

**ATTACHMENT E**  
**DRAFT PLANNED DEVELOPMENT ZONE**  
**ORDINANCE TEXT AMENDMENTS**

**SUPPLEMENT TO APPLICATION FOR PLANNED DEVELOPMENT NO. 2004-169 AMENDMENT (REPLACEMENT TERMINAL PROJECT)**

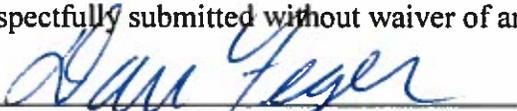
TO: Honorable Mayor and City Council  
City of Burbank

FROM: Dan Feger, Executive Director  
Burbank-Glendale-Pasadena Airport Authority

DATE: June 15, 2016

The Burbank-Glendale-Pasadena Airport Authority ("Authority"), owner and operator of the Bob Hope Airport, submits this supplement to its May 6, 2016 application to the Burbank City Council for an amendment of Planned Development No. 2004-169. Specifically, this supplement provides clarification about the condition of approval amendment that the Authority requests be applicable if it chooses to construct the Southwest Quadrant Full-Size Terminal development option studied in the Draft Environmental Impact Report for the Replacement Terminal Project.

Respectfully submitted without waiver of any existing or future legal rights or claims:



Dan Feger, Executive Director  
Burbank-Glendale-Pasadena Airport Authority

## **ATTACHMENT A**

### **Proposed Text for New Planned Development No. 2004-170 Condition of Approval for the Adjacent Property Full-Size Terminal Development Option**

#### **AMENDED CONDITION OF APPROVAL PROJECT NO. 2004-170, PLANNED DEVELOPMENT**

**Adjacent Property/Parking Lot A, 2729 N. Hollywood Way  
Burbank-Glendale-Pasadena Airport Authority, Applicant**

1. Upon demolition of the surface airport parking facility, the Project No. 2004-170 conditions of approval set forth in Ordinance Nos. 3661 and 3789 shall be of no further force or effect and Project No. 2004-170, a planned development, shall authorize the construction and operation of an Airport access road and a ground access staging area as described on the site plans submitted by the Authority for development and use of the property for the Adjacent Property Full-Size Terminal development option studied in the Environment Impact Report for the Replacement Terminal Project.

Conditions of Approvals - Amended and Restated Conditions for  
Planned Development No. 2004-169 (A-1 North Property, 2555 N. Hollywood Way)

NOTE: PLACEHOLDER - NOT CHANGED - ADD NEW CONDITION CONCERNING  
SHIELDING THE RITC LIGHTING.

**AMENDED AND RESTATED CONDITIONS OF APPROVAL  
PROJECT NO. 2004-169, PLANNED DEVELOPMENT  
WITH DEVELOPMENT REVIEW**

**A-1 North Property, 2555 N. Hollywood Way  
Burbank-Glendale-Pasadena Airport Authority, Applicant**

**Conditions Establishing Use and Development Standards**

1. These conditions of approval represent the first amendment to Planned Development No. 2004-169. These conditions amend, restate, and supersede the previous conditions of approval in their entirety.
2. Project No. 2004-169, a Planned Development with Development Review, authorizes the construction and operation of an Airport access road, surface parking lot for self-parking and valet parking for air passengers, a Regional Intermodal Transportation Center (RITC), and various other structures as discussed in these conditions of approval. The Planned Development zone may not be used in whole or in part for any uses or structures not specified herein, including but not limited to other airport related uses.
3. Development of the subject property and operations on the site shall remain in substantial conformance with the application forms and plans submitted by the applicant, approved and/or modified by the City Council, and placed on file in the office of the Planning Division, except as modified by the conditions herein, or by subsequent modifications determined by the Community Development Director, Planning Board, or City Council to be in substantial conformance with these conditions of approval pursuant to the procedure set forth in Section 3.6(c) of the development agreement.
4. This Planned Development authorizes the construction and/or maintenance of the following structures:
  - a) Regional Intermodal Transportation Center (RITC) with solar panels on top (footprint of about 182,000 square feet; about 20,000 square feet of enclosed space)
  - b) Parking structure with solar panels on top (footprint of about 67,000 square feet)

- c) Compressed natural gas (CNG) fueling facility with no less than four fueling positions and with related equipment enclosures and shade canopy
  - d) Elevated, covered, non-enclosed pedestrian walkway with moving sidewalks and solar panels on top (total footprint about 132,000 square feet)
  - e) Shade canopies for portions of surface parking lot with solar panels on top (totaling about 85,000 square feet)
  - f) Car wash building (about 2,300 square feet)
  - g) Valet building (about 3,200 square feet)
  - h) Column-supported awning (about 3,000 square feet)
  - i) Porte cochere (about 5,000 square feet)
  - j) Parking attendant fee collections booths
  - k) Shuttle bus shelters
5. The RITC structure includes the following:
- Air passenger parking
  - Bicycle parking/storage
  - Rental car ready/return facilities including parking and storage for rental cars, customer service rooms and kiosks, offices, restrooms, and related facilities
  - Rental car cleaning, fueling, and maintenance facilities
  - Bus transit facility for MTA, BurbankBus, Amtrak, shuttle buses, charter buses, and other shuttles and buses, with a transit center building
6. The elevated pedestrian walkway shall comply with the following:
- The walkway shall not be physically connected to the terminal building.
  - The walkway may be covered but shall not be enclosed or climate controlled.
  - The walkway shall serve only as a means to get people to and from the terminal building, parking structure, and RITC structure.
  - The walkway shall not incorporate any functions that are traditionally or commonly included within a terminal building, including but not limited to retail or food concessions. This does not prohibit signs beneath the walkway covering and intended for viewing by pedestrians using the walkway, including flight information boards.
7. The number of parking spaces in the planned development shall not exceed 2,940. This total number of spaces shall be inclusive of all valet and self-park spaces but shall not include spaces for parking or storage of rental cars or parking in the RITC structure for rental car customers. At no time shall the number of actual valet and self-parked vehicles exceed the number of approved parking spaces.
8. All development shall comply with the development standards applicable to the M-2 General Industrial zone consistent with the requirements of the development agreement, and specifically Sections 3.1, 3.4, and 3.5 of the agreement, except as exempted by these conditions of approval, and except where the Community

Development Director finds that additional flexibility is needed to allow for development that is substantially consistent with the plans approved by the City Council.

9. The RITC structure shall maintain an average setback of 15 feet along the Hollywood Way and Empire Avenue street frontages with a minimum setback of no less than 10 feet at any point; except that appurtenances from the structure that have a limited width including but not limited to stairways, escalators, elevator shafts, and art panels may have a setback less than 10 feet.
10. Surface parking areas shall maintain a landscaped setback with a minimum depth of five feet along the Empire Avenue and Hollywood Way street frontages and along the edges of the Airport access road when not in front of a building. Any fencing shall be provided behind the required landscaped setback such that the landscaping is visible from the streets and access road.
11. The RITC structure shall not exceed 90 feet in height as measured from ground level to the highest point of the structure.
12. The separate parking structure shall be built substantially similar to the plans submitted by the applicant. The Community Development Director may approve changes to the footprint and/or height of the parking structure at the Director's discretion to accommodate a different number of parking spaces, so long as the total number of valet and self-park Airport passenger spaces in the Planned Development does not exceed 2,940.
13. Portions of the security fence around the property that are readily visible from public rights-of-way shall not be chain link material, and shall be wrought iron or similar decorative material. Barbed wire shall not be utilized on the perimeter fences along Empire Avenue or Hollywood Way.
14. Surface parking areas that are utilized for self-parking shall comply with the following standards:
  - a) Parking space and aisle design: All parking spaces shall be full size with a width of no less than nine feet and depth no less than 18 feet. All drive aisles, backup distances, and other parking lot design features shall conform to the standards of the Burbank Municipal Code in effect as of the effective date of this planned development.
  - b) Landscaping: Parking areas shall conform to the landscape standards of the Burbank Municipal Code in effect as of the effective date of this planned development, except that only 38 percent (in lieu of 40 percent) of the parking area shall be shaded by trees within 15 years of planting.

15. Surface parking areas that are utilized exclusively for valet parking shall comply with the following standards. However, if the area used for valet parking is shared with self-parking or otherwise accessible by self-parking drivers, the entire area shall comply with the standards for self-parking areas.
  - a) Parking space and aisle design: Parking spaces, drive aisles, and backup distances need not conform to code standards and may be designed as needed to meet the valet and/or vehicle storage needs.
  - b) Landscaping: Parking areas shall conform to the landscape standards of the Burbank Municipal Code in effect as of the effective date of this planned development, except that only 22 percent (in lieu of 40 percent) of the parking area shall be shaded by trees within 15 years of planting.
  - c) Additional Off-Site Landscaping: To satisfy the spirit and intent of the BMC landscape standards, the Authority shall: (1) submit an illustrative landscape plan solely for the purpose of determining the number of trees, of the type and species selected by the Authority, which are necessary to comply fully with the BMC landscape standards; (2) determine the difference between the number of trees required to comply with the BMC landscape standards and the number of trees required to comply with condition (b); and (3) develop a landscape plan to provide for the planting of the incremental difference in the number of trees, of the same type and species as shown on the illustrative landscape plan, on other property subject to the Development Agreement. The landscaping plan pursuant to subsection (3) of this provision shall be submitted to the City in accordance with condition no. 38.
16. If the applicant removes trees after planting for the purpose of converting a self-park area to a valet parking area, any subsequent trees planted in that area for the purpose of replacing removed trees and/or to convert the area back to a self-park area shall be of advanced maturity so as to account for the growing time lost due to the initial tree removal to the satisfaction of the Park, Recreation, and Community Services Director.
17. Billboards are prohibited in all zones Citywide and are not permitted in this planned development. To ensure that the art panels on the RITC structure do not function as de facto billboards, the panels shall be used for bona fide public art only, subject to approval by the Art in Public Places Committee. The panels shall not be used for advertising any product or service. Corporate sponsored art may not utilize any corporate logos or corporate branding. Any images in corporate sponsored art including but not limited to animated characters, celebrities or other personalities, products, buildings, or places, shall be used strictly for artistic purposes and incorporated into an artistic scene. Art panels may not be changed more frequently than once every 12 months.

18. The entire project shall be subject to the requirements of the Art in Public Places Program.

**Conditions to be Satisfied Prior to Issuance of Grading or Building Permits**

19. The applicant shall work with the Public Works Department and Burbank Water and Power to determine the disposition of utilities and easements located beneath the RITC structure. The applicant shall work with these departments on the design of the RITC structure so that the impact to the utilities that may remain under the structure is minimized. Upon approval by the departments, the applicant shall grant an easement to the City assuming all risks associated with leaving the utilities in place under the RITC structure. Such easement shall be prepared by the City Attorney and executed by the Authority, prior to the issuance of a building permit for the RITC structure. In the event the departments cannot agree that the design of the RITC structure would allow the utilities to remain in place, the applicant shall relocate the utilities to a new location deemed appropriate by the affected departments and shall apply to have the existing easements abandoned and new easements recorded at the new utility locations. All costs for utility relocation, easement preparation and recording, and related actions shall be paid by the applicant.
20. The applicant shall submit to Burbank Water and Power and the Public Works department plans for the project site showing all existing electric, water, sewer, storm drain, and other below ground and above ground utility facilities in relation to the proposed site improvements. In the event any of the utility facilities would be relocated or altered in conjunction with the project, the applicant shall provide plans showing the proposed changes.
21. The applicant shall submit a colors and materials board for the RITC, parking structure, CNG station, and elevated walkway for review by Redevelopment Agency staff. Redevelopment staff may require economically reasonable changes to the colors or materials consistent with the architectural style, massing, and design approved by the City Council.
22. The applicant shall obtain a grading permit (if required) and site development permit from the Community Development Department Building Division prior to commencing work on the parking facility, and shall obtain any other permits required for construction of the facility and buildings. Such permits shall be processed as consistent Subsequent Applications pursuant to Section 3.6 of the development agreement.
23. The applicant shall submit plans and specifications for all fire apparatus access roads and all fire hydrant systems. Such plans are subject to review and approval by the Fire Chief prior to the start of construction.

24. The applicant shall provide access gates for emergency personnel at regular intervals along the fence lines of Empire Avenue and Hollywood Way. Plans for the location and design of the access gates are subject to review and approval by the Fire Chief prior to the start of construction.
25. Fire department connections located along Hollywood Way near the loading dock area shall be recessed in from the fence line to the satisfaction of the Fire Chief.
26. Fuel lines transporting fuel from the underground storage tanks to the fueling stations shall be located and designed so as to be protected from mechanical damage and physical/malicious damage including secondary containment to the satisfaction of the Fire Chief.
27. The architectural design of all buildings shall allow for an unobstructed view of all ground level doors and windows. Landscaping or other barriers around buildings shall not obscure visibility of doors and windows to the satisfaction of the Chief of Police.
28. The applicant shall submit a hydrology study and hydrology/hydraulic calculations and site drainage plans to the satisfaction of the Public Works Director.
29. The applicant shall bear the cost of any needed pavement improvements or repairs that result from construction of the subject project.
30. The applicant shall prepare, or pay a fee for the City to prepare, a sewer study to demonstrate that sufficient sewer system capacity exists to accommodate the project. If sufficient capacity does not exist, the Public Works Director shall have the ability to restrict discharge from the project until capacity is available, and/or require the applicant to improve the sewer system to provide sufficient capacity.
31. The applicant shall prepare a traffic master plan to the satisfaction of the Traffic Engineer that addresses internal traffic circulation at the Airport as it exists now, as it will be during construction, and as it will be upon completion of the planned improvements.
32. Evaporative cooling systems, if installed, shall utilize recycled water as a primary supply and potable water as a backup supply.
33. Car wash facilities in the RITC structure shall utilize recycled water.
34. The applicant shall demonstrate to the satisfaction of the Burbank Water and Power General Manager that the design of the proposed RITC structure includes a "solar ready" roof design capable of accommodating a 2300 kW to 3000 kW photovoltaic (PV) solar generating facility and that the structure will accommodate all related equipment necessary for the operation of the solar

panels and to connect the solar panels to the City's local electric distribution system. Prior to the issuance of a building permit for the RITC structure, the applicant shall provide the City with an acceptable easement, or other document approved by the City Attorney, which authorizes the City (or assignees) to install, construct, maintain, access, repair, own, and replace a photovoltaic system (which includes necessary incidental equipment and conduit), for the life of the RITC. All power generated from the photovoltaic system on the RITC structure shall be owned by the City unless assigned by the City.

**Conditions to be Satisfied During Construction and Prior to Issuance of Certificate of Occupancy or Final Inspection Approval**

35. The applicant and its contractors and subcontractors shall observe and implement all mitigation measures identified in the Mitigated Negative Declaration to address environmental impacts that may occur during construction.
36. Due to the unique nature of the project and challenges of building at an operating airport, construction activity may occur outside of the normal construction hours, up to 24 hours a day. However, the Community Development Director reserves the right to limit construction hours down to and including the hours otherwise required by the Burbank Municipal Code in the event that the City receives noise complaints from nearby businesses or residents or construction during extended hours is otherwise shown to create problems.
37. Construction activities that create substantially more noise than typical construction activity, including but not limited to pile driving, shall occur only during the normal construction hours specified in the Burbank Municipal Code unless the Community Development Director grants an exception based on extraordinary circumstances. At least 24 hours prior to conducting pile driving or other activities that are louder than typical construction, the applicant shall provide notice to all businesses within a 500-foot radius of the location where the work will occur.
38. The applicant shall submit to the City landscape and irrigation plans prepared by a licensed landscape architect. The plans shall be reviewed and approved by the City Council, Park, Recreation, and Community Services Department and the Fire Department prior to the installation of any landscaping. Landscaping and irrigation shall be subject to the requirements of the California Model Water Efficient Landscape Ordinance and shall utilize recycled water. The Fire Department shall have the ability to require changes to the location or species of trees to facilitate emergency access to the structure.
39. The applicant shall install and maintain an irrigation bubbler system for street trees along the west side of the Hollywood Way frontage of the subject property to the satisfaction of the Park, Recreation, and Community Services Director.

40. The applicant shall protect in place all street trees on Hollywood Way and Empire Avenue. The applicant shall install new street trees along the west side of the Hollywood Way frontage of the subject property if deemed necessary by, and to the satisfaction of, the Park, Recreation, and Community Services Director.
41. The applicant shall upgrade all fire hydrants fronting the planned development along Hollywood Way and Empire Avenue to 4" x 2½" outlets to the satisfaction of the Fire Chief.
42. All ventilation systems shall be provided with remote override switches for Fire Department use. The switches shall be located in readily accessible locations and visibly marked to the satisfaction of the Fire Chief.
43. The applicant shall install lighting devices throughout all structures and parking lots such that the areas are illuminated at all times with light having an intensity of at least two foot-candles at ground level. All lighting devices shall have vandal resistant covers to the satisfaction of the Chief of Police. Modifications to this lighting requirement may be approved if the applicant demonstrates that compliance with this condition would violate an airport development or operations requirement dictated by the Federal Aviation Administration or other federal or state agency.
44. The applicant shall install and maintain secure fencing with locking gates and appropriate lighting during construction to the satisfaction of the Chief of Police.
45. During construction, the applicant shall provide the Police Department with emergency contact information for the Airport Authority and its contractors to address any problems encountered outside of construction hours.
46. All exterior building doors, other than primary entry doors, shall be self-closing and self-locking to prevent trespassing.
47. The applicant shall install signs showing the street address or addresses of the parking facility and the buildings therein. The signs shall be prominently visible from Hollywood Way and Empire Avenue and shall include numbers no less than six inches tall. Such address signs shall be installed and displayed to the satisfaction of the Chief of Police and the Fire Chief. The applicant shall also provide address numbers and any other identifying information on the roofs of the buildings on the property so as to be visible from police helicopters to the satisfaction of the Chief of Police.
48. The applicant shall provide to the Police Department a site map of the facility upon completion of construction to the satisfaction of the Chief of Police.

49. The applicant shall work with the Burbank Police Department to develop a security plan for all buildings and facilities, including the CNG station. The security plan is subject to approval by the Chief of Police.
50. All buildings and parking structures shall be capable of supporting emergency safety service radio communications systems. The applicant shall install whatever equipment is deemed necessary by the Fire Chief and Chief of Police to support radio transmission in any buildings or structures or portions thereof that do not pass the appropriate radio signal strength.
51. The applicant shall install Knox boxes and/or Knox key switches to provide emergency access at locations deemed necessary by the Fire Chief and the Chief of Police. Separate boxes shall be installed for the Fire and Police Departments.
52. The applicant shall be responsible for the cost of relocating and undergrounding any overhead electrical lines that would be in conflict with the proposed improvements. The applicant shall be responsible for providing an alternative electrical source to replace existing facilities that are to be relocated or removed.
53. The applicant shall be responsible for the cost of all on-site and off-site relocation or replacement of utilities or other infrastructure that is necessary as a result of the proposed improvements, including but not limited to the relocation or replacement of power poles, power lines, underground vaults, street lights, traffic signal poles, water lines, sewer lines, catch basins, and equipment or fixtures related thereto.
54. The applicant shall be responsible for the installation of all necessary electrical substructure that would be relocated or altered as a result of the proposed project including but not limited to electrical ducts, pull boxes, switch pads, and on-site transformer pads.
55. All equipment located at ground level shall be screened with screen walls or landscaping to the satisfaction of the City Planner, Building Division, and Burbank Water and Power. Equipment includes but may not be limited to electrical panels, switches, and transformers; air conditioning units; gas meters; and water backflow prevention devices.
56. Payment for work identified herein for which the applicant is responsible for the cost shall be made to the appropriate City department or other utility agency in a time and manner deemed appropriate by the department director or agency representative. The applicant shall be responsible for paying Burbank Water and Power Aid-in-Construction fees to cover the cost of on- and off-site improvements that result from the project pursuant to City of Burbank Rules and Regulations. The Authority and the City shall share the costs of all street

improvements, utility relocation, and other work related to the realignment of the Airport access road work at the intersection of Hollywood Way and Thornton Avenue pursuant to Section 4.1 of the development agreement.

57. On-site drainage shall not flow across a public sidewalk or parkway; it shall be conveyed by underground drains to the gutter through the curb face to the extent required by the Los Angeles Regional Water Quality Control Board. If an underground system is to be connected to an existing Los Angeles County Public Works storm drain system/catch basin, a Los Angeles County Storm Drain Connection permit shall be required. The applicant shall comply with all requirements of the National Pollutant Discharge Elimination System (NPDES) and Standard Urban Stormwater Mitigation Plan (SUSMP) to the extent required or directed by the Regional Water Quality Control Board.
58. The applicant shall incorporate "green street" technology to capture and infiltrate rain/storm water to the extent practical and consistent with the policies and practices of regulatory agencies having jurisdiction on the site. Green street technology may include, but is not limited to, bioretention, cisterns, dry extended detention basins, dry wells/French drains, infiltration basins and trenches, efficient landscape and irrigation design, porous pavement, sand filters, vegetated buffers and swales, and wet ponds.
59. The applicant shall protect in place all survey monuments, or shall re-establish the monuments to the satisfaction of the Public Works Director.
60. The applicant shall remove all unused driveways and shall reconstruct them with curb, gutter, and sidewalk to the satisfaction of the Public Works Director. This shall include, but is not limited to, the abandoned driveways along Empire Avenue.
61. The applicant shall replace all broken, uneven, or substandard sidewalk, driveway, pedestrian ramps, pavement, curb, and gutter fronting the subject property on the west side of Hollywood Way to the satisfaction of the Public Works Director. All work in the City right-of-way shall comply with Burbank Standard Plans and shall be approved by the Public Works Director.
62. The applicant shall remove the curb inlet catch basin at the corner of Empire Avenue and Hollywood Way and shall reconstruct it with a grated catch basin per APWA standards and to the satisfaction of the Public Works Director.
63. If any utility cuts occur in Empire Avenue or if the pavement is damaged by construction activity, the street shall be restored to the satisfaction of the Public Works Director. Restoration shall include a two-inch grind and overlay with rubber asphalt, restriping, restoring traffic loops, and re-establishing survey monuments.

64. The applicant shall install a traffic signal at the intersection of Empire Avenue and Avon Street. Prior to installation, the applicant shall provide to the Traffic Engineer the warrants justifying installation of the signal. The applicant shall prepare traffic signal and signing/striping plans to the satisfaction of the Traffic Engineer. The applicant shall bear the full cost of this signal improvement. If the traffic impacts analysis for another development project in the area demonstrates that the development contributes to the need for this signal, that development shall be required to pay its share of the signal cost prior to the issuance of building permits for that project. That share shall be paid to the Airport Authority as reimbursement. This payment arrangement shall apply to any project with an identified share of the signal impact that submits plans for plan check within five years of the date the ordinance approving this planned development is approved.
65. The applicant shall modify the traffic signal at Empire Avenue and Hollywood Way due to its proximity to the new signal at Avon Street. The applicant shall submit a traffic signal plan to the satisfaction of the Traffic Engineer and shall bear the cost of any changes required at the intersection.
66. The applicant shall install a three inch interconnect conduit along Empire Avenue between the signal at Avon Street and the signal at the Airport access road, connecting those two signals to each other and to the signals at Hollywood Way and at the pedestrian crosswalk (if that signal is installed). The applicant shall install fiber optic cable in the conduit and shall prepare a signal interconnect plan to connect the four signals to the satisfaction of the Traffic Engineer.
67. The applicant shall install a new Pan Tilt Zoom camera on the existing traffic signal pole at the intersection of Empire Avenue and the Airport access road to the satisfaction of the Traffic Engineer.
68. The applicant shall extend the existing left turn pocket from northbound Hollywood Way into the driveway opposite Avon Street to a minimum length of 300 feet with a 90 foot taper to the satisfaction of the Traffic Engineer.
69. The applicant shall prepare a detailed vehicular/pedestrian directional signing plan showing traffic control signs, guide signs, parking signs, and other signs and their locations. The plan is subject to review and approval by the Traffic Engineer.
70. The applicant shall cause the installation of directional arrows on the pavement throughout the parking lot at every access aisle or driveway intersection and appropriate striping to identify traffic lanes. All work shall be done to the satisfaction of the Traffic Engineer.
71. The applicant shall cause the installation of all on-site directional and warning signs deemed necessary and appropriate by the Traffic Engineer, including but not limited to "Stop," "Right Lane Must Turn Right," "Road Narrows," "Do Not Enter," and "Authorized Vehicles Only" signs at appropriate locations.

72. The applicant shall cause to be recorded all utility and other easements required for the subject property to the satisfaction of the City of Burbank, including but not limited to utility easements for above ground and underground electrical service, water service, and sewer service. Any existing easements on the project site shall be maintained unless the utility facilities therein are relocated, in which case a new easement shall be recorded.
73. The applicant shall provide evidence to the City that there has been recorded a 16-foot dedication along the southern edge of the property for the purpose of widening Empire Avenue that was previously anticipated on a Parcel Map application submitted by the property owner.

**Conditions to be Satisfied on an Ongoing Basis**

74. The CNG fueling station shall remain open and accessible for use by the general public.
75. Vehicle ingress and egress from non-signalized intersections shall not disrupt the normal traffic flow on public rights-of-way. The Chief of Police and the Public Works Director shall have the authority to place, or cause the applicant to place, signs or physical barriers preventing certain vehicular ingress and egress movements at non-signalized intersections, should it be determined that such movements are disrupting the traffic flow on a public right-of-way.
76. The Public Works Director shall have the discretion to prohibit parking along Hollywood Way and Empire Avenue fronting and adjacent to the subject property as deemed necessary for traffic circulation or visibility purposes.
77. The applicant shall comply with all mitigation measures identified in the Mitigated Negative Declarations adopted by the Burbank-Glendale-Pasadena Airport Authority in October 2004 and in February 2010. The project shall be consistent with the project description in the February 2010 Mitigated Negative Declaration (including without limitation the elements of the project described in section 2.2 of the Initial Study) subject to any addenda, revisions or supplemental environmental documents duly adopted by the applicant in compliance with CEQA. It is the intent of the applicant to maintain and operate the ground access center in the manner identified in section 2.2.7 of the Initial Study at all times that the RITC is being used. If however, unforeseeable events, not ascertainable at the date of this amendment, require a material change in the operation or location of the ground access center from the description provided in section 2.2.7 of the Initial Study, the applicant shall complete the appropriate CEQA documentation and afford the City an opportunity to modify this condition to impose additional development standards on this Planned Development as reasonably necessary to mitigate any significant environmental impacts that would result from such material changes. Because the location and operation of

the ground access center is a material element of this project in the City's approval, in addition to the procedural requirements in CEQA, the applicant shall submit a detailed project description to the City Manager no later than 120 days prior to the applicant's public consideration of material changes to the operation or location of the ground access center from the description provided in section 2.2.7 of the Initial Study. The City Manager shall place the matter on the Council's agenda to allow public comment and Council discussion on the proposed modifications, and the City shall complete any modifications of this condition without unreasonable delay.

78. The applicant shall comply with any and all terms and commitments identified in the development agreement executed by the City of Burbank and the Burbank-Glendale-Pasadena Airport Authority, as amended, as may be applicable to the development and use of the subject property.
79. The applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for termination of this planned development subject to the dispute resolution provisions of the development agreement.
80. These conditions of approval shall be listed on the title or specifications page of all plans submitted to the Building Division.
81. The applicant acknowledges all of the conditions imposed and accepts this planned development and development agreement subject to those conditions and with full awareness of all applicable provisions of the Burbank Municipal Code.

**SUPPLEMENT TO APPLICATION FOR PLANNED DEVELOPMENT NO. 2004-170 AMENDMENT (REPLACEMENT TERMINAL PROJECT)**

TO: Honorable Mayor and City Council  
City of Burbank

FROM: Dan Feger, Executive Director  
Burbank-Glendale-Pasadena Airport Authority

DATE: June 15, 2016

The Burbank-Glendale-Pasadena Airport Authority (“Authority”), owner and operator of the Bob Hope Airport, submits this supplement to its May 6, 2016 application to the Burbank City Council for an amendment of Planned Development No. 2004-170. Specifically, this supplement provides clarification about the new condition of approval that the Authority requests be applicable depending on whether it chooses to construct the Adjacent Property Full-Size Terminal development option or the Southwest Quadrant Full-Size Terminal development option studied in the Draft Environmental Impact Report for the Replacement Terminal Project.

Respectfully submitted without waiver of any existing or future legal rights or claims:



Dan Feger, Executive Director  
Burbank-Glendale-Pasadena Airport Authority

## **ATTACHMENT B**

### **Proposed Text for New Planned Development No. 2004-170 Condition of Approval for the Southwest Quadrant Full-Size Terminal Development Option**

#### **AMENDED CONDITIONS OF APPROVAL PROJECT NO. 2004-170, PLANNED DEVELOPMENT**

1. Upon demolition of the surface airport parking facility, the Project No. 2004-170 conditions of approval set forth in Ordinance Nos. 3661 and 3789 shall be of no further force or effect and Project No. 2004-170, a planned development, shall authorize the construction and operation of an Airport access road and a rental car storage area as described on the site plans submitted by the Authority for development and use of the property for the Southwest Quadrant Full-Size Terminal development option studied in the Environment Impact Report for the Replacement Terminal Project.

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for the Southwest Quadrant Full-Size Terminal Development Option**

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PROJECT NO. 2004-169, PLANNED DEVELOPMENT  
WITH DEVELOPMENT REVIEW**

**A-1 North Property, 2555 N. Hollywood Way  
Burbank-Glendale-Pasadena Airport Authority, Applicant**

- 1-2 Condition of Approval No. 2 of Project No. 2004-169 is amended to read as follows (italics added):

Project No. 2004-169, a Planned Development with Development Review, authorizes the construction and operation of an Airport access road, surface parking lot for self-parking and valet parking for air passengers, surface Airport shuttle drop-off and pick-up area, a Regional Intermodal Transportation Center (RITC), and various other structures as discussed in these conditions of approval. The Planned Development zone may not be used in whole or in part for any uses or structures not specified herein, including but not limited to other airport related uses.

Conditions of Approval - Original Conditions for  
Planned Development No. 2004-170 (Lot A Property, 2729 N. Hollywood Way).

NOTE: THIS IS A PLACEHOLDER - AMENDMENTS NEED TO BE MADE.

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PROJECT NO. 2004-170, PLANNED DEVELOPMENT**

**Adjacent Property/Parking Lot A, 2729 N. Hollywood Way  
Burbank-Glendale-Pasadena Airport Authority, Applicant**

**Conditions Establishing Use and Development Standards**

1. Project No. 2004-170, a planned development, authorizes the construction and operation of a surface airport parking facility for use by airport passengers and employees. The property subject to this planned development shall be used only as a surface parking facility and shall not be used in whole or in part for any other use, including but not limited to other airport related uses. The surface parking facility within this planned development shall be utilized as a portion of Airport Parking Lot A only and shall not be utilized for other parking purposes or separately from the balance of Lot A as depicted on the submitted plans.
2. Development of the subject property and operations on the site shall remain in substantial conformance with the application forms and plans (stamped as Exhibits 5-1 and 5-2) submitted by the applicant, approved and/or modified by the City Council, and placed on file in the office of the Planning Division, except as modified by the conditions herein, or by subsequent modifications determined by the Community Development Director, Planning Board, or City Council to be in substantial conformance with these conditions of approval pursuant to the procedure set forth in Section 3.6(c) of the development agreement.
3. This planned development does not authorize the erection of any buildings other than fee collection booths for use by parking attendants and bus shelters for use by airport passengers and employees waiting for shuttle buses as shown on the submitted plans.
4. The plans submitted by the applicant indicate that 363 passenger parking spaces would be located within the planned development zone. Pursuant to a substantial conformance finding under Section 3.6(c) of the development agreement, this number may be modified. However, the number of spaces within the planned development zone shall be maintained such that the whole of the parking facility of which this planned development is a part contains no more than 1,592 parking spaces for Airport passengers and 581 parking spaces for Airport employees. All vehicles parked in the facility shall be parked in marked parking

spaces at all times such that the number of actual vehicles parked at the facility does not exceed the number of approved parking spaces.

5. All parking spaces shall be located on grade on a paved surface. No above grade, semi-subterranean, or subterranean parking structures shall be permitted.
6. Except as specifically exempted by the conditions herein, the parking facility and all improvements therein shall comply with the development standards applicable to the M-2 General Industrial zone consistent with the requirements of the development agreement, and specifically Sections 3.1, 3.4, and 3.5 of the agreement, including but not limited to parking layout and design, landscaping, and setbacks.
7. The parking area within the planned development zone may provide a tree canopy that would provide a lesser amount of shaded parking lot area than the 40 percent required by the Burbank Municipal Code. However, no less than 37 percent of the parking lot area within the planned development zone shall be shaded by trees within 15 years as shown on the submitted plans. The planned development zone may provide less than 40 percent shaded area pursuant to this condition only if the entire parking facility taken as a whole satisfies the 40 percent requirement.

#### **Conditions to be Satisfied Prior to Issuance of Grading or Building Permits**

8. The applicant shall obtain a grading permit (if required) and site development permit from the Community Development Department Building Division prior to commencing work on the parking facility, and shall obtain any other permits required for construction of the facility. Such permits shall be processed as consistent Subsequent Applications pursuant to Section 3.6 of the development agreement.
9. The dedicated entrance road to the employee parking area shall be modified from the design shown on the submitted plans so as to provide a more perpendicular intersection with passenger cross-traffic or another alternative design to avoid the crossing of traffic in opposing directions to the satisfaction of the Public Works Director.
10. The curb returns at the parking lot entrance driveway shall have a 24-foot radius.
11. The architectural design of all buildings shall allow for an unobstructed view of all ground level doors and windows. Landscaping or other barriers around buildings shall not obscure visibility of doors and windows to the satisfaction of the Chief of Police.
12. The applicant shall submit to Burbank Water and Power and the Public Works department plans for the project site showing all existing electric, water, sewer,

storm drain, and other below ground and above ground utility facilities in relation to the proposed site improvements. In the event any of the utility facilities would be relocated or altered in conjunction with the project, the applicant shall provide plans showing the proposed changes.

13. The applicant shall submit a hydrology study and hydrology/hydraulic calculations and site drainage plans to the satisfaction of the Public Works Director.
14. The applicant shall cause the preparation of a pavement study to establish pre-construction roadway conditions and to analyze and recommend pavement improvements along Hollywood Way from Empire Avenue to Winona Avenue. If any pavement improvements or repairs are identified in the study as resulting from construction of the subject project, the applicant shall be responsible for the cost of any pavement repairs or improvements that its construction activities caused.

**Conditions to be Satisfied During Construction and Prior to Issuance of Certificate of Occupancy or Final Inspection Approval**

15. The applicant shall submit to the City landscape and irrigation plans prepared by a licensed landscape architect. The plans shall be reviewed and approved by the Park, Recreation, and Community Services Department prior to the installation of any landscaping.
16. The applicant shall install an irrigation bubbler system for street trees along the west side of the Hollywood Way frontage of the subject property to the satisfaction of the Park, Recreation, and Community Services Director.
17. The applicant shall protect in place all street trees on Hollywood Way. The applicant shall install new street trees along the west side of the Hollywood Way frontage of the subject property if deemed necessary by, and to the satisfaction of, the Park, Recreation, and Community Services Director.
18. The applicant shall install lighting devices throughout the parking lot such that the entire lot is illuminated at all times with light having an intensity of at least two foot-candles at ground level. All lighting devices shall have vandal resistant covers to the satisfaction of the Chief of Police. Modifications to this lighting requirement may be approved if the applicant demonstrates that compliance with this condition would violate an airport development or operations requirement dictated by the Federal Aviation Administration or other federal or state agency.
19. The applicant shall install and maintain secure fencing with locking gates and appropriate lighting during construction to the satisfaction of the Chief of Police.

20. During construction, the applicant shall provide the Police Department with emergency contact information for the Airport Authority and its contractors to address any problems encountered outside of construction hours.
21. The applicant shall install a sign showing the address of the parking facility. The sign shall be prominently visible from Hollywood Way and shall include numbers no less than six inches tall. Such address sign shall be installed and displayed to the satisfaction of the Chief of Police and the Fire Chief. The applicant shall also provide address numbers and any other identifying information on the roof of the parking attendant booths so as to be visible from police helicopters to the satisfaction of the Chief of Police.
22. The applicant shall provide to the Police Department a site map of the parking facility upon completion of construction to the satisfaction of the Chief of Police.
23. The applicant shall be responsible for the cost of relocating and undergrounding any overhead electrical lines that would be in conflict with the proposed improvements. The applicant shall be responsible for providing an alternative electrical source to replace existing facilities that are to be relocated or removed.
24. The applicant shall be responsible for the cost of all on-site and off-site relocation or replacement of utilities or other infrastructure that is necessary due to the relocation of Lot A or improvements to the Lot A entrance driveway including but not limited to the relocation or replacement of power poles, power lines, underground vaults, street lights, traffic signal poles, water lines, sewer lines, catch basins, and equipment or fixtures related thereto.
25. The applicant shall be responsible for the installation of all necessary electrical substructure that would be relocated or altered as a result of the proposed project including but not limited to electrical ducts, pull boxes, switch pads, and on-site transformer pads.
26. Payment for work identified herein for which the applicant is responsible for the cost shall be made to the appropriate City department or other utility agency in a time and manner deemed appropriate by the department director or agency representative. The applicant shall be responsible for paying Burbank Water and Power Aid-in-Construction fees to cover the cost of on- and off-site improvements that result from the project pursuant to City of Burbank Rules and Regulations.
27. On-site drainage shall not flow across a public sidewalk or parkway; it shall be conveyed by underground drains to the gutter through the curb face. If an underground system is to be connected to an existing Los Angeles County Public Works storm drain system/catch basin, a Los Angeles County Storm Drain Connection permit shall be required. The applicant shall comply with all requirements of the National Pollutant Discharge Elimination System (NPDES) and Standard Urban Stormwater Mitigation Plan (SUSMP).

28. The applicant shall protect in place all survey monuments, or shall re-establish the monuments to the satisfaction of the Public Works Director.
29. The applicant shall remove all unused driveways and shall reconstruct them with curb, gutter, and sidewalk to the satisfaction of the Public Works Director.
30. The applicant shall replace all broken, uneven, or substandard sidewalk, driveway, pedestrian ramps, pavement, curb, and gutter fronting the subject property on the west side of Hollywood Way to the satisfaction of the Public Works Director. All work in the City right-of-way shall comply with Burbank Standard Plans and shall be approved by the Public Works Director.
31. The applicant shall repair, reconstruct, or replace the bricks around the tree wells along the west side of Hollywood Way fronting the subject property. Any new street trees installed by the applicant shall be provided with a matching brick treatment.
32. The applicant shall reconstruct the pedestrian curb ramps at the intersection of Winona Avenue and Hollywood Way on the west side of the intersection per City of Burbank Standards. Centerline ties at the intersection shall be protected or re-established.
33. The applicant shall re-stripe Winona Avenue as it approaches the intersection with Hollywood Way to provide a dedicated center left-turn lane onto southbound Hollywood Way in addition to the two existing through lanes in each direction. The travel lanes on Winona Avenue shall align with the ingress and egress lanes in the entrance driveway to the parking facility. Such work shall be completed to the satisfaction of the Public Works Director. The applicant shall be responsible for the cost of all re-striping, curb painting, and sign posting required.
34. The applicant shall cause the installation of directional arrows on the pavement throughout the parking lot at every access aisle or driveway intersection and appropriate striping to identify traffic lanes around the parking attendant booths. All work shall be done to the satisfaction of the Public Works Director.
35. The applicant shall cause the installation of all on-site directional and warning signs deemed necessary and appropriate by the Public Works Director, including but limited to "Stop," "Right Lane Must Turn Right," "Road Narrows," "Do Not Enter," and "Authorized Vehicles Only" signs at appropriate locations.
36. All existing utility and other easements on the subject property shall be maintained unless the utility facilities therein are relocated or the easements are otherwise deemed by the City of Burbank to be no longer necessary. The applicant shall cause to be recorded any easements required for new or relocated utility infrastructure that is owned by the City of Burbank on the subject

property as deemed necessary by the Public Works Director or by the Burbank Water and Power General Manager.

37. Vehicle ingress and egress shall not disrupt the normal traffic flow on public rights-of-way. The Chief of Police and the Public Works Director shall have the authority to place, or cause the applicant to place, signs or physical barriers preventing certain vehicular ingress and egress movements, should it be determined that such movements are disrupting the traffic flow on a public right-of-way.

**Conditions to be Satisfied on an Ongoing Basis**

38. The Public Works Director shall have the discretion to prohibit parking along Hollywood Way fronting and adjacent to the subject property as deemed necessary for traffic circulation or visibility purposes.
39. The applicant shall be responsible for its fair share of the cost of upgrading the signal at the intersection of Hollywood Way and Winona Avenue to provide protective-permissive left turn phasing for northbound and southbound traffic. Should the Public Works Director determine at any time that a signal upgrade to provide such left turn phasing at that intersection is required or appropriate, the applicant shall cause a traffic study to be prepared to determine the applicant's fair share of the cost of the signal improvements based upon the percentage of vehicles traveling through the intersection that do so to access Parking Lot A.
40. The applicant shall comply with all mitigation measures identified in the Mitigated Negative Declaration adopted by the Burbank-Glendale-Pasadena Airport Authority on October 27, 2004.
41. The applicant shall comply with any and all terms and commitments identified in the final development agreement executed by the City of Burbank and the Burbank-Glendale-Pasadena Airport Authority in conjunction with this Project No. 2004-170, a planned development, as may be applicable to the development and use of the subject property.
42. The applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for termination of this planned development subject to the dispute resolution provisions of the development agreement.
43. These conditions of approval shall be listed on the title or specifications page of all plans submitted to the Building Division.
44. The applicant acknowledges all of the conditions imposed and accepts this planned development and development agreement subject to those conditions

and with full awareness of all applicable provisions of the Burbank Municipal Code.

**The 2010 Amended Conditions for Parking Lot A.**

NOTE: THESE ARE THE EXISTING CONDITIONS. THEY STILL NEED TO BE AMENDED.

**AMENDED CONDITIONS OF APPROVAL  
PROJECT NO. 2004-170, PLANNED DEVELOPMENT**

**Adjacent Property/Parking Lot A, 2729 N. Hollywood Way  
Burbank-Glendale-Pasadena Airport Authority, Applicant**

- 1-4. Condition of Approval No. 4 of Project No. 2004-170 is amended to read as follows (second paragraph added):

The plans submitted by the applicant indicate that 363 passenger parking spaces would be located within the planned development zone. Pursuant to a substantial conformance finding under Section 3.6(c) of the development agreement, this number may be modified. However, the number of spaces within the planned development zone shall be maintained such that the whole of the parking facility of which this planned development is a part contains no more than 1,592 parking spaces for Airport passengers and 581 parking spaces for Airport employees. All vehicles parked in the facility shall be parked in marked parking spaces at all times such that the number of actual vehicles parked at the facility does not exceed the number of approved parking spaces.

Provided, however, that in the event construction activity on the A-1 North property at 2555 N. Hollywood Way result in a temporary loss of passenger parking spaces, the applicant is authorized to utilize any or all of the 581 employee parking spaces for passenger parking. Employee parking spaces may be used for passenger parking only temporarily to replace on a one-for-one basis spaces lost or made inaccessible due to construction activity. When the spaces are again available on the A-1 North property, the parking shall be returned to parking for employees only. As used herein, "construction activity" means activities related to the construction of the Regional Intermodal Transportation Center and related improvements specifically approved by Planned Development No. 2004-169, so long as the Airport Authority has the right to build such improvements.