Re: Letter of Support – Proposed 3 story hotel at 1633 Victory Blvd.

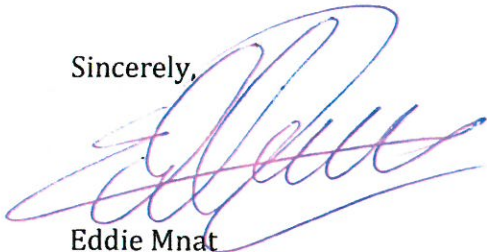
Dear Council Members,

My name is Eddie and own a business close to the proposed new hotel. I'm writing this letter to request the appeal be denied and the hotel project be approved.

The hotel will replace a long term rundown property, and it will provide a much needed upscale hotel in this area of Glendale. We need improvement in this part of Glendale, there are currently no upscale hotels in the area.

I strongly support and urge the city planners to approve this project to make Glendale a better city.

Sincerely,



Eddie Mnat

1021 Grandview Ave  
Glendale, CA 91201

## Response to Comment

### Comment Letter 1

- 1-1 AV Hospitality, LLC is proposing to revise the Original Project by expanding the building to accommodate an additional 20 guest rooms and increasing the building square footage by 7,146 square feet (the "Revised Project"). The Revised Project would still be three-stories, but would expand the building footprint towards the northern interior property line and revise the interior setback from 15-feet to 10-feet; it would eliminate portions of the outdoor terrace located above the one-story volume at the eastern building elevation. The Revised Project would consist of 84 rooms, 45,005 square feet, and include a two-level subterranean garage with 67 instead of 65 parking spaces. The Revised Project proposes reduce portions of the outdoor terrace to approximately 2,970 square-feet, and to be configured without a swimming pool.

- 1-2 Traffic circulation onto and within the site will remain the same as the Original Project. Access into the subterranean garage will be via an existing alley located west of the project site and away from the Victory Boulevard/Winchester Avenue intersection. At the ground level of the garage, a drop-off area is provided to further reduce potential traffic conflicts associated with hotel guest drop-offs on Victory Boulevard.

The applicant had prepared a project trip generation estimate (prepared by Translutions, Inc., dated September 15, 2022) for the Revised Project that is consistent with the traffic impact assessment guidelines. Based upon the estimated project trip generation, the Revised Project is expected to generate 11 additional a.m. peak hour trips and 9 fewer p.m. peak hour trips than the previous permitted uses on site. Since the trip generation of the Revised Project is less than 50 trips during any peak hour. In addition, the project will generate 44 new daily trips and since the project generates fewer than 145 daily trips, based on the City's Guidelines, a Vehicle Miles Traveled (VMT) analysis should not be required.

A traffic control plan will be required for project construction. The plan will be required to identify all traffic control measures, signs, and delineators to be implemented by the construction contractor. The plan will also be required to identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route. As a result, based upon the project trip generation estimate finding and the requirement of a traffic control plan, project impacts regarding traffic would be less than significant.

- 1-3 Mitigation measures have been added to the Revised project to ensure that noise impacts would be within allowable noise limits identified in the Section 8.36.080 of the GMC. The hours of operation for the outdoor terrace are to be between 8:00 AM to 8:00 PM Monday through Sunday. Additionally, the use of amplified sound shall be strictly prohibited and the application shall post the hours of operation in a location that is clearly visible to all guests of the hotel.

Air quality from the Revised Project are expected to be similar to those of the Original Project analyzed in the 2019 MND. The Original Project proposed to demolish the existing one-story commercial building and associated shade structures to construct a new three-story, 38,845 square-foot hotel over a two-level subterranean garage with 65 parking spaces, with a total of 12,348 cubic yards of soil will be graded and exported offsite. The Revised Project involves the same demolition activities, but the building square footage would increase to 45,005 and include twenty more guest rooms (total 84) than the Original Project. The Revised Project's construction and operation air pollutant emissions were recalculated using the California Emissions Estimator Model (CalEEMod version 2016.3.2). Results from the model indicated that the Revised Project would not exceed thresholds for construction, area, or operational impacts. Comparable to the Original Project, the Revised Project would generate short-term air pollutant emissions during construction activities and there is only a nominal increase in the operations or maintenance activities for the proposed twenty additional guest rooms.

**Comment Letter 2**

- 2-1 The commenter is in objection to the proposed project. A copy of the opposition letter to the project has been placed into the case file and will be provided to the Design Review Board for their.

**Comment Letter 3**

- 3-1 The Zoning Code requires hotels to provide 0.8 off-street parking space per room; the Project's 84 guest rooms would require 67 parking spaces. The applicant is proposing to provide 67 parking spaces within a two-level subterranean garage, which is the minimum established by the Zoning Code.
- 3-2 See Response 1-2 above.

**Comment Letter 4**

See Response 1-2 above.

See Response 1-2 above.

above.**Comment Letter 5**

above**Comment Letters 6 through 21**

**6 through 21**

1633 Victory Boulevard

MITIGATION MONITORING AND REPORTING PROGRAM

- GEO -1** 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 temporary 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.
- Monitoring Action:** Onsite monitoring during grading and excavation activities  
**Timing:** During any site grading or excavation activities (site inspection)  
**Responsibility:** Director of Community Development
- HAZ – 1** A soil management plan (SMP) shall be prepared prior to issuance of any grading permit on the subject property. The SMP shall require that a geologist/environmental professional be on-site during site grading and excavation activities to monitor for potentially impacted soils not identified during the Phase II assessment prepared by Conservation Consulting International (CCI) and to perform South Coast Air Quality Management District (SCAQMD) Rule 1166 monitoring. The SMP shall also include recommended actions for handling and disposing of potentially impacted soils, if identified during site grading and excavation activities.
- Monitoring Action:** Preparation of Soil Management Plan  
Onsite monitoring during grading and excavation activities  
**Timing:** Prior to issuance of grading permit (plan review)  
During any site grading or excavation activities (site inspection)  
**Responsibility:** Director of Public Works  
Director of Community Development
- NOISE -1** The hours of operation for the outdoor terrace shall be limited to between 8:00 AM and 8:00 PM Monday through Sunday.
- Monitoring Action:** After issuance of a certificate of occupancy  
**Timing:** Ongoing  
**Responsibility:** Director of Community Development
- NOISE -2** The use of amplified sound shall be strictly prohibited.
- Monitoring Action:** Upon Complaints to Neighborhood Code Enforcement  
**Timing:** Ongoing  
**Responsibility:** Director of Community Development
- TRIBAL-1** Prior to the issuance of demolition, grading or building permits for the project, the applicant shall submit written verification that a qualified archaeological monitor has been retained to monitor ground disturbance necessary to prepare the ground surface.
- Monitoring Action:** Plan review  
**Timing:** Prior to issuance of development permits (plan review).  
**Responsibility:** Director of Community Development

**TRIBAL-2** A Tribal representative, procured by the Fernandefio Tataviam Band of Mission Indians, shall monitor soil-disturbances occurring within the initial five (5) feet [in depth] of excavation from the surface.

<b>Monitoring Action:</b>	<b>Site Inspection</b>
<b>Timing:</b>	<b>During ground disturbing activities</b>
<b>Responsibility:</b>	<b>Tribal Representative</b>

**Agreement to Proposed Mitigation Measures and Mitigation Monitoring Program**

I/WE THE UNDERSIGNED PROJECT APPLICANT(S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE.)

Dated:	_____	_____
		Signature(s) of the Project Applicant(s)

Dated:	_____	_____
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**PROPOSED  
SUBSEQUENT MITIGATED NEGATIVE DECLARATION**  
Supplemental to New Three-Story Hotel Mitigated Negative Declaration/Initial Study

The following Supplemental Mitigated 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.	
<b>Project Title/Common Name:</b>	Supplemental to New Three-Story Hotel Mitigated Negative Declaration/Initial Study
<b>Project Location:</b>	1633 Victory Boulevard, Glendale, Los Angeles County ("Property")
<b>Project Description:</b>	Modification of the 2019 approval to demolish an existing one-story, 3,537 square-foot, commercial building and associated shade structures (constructed in 1966), and construct a new three-story, 37,858 square-foot, 64 room hotel with a two-level subterranean garage containing 65 parking spaces ("Original Project"). The proposed modification would (1) increase the size of the Original Project to accommodate an additional 20 guest rooms, (2) increase parking from 65 to 67 parking spaces within the two-level subterranean garage, (3) increase the building square footage from 37,858 square feet to 45,005 square-feet, (4) add 20 additional hotel rooms for a total of 84 rooms, (5) reduce the building setback from the northern interior property line from 15-feet to 10-feet, (6) reduce the size of the approximately 4,755 square-foot pool deck to approximately 2,970 square-feet and to be configured without a pool ("the Outdoor Terrace"), and (7) would modify the approved design by eliminated the stepped back façade at the rear of the Property, among other related design modifications.
<b>Project Type:</b>	<input checked="checked" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
<b>Project Applicant:</b>	AV Hospitality, LLC 1628 Victory Boulevard, Suite 101 Glendale, CA 91201
<b>Findings:</b>	The Director of the Community Development, on <b>April 28, 2022</b> , 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 Supplemental Mitigated Negative Declaration be prepared.
<b>Mitigation Measures:</b>	See attached Mitigation Monitoring and Reporting Program (MMRP).
<b>Attachments:</b>	Initial Study Checklist
<b>Contact Person:</b>	Dennis Joe, Senior Planner City of Glendale Community Development Department 633 East Broadway, Room 103 Glendale, CA 91206-4386 Tel: (818) 548-8157 Fax: (818) 240-0392

### MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The following mitigation measure shall apply to the proposed hotel located at 1633 Victory Boulevard to reduce identified impacts to less than significant levels.

- GEO -1** 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 temporary 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.
- Monitoring Action:** Onsite monitoring during grading and excavation activities  
**Timing:** During any site grading or excavation activities (site inspection)  
**Responsibility:** Director of Community Development
- HAZ – 1** A soil management plan (SMP) shall be prepared prior to issuance of any grading permit on the subject property. The SMP shall require that a geologist/environmental professional be on-site during site grading and excavation activities to monitor for potentially impacted soils not identified during the Phase II assessment prepared by Conservation Consulting International (CCI) and to perform South Coast Air Quality Management District (SCAQMD) Rule 1166 monitoring. The SMP shall also include recommended actions for handling and disposing of potentially impacted soils, if identified during site grading and excavation activities.
- Monitoring Action:** Preparation of Soil Management Plan  
Onsite monitoring during grading and excavation activities  
**Timing:** Prior to issuance of grading permit (plan review)  
During any site grading or excavation activities (site inspection)  
**Responsibility:** Director of Public Works  
Director of Community Development
- NOISE -1** The hours of operation for the Outdoor Terrace shall be limited to between 8:00 AM and 8:00 PM Monday through Sunday.
- Monitoring Action:** After issuance of a certificate of occupancy  
**Timing:** Ongoing  
**Responsibility:** Director of Community Development
- NOISE -2** The use of amplified sound shall be strictly prohibited.
- Monitoring Action:** Upon Complaints to Neighborhood Code Enforcement  
**Timing:** Ongoing  
**Responsibility:** Director of Community Development
- TRIBAL-1** Prior to the issuance of demolition, grading or building permits for the project, the applicant shall submit written verification that a qualified archaeological monitor has been retained to monitor ground disturbance necessary to prepare the ground surface.
- Monitoring Action:** Plan review  
**Timing:** Prior to issuance of development permits (plan review).  
**Responsibility:** Director of Community Development

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**TRIBAL-2** A Tribal representative, procured by the Fernandeano Tataviam Band of Mission Indians, shall monitor soil-disturbances occurring within the initial five (5) feet [in depth] of excavation from the surface.

**Monitoring Action:**      **Site Inspection**  
**Timing:**                      **During ground disturbing activities**  
**Responsibility:**              **Tribal Representative**

**Agreement to Proposed Mitigation Measures and Mitigation Monitoring Program**

I/WE THE UNDERSIGNED PROJECT APPLICANT (S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE.)

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature(s) of the Project Applicant(s)

Dated: \_\_\_\_\_

\_\_\_\_\_



## INITIAL STUDY CHECKLIST

Supplemental to New Three-Story Hotel Mitigated Negative Declaration/Initial Study

1.	<b>Project Title:</b> Subsequent Mitigated Negative Declaration/Initial Study for Revised Hotel Project (the "Revised Project")
2.	<b>Lead Agency Name and Address:</b> City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	<b>Contact Person and Phone Number:</b> Dennis Joe, Planner Tel: (818) 937-8157 Fax: (818) 240-0392
4.	<b>Project Location:</b> 1633 Victory Boulevard, Glendale, Los Angeles County
5.	<b>Project Sponsor's Name and Address:</b> Anand Desai c/o AV Hospitality, LLC 1628 Victory Boulevard, Suite 101
6.	<b>General Plan Designation:</b> Commercial – Community Services
7.	<b>Zoning:</b> C3 (Commercial Service) Zone, Height District I
8.	<p><b>Description of the Project:</b> In 2019, AV Hospitality, LLC ("Applicant") received City Council approval following adoption of a Mitigation Negative Declaration ("MND") and Design Review approval, to demolish an existing one-story, 3,537 square-foot, commercial building and associated shade structures (constructed in 1966), and construct a new three-story, 37,858 square-foot, 64 room hotel with a two-level subterranean garage with 65 parking spaces, requiring total soil export of 12,348 cubic yards on a 21,647 square-foot lot, located in the C3 (Height District I) Zone ("Original Project"). The Original Project featured a 3 story hotel with a 1-story volume at the rear of the site to provide a transitional mass adjacent to an abutting single-family residence.</p> <p>AV Hospitality, LLC is proposing to revise the Original Project by expanding the building to accommodate an additional 20 guest rooms and increasing the building square footage by 7,146 square feet (the "Revised Project"). The Revised Project would still be three-stories, but would expand the building footprint towards the northern interior property line and revise the interior setback from 15-feet to 10-feet; it would eliminate portions of the Outdoor Terrace located above the one-story volume at the eastern building elevation. The Revised Project would consist of 84 rooms, 45,005 square feet, and include a two-level subterranean garage with 67 instead of 65 parking spaces. The Revised Project would not increase the total soil export of 12,348 cubic yards analyzed in the MND, and the 21,647 square-foot lot size remains the same. The Revised Project is located in the C3 (Height District I) Zone and is a permitted use.</p> <p>The Revised Project must be reviewed in a subsequent MND to the adopted MND due to changes to the Original Project which require major revisions to the previous negative declaration due to a substantial increase in the severity of previously identified significant effects per CEQA Guidelines Section 15162.</p>

<b>9.</b>	<b>Surrounding Land Uses and Setting:</b> <u>North:</u> R1 Low Density Residential, Floor Area District II / Single-Family Residential <u>South:</u> C3 Commercial Service Zone, Height District I / Commercial <u>East:</u> C3 Commercial Service Zone, Height District I / Multi- & Single-Family Residential <u>West:</u> C3 Commercial Service Zone, Height District I / Commercial
<b>10.</b>	<b>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b> None.

**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.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils             | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards / Hazardous Materials      |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> 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.

Dennis Joe, Senior Planner

April 28, 2022

Prepared by:

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

Erik Krause, Deputy Director of Community Development

April 28, 2022

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Director of Community Development:

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Date:

**A. AESTHETICS**

Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			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?**

**No Impact.** No scenic vistas, as identified in the Open Space and Conservation Element (January, 1993), exist within, or within view of the Project site. Therefore, no impacts to scenic vistas would result from project implementation. Since the adoption of the 2019 mitigated negative declaration (MND) and Mitigation, Monitoring and Reporting Program (MMRP), the conditions surrounding the project site are unchanged, and impacts associated with the revised project would be the same.

**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.** No state scenic highway is located adjacent to or within view of the Project site. No impacts to scenic resources within a State scenic highway would occur.

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

**3) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Less Than Significant Impact.** The Revised Project does not conflict with applicable zoning and complies with other regulations governing scenic quality. The Revised Project is located in the C3 (Height District I) Zone, and complies with the C3 zoning requirements. The project site is an approximately 21,647 square-foot lot, located at the northwest corner of South Victory Boulevard and Winchester Avenue. The surrounding properties zoned R-1 single-family residences to the north, C3 with commercial uses to the west and south, and R1 and C3 zoned properties with single- and multi-family residences to the west. The property is currently occupied with a 3,537 square-foot 1-story commercial building that consists of offices, three automobile service bays, and a steel canopy over a former gas station pump island. The surface of the site is mostly paved with concrete and asphalt paving, with limited landscaping at the southwest portion of the site. There are no protected indigenous trees species on or within twenty feet of the site.

Impacts associated with visual character are expected to be similar to those of the Original Project. The Revised Project will also demolish the existing one-story commercial building and associated shade structures to construct a new three-story, 38,845 square-foot hotel over a two-level

subterranean garage with 67 parking spaces, with a total of 12,348 cubic yards of soil will be graded and exported offsite.

The Revised Project will increase the building square footage to 45,005 square-feet and include twenty more guest rooms (total 84) than the Original Project. The Revised Project also involves construction of a three-story hotel with reduced setbacks that will be reduced from 15-feet to ten-feet from the northern interior property line, and will include a landscaped buffer area to visually transition the massing of the proposed Hotel building to the adjacent single-family dwelling. The Revised Project will increase the building height to 3-stories at the rear of the site adjacent to the residential uses.

The Original Project was approved as a three-story hotel designed in a contemporary style providing architectural interest; the Revised Project will not change this style. The building will be constructed with quality materials, such as smooth stucco, masonry tile and wooden siding panels to complement the contemporary design of the building. Compliance with Design Review Board approval, City the zoning standards and Comprehensive Design Guidelines would ensure that no significant impacts would to the existing visual character or quality of public views of the site and its surroundings.

As a result, impacts to visual character and quality of the site are anticipated to 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 day and night time lighting evaluated in the 2019 MND found the Original Project's lighting or glare impacts would be less than significant. The lighting and glare associated with the Revised Project would be the same as the Original Project and would not be significantly greater than other similar commercial structures permitted in the C3 zone. Lighting for the Revised Project will be similar to existing commercial uses along South Victory Boulevard. Any external lighting of the Revised Project would be required to be directed towards the subject property and shielded to prevent light from spilling over onto neighboring properties. With these requirements in place, and because the surrounding area is already developed with commercial and residential buildings, like the Original Project, no significant impacts associated with lighting are anticipated from the Revised Project.

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

**B. AGRICULTURE AND FOREST RESOURCES**

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)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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.** The 2019 MND found the Original Project would result in no impact to Farmland because 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. Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. No impact 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 2019 MND identified that no portion of the Property 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 Property or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contracts would result. Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the Property are unchanged since the Original Project was evaluated, and therefore impacts associated with the Revised Project would be the same. No impact 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.** The 2019 MND identified no existing zoning of forest land or timberland in the City. Since the MND and MMRP were adopted in 2019 for the Original Project, the conditions on and surrounding the project site are unchanged and impacts associated with the Revised Project would be the same. No impact 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.** The 2019 MND identified no forestland within the City of Glendale. No forestland would be converted to non-forest use under the proposed project. Since the MND and MMRP for the Original Project were adopted in 2019, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact 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.** The 2019 MND identified no farmland or forestland in the vicinity of or on the 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. Since the MND and MMRP were adopted in 2019 for the Original Project, the conditions on and surrounding the project site are unchanged and impacts associated with the Revised Project would be the same. No impact would occur.

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

### C. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on 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. 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?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely 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 in the City of Glendale, which is part of the South Coast Air Basin (Basin) 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 Air Quality Management Plans ("AQMPs") have been prepared. The most recent comprehensive AQMP approved by the U.S. Environmental Protection Agency (U.S. EPA) is the 2016 AQMP which includes a variety of strategies and control measures.

The 2016 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 2016 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 assumptions used in the development of the 2016 AQMP would not jeopardize attainment of the air quality levels identified in the 2016 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 2016 AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the 2016 AQMP.

Population growth associated with the Project is included in the Southern California Association of Governments ("SCAG") projection for population growth in the City of Glendale. The Original Project did not result in population and housing growth that would cause growth in Glendale to exceed the SCAG forecast, because the Original Project was consistent with the General Plan and therefore is included in SCAG's growth projections. Similarly, the Revised Project is also consistent with zoning and with the General Plan and is also included in SCAP's growth projections. Consequently, implementation of the Revised Project, like the Original Project, would be consistent with 2016 AQMP attainment forecasts.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact would occur.

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

**2) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?***

**Less Than Significant Impact:** Air quality from the Revised Project are expected to be similar to those of the Original Project analyzed in the 2019 MND. The Original Project proposed to demolish the existing one-story commercial building and associated shade structures to construct a new three-story, 38,845 square-foot hotel over a two-level subterranean garage with 65 parking spaces, with a total of 12,348 cubic yards of soil will be graded and exported offsite. The Revised Project involves the same demolition activities, but the building square footage would increase to 45,005 and include twenty more guest rooms (total 84) than the Original Project. The Revised Project's construction and operation air pollutant emissions were recalculated using the California Emissions Estimator Model (CalEEMod version 2016.3.2). Results from the model indicated that the Revised Project would not exceed thresholds for construction, area, or operational impacts. Comparable to the Original Project, the Revised Project would generate short-term air pollutant emissions during construction activities and there is only a nominal increase in the operations or maintenance activities for the proposed twenty additional guest rooms. A summary of the results are attached as Appendix 9. Similar to the Original Project, the Revised Project would not result in a cumulative considerable net increase of any criteria pollutant for which the project region is in non-attainment.

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

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

**Less than Significant Impact:** The 2019 MND determined the Original Project would not expose sensitive receptors to substantial pollutant concentrations, and the impact would be less than significant. The construction methods, equipment and duration of the Revised Project would not be significantly greater than the Original Project. Since the 2019 adoption MND and MMRP for the Original Project, conditions surrounding the project site are unchanged. Sensitive receptors remain located near the Project site including the residential dwellings located directly north and east. The applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust, which would reduce to less than significant impacts from construction activities identified in Response C-2 above. As a result, similar to the Original Project, the Revised Project would not expose sensitive receptors to a substantial pollutant concentration or create emissions that exceed known thresholds. No significant impacts are anticipated.

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

**4) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**Less Than Significant Impact.** The 2019 MND determined that construction activity associated with the project may generate detectable odors from equipment exhaust. Detectable odors or equipment exhaust would be associated with initial construction and would be transitory and/or short-term. The construction methods, equipment and duration of the Revised Project would be the same as the Original Project and would not result in a significantly greater impact on from other emissions. Therefore, less than significant construction related odor impacts are anticipated to occur from the project.

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

**D. BIOLOGICAL RESOURCES**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (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 2019 MND identified the Original Project as being located in an area that has been heavily urbanized for decades. 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 project 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. In addition, the project site does not provide suitable habitat for endangered or rare species given the pattern, type, and level of development in the area.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. 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 2019 MND identified the Project as being located in an area that has been heavily urbanized for many years and surrounded by other commercial developments along Victory Boulevard and residential uses to the rear of the site. 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.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact 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 2019 MND identified the Project as neither in proximity to, nor containing, wetland habitat or a blue-line stream. No federally protected wetlands are present within the vicinity, and no such areas are present on or adjacent to the project site.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact 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 2019 MND identified the Project as being located in an area that has been heavily urbanized for many years. The area has been substantially modified by human activity, as evidenced by 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.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact 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, Section 12.44 specifically protects six different native or “indigenous” species of trees that include the Coast Live Oak, Valley Oak, Mesa Oak, Scrub Oak, California Sycamore, and California Bay. The 2019 MND identified that 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. Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact 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.** The 2019 MND identified no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan has been adopted to include the Project site. Therefore, the Project would not conflict with any such plans. Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact would occur.

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

**E. CULTURAL RESOURCES**

<i>Would the project:</i>	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 pursuant to §15064.5?				X
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
3. 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 2019 MND identified the project site currently features a one-story, 3,537 square-foot, commercial building and associated shade structures constructed in 1966. These buildings are slated for demolition as part of the project. The City's Historic Preservation staff has reviewed the proposed demolition of the existing structures, and has stated the buildings do not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and are not considered historic resources under the California Environmental Quality Act (CEQA). Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. 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.** The 2019 MND identified that Prehistoric and historic archaeological sites are not known to exist within the project area. 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.

Additionally, 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. Nonetheless, paleontological resources may possibly exist at deep levels and could be unearthed with implementation of the Project. In the event that paleontological resources are unearthed during the 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.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact would occur.

With implementation of this standard requirement, less than significant impact would occur.

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

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

**Less than Significant Impact.** The 2019 MND identified that the project site and surrounding area are characterized by features typical of commercial and residential land uses. 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 to be 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 reburial).

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact would occur. With implementation of this standard requirement, less than significant impact would occur.

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

**F. ENERGY**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**1) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Less than Significant Impact.** The 2019 MND analyzed the Original Project's energy consumption during construction and operation, and determined that the Original Project would require consumption of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil, natural gas, and gasoline) for automobiles and construction equipment, and other resources including, but not limited to, lumber, sand, gravel, asphalt, metals, and water. Construction would include energy used by construction equipment and other activities at the Project site (e.g., building demolition, excavation, paving), in addition to the energy used to manufacture the equipment, materials, and supplies and transport them to the Project site. Energy for maintenance activities would include that for day-to-day upkeep of equipment and systems, as well as energy embedded in any replacement equipment, materials, and supplies. It is expected that nonrenewable energy resources would be used efficiently during construction and maintenance activities given the financial implications of inefficient use of such resources. Therefore, the amount and rate of consumption of such resources during construction and maintenance activities for the Original Project was

determined to not result in the unnecessary, inefficient, or wasteful use of energy resources. The Revised Project's energy consumption during construction and operation is expected to be similar and not significantly greater than the Original Project so as to change or increase the level of impact.

Operation of the Original Project were expected to involve consumption of electricity and natural gas; however, these resources are already consumed on the Project site, and an incremental increase in the consumption of these resources associated with Project operation would not represent unnecessary, inefficient, or wasteful use of resources. The Revised Project's operational consumption of electricity and natural gas is expected to be similar and not significantly greater than the Original Project so as to change or increase the level of impact.

The Original Project was designed to comply with Title 24 Building, Energy and Green Buildings Standards (California Building Code, Title 24, Parts 4, 6, and 11). Sustainable design strategies for the new building would include the use of high performance glazing and a light-colored, single-ply, thermoplastic roof membrane over a well-insulated roof assembly to reduce heat gain during the summer. Other sustainable features would include energy-efficient light fixtures, lighting controls, and water-conserving plumbing fixtures. The building roof would be solar ready and able to support future installation of a photovoltaic system. Similar to the Original Project, the Revised Project's consumption of energy resources would be roughly the same as the Original Project and would implement the same sustainable construction features, including a solar ready roofing system. As a result, like the Original Project, the Revised Project would have a less than significant, since it too, would not use wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

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

**2) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Less than Significant Impact.** As described above, the Original and Revised Project's energy efficiency would, at a minimum, comply with the California Energy Code and the California Building Code. While not specifically applicable to the Project, Senate Bill 350 sets ambitious 2030 targets for energy efficiency and renewable electricity, increasing California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. As described in Section 2.2.2, the new commercial office building would include a solar-ready roof which could support future installation of a photovoltaic system. As such, similar to the Original Project, the Revised Project would not conflict with or obstruct state or local plan for renewable energy or energy efficiency.

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

**G. GEOLOGY AND SOILS**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Directly or indirectly cause 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	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Uniform Building Code (1994, as updated), creating substantial direct or indirect 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
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		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 2019 MND identified that subject site is not located within an Alquist-Priolo Earthquake Fault Zone by the 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, impacts from the rupture of a seismic fault are considered to be less than significant.

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

- ii) ***Strong seismic ground shaking?***

**Less than Significant Impact.** The 2019 MND identified that Earthquake-induced strong ground shaking causes most of the earthquake damage. Damage to structures is usually caused by strong horizontal ground acceleration, which is measured as a percentage of g, the acceleration of gravity. The degree of shaking depends on several factors, including earthquake size; location; depth of the focus; orientation and movement of the seismic waves (source effects); the type of sediments or rocks that the seismic waves travel through (path effects); and the interaction between the structures and the sediments or rocks at a specific site (site effects). Strong ground shaking can also trigger the destructive secondary effects of liquefaction and slope failure (landslides).

According to the City's Safety Element (August 2003), the main faults include the Sierra Madre, the Verdugo and the Raymond faults. Per Plate P-1 of the Safety Element, the subject property is not located within 5,000 linear feet of these faults. The closest fault to the subject site is the Sierra Madre Fault, which is approximately 7,500 linear feet to the north. A worst-case scenario earthquake (maximum magnitude) for Glendale would involve rupture of the Verdugo fault, given that

this fault lies directly below extensively developed portions of the City. Both the Sierra Madre and Raymond faults can also cause earthquakes that have the potential to severely impact the City. Several other faults farther away have the potential to generate earthquakes that would be felt in Glendale, but these do not need to cause any damage in the City, especially if Glendale prepares for the worst-case (Verdugo fault) event. For example, the San Andreas fault has the highest probability of causing an earthquake in southern California in the near future, but this fault is sufficiently far from Glendale that ground shaking expected in Glendale as a result of this earthquake is not expected to be any stronger than shaking as a result of earthquakes on faults closer to the City. Given that the City of Glendale is almost completely built out, the reduction of earthquake losses depends primarily on the prudent retrofitting of existing structures.

As a result, the 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 structural damage to buildings and ensure safety in the event of a moderate or major earthquake.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. Therefore, impacts from 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.** The 2019 MND identified the Project site as being not located within an area prone to liquefaction as indicated in the City's Safety Element (August 2003). Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. Therefore, no impacts associated with liquefaction would occur.

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

**iv) Landslides?**

**Less than Significant Impact.** The 2019 MND identified the Project site as being not located within a landslide hazard zone area, as indicated by the City of Glendale General Plan Safety Element (August 2003). Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact would occur.

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

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

**Less than Significant Impact.** Impacts associated with soil erosion or the loss of topsoil from implementation of the Revised Project are expected to be similar to those of the Original Project analyzed in the 2019 MND. Construction activity associated with the Revised Project development are the same as the Original Project, which may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would expose small amounts of soil during construction activities. Furthermore, similar to the Original Project Revised Project applicant/developer would be required to adhere to Glendale Municipal Code Section 13.42.060

requirements to prepare and administer a plan that 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/developer 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 that 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. According to the City's Safety Element (August 2003), 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.

Since the 2019 adoption of the MND and MMRP for the Original Project, the soil conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. 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.** Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. These minerals can undergo significant volumetric changes as a result of changes in moisture content. The upward pressures induced by the swelling of expansive soils can have significant harmful effects upon structures and other surface improvements. Per the City of Glendale's Safety Element (2003), most of the Glendale area is underlain by alluvial units that are composed primarily of granular soils (silty sand, sand, and gravel). Such units are typically in the low to moderately low range for expansion potential. However, every sedimentary unit in the area contains lenses or layers of fine-grained soils (clays and silty clays) that are typically in the moderate to highly expansive range. Such sediments are most likely to be found in the more distal parts of the alluvial fans, in the southern part of the City. Expansive clay can also be found within fault and fracture zones in the highly sheared crystalline bedrock of the San Gabriel and Verdugo Mountains and in the San Rafael Hills. Because the Project site is located at the northern portions of the City and is not located on within the proximity of a mile of fault or fracture zone, the soils underlying the Project site and surrounding area are considered to have a low expansion potential.

Since the 2019 adoption of the MND and MMRP for the Original Project, the soil condition on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. No impact would occur.

**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.** Both the Revised Project and Original Project would be connected to the existing sewage conveyance system located within Victory Boulevard. No septic tanks as part of the project. Therefore, no impact would occur.

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

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

**Less than Significant Impact with Mitigation Incorporated.** 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. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with implementation of the proposed project.

Since the 2019 adoption of the MND and MMRP for the Original Project, the paleontological resources and geologic features on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same as the Original Project. No impact would occur.

**Mitigation Measures:** The following mitigation measure would reduce potential impacts to a less than significant level.

**GEO – 1** 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 temporary 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.

## H. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	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 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. GHG as defined under AB 32 includes: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020 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.

At this time no air agency, including the SCAQMD, has adopted applicable project-level significance thresholds for GHGs emissions. AB 32 did not set a significance threshold for GHG emissions, although EPA, CARB or another agency may issue regulations at some point which may set forth significance criteria for CEQA analysis. In the interim, none of the CEQA Guidelines, the CEQA Air Quality Handbook, the Air Quality Management Plan, or the SCAQMD set forth applicable significance thresholds for GHG emissions.

Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the project's very small and essentially temporary (primarily from construction) increase in emissions could cause a measurable increase in global GHG emissions necessary to force global climate change.

CEQA Guidelines Section 15130(f) clarifies that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis. CEQA Guidelines Section 15064.4 recommends consideration of qualitative factors that may be used in the determination of significance, including the extent to which the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs. Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project will comply with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the project. Examples of such programs include "plans or regulations for the reduction of greenhouse gas emissions."

On March 27, 2012, the City of Glendale's City Council adopted the Greener Glendale Plan for Community Activities to address how the City of Glendale can meet its state mandated reduction targets for GHG emissions. Per this plan, it identifies that energy consumed in buildings accounts for 49% of Glendale's GHG inventory emission. To ensure that new construction is sustainable and improve efficiency of the building stock, the City of Glendale adopted a Green Building Standard

(June 7, 2011) with requirements exceeding those in the State of California's mandatory CAL Green Code. The City of Glendale's Building & Safety 2019 Title 24, Part 11, CAL Green Code requirements include:

- Projects must exceed California Energy Code requirements by 15%.
- Projects must reduce baseline water usage by 20%.
- Radiant roof barriers shall be installed.
- Gas-fired tankless water heaters shall have an energy factor of at least .80.
- Gas-fired storage-tank type water heaters shall have an energy factor of at least 0.61.
- Buildings shall be "solar ready".
- 20% permeable paving required.
- High-efficiency gas-fired space heating equipment required.
- High-efficiency air conditioning equipment required • Increased natural lighting and ventilation required.
- Increased green building standards for homes larger than 5,000 square feet.

Like the Original Project, the Revised Project is required to comply with the City of Glendale's Building & Safety 2019 Title 24, Part 11, CAL Green Code to reduce GHGs, accordingly the Revised Project would result in a less than cumulatively considerable impact on GHG emissions and no mitigation is required.

**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 Revised Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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

**I. HAZARDS AND HAZARDOUS MATERIALS**

<i>Would the project:</i>	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				X

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
project result in a safety hazard or excessive noise for people residing or working in the project area?				
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

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

**Less Than Significant Impact.** The Revised Project's impact on the routine transport, use, or disposal of hazardous materials are expected to be similar to those of the Original Project. Both the Original Project and Revised Project propose to demolish the existing one-story commercial building and associated shade structures to construct a new three-story 38,845 square foot hotel over a two-level subterranean garage with 65 parking spaces, and a total 12,383 cubic yards of soil export. The Revised Project involves the same demolition activities, but the building square footage will increase to 45,005 and include twenty more guest rooms (total 84) than the Original Project.

All businesses within the City of Glendale, as mandated by the California Health and Safety Code Chapter 6.95, are required to file a Hazardous Material Business Plan (HMBP) with the Glendale Fire Department. The HMBP covers the use and storage of all regulated hazardous chemicals and materials to be used and/or stored onsite. The construction contractor would be required to use standard construction controls and safety procedures during any routine transport, use, or disposal of hazardous materials. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, state, and federal law. Neither the Original Project nor the Revised Project involve the routine transport, use or disposal of hazardous materials. As a result, impacts would be less than significant.

**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?**

**Less Than Significant Impact with Mitigation Incorporated.** Like the Original Project, the Revised Project would be required to comply with all applicable rules established by the SCAQMD, including Rule 403 and 402, during the demolition and construction phases of the project that would prevent dust from migrating beyond the project site.

A Limited Phase II environmental site assessment (ESA) was conducted for the project site by Conserve Consultant International (CCI). The purpose of this Limited Phase II ESA was to assess whether historical uses of the Property, including a gasoline station and automobile repair shop, have adversely impacted the subsurface environment beneath the property. This assessment included the analysis of soil samples collected from inside the property building and from the exterior areas of the property.

Soil borings were advanced in the area of the former motor vehicle fuel underground storage tanks (USTs) on the east exterior portion of the property, in the area of the former waste oil UST on the north exterior portion of the property adjacent to the former fuel dispenser islands, product piping lines, hazardous waste storage enclosure, and the clarifier and in-ground hydraulic lifts located inside the property building.

Select soil samples collected from these soil borings were analyzed for petroleum hydrocarbons, VOCs, and/or lead. The results of the analysis did not detect concentrations of the targeted analytes

above their respective PQLs in the soil samples collected from the area of the former waste oil UST, from adjacent to the hazardous waste storage enclosure, and from adjacent to the clarifier and in-ground hydraulic lifts located inside the Property building. Minor concentrations of petroleum hydrocarbons, toluene, ethylbenzene, xylenes, and/or total lead were detected in soil samples collected from the area of the former motor vehicle fuel USTs, from adjacent to the former fuel dispenser islands, and from adjacent to the former product piping lines. However, the detected concentrations of these targeted analytes were below their respective regulatory action level.

Based on the results of this assessment of the soil samples, it does not appear that the historical uses of the property, including a gasoline station and automobile repair shop, have significantly impacted the subsurface environment beneath the areas of the property assessed.

However, based on the 30-foot deep excavation needed for the subterranean parking garage for the Revised Project, a mitigation measure has been added to the project requiring a soil management plan (SMP) for any soil excavation on the property. The SMP shall require that a geologist/environmental professional be on-site during excavation activities to monitor for potentially impacted soils not identified during this assessment and to perform South Coast Air Quality Management District (SCAQMD) Rule 1166 monitoring. Implementation of this mitigation measure would reduce potentially significant impacts to below the level of significance.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be the same for the Revised Project and the Original Project and the same mitigation would be required.

**Mitigation Measures:** The following mitigation measure would reduce potential impacts to a less than significant level.

**HAZ -1** A soil management plan (SMP) shall be prepared prior to issuance of any grading permit on the subject property. The SMP shall require that a geologist/environmental professional be on-site during site grading and excavation activities to monitor for potentially impacted soils not identified during the Phase II assessment prepared by Conservation Consulting International (CCI) and to perform South Coast Air Quality Management District (SCAQMD) Rule 1166 monitoring. The SMP shall also include recommended actions for handling and disposing of potentially impacted soils, if identified during site grading and excavation activities.

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

**Less than Significant Impact.** The nearest school, Benjamin Franklin Elementary, is located 0.3 of mile northeast of the project site, with the nearest Benjamin Franklin Elementary building located 0.1 of the project site. Neither the Original Project, nor the Revised Project involves the long-term emission or handling of hazardous or acutely hazardous materials, substances, or waste. As discussed in Response I.1 and I.2, the construction contractor would be required to use standard construction controls and safety procedures during any routine transport, use, or disposal of hazardous materials.

Mitigation measure GEO-1 identified above would address hazardous materials impacts in the event that hazardous soils are encountered during excavation, no additional mitigation is required.

**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?***

**Less Than Significant Impact.** A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The subject property (1633 Victory Boulevard) was identified in the following records:

<b>Site</b>	<b>Database(s)</b>	<b>EPA ID</b>
BILL BRIGES AUTO 1633 VICTORY BLVD GLENDALE, CA 91201	RCRA-SQG EPA ID: CAD 982492993  CA SWEEPS UST Status: A Tank Status: A Comp Number: 389 CA FID UST Facility Id: 19027125 Status: A FINDS Registry ID: 110002830394 CA WIP Facility Status: Historical ECHO	CAD982492993
M & R AUTO TECH 1633 VICTORY BLVD GLENDALE, CA 91201	CA HAZNET GEPAID: CAL000279881	N/A
BOBS 1633 VICTORY BLVD GLENDALE, CA	EDR Hist Auto Database: EDR Hist Auto, Date of Government Version: 02/20/2007	N/A
ESTATE OF GLADYS B. 1633 VICTORY BLVD GLENDALE, CA 91206	CA HAZNET GEPAID: CAC000917720	N/A

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the Project site or within the search radius around the Project site that would create a would it create a significant hazard to the public or the environment. Therefore, no significant impacts are anticipated. Although no specific mitigation is required for this impact category, Mitigation Measure GEO-1 requires onsite geologic monitoring during earth work in connection with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

**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 area?***

**No Impact.** The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impact from the Original or Revised Project would occur.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

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

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

**Less than Significant Impact.** The City of Glendale General Plan Safety Element does not identify Victory Boulevard is not a City Disaster Response Route therefore implementation of Revised Project would not impair implementation of or physically interfere with the City's adopted emergency response plan or emergency evacuation plan. In addition, neither the Original Project nor the Revised Project would result in a reduction of the number of lanes along this roadway and would not result in the placement of an impediment, such as medians, to the flow of traffic. During construction, the construction contractor shall be required to notify the City of Glendale Police and Fire Departments of construction activities that would impede movement (such as movement of equipment) to allow for first emergency response teams to reroute traffic to an alternative route, if needed. Further, during construction the applicant/developer would be required to obtain any necessary permits from the City of Glendale Public Works Department for all work occurring within the public right-of-way. Implementation of these requirements would be incorporated as a condition of approval for the Revised Project. Consequently, impacts from the Revised Project would be less than significant.

Since the 2019 adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MND and MMRP for the Original Project) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same.

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

**7) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

**No Impact.** The Project site is not located in or near a designated wildland area.

Since the 2019 adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MND and MMRP for the Original Project) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. No impact would occur.

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

**J. HYDROLOGY AND WATER QUALITY**

<i>Would the project:</i>	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 or otherwise substantially degrade surface of groundwater quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the				

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
course of stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) 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; or			X	
iv) impede or redirect flood flows?				X
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

**1) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?***

**Less than Significant Impact.** The Revised 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 Revised Project will be required to submit an approved SUSMP (Standard Urban Stormwater Mitigation Plan) to be integrated into the project design. With these requirements in place, the Revised Project is not anticipated to violate any water quality standards or waste discharge requirements or substantially degrade surface or ground water quality. No significant impacts are anticipated to occur.

**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. Consequently, implementation of the Revised Project would require a slight increased use of groundwater through the provision of potable water by GWP; however, as discussed in Response S-4 below, the Revised Project's water demand is within water projections. As a result, implementation of the Revised Project would not substantially deplete groundwater supplies.

The amount of hardscape proposed on the Revised Project site would be similar to current on-site conditions, so implementation of the Revised Project would significantly change existing conditions. The proposed project would comply with minimum landscape requirements and, therefore, would not significantly interfere with the recharge of local groundwater or deplete the groundwater supplies relative to existing conditions. Consequently, the Revised Project's impact on 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 stream or river or through the addition of impervious surfaces, in a manner which would: 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?***

***i) result in substantial erosion or siltation on- or off-site;***

***Less than Significant Impact.*** The Project site is relatively flat and improved with a commercial building surrounded by asphalt/concrete paving. Storm water is directed to flow away from the site and onto a public right-of-way. The Project site does not contain any streams, rivers, or other natural drainage features. Once the Revised Project is constructed, the project site will be improved with additional landscaping and impermeable surfaces compared to the existing conditions. The Revised Project would provide a three- to four-foot wide landscaped area at the front of the building along Victory Boulevard and Winchester Avenue, and a ten-foot wide landscaped area at the northern interior yard that will extend the length of the parcel.

Additionally, as discussed in Response J-1 (above), the Revised Project would be subject to all NPDES Best Management Practices (BMPs) requirements during pre-construction, construction and post-construction. Prior to the issuance of a building permit, the applicant/developer will be required to submit a site drainage plan to the City of Glendale Building & Safety Division and the Public Works Department for review and approval. This required approval ensures that the proposed drainage plan is appropriately designed and that the proposed runoff does not exceed the capacity of the City's storm drain system. The proposed drainage of the site would not channel runoff on exposed soil, would not direct flows over vegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. No substantial erosion or siltation is expected to occur from implementation of the Revised Project. Less than significant impacts will occur.

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

***ii) 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.*** As discussed in Response J-2 (above), the Revised Project would result with similar drainage conditions as the existing drainage pattern compared to the Original Project, and would not substantially increase the rate or amount of surface runoff that could result in flooding. Based on existing topography, the Revised Project's drainage pattern would be similar to the existing drainage pattern and because the amount of impervious surface will not significantly change, there will not be a substantial increase in the amount of surface runoff that would contribute to on- or off-site flooding. Less than significant impacts are anticipated.

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

***iii) 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; or***

***Less than Significant Impact.*** Please refer to Responses I-2 and I-3 above.

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

***iv) impede or redirect flood flows?***

***No Impact.*** The Project site not located within a 100-year floodplain or other flood hazard area, as shown on the latest FEMA Flood Insurance Rate Map.

Since the 2019 adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MND and MMRP for the Original Project) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same.

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

**4) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

**No Impact.** Seiches are typically caused when strong winds and rapid changes in atmospheric pressure push water from one end of a body of water to the other, causing the water then continues to oscillate back and forth for hours or even days. The proposed Project site is not located downslope of any large body of water that would produce a seiche. 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. Last, the project location is not located in an area susceptible to mudflow due to proximity to slopes. Surrounding the Project site are the single- and multi-family residences to the north and east, commercial uses to the west and south.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. **Mitigation Measures:** No mitigation measures are required.

**5) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Less than Significant Impact.** As discussed in Responses I-1 and I-2 above.

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

**K. LAND USE AND PLANNING**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Physically divide an established community?				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**1) Physically divide an established community?**

**No Impact.** The Revised Project proposes a three-story, 84-room hotel project is located on a corner lot in the C3 (Height District I) zone. Hotels are a permitted use in the C3 zone and like the Original Project, the Revised Project complies with all of the development standards for the C3 (I) zone. Therefore, the project will not physically divide an established community. No impacts would occur.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

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

**2) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less than Significant Impact.** Similar to the Original Project, the Revised Project would not conflict with any land use plan, policy or regulation adopted to avoid or mitigate an environmental effect, and therefore the Revised Project's impacts would be less than significant. The existing zoning designation on the project site is Community Commercial – C3 Height District I and the General Plan designation is Commercial Services. Commercial Services areas within the City of Glendale are designated areas to offer a range of commercial services, such as personal services, shopping, offices (medical, real estate, etc.) and retail. Like the Original Project, the Revised Project is a permitted use. The Revised Project would increase the Original Project building square footage from 37,858 square-feet to 45,005 square-feet, increase the guest room amount by twenty additional rooms (total 84), and reduce the building setback from the northern interior property line from 15-feet to 10-feet. While the Revised Project will increase the building footprint and floor area it will still comply with zoning code requirements for setbacks, height, lot coverage, landscaping and parking. No new significant impacts associated with land use are anticipated from implementation of the Revised Project.

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

**L. MINERAL RESOURCES**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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.** Based on the City's Open Space and Conservation Element (January 1993), the Project site is not located within an area that has been identified as containing valuable mineral resources. Accordingly, no impact on mineral resources would occur from implementation of the Revised Project.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

**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.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

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

## M. NOISE

<i>Would the project result in:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
2. Generation of excessive groundborne vibration or groundborne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or 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 area 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 with Mitigation Incorporated.** The Original Project was to construct a new three-story, 37,858 square-foot, 64 room hotel with an approximately 4,755 square-foot Outdoor Terrace with a pool at the second level for guests located at the northeastern portions of the building. The Revised Project decreases the size of the Outdoor Terrace and eliminates the pool from 4,755 square feet to approximately 2,970 square-feet. This reduction accommodates additional floor area needed to add 20 more guest rooms. The reduced Outdoor Terrace will remain available as a hotel guest amenity and will include landscaping and a seating area. Since hotel guests will use the Outdoor Terrace, operational noise from this area could result in noise impacts to the adjacent residential use. The City's noise ordinance is designed to prohibit unnecessary, excessive and annoying noise from all sources. Pursuant to GMC section 8.36.110, it is unlawful for any person to wilfully make, continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the comfort, peace, quiet or repose or endangers the health of inhabitants of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. Although the City's noise ordinance protects its residents from excessive sounds, mitigation measures have been added to the Revised Project to ensure that noise impacts remain within allowable limits identified in the Section 8.36.080 of the GMC.

**Mitigation Measures:** Implementation of the mitigation measures identified below would reduce noise impacts to a less than significant level.

**NOISE -1** The hours of operation for use and occupancy of the Outdoor Terrace shall be limited to between 8:00 AM and 8:00 PM Monday through Sunday. Hotel Operator shall post signage at all entrances and exits to and from Outdoor Terrace listing the Outdoor Terrace hours of operation and require the hotel operator to prohibit access to the Outdoor Terrace after 8:00 PM daily.

**Monitoring Action:** After issuance of a certificate of occupancy

**Timing:** Ongoing

**Responsibility:** Director of Community Development

**NOISE -2** The use of amplified sound shall be strictly prohibited.

**Monitoring Action:** Upon Complaints to Neighborhood Code Enforcement

**Timing:** Ongoing

**Responsibility:** Director of Community Development

**2) Generation of excessive groundborne vibration or groundborne noise levels**

**Less than Significant Impact.** Similar to the Original Project, the Revised Project's impact from groundborne vibration or noise levels would be less than significant. The duration of construction, construction methods, and equipment for the Revised Project development would be the same as the Original Project. Similar to the Original Project, the Revised Project would be constructed using typical construction techniques. No pile driving for construction would be necessary. Piles would be drilled and cast in place. Thus, significant vibration impacts from pile installation would not occur.

Heavy construction equipment (e.g. bulldozer and excavator) 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. Construction schedule provided by the applicant anticipates demolition, site preparation and grading will occur over a duration period of ten, one and two days, respectively (13 days total). Post-construction on-site activities would be limited to mechanical equipment (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 Revised Project would be less than significant.

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

**3) For a project located within the vicinity of a private airstrip or 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 area to excessive noise levels?**

**No Impact.** The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impact would occur.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

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

**N. POPULATION AND HOUSING**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Induce substantial unplanned 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 people or housing, 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 Revised Project will increase the guest room count from 64 to 84 guest rooms, and will increase available parking spaces from 65 to 67 parking spaces. The Revised Project is a hotel and not residential development; thus it would not result in substantial new population growth in the City. As compared to the Original Project, the indirect population growth from additional hotel employees associated with the Revised Project (to service 20 additional guest rooms), is expected to be nominal and less than significant.

Since the project site is located within an urban area and is currently served by existing circulation and utility infrastructure, no major extension of infrastructure is required for either the Original Project or the Revised Project. Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same. Implementation of the Revised Project would not induce significant population growth, and impacts would be less than significant.

**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 and none are proposed to be developed. Therefore, similar to the Original Project, no housing or residential populations would be displaced by development of the Revised Project, and the construction of replacement housing elsewhere would not be necessary. No impacts would occur.

Since the 2019 adoption of the MND and MMRP for the Original Project, the conditions on and surrounding the project site are unchanged, and impacts associated with the Revised Project would be the same.

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

## O. PUBLIC SERVICES

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. 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) ***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?**

**Less than Significant Impact.** The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. Similar to the Original Project the Revised Project would require compliance with the Uniform Fire Code, including installation of fire sprinklers, and submission of 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 substantially increase as a result of the Revised Project's additional 20 guest rooms that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (Fire Stations), need for new or physically altered governmental facilities (Fire Stations), 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 that The Revised Project will have less than significant impact.

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

**b) Police protection?**

**Less than Significant Impact.** The Glendale Police Department (GPD) provides police protection services to the project site. The Project site is located in an urban, developed area of the City and similar uses exist along Victory Boulevard. The additional 20 guest rooms that this Revised Project will bring is not anticipated to have a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (Police facilities), need for new or physically altered governmental facilities (Police 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.

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

**c) Schools?**

**Less than Significant 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 and residential developments prior to the issuance of building permits. Compliance with the school fee requirements is full mitigation for any impact on schools anticipated from the Revised Project.

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

**d) Parks?**

**Less than Significant Impact.** Neither the Original Project nor the Revised Project would involve the development or displacement of a park. The Property is zoned for commercial and mixed uses and was not planned for use as a park. Neither the Original Project nor the Revised Project involve development of new housing, and only nominal indirect population growth, it is not anticipated the Revised Project would generate a demand for parks and recreational facilities. Therefore, any use of the city's park and recreational facilities by hotel employees and guests would be less than significant.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. As such, the Revised Project impacts would be less than significant.

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

**e) Other public facilities?**

**Less Than Significant Impact.** Neither the Original Project nor the Revised Project would not result in a residential population that would generate a demand on libraries. Any use of existing public libraries by on-site employees and hotel guests would be minimal. Given the transitory nature of hotels guests, hotel uses typically do not generate a substantial demand for library facilities. Therefore, Revised Project's proposal to increase the total amount of guest rooms by twenty (84 guest rooms total), project impacts regarding library services would be less than significant.

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

**P. RECREATION**

	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?**

**Less than Significant Impact.** As indicated above (Response O-1-d), the Revised Project would not include the development of new housing, which would result in new residential population. Therefore, no additional demand on parks and recreational facilities would occur. Therefore, any use of the city's park and recreational facilities by hotel employees and guests would be minimal and less than significant. As such, the Revised Project would not result in a significant increased use of existing parks such that substantial physical deterioration of the park facilities would occur or be accelerated.

**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?**

**Less than Significant Impact.** As discussed in Section P-1 above, the Revised Project 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.

**Q. TRANSPORTATION**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
1. Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
4. Result in inadequate emergency access?				X

**1. Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

**Less than Significant Impact.** The City of Glendale's General Plan Circulation Element sets forth goals and objectives to provide direction for continuing development throughout the city. This element seeks to preserve and enhance quality of life in the City to allow for commerce to thrive, protect the character of residential neighborhoods and minimizing adverse environmental impacts. The Project site is located on a corner lot at the intersection of Victory Boulevard and Winchester Avenue, and are identified as a minor arterial and local street by the Circulation Element, respectively. Minor arterial roadways augment the major arterial system by forming a street network between local, collector and arterial streets. Local streets are designed to provide low-volume traffic from residences to arterial streets, such as Victory Boulevard. The majority of the traffic visiting the Project site will utilize Victory Boulevard and gain access onto the site and into the subterranean garage via the existing public alley. The Revised Project does not propose a vehicle entryway along Winchester Avenue and will not significantly affect the local street.

Per Map 6-2 of the City's Bicycle Transportation Plan (2012), Victory Boulevard is not an identified or proposed bikeway. Within close proximity of 0.1 of the Revised Project, Riverside Drive and Justin Avenue are identified as existing class II (bicycle lane) and class III (sharrow) bikeways. Because the Project site does not connect with these two, the Revised Project would not conflict with the City's policies to encouraging biking. The Revised Project may support some of these policies, as it would involve the construction of a bike room within the subterranean garage, which would allow for and encourage hotel employees to use transit facilities. Specifically, the Metro Bus Lines 96 and Glendale Bee Line 7 located approximately 300 feet to the west at the intersection of Western Avenue and Victory Boulevard. Bicycle parking within the Project would further facilitate use of nearby bicycle and Park-and-Ride facilities. As described above, the Revised Project would support use of alternative transportation modes because hotel workers would be within walking distance of transit facilities and near existing bicycle facilities. As a result, the Revised Project will not interfere with any current or anticipated policies, plans, or programs supporting alternative transportation. Therefore, less than significant impacts would occur.

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

**2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

**Less than Significant Impact.**

On September 27, 2013, Senate Bill (SB) 743 was signed into law, which created a process to change the way transportation impacts are analyzed under CEQA. SB 743 required the Governor's Office Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to

level of service (LOS). OPR updated the CEQA Guidelines and now vehicle miles traveled (VMT) is the measure of transportation impacts under CEQA. The City of Glendale adopted the Transportation Impact Analysis Guidelines (Glendale TIA Guidelines in October 2020). Glendale TIA Guidelines were used to analyze the potential Revised Project impact on the City's transportation system by estimating incremental changes in VMT as well as assessing impacts to pedestrians, bicyclists, transit, hazards, emergency access, and other impacts.

The Glendale TIA Guidelines provides several project screening approaches to identify when a project should be expected to cause a less-than-significant impact related to VMT, such as, small projects (e.g. 32 or fewer high rise multi-family housing, and fewer than 29,130 square-feet of general light industrial) that generate fewer than 145 daily vehicle trips. A Trip Generation Memo (by Transultions, Inc. dated July 6, 2021) was provided to analyze the Revised Project's daily trip generation. The trip generation for the Revised Project was developed using rates from the Institute of Transportation Engineers' (ITE) Trip Generation (10th Edition) and are based on Land Use 312 - "Business Hotel". Table A below shows the trip generation for the project.

Table A - Proposed Project Trip Generation								
Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Business Hotel</b>								
Trip Generation Rates <sup>1</sup>		0.16	0.23	0.39	0.18	0.14	0.32	4.02
Trip Generation	84 Room	14	19	33	15	12	27	338
<b>Notes:</b> <sup>1</sup> Trip generation based on rates for Land Use 312 - "Business Hotel" from Institute of Transportation Engineers' (ITE) <i>Trip Generation</i> (10 <sup>th</sup> Edition).								

As shown in Table A, the Revised Project would generate 33 a.m. peak hour trips, 27 p.m. peak hour trips, and 338 daily trips.

Prior to the Project, the site operated and was previously occupied by 3 separate automobile-oriented businesses. Tenant 1 was an Automobile Repair/Quick Lubrication (Land Uses 942 and 941 by the ITE manual), Tenant 2 was an Automobile Parts Sales (Land Use 843), and Tenant 3 was an Used Car Dealership (Land Use 841).

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Oil Change/Quick Lube</b>								
Trip Generation Rates <sup>1</sup>		2.01	0.99	3.00	2.72	2.13	4.85	40
Trip Generation	3 Bays	6	3	9	8	7	15	120
<b>Auto Repair</b>								
Trip Generation Rates <sup>2</sup>		1.03	0.49	1.52	1.09	1.09	2.17	15.2
Trip Generation	4 Bays	4	2	6	4	5	9	61
<b>Auto Parts</b>								
Trip Generation Rates <sup>3</sup>		1.42	1.17	2.59	2.36	2.55	4.91	55.34
Trip Generation	0.85 KSF	1	1	2	2	2	4	47
<b>Used Car Dealership</b>								
Trip Generation Rates <sup>4</sup>		1.62	0.51	2.13	1.76	1.99	3.75	27.06
Trip Generation	1.600 KSF	2	1	3	3	3	6	43
<b>Total Existing Trips</b>		<b>13</b>	<b>7</b>	<b>20</b>	<b>17</b>	<b>17</b>	<b>34</b>	<b>271</b>

**Notes:**

<sup>1</sup> Trip generation based on rates for Land Use: 941 "Quick Lubrication Vehicle Shop" from Institute of Transportation Engineers' (ITE) *Trip Generation* (10th Edition).

<sup>2</sup> Trip generation based on rates for Land Use: 942 "Automobile Care Center" from ITE *Trip Generation* (10th Edition). PM Peak hour inbound/outbound splits not available. Weekday Daily trips based on 10 times the lower of a.m. and p.m. peak hours.

<sup>3</sup> Trip generation based on rates for Land Use: 843 "Automobile Parts Sales" from ITE *Trip Generation* (10th Edition).

<sup>4</sup> Trip generation based on rates for Land Use: 841 "Automobile Sales (Used)" from ITE *Trip Generation* (10th Edition).

As shown on Table B, the trip generation of the previous 3 tenants generated 20 a.m. peak hour trips, 34 p.m. peak hour trips, and 271 daily trips.

In comparison of the trip generation Tables A (Revised Project) and Table B (previous uses), the Revised Project will generate 13 additional a.m. peak hour trips, 7 fewer p.m. peak hour trips, resulting 73 additional daily trips.

	AM Peak Hour	PM Peak Hour	Daily trips
Hotel (Table A)	33	27	338
Previous Land Uses (Table B)	20	34	271
	13	-7	67
<b>Net New Project Generation Trips</b>			<b>73</b>

As demonstrated above, the proposed 84 guestroom hotel will generate fewer than 145 net new daily trips. Therefore, the Revised Project will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), and is expected to cause a less-than-significant impact relating to VMT.

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

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

**No Impact.** The Revised Project would not result in any changes to the existing roadway network. No significant impacts would occur.

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

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

**Less than Significant impact.** Neither the Original Project, nor the Revised Project involve changes to the existing roadway network. Direct access to the Property will be taken from the existing alley from Victory Boulevard, which is designed as a Minor Arterial in the City's Circulation Element. Additionally, a traffic control plan will be required for the construction phase of the Revised Project. The traffic control plan must be reviewed and approved by the City's Engineering Division to ensure that City emergency access and County's Evacuation Routes are not impacted during construction.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. As a result, less than significant impacts to emergency access are anticipated.

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

**R. TRIBAL CULTURAL RESOURCES**

<b><i>Would the project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

1) ***Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site,***

**feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:**

- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or Less Than Significant Impact.** The Project site and its associated existing structures, buildings or landscape are not listed in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code Section 50201(k).

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same.

Mitigation measure TRIBAL-1 identified below would address tribal cultural resource impacts in the event that resources are unearthed during project subsurface activities the proposed project.

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

- ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**Less Than Significant Impact With Mitigation Incorporated.**

Written notice was given to the Fernandeno Tataviam of Mission Indians and Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Consultation was requested by the Fernandeno Tataviam of Mission Indians within the 30-days of notice. While no known tribal resource is located on the Project site, in the event that resources are unearthed during subsurface activities, all earth-disturbing work must be temporarily suspended or redirected until NAHC 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 the mitigation measure identified below would reduce tribal cultural resource impacts to a less than significant level.

**Mitigation Measures:** Implementation of the mitigation measures identified below would reduce tribal cultural resource impacts to a less than significant level.

**TRIBAL -1** Prior to the issuance of demolition, grading or building permits for the project, the applicant shall submit written verification that a qualified archaeological monitor has been retained to monitor ground disturbance necessary to prepare the ground surface.

**Monitoring Action:** Plan review

**Timing:** Prior to issuance of development permits (plan review).

**Responsibility:** Director of Community Development

**TRIBAL -2** A Tribal representative, procured by the Fernandeno Tataviam Band of Mission Indians, shall monitor soil-disturbances occurring within the initial five (5) feet [in depth] of excavation from the surface.

**Monitoring Action:** Site Inspection

**Timing:** During ground disturbing activities  
**Responsibility:** Tribal Representative

## S. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
3. 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
4. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

**1) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

**No Impact.** Under Section 401 of the CWA, the RWQCB issues 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. Construction projects are also required to prepare a SWPPP. In addition, the proposed project would be required to submit an 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 Revised Project would be required 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) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***

**Less than Significant Impact.** Similar to the Original Project, construction activities associated with the Revised Project would require the use of water for dust control and cleanup purposes. The use of water during construction would continue to 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.

Pursuant to the California Water Code, §§10610-10656 and §10608, every urban water supplier (providing over 3,000 acre-feet of water annually or serves more than 3,000 urban connections) is required to submit an Urban Water Management Plan (UWMP) to ensure that adequate water supplies are available to meet existing and future water needs. As part of UWMP, an assessment of the reliability is required to reflect the supplier's ability to meet water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years.

Metropolitan Water District of Southern California (MWD) provided data and methodologies to their retail agencies to aide in this effort. The MWD selected normal, single dry, and five consecutive dry years based on the 96 years of data available to them to estimate future demand and supplies from local supplies as well as MWD sources. The average of data from 1922 to 2017 was used for the normal year, 1977 was selected as the single driest year, and 1988 to 1992 are the five consecutive driest years. The MWD UWMP states:

*Metropolitan developed estimates of future demands and supplies from local sources and from Metropolitan sources based on 96 years (1922-2017) of historic hydrologic conditions. The 96-year period starting in 1922 was chosen because the CalSimII model used in the 2019 SWP Delivery Capability Report began in 1922. Supply and demand analyses for the single-dry and multiple-dry year cases were based on conditions affecting the SWP as this supply availability fluctuates the most among Metropolitan's sources of supply. Using the same 96-year period of the SWP supply availability, 1977 is the single driest year, and 1988 through 1992 are the 5 consecutive driest years for SWP supplies to Metropolitan.*

MWD developed a model to forecast retail demands and supplies on a per member agency basis based on hydrologic conditions for the above cited normal and dry years. The normal and dry years selected by MWD are used in the Base Year column in Table 7-1 of the City of Glendale's 2020 UWMP.

Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment)			
Year Type	Base Year <small>If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2019-2020, use 2020</small>	Available Supplies if Year Type Repeats	
		<input type="checkbox"/>	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location _____
		<input checked="" type="checkbox"/>	Quantification of available supplies is provided in this table as either volume only, percent only, or both.
		Volume Available *	% of Average Supply
Average Year	1922-2017	45,008	100%
Single-Dry Year	1977	45008	100%
Consecutive Dry Years 1st Year	1988	45008	100%
Consecutive Dry Years 2nd Year	1989	45008	100%
Consecutive Dry Years 3rd Year	1990	45008	100%
Consecutive Dry Years 4th Year	1991	45008	100%
Consecutive Dry Years 5th Year	1992	45008	100%
<p><i>Supplier may use multiple versions of Table 7-1 if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Table 7-1, in the "Note" section of each table, state that multiple versions of Table 7-1 are being used and identify the particular water source that is being reported in each table.</i></p>			
<p><b>*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.</b></p>			
<p>NOTES: Single dry year and five year dry period are assumed to be 2021 and 2021-2025 respectively. The hydrology of the single dry year and 5 consecutive dry years mimics the historic lows provided by MWD: 1977 and 1988 to 1992 respectively (see text). Available volume for 2020 = 26,000 AFY from MWD, 7,660 AF from San Fernando Basin, 3,856 AF from Verdugo Basin, and 7,492 AF of recycled water.</p>			

The "Volume Available" in the table comes from four different sources: the San Fernando and Verdugo groundwater basins, local recycled water from LAGWRP, and MWD imported water. The starting volume available for the selected single dry year of 2021 and five-year span of 2021 to 2025 in the table is based on the maximum yield of water right from the various sources for 2020: 26,000 AFY from MWD, 7,660 AF from San Fernando Basin, 3,856 AF from Verdugo Basin, and 7,492 AF

of recycled water. Applying MWD's hydrologic assessment to the selected single year and five-year span starting volume, the result is there is no decrease in available local groundwater, MWD imported water, or recycled water during the spans. MWD's hydrologic assessment matches the City of Glendale's Water & Power Department's assessment and review of historical data that the local groundwater capacity is not impacted significantly by dry weather, at least for a five-year span. Similarly, MWD has assessed that their water sources can withstand five consecutive dry years and still meet the local demand of member agencies.

#### Normal Weather Conditions

The City of Glendale has identified an adequate supply of water to meet future City demands under normal (average) year conditions for 2025, 2030, 2035 and 2040, with 2045 included as an option. As indicated by Table 7-2 of the 2020 Urban Water Management Plan, total supply of 45,008 afy of water is available for Normal/Average years, which includes all sources (local potable, imported, and recycled water) from the San Fernando and Verdugo groundwater basins, local recycled water from LAGWRP, and MWD imported water.

<b>Submittal Table 7-2 Retail: Normal Year Supply and Demand Comparison</b>					
	2025	2030	2035	2040	2045 (Opt)
Supply totals (autofill from Table 6-9)	45,008	45,008	45,008	45,008	45,008
Demand totals (autofill from Table 4-3)	23,496	26,431	26,649	26,869	27,091
Difference	21,512	18,577	18,359	18,139	17,917

For a normal year, supply far outpaces demand over the 20 or 25 year planning horizon. This is shown in the "Difference" row, which the surplus water available is between 17,917 afy to 21,512 afy.

Future water demand in the City is based on projected development contained in the General Plan. The Original Project resulted in an increase in demand for operational uses, including landscape irrigation, maintenance and other activities on the site. Based on a generation factor of 62.5 gpd/room/day, the Original Project's 64-room hotel resulted in a demand of 4,000 gallons per day that equated to 4.48 acre feet per year (afy) of water. Using the same generation factor (62.5 gpd/room/day), the Revised Project's additional 20 guestrooms would result in an incremental additional demand of approximately 1,250 gallons (5,250 gallons per day total) that equates to an additional 1.42 afy of water for a total of 5.9 afy. As indicated in the 2020 Urban Water Management Plan, a water surplus exists that provides a reasonable buffer of approximately 17,917 afy to 21,512 afy of water. As a result, the additional water demand from the proposed additional 20 guestrooms is 1.42 afy, or 0.00006601% of the 21,512 afy buffer of surplus water identified in the Urban Water Management Plan up to the year 2025 resulting in a less than significant impact for water supplies available.

#### Single Dry Year Conditions

Water supplies from the San Fernando and Verdugo Basins and recycled water would potentially be affected by drought conditions. If there is a shortage in water supply from the Metropolitan Water District of Southern California (MWD), the City of Glendale's distribution system could be affected. However, MWD's completion of the Diamond Valley Reservoir near Hemet added to the reliability of

MWD's supplies. This reservoir plus other MWD storage/banking operations increases the reliability of MWD to meet demands. MWD is also proposing contracts with its member agencies to supply water, including supply during drought conditions. These contracts would define the MWD's obligation to provide "firm" water supply to the City.

Table 7-3 of the 2020 UWMP summarizes the water supply reliability for a single dry year for 2025, 2030, 2035, and 2040, with 2045 included as an option. Unlike table 7-2 (above), table 7-3 assesses potable local supply and demand only. This table utilizes the data supplied by MWD (which is based on local data provided to MWD) that accounts for the hydrological influence of a single dry year on local demands and supplies.

<b>Submittal Table 7-3 Retail: Single Dry Year Supply and Demand Comparison</b>					
	2025	2030	2035	2040	2045 (Opt)
Supply totals*	10,210	13,270	13,270	13,270	13,270
Demand totals*	25,708	25,671	25,499	25,620	25,692
Difference	(15,498)	(12,401)	(12,229)	(12,350)	(12,422)
*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.					
NOTES: NOTES: This table is for local supply and demand only. Supply increases in 2030 due to projected increased use of recycled water, principally for direct potable reuse (DPR). Demand decreases through 2035 due to increased conservation, which more than offsets increased population use. Difference for each year is made up by imported water.					

The MWD projections show, once again, that potable local supplies remain constant for the 20-year planning horizon for a single dry year or even increase due to the projected increased use of recycled water. The table also shows demand decreasing slightly through 2035 due to projected increased conservation measures, which outpace increased population. The "difference" in table 7-3 shows the difference between supply and demand and results in a deficit. This deficit is the amount made up by MWD imported water each year. The size of the deficit decreases going forward due to the planned increased use of recycled water, which frees up more local potable supply.

Even with the implementation of the proposed project, the GWP would continue to have adequate supply to meet citywide demand under drought conditions. Even with the addition of 5.9 afy of demand generated by the Revised Project, there is sufficient supply to meet City demand under drought conditions.

#### Multiple Dry Years Conditions

As indicated within the Single Dry Year Condition section above, water supplies from the San Fernando and Verdugo Basins and recycled water would potentially be affected by drought conditions. If there is a shortage in water supply from the Metropolitan Water District of Southern California (MWD), the City of Glendale's distribution system could be affected. However, MWD's completion of the Diamond Valley Reservoir near Hemet added to the reliability of MWD's supplies. This reservoir plus other MWD storage/banking operations increases the reliability of MWD to meet demands. MWD is also proposing contracts with its member agencies to supply water, including

supply during drought conditions. These contracts would define the MWD's obligation to provide "firm" water supply to the City.

Further, as opposed to the previous UWMPs (2010 and 2015), which only required evaluation of three consecutive dry years, the City of Glendale's 2020 UWMP summarizes the water supply reliability for five consecutive dry years for each of the year spans beginning with 2025, 2030, 2035, and 2040, with 2045 included as an option. Table 7-4 of the 2020 UWMP assesses local supply and demand, with the "differences" in the table (negative numbers) representing the amount of potable water to be made up by MWD. The table shows that even for five consecutive dry years, supply remains constant or increases slightly due to increased recycled water use. Demand remains relatively constant as conservation measures keep pace with increased population. The net result is dependence on imported MWD water has a slight downward trend over the planning horizon even for this 5 consecutive dry year scenario.

Submittal Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison						
		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	10,340	12,046	13,270	13,270	13,270
	Demand totals	25,743	26,069	25,950	25,953	26,049
	Difference	(15,403)	(14,023)	(12,680)	(12,683)	(12,779)
Second year	Supply totals	10,681	12,292	13,270	13,270	13,270
	Demand totals	25,808	26,045	25,951	25,972	
	Difference	(15,127)	(13,753)	(12,681)	(12,702)	13,270
Third year	Supply totals	11,022	12,536	13,270	13,279	13,270
	Demand totals	25,873	26,021	25,952	25,991	
	Difference	(14,851)	(13,485)	(12,682)	(12,712)	13,270
Fourth year	Supply totals	11,363	12,781	13,270	13,279	13,270
	Demand totals	25,938	25,997	25,953	26,010	
	Difference	(14,575)	(13,216)	(12,683)	(12,731)	13,270
Fifth year	Supply totals	11,704	13,026	13,270	13,270	13,270
	Demand totals	26,003	25,973	25,954	26,029	
	Difference	(14,299)	(12,947)	(12,684)	(12,759)	13,270
Sixth year (optional)	Supply totals	12,046	13,270	13,270	13,270	13,270
	Demand totals	26,069	25,950	25,955	26,049	
	Difference	(14,023)	(12,680)	(12,685)	(12,779)	13,270
*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.						
NOTES: This table is for local supply and demand only.						

A new requirement for the UWMP's is the inclusion of a Water Shortage Contingency Plan (WSCP), and the separate adoption of the WSCP by the local agencies governing body as a standalone

document. The City of Glendale has a set of standard water shortage levels corresponding to the progressive ranges of up to 10, 20, 30, 40 and 50 percent shortages and greater than 50 percent shortage. The City of Glendale enacted water shortage stages as part of the Glendale Municipal Code (Section 13.36 - Water Conservation) to provide a mandatory water conservation plan to minimize the effect of a shortage of water to the customers of the city and to adopt provisions that will significantly reduce the consumption of water over an extended period of time; thereby, extending the available water required for the customers of the city, to protect basic human health, safety and quality of life, to share the impacts caused by the water shortage in accord with the severity of the water shortage, and to minimize the hardship to the city and the general public to the greatest extent possible.

Section 13.36.080 - Phase Implementation of the GMC, GWP shall monitor and evaluate the projected supply and demand for water by its customers monthly, and shall recommend to the city manager the extent of the conservation required by the customers of the department in order for the department to prudently plan for and supply water to its customers. The city manager shall, in turn, notify and recommend to the city council the appropriate phase of water conservation to be implemented. Such phase implementation shall be made by council resolution.

As indicated above, the City would continue to have adequate supply to meet citywide demand under normal weather, single dry year and multiple dry year conditions with the Revised Project. As a result, long-term impacts to water supply during operation of the Revised Project under both normal and drought conditions would be less than significant.

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

- 3) ***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?***

**No Impact.** Sewage from the either the Original Project or the Revised Project would be treated at the Hyperion Treatment Plant (HTP), which the City of Glendale has access to through the Amalgamated Agreement. The HTP has a dry-weather design capacity of 450 million gpd and is currently operating below that capacity at 362 million gpd, per consultation with City's Public Works Environmental Program Administrator. 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.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. No impact would result with regard to impacts to the available sewage treatment capacity.

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

- 4) ***Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

**Less Than Significant Impact.** The City of Glendale's Zero Waste Action Plan (2011) contains zero waste policies to increase its diversion rate from landfills and incinerators from 61% in 2009 to 70% by 2015 of current disposal tonnage of the 162,000 tons per year, and if feasible, 90% by 2025. The year 2025 was selected as a target year because this is approximately when the Scholl Canyon Landfill is expected to reach its tipping capacity and would be required to close. By diverting more materials from the Landfill, the life of the Landfill could be extended, particularly if the communities that share Scholl Canyon also implement similar Zero Waste resource management initiatives. Waste reduction strategies within this plan require new buildings to comply with the 2016 CALGreen Code, as well as promote Green Building Policy that provides incentives for construction materials

that are more durable, have a longer lifespan, require no additional finishing on-site, have less frequent maintenance and repair cycles, and give credits for products made from recycled content. Given the foregoing, the Revised Project will not generate solid waste in excess of local standards or impair the attainment of solid waste reduction goals. As a result, less than significant impacts would occur with the Revised Project.

In September 2016, Governor Brown signed into law SB 1383, the Short-lived Climate Pollutant Reduction Act of 2016, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP) in various sectors of California's economy. The regulations formulated under SB 1383 were developed on the framework established under AB 341 (2012) and AB 1826 (2014), which covers the City's responsibility for implementing a commercial solid waste recycling program for recyclables and organics. Elements of this program focus on source-separation of materials, education, outreach and monitoring of businesses, and requirements that include:

- Source-separation and collection of food waste from all organic waste generators, including residential, multi-family, commercial properties, City facilities and large events and venues.
- Color-coding of residential and commercial collection containers (or lids) to a statewide color scheme (though full replacement not required until 2036).
- Development of an edible-food recovery program, including diversion of material from certain commercial generators (including public events), partnerships with edible food recovery services and organizations, and determining edible food recovery infrastructure capacity gaps.
- Development of a program for monitoring compliance, including inspections and enforcement, identifying violations, establishing penalties for non-compliance, and track activities via an electronic database for annual reporting.
- Development of a program for identifying contamination in collected materials through commercial and residential route audits and waste load evaluations.
- Revisions to the Construction & Demolition program to meet revised CalGreen diversion requirements and additional space for source-separated material containers.
- Revisions to the Building permit requirements to include water-efficient landscaping design related to mulch and compost application Tracking City compliance with procurement requirements for the purchase of office paper. Additionally, the City is required to procure and track purchases of recovered organic waste including mulch, compost, renewable natural gas and/or electricity from biomass conversion.
- These programs are part of the State's goal aimed at reducing short-lived climate pollutants, specifically targeted at reducing methane generation in landfills. Fines have been established by the State for non-attainment of SB 1383 program elements.

Pursuant to GMC Section 8.44.080 the Project is required to subscribe to and pay for collection of all waste generated. Commercial generators will be required to supply and provide employees and contractors with access to an adequate number, size, and location of collection containers with sufficient labels or colors consistent with the city's collection service requirements. The City will have the right to review the number and size of a generator's containers and frequency of collection to evaluate the adequacy of capacity provided for each type of collection service for proper separation and containment of materials, and the business is required to adjust their service level for their collection services as requested by the City.

The Revised Project would be required comply with the City's requirements to comply with SB 1383 and will also be required to comply GMC Section 8.44 for construction and operation refuse collection. The Revised Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

**5) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**Less Than Significant Impact.** Solid waste generated on the Project site deposited at the Scholl Canyon Landfill (owned by the City of Glendale). The annual disposal rate at the Scholl Canyon facility is currently approximately 400,000 tons per year. Based on a generation factor of (2 lbs./room/day), implementation of the Original Project would have generated approximately 23.36 tons (64 rooms x 2lbs./hotel room/day = 46,720 lbs. per year) and would result in a 0.000584% increase to the overall annual disposal rate at the Scholl Canyon facility. Implementation of the Revised Project would increase development by adding 7,147 square feet (20 additional guest rooms) compared to the Original Project. Based on a same generation factor, the Revised Project would generate approximately 30.66 tons (84 rooms x 2 lbs./hotel room/day = 61,320 lbs. per year) of solid waste per year- which results in an additional 7.3 tons, 14,600 lbs. per year and a 00007665% increase to the overall annual disposal rate at the Scholl Canyon facility.

As discussed in Section S-4 above, the Revised Project would be required to implement SB 1383 and other waste-diversion programs for construction debris and for green waste aimed at reducing the amount of solid waste disposed in the landfill, the amount of solid waste deposited in landfills will be reduced compared to the Original Project. As a result, no significant impacts are anticipated.

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

**T. WILDFIRE**

If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?				X
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel, breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

**1) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, pursuant to Public Resources Code §§ 4201-4204 and Government Code §§ 51175-51189. These areas are referred to as Fire Hazard Severity Zones (FHSZs) and are identified for areas where the state has financial responsibility for wildland fire protection (i.e., state responsibility areas, or SRAs), and areas where local governments have financial responsibility for wildland fire protection (i.e., local responsibility areas, or LRAs).

There are three FHSZ mapped for SRAs (moderate, high, and very high), while only lands zoned as very high are identified in LRAs (CAL FIRE 2007). The Project site is not located within a LRA and is not located near a SRA or a very high FHSZ.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same. As a result of the Revised Project, no impact would occur related to wildfire hazards, including emergency response/evacuation, pollutants and uncontrolled wildfire spread, associated infrastructure, or post-fire effects.

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

- 2) ***Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?***

**No Impact.** As indicated in Response T-1 above, Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur related to wildfire hazards due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire

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

- 3) ***Require the installation or maintenance of associated infrastructure (such as roads, fuel, breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

**No Impact.** As indicated in Response T-1 above, Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur related to the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

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

- 4) ***Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

**No Impact.** As indicated in Response T-1 above, Project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur.

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

#### U. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Does the project have the potential to substantial 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, substantially 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				X

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
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?***

**No Impact.** The project site is a currently developed located within an urbanized area along Victory Boulevard. No biological species or habitat for biological species exist on the Project site or in the 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 Revised Project would 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 Revised Project would not have the potential to eliminate important examples of major periods of California history or prehistory, including historical, archaeological, or paleontological resources. Therefore, the proposed project would not result in significant environmental impacts that have the potential to degrade the quality of the environment. No impacts would occur.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same.

- 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 would 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 Revised 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 Revised Project would have not cumulatively considerable effects, and as such, cumulative impacts would not occur.

Since the adoption of the mitigated negative declaration in conjunction with a Mitigation, Monitoring and Reporting Program (MMRP) in 2019, the conditions on and surrounding the project site are unchanged since the Original Project was evaluated, and impacts associated with the Revised Project would be the same.

**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. Less than significant impact would occur as a result of the Revised Project.

### **13. Earlier Analyses**

#### **2018 MND for the Original Project. 14. Project References Used to Prepare Initial Study Checklist**

One or more of the following references were incorporated into the Initial Study by reference, and are available for review in the Planning Division Office, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. The City of Glendale's *General Plan*, "Open Space and Conservation Element," as amended.
2. California Department of Conservation, *Farmland Mapping and Monitoring Program*, Los Angeles County Important Farmland 2010 (September 2011).
3. California Department of Conservation, Division of Mines and Geology, *Special Publication 42* (Revised 1997, Supplements 1 and 2 added 1999).
4. South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (May 2005).
5. City of Glendale, *General Plan*, "Safety Element" (2003).
6. California Governor's Office of Planning and Research, *State of California General Plan Guidelines* (2017).
7. City of Glendale Municipal Code, as amended.
8. City of Glendale, Transportation Analysis Guidelines (2020)
9. CALEEMOD
10. Transportation Impact Analysis Guidelines, Attachment A (High-Quality Transit Maps Glendale TIA Guidelines, dated October 30, 2020)
11. City of Glendale – 2020 Urban Water Management Plan (2021 adopted)
12. Trip Generation Memo (Transultions, Inc., dated July 6, 2021)