

APPENDIX A

Cumulative Projects

**CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION**

DATE: January 15, 2008

TO: Gillian van Muyden, General Counsel-Redevelopment

FROM: Vilia Zemaitaitis, Senior Planner

SUBJECT: Update of Certain Projects on the Draft EIR Cumulative List

Pursuant to your request, the following is an update of certain projects identified in the cumulative project list in the Verdugo Gardens Draft EIR:

300 N. Central Avenue: Expiration of entitlements questionable; conservative approach would be to consider entitlements for development of 72 dwelling units and approximately 4,000 square feet of retail commercial space still valid. Background: Letter from ZA, dated May 1, 2007, stated approved variances did not expire on February 7, 2007 (2 years following approval, as per GMC 30.41.010.A Termination), given that applicant continued to proceed in good faith toward obtaining a building permit (GMC 30.41.010.C Extension). No further activity since the date of the letter. ZA not available to confirm expiration. No further building permit plan review activity since March 2007; building permit not yet issued and plan check not formally expired by Building Official.

301 N. Central Avenue: Entitlements still valid. Standards and Setback Variances for a revised mixed-use project (59 residential units, 11,700 sq.ft. commercial retail space, 182 parking spaces) set to expire on August 21, 2008.

214-220 E. Broadway: Design Review approval expired on September 1, 2007, per GMC 30.41.050 (Duration of Design Review Board's Approval) for development of 38 dwelling units and 21,904 square feet of commercial retail space. No other entitlements were required.

600 N. Brand Boulevard: No formal application ever submitted following conceptual project meetings in Summer 2007. Planning Department does not consider this an active case.

236-244 N. Belmont Street: Application rejected December 29, 2004.

525 N. Adams Street: Revised project currently under construction. Current 32-unit residential development combined a 2-story, 7-unit project (DRB Case No. 1-2005-029-A) proposed at 525 N. Adams Street and approved by the Design Review Board on May 26, 2005, and a 22-unit residential project (DRB Case No. 1-3291-A) located at 511-521 N. Adams Street and approved by the DRB on February 20, 2004.

224-228 S. Jackson Street: Revised project currently under construction. Current mixed-use development of 26 residential units and 11,470 square feet of office area amended from originally approved mixed-use development project, consisting of 11,375 square feet of commercial retail, 11,330 square feet of office area, and 17 residential dwelling units.

Please call me if you have any further questions.

Re: Update of Planning Projects
January 15, 2008
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Attachments: Decision letters and correspondence relating to above projects.

cc: Mark Austin, Impact Sciences
Dave Ahern, Deputy Director of Development Services
Mark Berry, Senior Project Manager, Development Services

Revised Cumulative (Related) Projects List

	Project Name/Location	Land Use	Size	Status
1	Hotel Project/Embassy Suites 800 N. Central Avenue	Hotel	272 Rooms	Under Construction
2	Commonwealth Project/Maguire North 300 W. Burchett Street	Office	188,000 sq ft	Approved
3	Broadway Mixed-Use Project 416 E. Broadway	Condominiums Retail	118 du 7,000 sq ft	Under Construction
4	Glendale Town Center	Cinema Restaurant Retail Promotional Retail Condominiums Apartments	3,500 Seats 66,500 sq ft 168,500 sq ft 170,000 sq ft 100 Units 238 Units	Under Construction
5	300 Central Avenue	Condominiums Retail	72 du 4,000 sq ft	Approved
6	301 Central Avenue	Condominiums Retail Office	46 du 14,375 sq ft 16,567 sq ft	Approved
7	City Center II 111 N. Brand Boulevard	Condominiums Retail/Restaurant Hotel	191 du 4,089 sq. ft. 152 Rooms	Proposed
8	Orange/Wilson Mixed-Use Project 185 North Orange Street	Condominiums Live Work Restaurant	196 du 5 du 2,649 sq ft	Approved
9	ASLA 117 S. Louise Street	Cultural Center/Banquet Facility	45,000 sq ft	Approved
10	214-220 E. Broadway	Residential	5 du	Approved
11	DPSS Site 225 H. Broadway	Commercial (Re-use of office building)	60,000 sq ft	Approved
12	Milford Residential Project Southeast corner of Orange Street/Milford Street intersection	Condominiums	142 du	Proposed
13	Heritage Park Partners 339-343 W. Doran Street	Condominiums	32 du	Proposed
14	Jackson and Colorado 228 S. Jackson	Condominiums Office	28 du 11,470 sq ft	Under Construction
15	1211 N. Pacific Avenue	Office	2,950 sq ft	Under Construction
16	1110 S. Central Avenue	Office	4,500 sq ft	Approved
17	435 Los Feliz Road	Condominiums Commercial/Retail	165 du 2,265 sq ft	Proposed
18	New Commercial Building 401W. Colorado Street	Office Banquet Hall	53,300 sq ft 10,500 sq ft	Proposed

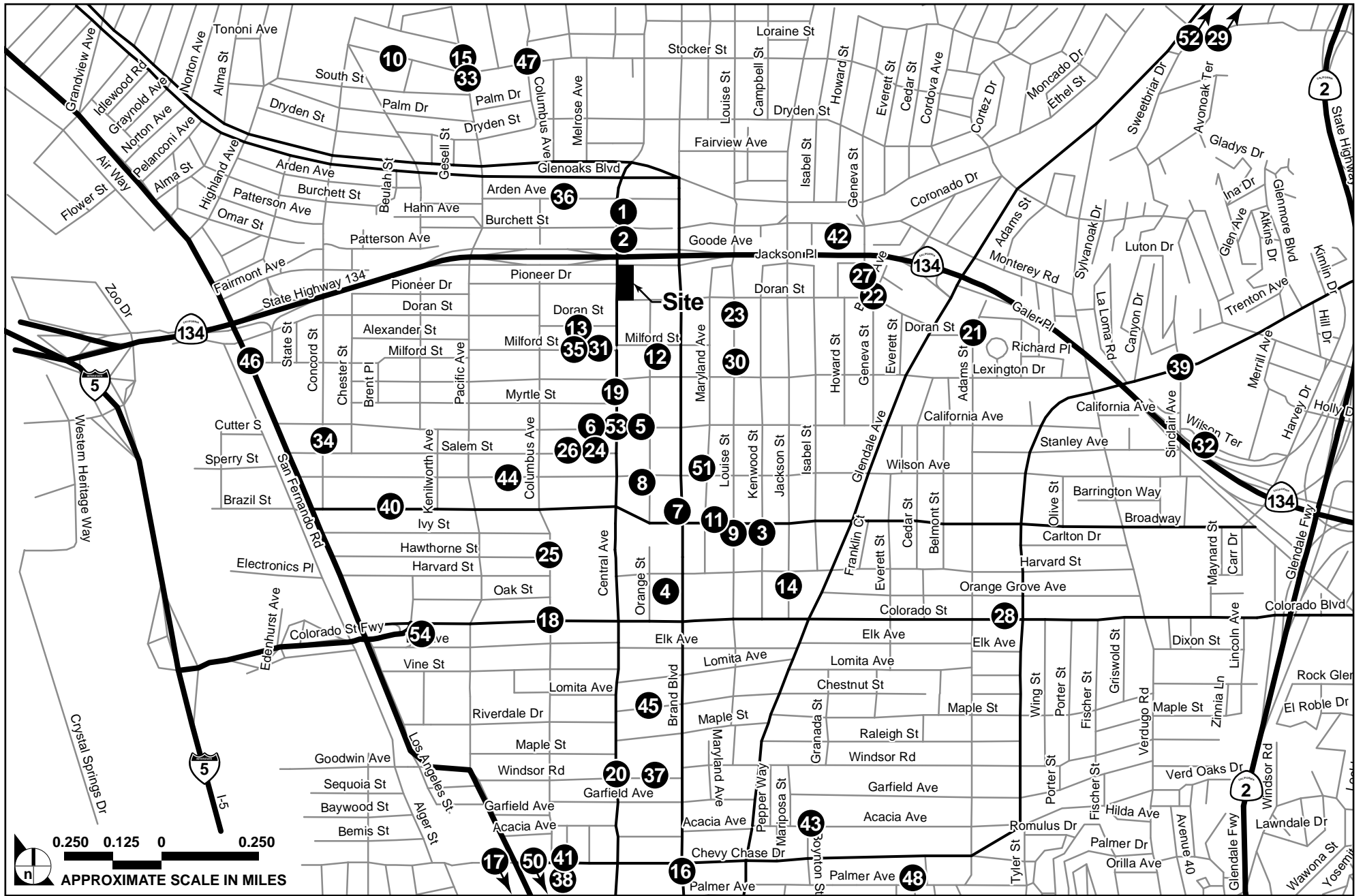
	Project Name/Location	Land Use	Size	Status
19	350 North Central	Office Retail	31,520sq ft 9,167 sq ft	Approved
20	Medical Commercial Bldg 800 S. Central Avenue	Medical Retail Medical Office	9,900 sq ft 29,000 sq ft	Under Construction
21	511 N. Adams Street	Apartments	25 du	Under Construction
22	730 W. Doran Street	Condominiums	20 du	Under Construction
23	531 N. Louise Street	Condominiums	9 du	Under Construction
24	327 Salem Street	Condominiums	13 du	Under Construction
25	401 Hawthorne Street	Condominiums	17 du	Approved
26	370 Salem Street	Condominiums	17 du	Approved
27	624 Geneva Street	Condominiums	15 du	Proposed
28	1130 E. Colorado Street	Condominiums Retail	25 du 4,000 sq ft	Under Construction
29	Glendale College	Parking	1,168 spaces	Approved
30	428 N. Louise Street	Condominiums	12 du	Completed
31	333 W. Milford Street	Condominiums	12 du	Under Construction
32	1509 Wilson Terrace	Residential Acute Care Office	(20 du) 175,231 sq ft 12,345 sq ft 500 parking spaces	Approved
33	1200 N. Pacific Avenue	Retail	5,010 sq ft	Under Construction
34	240 Concord Street	Apartment	8 du	Proposed
35	347 Milford Street	Condominiums	12 du	Under Construction
36	375 W. Arden Avenue	Condominiums	23 du	Completed
37	216 W. Windsor Road	Condominiums	8 du	Under Construction
38	371 W. Palmer Avenue	Industrial (building addition)	5,308 sq ft	Proposed
39	1501 Chevy Chase	Retirement Home	105 Beds	Approved
40	610W. Broadway	Condominiums Retail	21 du 1,750 sq ft	Approved
41	352 W. Chevy Chase Drive	Apartment	7 du	Approved
42	713-725 Howard Street	Condominiums	26 du	Approved
43	611 E. Acacia Avenue	Condominiums	12 du	Approved
44	430W. Wilson Avenue	Apartment	16 du	Approved
45	St. Mary's Armenian Church 209 W. Chestnut Street	Community Use Center	10,600 sq ft	Approved
46	5500 San Fernando Road	Fast Food Rest w/ Drive Thru Fast Food Restaurant Retail Office	4,800 sq ft 4,268 sq ft 4,616 sq ft 16,029 sq ft	Proposed

	Project Name/Location	Land Use	Size	Status
47	400 W. Stocker Street	Apartment	7 du	Approved
48	817 E. Palmer Avenue	Condominiums	16 du	Approved
49	Glendale Downtown Specific Plan ¹	Condominiums Retail Office	3,981 du - 87,833 sq ft 1,738,962 sq ft	Approved
50	3673 San Fernando Road	Apartment (Affordable Housing)	68 du	Proposed
51	Hotel Project – Panda Inn Site Northwest corner of Maryland Avenue/ Wilson Avenue Intersection	Hotel	150 Rooms (3,825 sq ft)	Proposed
52	3600 N. Verdugo	Retail Office	7,200sq ft 22,300 sq ft	Approved
53	1304 N. Central	Residential	12 du	Approved
54	ICIS 524 to 550 W. Colorado and 544 to 552 W. Elk Avenue	Retail Residential	8,300 sq ft 200 du	Approved

Sources: City of Glendale Planning Department and Glendale Redevelopment Agency

du = dwelling units; sq ft = square feet

¹ This is a long-range development plan that outlines standards for the downtown area of the City of Glendale. Related project numbers 1 to 10, 12, 13, 14, and 19 are located within the Downtown Specific Plan area, among others. Pursuant to the City of Glendale Department, it is estimated that the related projects listed exceed the development within the Downtown Specific Plan anticipated to be completed by the Year 2010.



SOURCE: Impact Sciences, Inc. - January 2008

FIGURE 1

Related Projects

**Table 9-2
FINAL EIR RELATED PROJECTS TRIP GENERATION [1]**

22-Jan-2008

NO.	LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
1	Embassy Suites Hotel [3]	272 Rooms	2,426	106	77	183	88	92	180
2	Office [4]	188,000 GSF	2,070	256	35	291	48	232	280
3	Broadway Mixed-Use Project [5]		699	(8)	48	40	49	10	59
4	Glendale Town Center [6]		20,005	192	234	426	924	718	1,642
5	300 North Central Project [7]		431	2	24	26	26	13	39
6	301 N. Central Mixed-Use Project [8]		517	19	19	38	26	25	51
7	City Center II [9]		2,356	79	96	175	106	80	186
8	Orange/Wilson Mixed-Use Project [10]		1,086	50	79	129	42	20	62
9	Community Center [11]	45,000 GSF	1,030	45	28	73	21	53	74
10	Deleted								
11	Commercial Re-Use [4]	60,000 GSF	661	82	11	93	15	74	89
12	Milford Residential Project [15]		594	9	39	48	33	21	54
13	Condominium [12]	32 DU	188	2	12	14	11	6	17
14	Condominium [12] Office [4]	11 DU 11,330 GSF	64 125	1 16	4 2	5 18	4 3	2 14	6 17
15	Office [4]	2,950 GSF	32	4	1	5	1	3	4
16	Office [4]	4,500 GSF	50	6	1	7	1	6	7
17	Condominium [12] Retail [13] Less 20% Pass-by [14]	165 DU 2,265 GLSF	967 97 (19)	12 1 (0)	61 1 (0)	73 2 (0)	58 4 (1)	28 4 (1)	86 8 (2)
18	Office [4] Banquet Hall [16]	53,300 GSF 10,500 GSF	587 944	73 5	10 4	83 9	13 53	66 26	79 79
19	Deleted								
20	Specialty Retail [18] Less 20% Pass-by [14] Medical Office [19]	9,900 GLSF 29,000 GSF	439 (88) 1,048	None 0 57	None 0 15	0 0 72	12 (2) 29	15 (3) 79	27 (5) 108
21	Apartments [20]	22 DU	148	2	9	11	9	5	14
22	Condominium [12]	20 DU	117	2	7	9	7	3	10
23	Condominium [12]	9 DU	53	1	3	4	3	2	5

Table 9-2 (Continued)
FINAL EIR RELATED PROJECTS TRIP GENERATION [1]

22-Jan-2008									
NO.	LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
24	Condominium [12]	13 DU	76	1	5	6	5	2	7
25	Condominium [12]	17 DU	100	1	6	7	6	3	9
26	Condominium [12]	17 DU	100	1	6	7	6	3	9
27	Condominium [12]	15 DU	88	1	6	7	5	3	8
28	Condominium [12]	25 DU	147	2	9	11	9	4	13
	Retail [13]	4,000 GLSF	172	2	2	4	7	8	15
	Less 20% Pass-by [14]		(34)	(0)	(0)	(1)	(1)	(2)	(3)
29	Deleted								
30	Condominium [12]	12 DU	70	1	4	5	4	2	6
31	Condominium [12]	12 DU	70	1	4	5	4	2	6
32	Condominium [12]	17 DU	100	1	6	7	6	3	9
	Retail [13]	11,373 GLSF	488	7	5	12	21	22	43
	Less 20% Pass-by [14]		(98)	(1)	(1)	(2)	(4)	(4)	(9)
	Office [4]	11,330 GSF	125	16	2	18	3	14	17
33	Retail [13]	5,010 GLSF	215	3	2	5	9	10	19
	Less 20% Pass-by [14]		(43)	(1)	(0)	(1)	(2)	(2)	(4)
34	Apartments [20]	8 DU	54	1	3	4	3	2	5
35	Condominium [12]	12 DU	70	1	4	5	4	2	6
36	Condominium [12]	23 DU	135	2	8	10	8	4	12
37	Condominium [12]	8 DU	47	1	3	4	3	1	4
38	Light Industrial [21]	5,308 GSF	36	4	1	5	1	4	5
39	Condominium [12]	10 DU	59	1	3	4	3	2	5
40	Condominium [12]	21 DU	123	2	7	9	7	4	11
	Retail [13]	1,750 GLSF	75	1	1	2	3	4	7
	Less 20% Pass-by [14]		(15)	(0)	(0)	(0)	(1)	(1)	(1)
41	Apartments [20]	7 DU	47	1	3	4	3	1	4
42	Condominium [12]	26 DU	152	2	9	11	9	5	14
43	Condominium [12]	12 DU	70	1	4	5	4	2	6
44	Apartments [20]	16 DU	108	2	6	8	7	3	10
45	Community Center [11]	10,600 GSF	243	10	7	17	5	12	17
46	Fast Food Restaurant w/Drive Through [22]	4,800 GSF	2,381	130	125	255	86	80	166
	Less 50% Pass-By [14]		0	0	0	0	0	0	0
	Fast Food Restaurant [23]	4,268 GSF	3,056	112	75	187	57	55	112
	Less 50% Pass-By [14]		0	0	0	0	0	0	0
	Retail [13]	4,616 GLSF	198	3	2	5	8	9	17
	Less 20% Pass-by [14]		(40)	(1)	(0)	(1)	(2)	(2)	(3)
	Office [4]	16,029 GSF	176	22	3	25	4	20	24
47	Apartments [20]	7 DU	47	1	3	4	3	1	4
48	Condominium [12]	16 DU	94	1	6	7	5	3	8

Table 9-2 (Continued)
FINAL EIR RELATED PROJECTS TRIP GENERATION [1]

22-Jan-2008

NO.	LAND USE	SIZE	DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
				VOLUMES	IN	OUT	TOTAL	IN	OUT
49	Glendale Downtown Specific Plan [24]								
50	Apartments [20]	68 DU	457	7	28	35	27	15	42
51	Hotel [25] (High Turn-Over Sit-Down Restaurant) [26]	150 Rooms (3,825) GSF	1,226 (486)	51 (23)	33 (21)	84 (44)	47 (26)	42 (16)	89 (42)
52	Retail [13] Less 20% Pass-by [14] Office [4]	7,200 GLSF 22,300 GSF	309 (62) 246	4 (1) 31	3 (1) 4	7 (1) 35	13 (3) 6	14 (3) 27	27 (5) 33
53	Condominium [12]	12 DU	70	1	4	5	4	2	6
54	Condominium [12]	5 DU	29	0	2	2	2	1	3
55	Condominium [12] Retail [13] Less 20% Pass-by [14]	200 DU 8,300 GLSF	1,172 356 (71)	15 5 (1)	73 4 (1)	88 9 (2)	70 15 (3)	34 16 (3)	104 31 (6)
56	Deleted								
57	Retail [13] Less 20% Pass-by [14] Office [4]	9,167 GLSF 31,520 GSF	394 (79) 347	5 (1) 43	4 (1) 6	9 (2) 49	16 (3) 8	18 (4) 39	34 (7) 47
58	Parking Garage [27]	1,168 Spcs.							
59	Office [4] Acute Care Facility [28] (Condominium) [12]	12,345 GSF 175,231 GSF (20)DU	136 1,069 (117)	17 36 (2)	2 31 (7)	19 67 (9)	3 35 (7)	15 39 (3)	18 74 (10)
60	Retirement Home [29]	105 Beds	279	10	5	15	10	13	23
TOTALS			50,594	1,543	1,316	2,859	2,095	2,119	4,214

- [1] Source: "Trip Generation", Institute of Transportation Engineers, 7th Edition, 2003.
- [2] Trips are one-way traffic movements, entering or leaving.
- [3] Source: Glendale Embassy Suites Hotel Final Environmental Impact Report, February 2003.
- [4] ITE Land Use Code 710 (General Office) trip generation average rates.
- [5] Source: "Broadway Mixed-Use Project Traffic Impact Study", prepared by LLG Engineers, April 2004.
- [6] Source: "Glendale Town Center Traffic Impact Study", prepared by LLG Engineers, December 2003.
- [7] Source: "300 North Central Project Traffic Impact Study", prepared by LLG Engineers, November 2004.
- [8] Source: "301 N. Central Mixed-Use Project Traffic Impact Study", prepared by LLG Engineers, June 2004.
- [9] Source: "City Center II Project Traffic and Parking Study", prepared by LLG Engineers, August 2007.
- [10] Source: "Orange/Wilson Mixed-Use Project Traffic and Parking Study", prepared by LLG Engineers, February 2007.
- [11] ITE Land Use Code 495 (Recreational Community Center) trip generation average rates.
- [12] ITE Land Use Code 230 (Condominium/Townhome) trip generation average rates.
- [13] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- [14] Trip reduction for pass-by trips based on a review of the recommended practice in the ITE "Trip Generation Handbook", June 2004, the project characteristics, the characteristics of the surrounding project area, and direction from City of Glendale Traffic & Transportation Section staff.
- [15] Source: "Draft Milford Residential Project Traffic and Parking Study", prepared by LLG Engineers, August 2007.
- [16] ITE Land Use Code 931 (Quality Restaurant) trip generation average rates.
- [17] ITE Land Use Code 310 (Hotel) trip generation average rates.
- [18] ITE Land Use Code 814 (Specialty Retail Center) trip generation average rates.
- [19] ITE Land Use Code 720 (Medical-Dental Office Building) trip generation average rates.
- [20] ITE Land Use Code 220 (Apartment) trip generation average rates.
- [21] ITE Land Use Code 110 (Light Industrial) trip generation average rates.
- [22] ITE Land Use Code 934 (Fast Food Restaurant with Drive-Through) trip generation average rates.
- [23] ITE Land Use Code 934 (Fast Food Restaurant without Drive-Through) trip generation average rates.
- [24] The Glendale Downtown Specific Plan is a long range development plan that outlines development standards for the downtown area of the City of Glendale. Pursuant to the City of Glendale Planning Department, it is estimated that the related projects listed herein exceed the development within the Downtown Specific Plan anticipated to be completed by the year 2010.
- [25] ITE Land Use Code 310 (Hotel) trip generation average rates.
- [26] ITE Land Use Code 932 (High Turn-Over Sit-Down Restaurant) trip generation average rates.
- [27] Glendale College Master Plan, completion of parking structure by 2010 and not generating new trips.
- [27] ITE Land Use Code 620 (Nursing Home) trip generation average rates.
- [28] ITE Land Use Code 254 (Assisted Living) trip generation average rates.