

# GLENDALE HOTEL

PROPOSED HOTEL DEVELOPMENT - ENTITLEMENTS PACKAGE

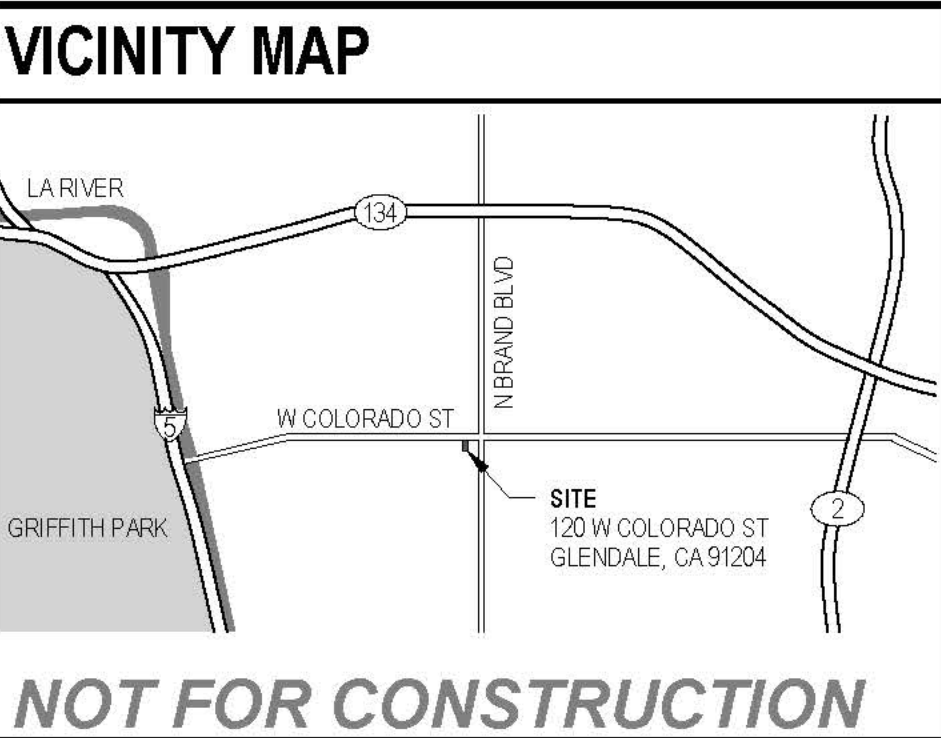
120 W COLORADO STREET

GLENDALE, CA 91204



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PROJECT TEAM
<b>OWNER:</b> VISTA INVESTMENTS 2225 CAMPUS DRIVE EL SEGUNDO, CA 90245 TEL 310.725.8214 CONTACT: AMANDA MAUCERI
<b>ARCHITECT:</b> VISTA DESIGN BUILD 2225 CAMPUS DRIVE EL SEGUNDO, CA 90245 TEL 310.725.8214 CONTACT: MEGAN CAMPBELL
<b>PRECONSTRUCTION / ESTIMATING:</b> TBD
<b>MODULAR ROOMS:</b> GLERDON
<b>SURVEYOR:</b> PLUMP ENGINEERING



<b>GLENDALE HOTEL</b> 120 W COLORADO STREET GLENDALE, CA 91204
<b>COVER SHEET</b>

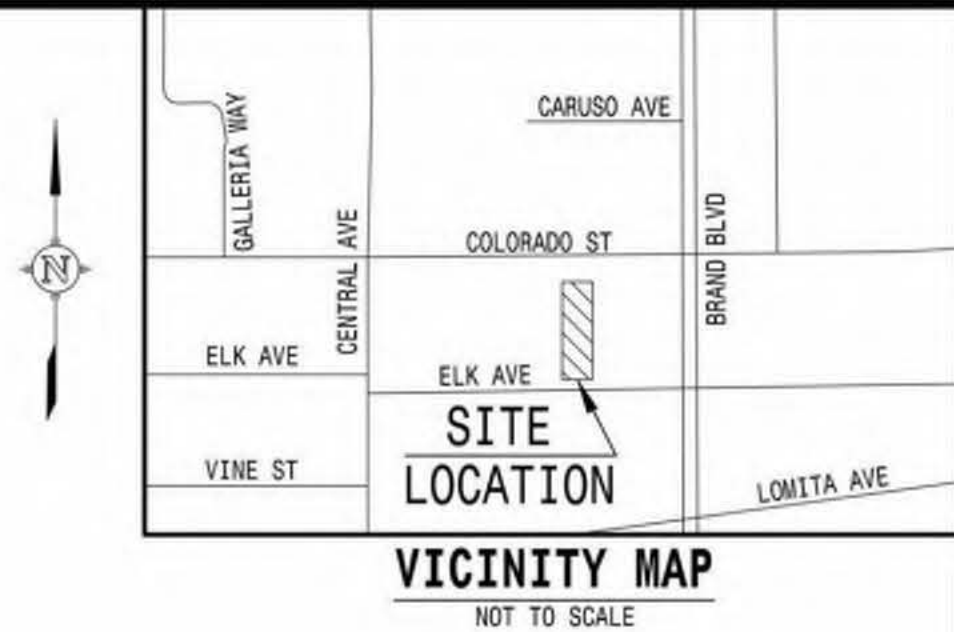
<b>ARCHITECT:</b> VISTA DESIGN BUILD 2225 CAMPUS DRIVE EL SEGUNDO, CA 90245 T 310.725.8214	
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05.22.18 DRAWN BY: VOB		ENTITLEMENTS	<div>A0-01</div>
REV. #	DATE	DESCRIPTION	
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# ALTA/NSPS LAND TITLE SURVEY

120 WEST COLORADO STREET, GLENDALE, CALIFORNIA 91204



## OWNERSHIP:

REFERENCE IS MADE TO POLICY OF TITLE INSURANCE NO. NCS-844802-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 13, 2017.

1. COMMITMENT DATE:  
APRIL 05, 2017 AT 7:30 A.M.
2. POLICY OR POLICIES TO BE ISSUED:  
TO BE DETERMINED
3. (A) THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS COMMITMENT IS:  
FEE SIMPLE  
(B) TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
VISTA GLENDALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
4. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
APN: 5641-001-023

## LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF LOT 21 OF GRIDER AND HAMILTON'S LOMITA PARK, IN THE CITY OF GLENDALE, AS PER MAP RECORDED IN BOOK 6 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST HALF OF LOT 21 OF GRIDER AND HAMILTON'S LOMITA PARK, IN THE CITY OF GLENDALE, AS PER MAP RECORDED IN BOOK 6 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 32 OF GRIDER AND HAMILTON'S LOMITA PARK, IN THE CITY OF GLENDALE, AS PER MAP RECORDED IN BOOK 6 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5641-001-023

## TITLE POLICY EXCEPTIONS:

REFERENCE IS MADE TO THE POLICY OF TITLE INSURANCE NO. NCS-844802-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 13, 2017.

⬡ - DENOTES PLOTTED AS SHOWN

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016-2017.  
TAX RATE AREA: 04045  
A.P.NO.: 5641-001-023
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2707 OF DEEDS, PAGE 6, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2776 OF DEEDS, PAGE 137, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- (A) 6. AN EASEMENT FOR INSTALLING, IMPROVING, ALTERING, REPAIRING, AND MAINTAINING UNDERGROUND CONDUITS, CABLES, AND OTHER EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICAL ENERGY AND FOR THE TRANSMISSION OF SOUND OR SIGNALS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1970 AS INSTRUMENT NO. 2507 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR UNDERGROUND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1970 AS INSTRUMENT NO. 3187 OF OFFICIAL RECORDS.
8. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED MAY 15, 2015 AS INSTRUMENT NO. 20150569896 OF OFFICIAL RECORDS.  
DATED: MAY 13, 2015  
TRUSTOR: VISTA GLENDALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TRUSTEE: WILSHIRE BANK  
BENEFICIARY: WILSHIRE BANK  
  
A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED MAY 15, 2015 AS INSTRUMENT NO. 20150569897 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.
- (B) 9. AN EASEMENT FOR ELECTRIC EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 2015 AS INSTRUMENT NO. 20150642182 OF OFFICIAL RECORDS.  
IN FAVOR OF: THE CITY OF GLENDALE, A MUNICIPAL CORPORATION  
AFFECTS: PARCEL 3, AS DESCRIBED THEREIN
10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED FEBRUARY 2, 2016 AS INSTRUMENT NO. 20160116137 OF OFFICIAL RECORDS.  
DATED: JANUARY 28, 2016  
TRUSTOR: VISTA GLENDALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TRUSTEE: WILSHIRE BANK  
BENEFICIARY: WILSHIRE BANK
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
12. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
13. RIGHTS OF PARTIES IN POSSESSION.

## GENERAL NOTES:

NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE POLICY OF TITLE INSURANCE USED FOR THIS SURVEY ARE ASSUMED BY THIS MAP OR THE SURVEYOR.

THE SITE IS CURRENTLY AN EXISTING HOTEL.

GROSS AREA: 29,498.43 SQUARE FEET (0.677 ACRES)

UNAUTHORIZED REUSE OF THIS ALTA SURVEY OR THE INFORMATION CONTAINED HEREON IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF PLUMP ENGINEERING, INC.

ASSESSOR'S PARCEL NUMBER: 5641-001-023

THIS MAP WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED ON APRIL 19, 2017.

LOCATIONS OF THE UTILITIES SHOWN ON THIS MAP ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE.

THERE IS NO VISIBLE EVIDENCE THAT THE SITE HAS BEEN USED FOR A DUMP, LANDFILL OR SUMP. THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING, STREET OR SIDEWALK REPAIR OR BUILDING CONSTRUCTION / ADDITIONS WITHIN RECENT MONTHS. THERE IS ALSO NO EVIDENCE THAT THE SITE IS LOCATED WITHIN A WETLANDS CONDITION.

APN: 5641-001-023

ZONE DSP-TD - DOWNTOWN SPECIFIC PLAN - TRANSITIONAL DISTRICT:

SEE DOWNTOWN SPECIFIC PLAN FOR FULL DETAILS OF DESIGN GUIDELINES

## SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

- (A) FIRST AMERICAN TITLE INSURANCE COMPANY, AND;  
(B) VISTA INVESTMENTS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 6(B), 10(A), AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 19, 2017.

*Ethan Z. Remington*  
ETHAN Z. REMINGTON, L.B. 9220

DATE: MAY 08, 2017

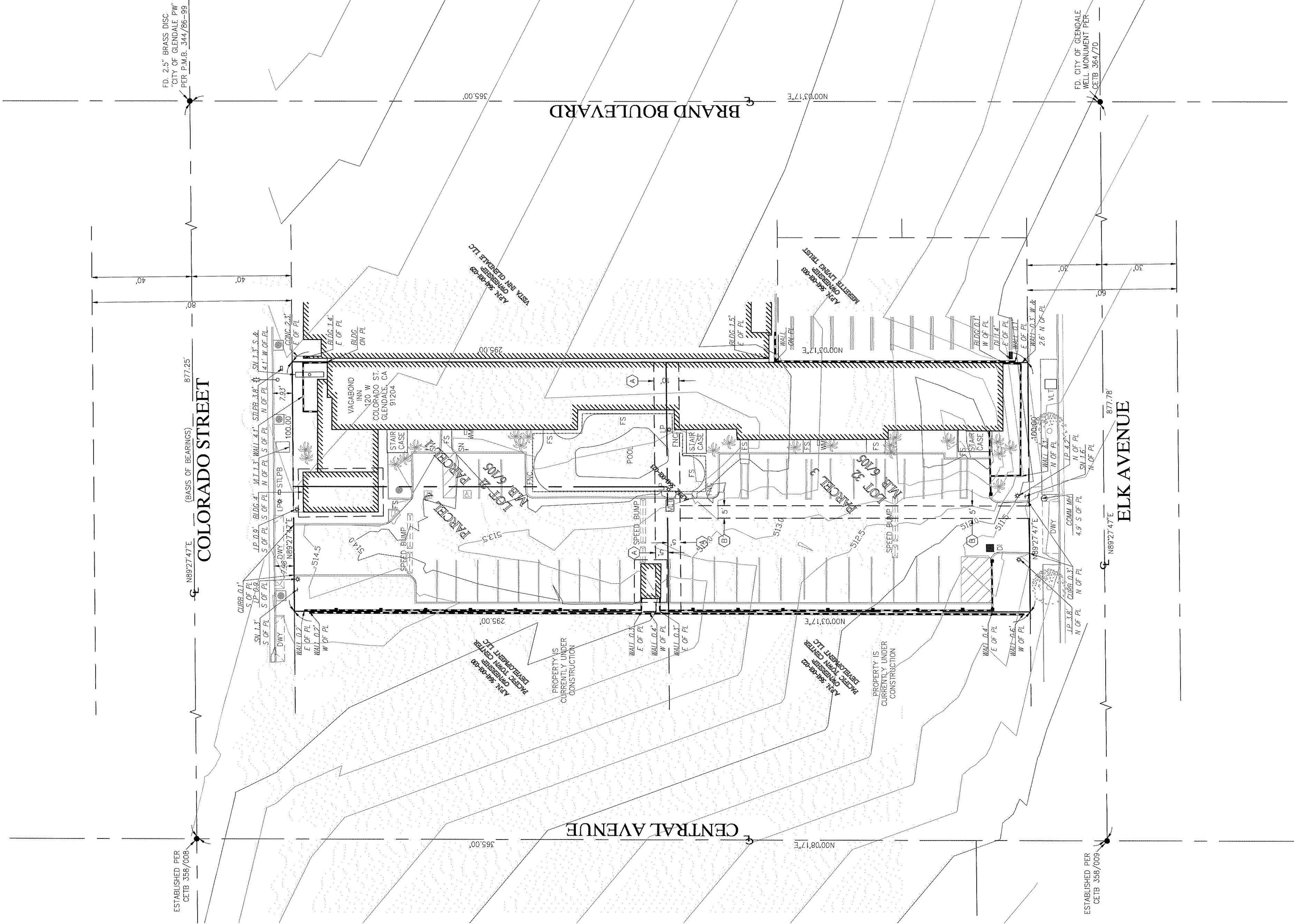
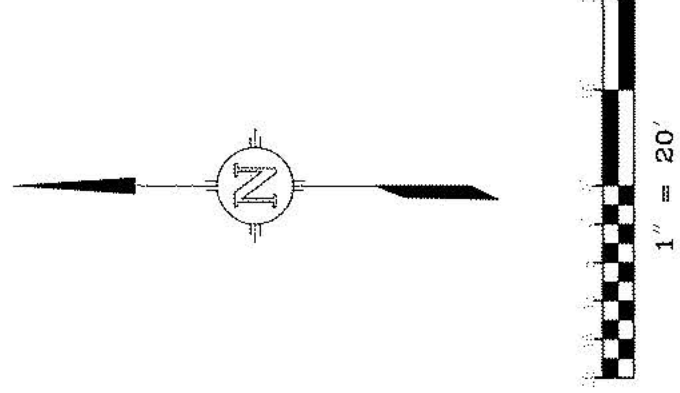


SHEET	1	SCALE:	N/A	ALTA/NSPS LAND TITLE SURVEY 120 W COLORADO STREET GLENDALE, CALIFORNIA 91204	 PLUMP ENGINEERING INC. CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING 914 E. KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 (714) 385-1835, FAX (714) 385-1835	REVISIONS
OF	2	DATE:	05/08/2017			
FILE NO.	1704047	DRAWN BY:	GSM			
		CHKD. BY:	EZR			
PREPARED FOR: VISTA INVESTMENTS						



# ALTA/NSPS LAND TITLE SURVEY

120 WEST COLORADO STREET, GLENDALE, CALIFORNIA 91204



**BASIS OF BEARINGS:**  
THE CENTERLINE OF COLORADO STREET AS SHOWN ON  
PARCEL MAP NO. G41616, RECORDED AS BOOK 344  
PAGE 144, AND THE CENTERLINE OF BRAND  
BOULEVARD AS SHOWN ON THE COUNTY  
RECORDER OF LOS ANGELES COUNTY, BEING:  
NORTH 89°27'47" EAST

**MONUMENTS**  
● INDICATE FOUND MONUMENT AS NOTED  
SPN - INDICATES SEARCHED, FOUND NOTHING

**BENCHMARK:**  
BENCHMARK ID - BM2915  
STATE/COUNTY - CA/LOS ANGELES COUNTY  
DATUM - NAD83  
ELEVATION - 512.25

**DESCRIPTION:**  
BRASS DISC SET IN THE TOP OF CURB AT THE  
SOUTHWESTERLY CORNER OF THE INTERSECTION OF  
BRAND BOULEVARD AND ELK AVENUE.

**ABBREVIATIONS:**  
AC ASPHALT PAVEMENT  
BFPV BACK FLOW PREVENT VALVE  
CBD CONCRETE BOLLARD  
C/L CENTER LINE  
DI DROP INLET  
EPB ELECTRIC PULL BOX  
EVI ELECTRIC VALVE  
FDC FIRE DEPARTMENT CONNECTION  
FH FIRE HYDRANT  
ICV IRRIGATION CONTROL VALVE  
LP LIGHT POLE  
NAP NOT A PART  
OH OVER HANG  
PB PULL BOX  
PIV POST INDICATOR VALVE  
SCD SEWER CLEANOUTS  
SMH SEWER MANHOLE  
SN SIGN  
STLPP STREET LIGHT PULL BOX  
SW SIDE WALK  
TC TOP OF CURB  
TE TRASH ENCLOSURE  
TG TOP OF GRADE  
TRAN TRANSFORMER  
VLT VAULT  
WM WATER METER  
WTR WATER  
WV WATER VALVE

SHEET	2	SCALE:	1" = 20'
OF	2	DATE:	05/08/2017
FILE NO.	1704047	DRAWN BY:	GSM
		CHKD. BY:	EZR

**ALTA/NSPS LAND TITLE SURVEY**  
120 W COLORADO STREET  
GLENDALE, CALIFORNIA 91204  
PREPARED FOR: VISTA INVESTMENTS



**PLUMP ENGINEERING INC.**  
CONSULTING ENGINEERS IN CIVIL  
SURVEYING, ARCHITECTURAL AND  
STRUCTURAL ENGINEERING  
914 E. KATELLA AVENUE  
ANAHEIM, CALIFORNIA 92805  
(714) 385-1855, FAX (714) 385-1854

REVISIONS





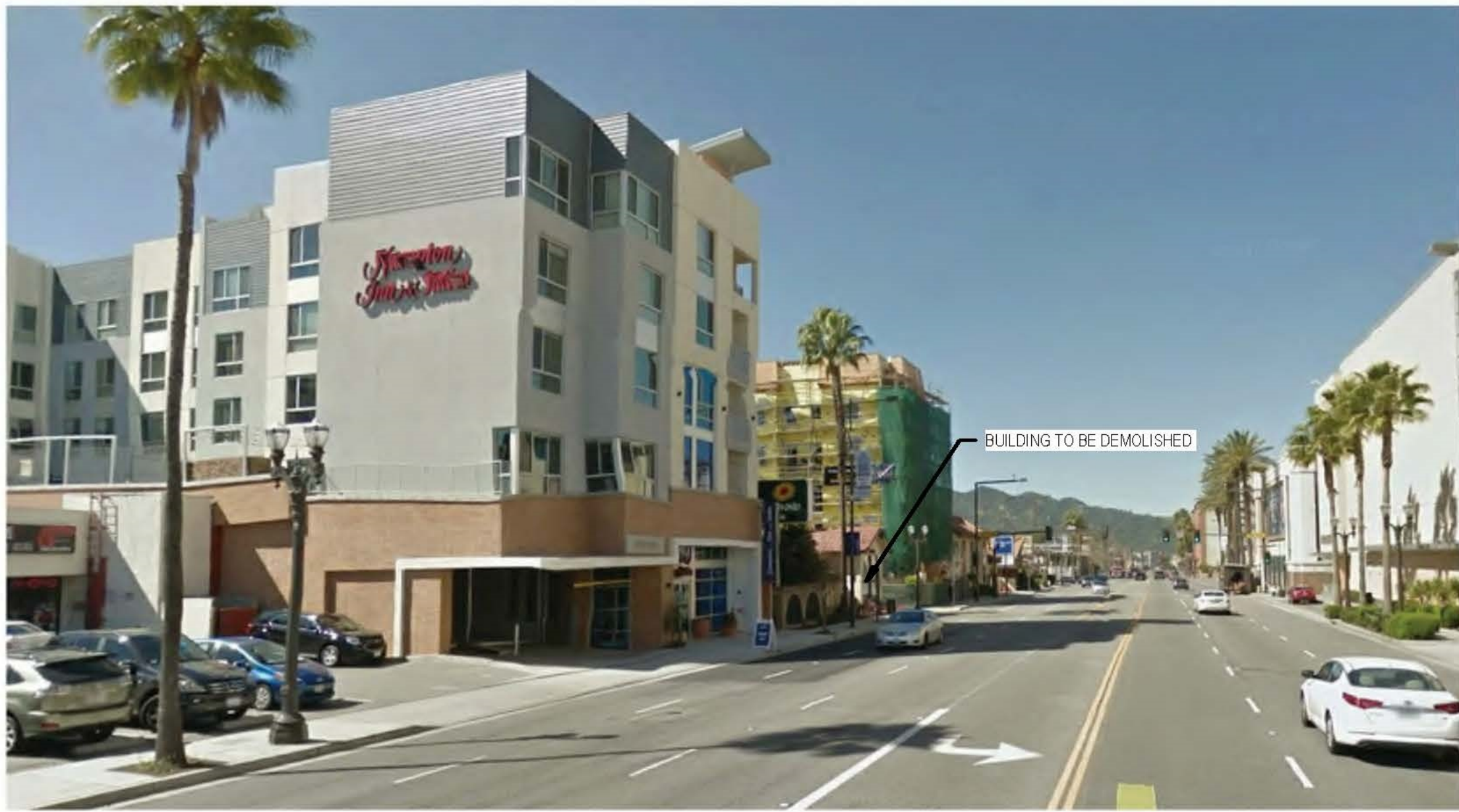
AERIAL SITE VIEW



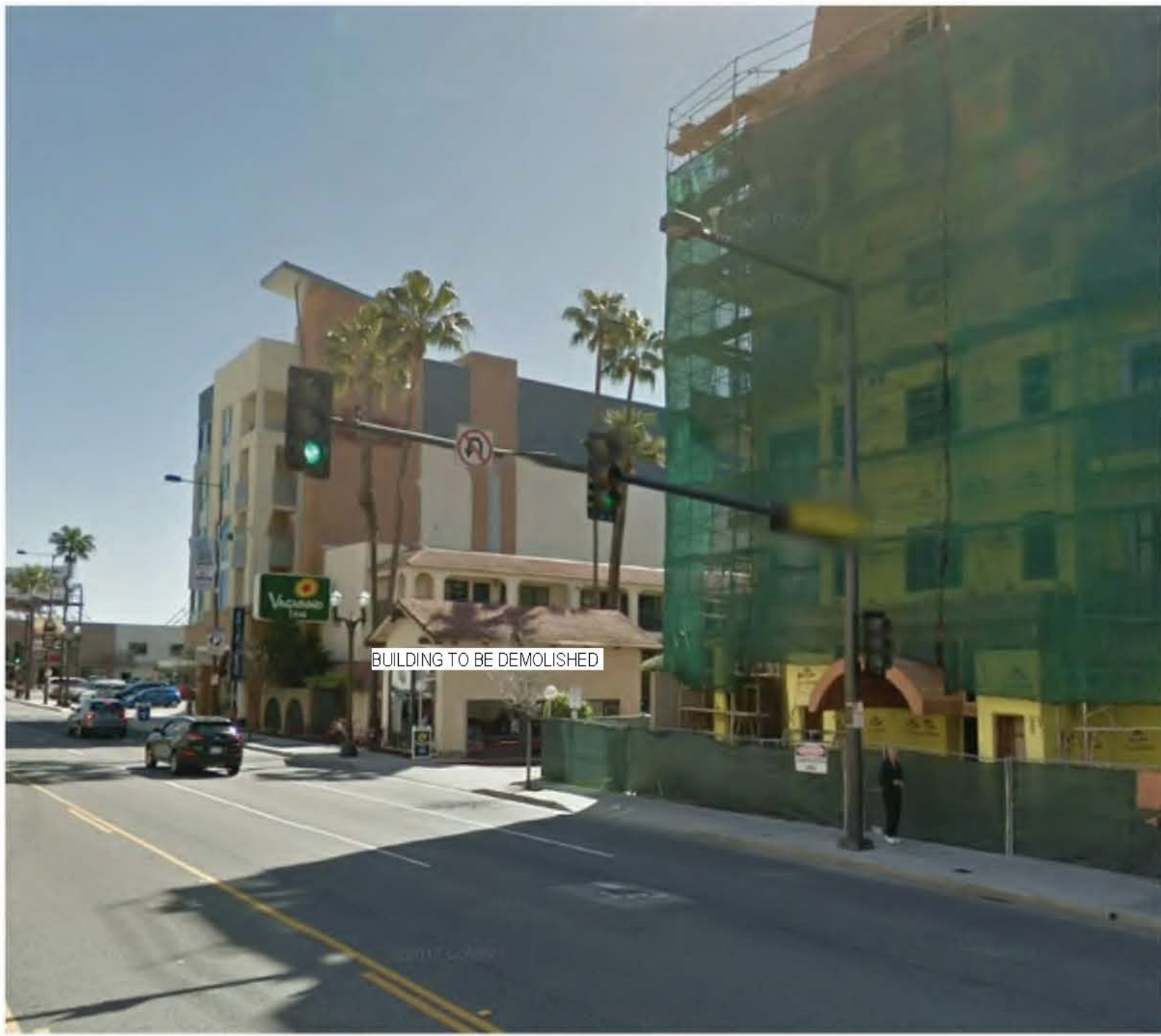
1 - NORTH SIDE FROM COLORADO



4 - LOOKING EAST ON ELK



2 - WEST VIEW DOWN COLORADO

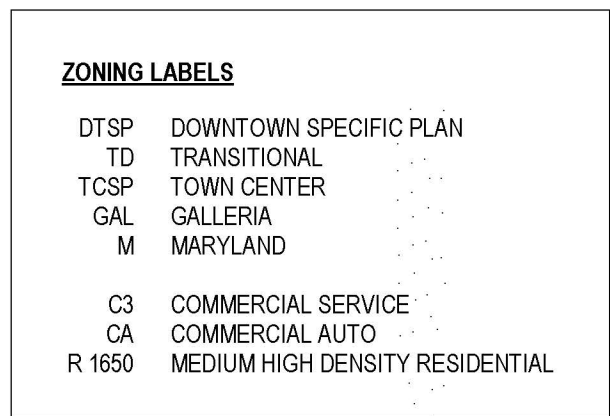


3 - LOOKING EAST VIEW DOWN COLORADO

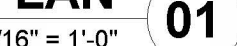


5 - LOOKING WEST ON ELK





02



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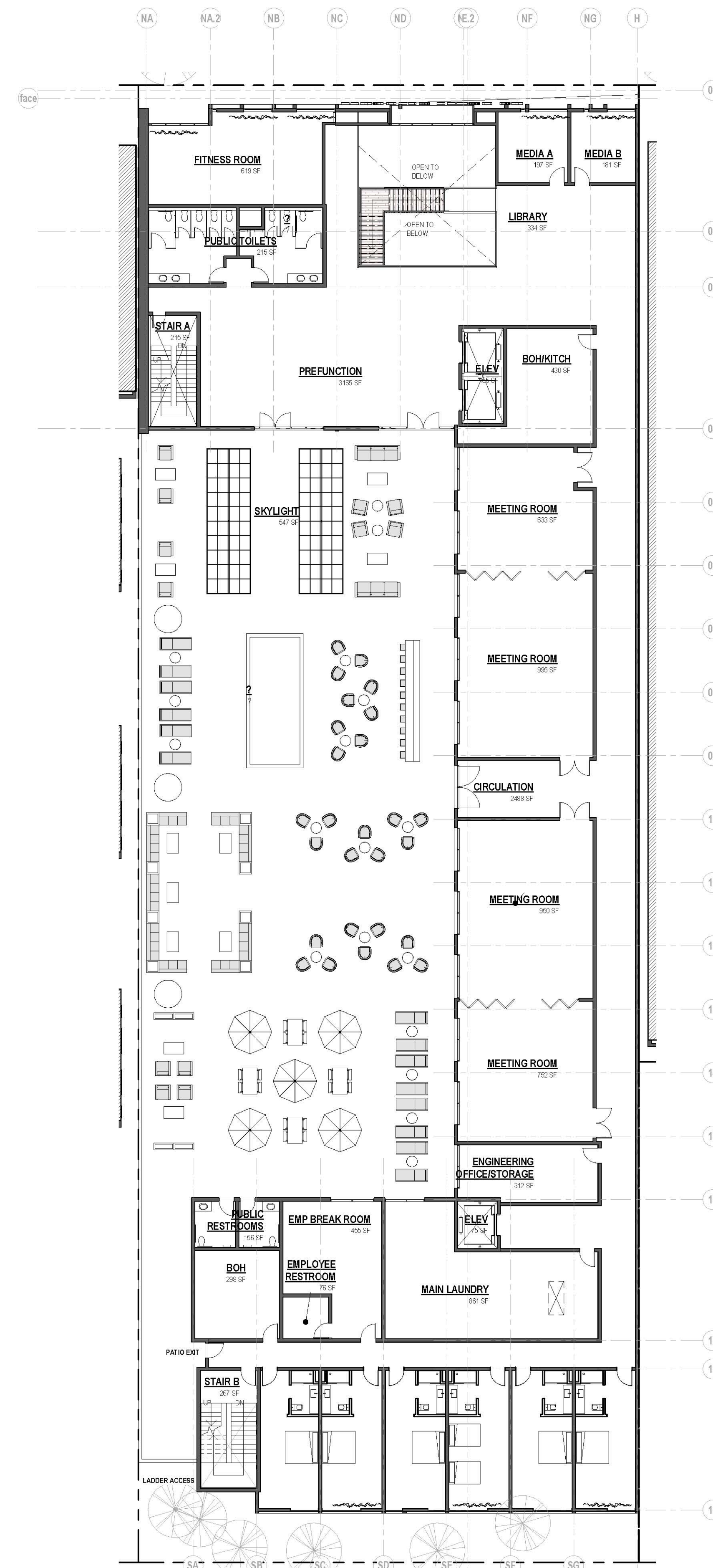
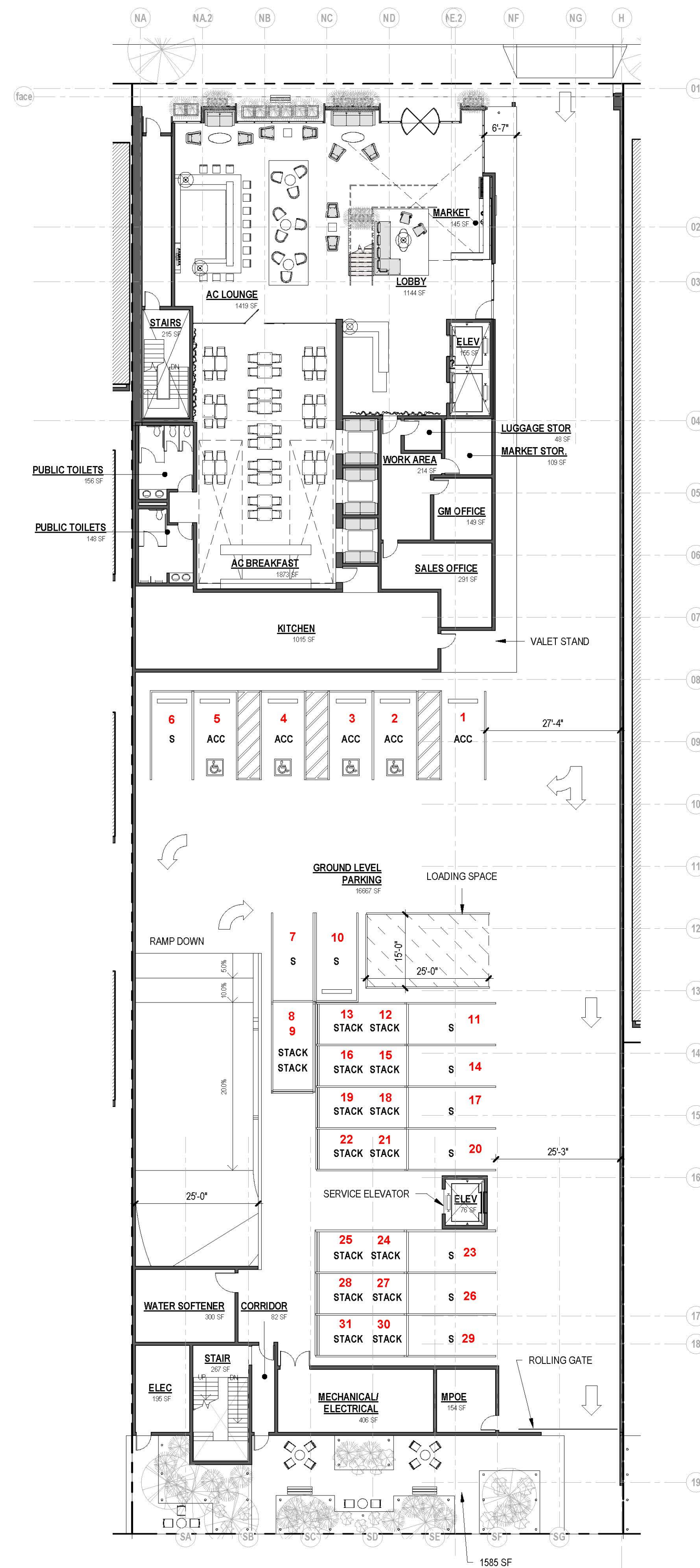






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# ROOM SCHEDULE

NAME	AREA	NAME	AREA
GROUND FLOOR		PUBLIC TOILETS	467 SF
AC BREAKFAST	1873 SF	SECOND FLOOR	15432 SF
AC LOUNGE	1419 SF		
CONSIDOR	82 SF		
ELEC	195 SF	THIRD FLOOR	
FRONT DESK	413 SF	CIRCULATION	2949 SF
GM OFFICE	149 SF	GUEST LAUNDRY	94 SF
KITCHEN	1015 SF	GUESTROOMS	11355 SF
LOBBY	1144 SF	JANITOR CLOSET	49 SF
LUGGAGE STOR	46 SF	LAUNDRY CHUTE	78 SF
MARKET	145 SF	LINEN/BOH	412 SF
MARKET STOR.	109 SF	STOR	293 SF
MECHANICAL/ ELECTICAL	406 SF	THIRD FLOOR	15231 SF
MPOE	154 SF		
PUBLIC TOILETS	304 SF	FOURTH FLOOR	
SALES OFFICE	291 SF	CIRCULATION	2949 SF
WATER SOFTENER	300 SF	GUESTROOMS	11355 SF
WORK AREA	214 SF	JANITOR CLOSET	49 SF
GROUND FLOOR	8280 SF	LAUNDRY CHUTE	78 SF
		LINEN/BOH	412 SF
SECOND FLOOR		VIDEOTABLE EQUIP	402 SF
BOH	268 SF	FIFTH FLOOR	15245 SF
BOH/KITCH	430 SF		
CIRCULATION	2498 SF	FIFTH FLOOR	
EMP BREAK ROOM	455 SF	CIRCULATION	2949 SF
EMPLOYEE RESTROOM	76 SF	GUESTROOMS	11355 SF
ENGINEERING	312 SF	LINEN/BOH	412 SF
OFFICE/STORAGE		STOR	402 SF
FITNESS ROOM	619 SF	FIFTH FLOOR	15119 SF
GUESTROOMS	2063 SF		
LIBRARY	334 SF	SIXTH FLOOR	
MAIN LAUNDRY	861 SF	BOH	402 SF
MEDIA A	197 SF	CIRCULATION	3117 SF
MEDIA B	181 SF	GUESTROOMS	9720 SF
MEETING ROOM	3330 SF	LINEN/BOH	412 SF
PREFUNCTION	3165 SF	SIXTH FLOOR	13652 SF
PUBLIC RESTROOMS	156 SF		

# GUESTROOM TYPES

SECOND FLOOR	
STANDARD KING	5
DOUBLE/DOUBLE	1

FIFTH FLOOR	
STANDARD KING	20
DOUBLE/DOUBLE	10
ACCESSIBLE KING	1
ACCESSIBLE D/D	1

THIRD FLOOR	
STANDARD KING	20
DOUBLE/DOUBLE	10
ACCESSIBLE KING	1
ACCESSIBLE D/D	1

SIXTH FLOOR	
STANDARD KING	18
DOUBLE/DOUBLE	8
ACCESSIBLE KING	1
ACCESSIBLE D/D	1

FOURTH FLOOR	
STANDARD KING	20
DOUBLE/DOUBLE	10
ACCESSIBLE KING	1
ACCESSIBLE D/D	1

130

PARKING COUNTS		
PARKING COUNTS		
MARK	STALL TYPE	COUNT
ACC	ACCESSIBLE 9X18 - STANDARD (5 REQ)	5
S	STANDARD 9X18	75
STACK	STACKER 9X18	50
Grand total: 130		

**NOT FOR CONSTRUCTION**


**GLENDALE HOTEL**  
120 W COLORADO STREET  
GLENDALE, CA 91204

**UNDERGROUND - SECOND  
FLOOR PLAN**

SCALE: 1/16" = 1'-0"

**ARCHITECT:**

**VISTA DESIGN BUILD**  
2225 CAMPUS DRIVE  
EL SEGUNDO, CA 90245  
T 310.725.8214

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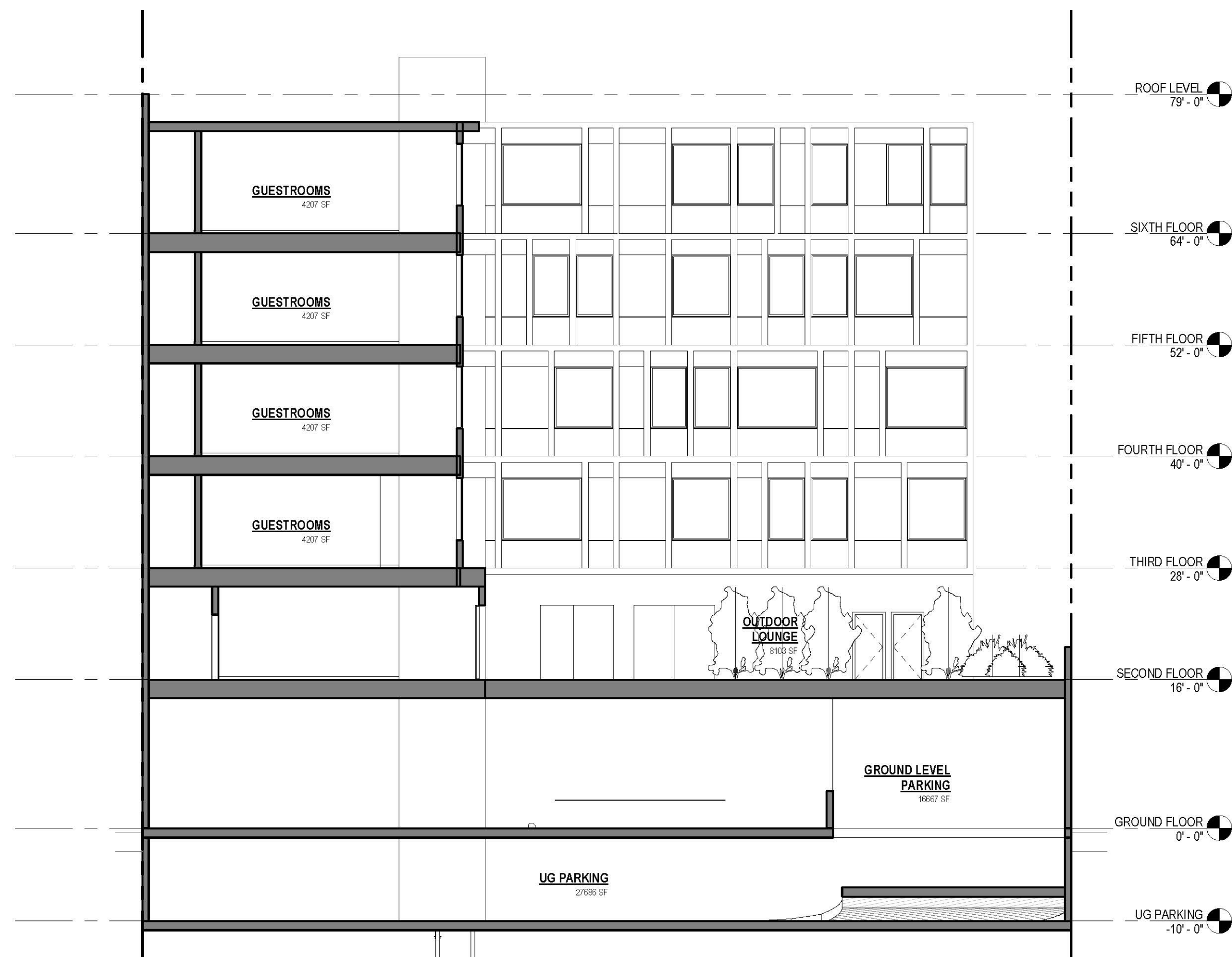




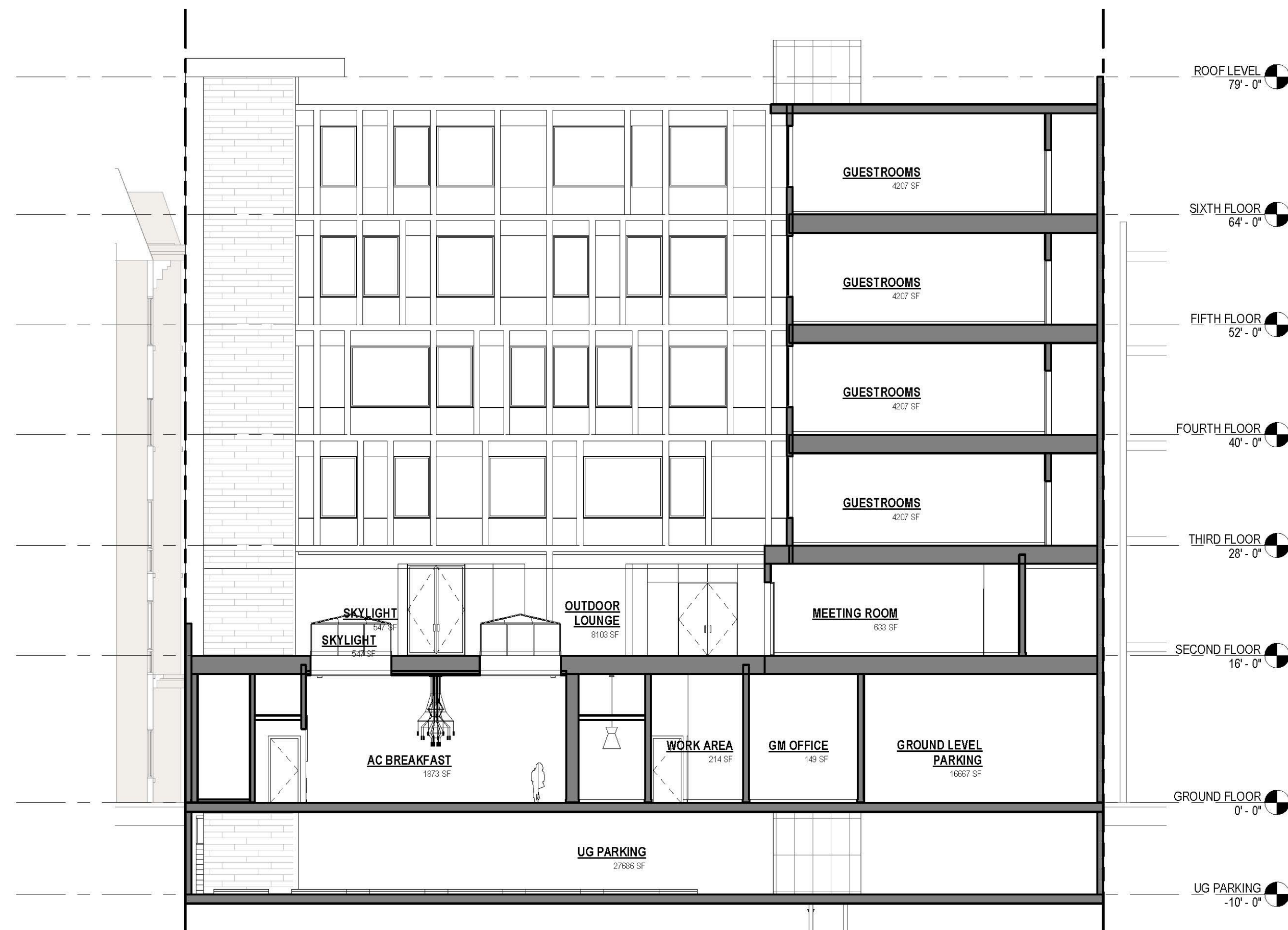


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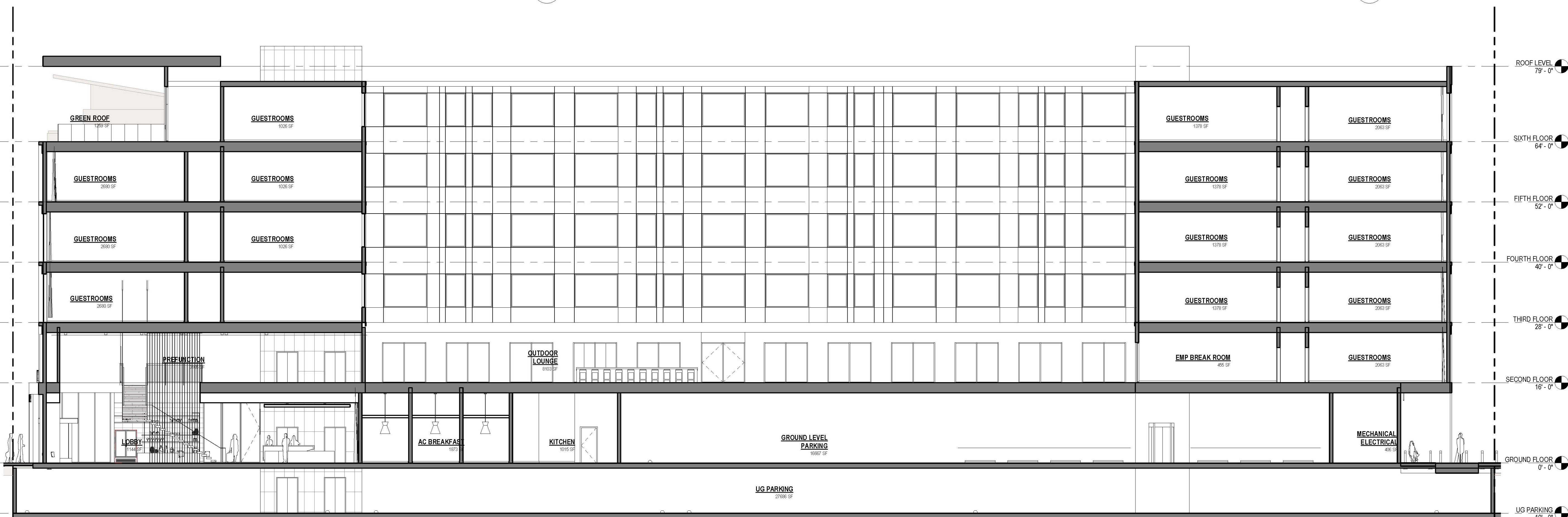




COURTYARD SOUTH  
3/32" = 1'-0" 03



COURTYARD NORTH  
3/32" = 1'-0" 02



COURTYARD EAST  
3/32" = 1'-0" 01

NOT FOR CONSTRUCTION

GLENDALE HOTEL

120 W COLORADO STREET  
GLENDALE, CA 91204

COURTYARD ELEVATIONS  
/BUILDING SECTIONS

SCALE: 3/32" = 1'-0"

ARCHITECT:

VISTA DESIGN BUILD  
2225 CAMPUS DRIVE  
EL SEGUNDO, CA 90245  
T 310.725.8214



05.22.18

DRAWN BY: VDB

REV. #

DATE

DESCRIPTION

A3-02

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5/17/2018 5:31:11 PM





## 018 532 04 PM



TYPE A: UP/DOWN WALL SCONCE      TYPE B: RECESSED CAN DOWNLIGHT



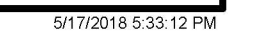
SCALE: As indicated

**VISTA DESIGN BUILD**  
2225 CAMPUS DRIVE  
EL SEGUNDO, CA 90245  
T 310.725.8214

[illegible]

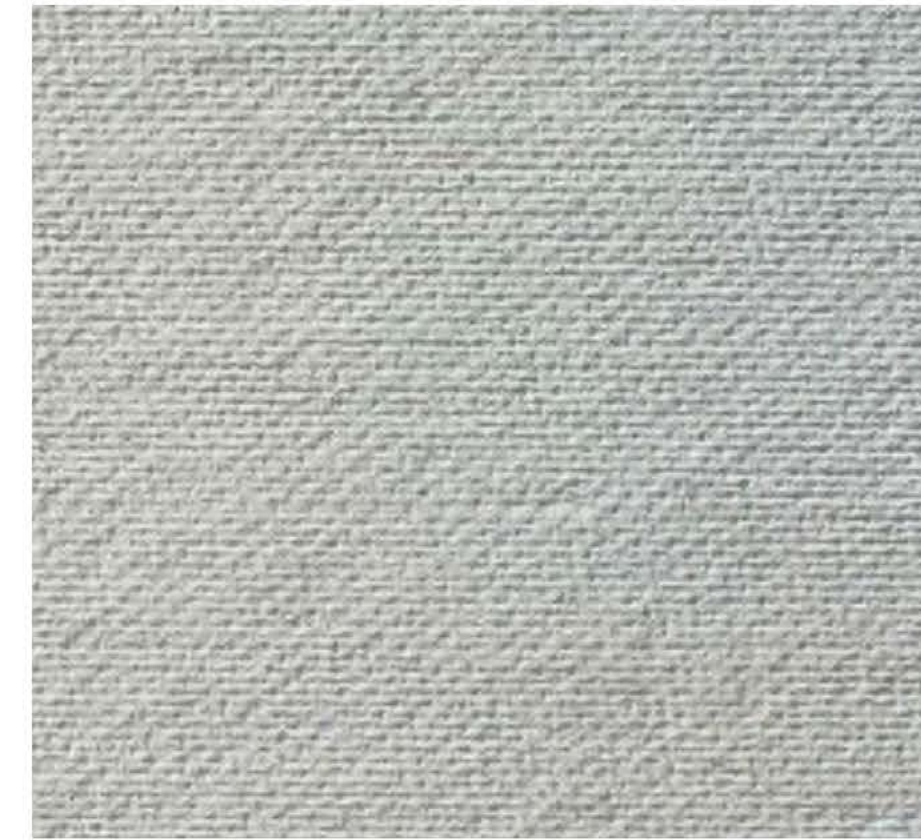
**A4-02**

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## GFRC FRAMES



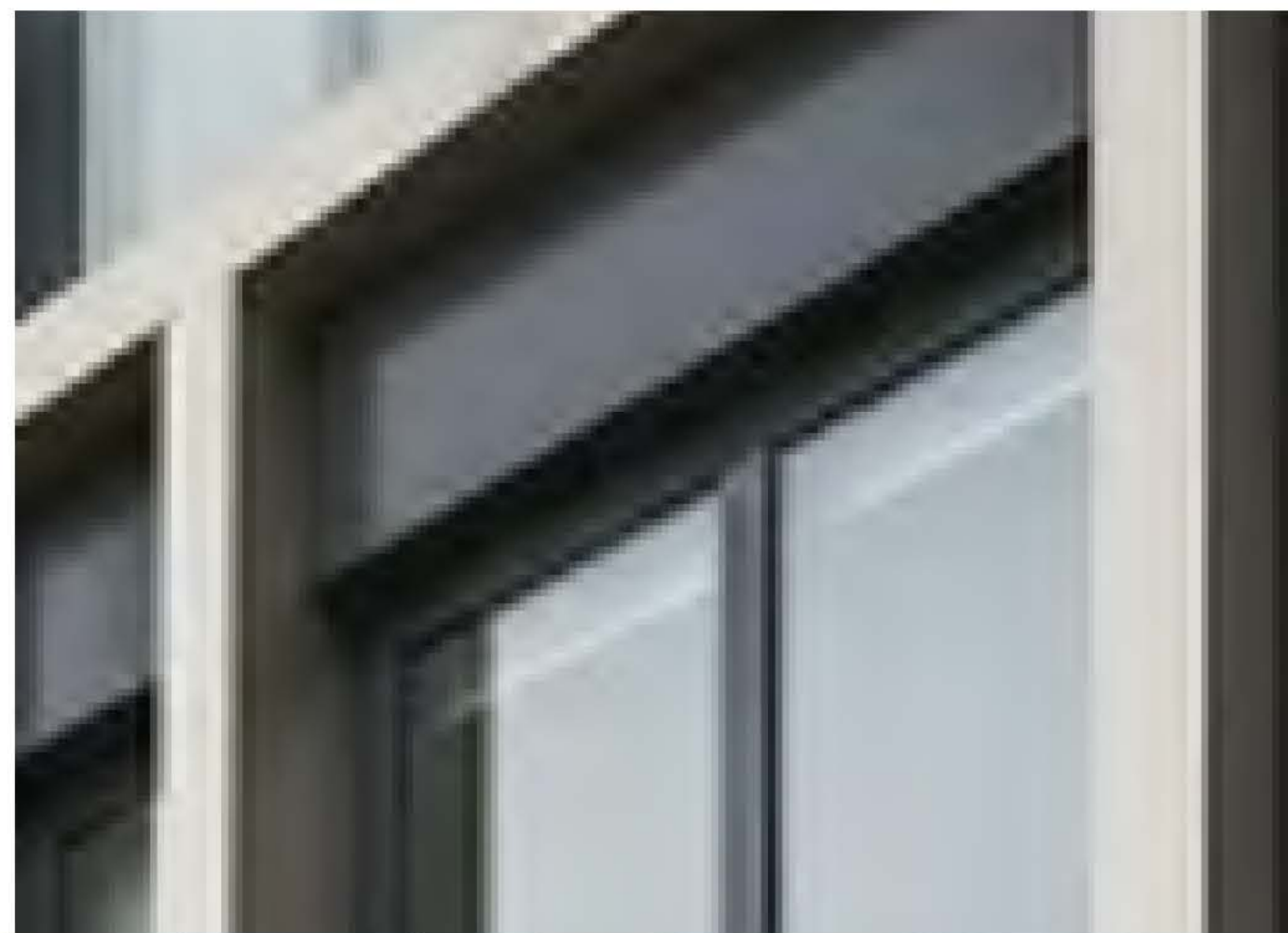
## FIBER CEMENT PANELS



WOOD LOOK RAINSCREEN



FIBER CEMENT PANELS @ TOWER WRAP



## METAL PANEL AT FLOOR PLATES



## SLOT LIGHTING AT FACADE



**COLORADO RENDERING**  
12" = 1'-0"

**NOT FOR CONSTRUCTION**

## GLENDALE HOTEL

120 W COLORADO STREET  
GLENDALE, CA 91204

BUILDING MATERIALS

SCALE: 12" = 1'-0"

ARCHITECT:

**VISTA DESIGN BUILD**  
2225 CAMPUS DRIVE  
EL SEGUNDO, CA 90245  
T 310.725.8214



05.22.18  
DRAWN BY: VDB

ENTITLEMENTS	
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REV. #	DATE	DESCRIPTION
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REV.#	DATE	DESCRIPTION









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**A4-03**

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17/2018 5:33:13 PM





**NORTH (COLORADO) VIEW**

**SIDEWALK VIEW AT HOTEL ENTRY ON COLORADO**

NOT FOR CONSTRUCTION

GLENDAL HOTEL

120 W COLORADO STREET  
GLENDALE, CA 91204

OLINDALE, CA 91204

## RENDERED VIEWS

RENDERED BY  
COLORADO

EXAMPLE:  $12'' = 1'-0''$

ARCHITECT:

YISTA DESIGN BUILD  
2225 CAMPUS DRIVE  
EL SEGUNDO, CA 90245  
T 310.725.8214



05.22.18  
DRAWN BY: VDB

ENTITLEMENTS	
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REV.#	DATE	DESCRIPTION
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**A9-00**

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NOT FOR CONSTRUCTION

GLENDALE HOTEL

120 W COLORADO STREET  
GLENDALE, CA 91204

RENDERED VIEWS LOBBY

SCALE: 1/2" = 1'-0"

ARCHITECT:

VISTA DESIGN BUILD  
2225 CAMPUS DRIVE  
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