

Reduced Plans City Council Resolution - Staff Report

Z:\00-PRODUCTS\16712_1633-VICTORY_GLendale\05_DRAWINGS\01_CONCEPT\02_DWG-REVISED\1633-DWG-REV_PROJ-INFO.DWG (12-11-16 1:02:32PM) Plotted by: User

1633 VICTORY
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD. LLC
2516 N. HIGHLAND AVENUE
LOS ANGELES CA 90038
TEL: 323-750-1010

ARCHITECT: MULLOOGES INC. ARCHITECTS
1050-C MOORE BLVD. W. 4TH
BAYVIEW, CA 90241
TEL: 323-750-7334

SITE SURVEY: J.C. BURNEY
P.O. BOX 88
ACTON, CA 95521
TEL: 415-732-7171

LANDSCAPE: CHARLES F. HORNBERGER & ASSOC.
1790 SAKWALE AVENUE
SANTA ANA, CA 92705
TEL: 714-838-8889

KEYPLAN

DISCLAIMER:

NO COPIES, REPRODUCTIONS OR ELECTRONIC
IMPLICATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM MULLOOGES,
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
INCLUDING CONCEPTS AND DESIGN ARE THE
PROPERTY OF MULLOOGES INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO.: 16.012

ISSUED BY:

APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DWG - SUBMITTAL
2	10/13/2018	DWG - SUBMITTAL
3	12/11/2018	DWG - SUBMITTAL

FULL SIZE PRINT: 24" x 36"

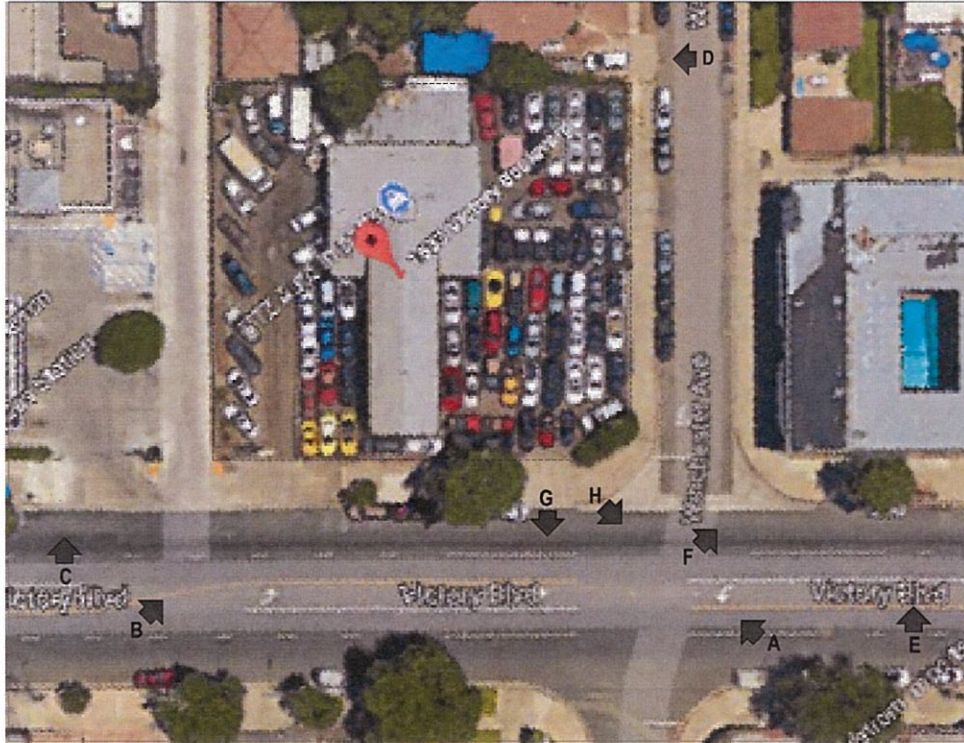
SHEET NAME:

PROJECT
INFORMATION

SCALE:

SHEET NO.:

A0



SITE PHOTO - VIEW B (1633 VICTORY BLVD.)



SITE PHOTO - VIEW A (1633 VICTORY BLVD.)

EXHIBIT 2.



ARCHITECT:
nKLOSURES, Inc.
15560-C Rockfield Blvd., Suite 200
Irvine, CA 92618
Tel: 323.309.7334
www.nKLOSURES.com

1633 VICTORY, LLC
2010 N. HIGHLAND AVENUE,
LOS ANGELES, CA 90068

1633 VICTORY HOTEL
1633 VICTORY BLVD., GLENDALE
SEPTEMBER 14, 2017

SIT

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc.. All content in these drawings (including concepts, designs, imagery, graphics and logo) are the



SITE PHOTO - VIEW F (1623 VICTORY BLVD.)



SITE PHOTO - VIEW D (313 WINCHESTER AVE.)



SITE PHOTO - VIEW E (1623 VICTORY BLVD.)



SITE PHOTO - VIEW C (1655 VICTORY BLVD.)



ARCHITECT:
nKLOSURES, Inc.
15560-C Rockfield Blvd., Suite 200
Irvine, CA 92618
Tel: 323.309.7334
www.nKLOSURES.com

1633 VICTORY, LLC
2010 N. HIGHLAND AVENUE,
LOS ANGELES, CA 90068

1633 VICTORY HOTEL
1633 VICTORY BLVD., GLENDALE
SEPTEMBER 14, 2017

SITE PHOTOS- 2

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc.. All content in these drawings (including concepts, designs, imagery, graphics and logo) are the property of nKLOSURES, Inc.



SITE PHOTO - VIEW H (1628 VICTORY BLVD.)



SITE PHOTO - VIEW G (1634 VICTORY BLVD.)



ARCHITECT:
nKLOSURES, Inc.
15580-C Rockfield Blvd., Suite 200
Irvine, CA 92618
Tel: 323.309.7334
www.nKLOSURES.com

1633 VICTORY, LLC

2010 N. HIGHLAND AVENUE,
LOS ANGELES, CA 90068

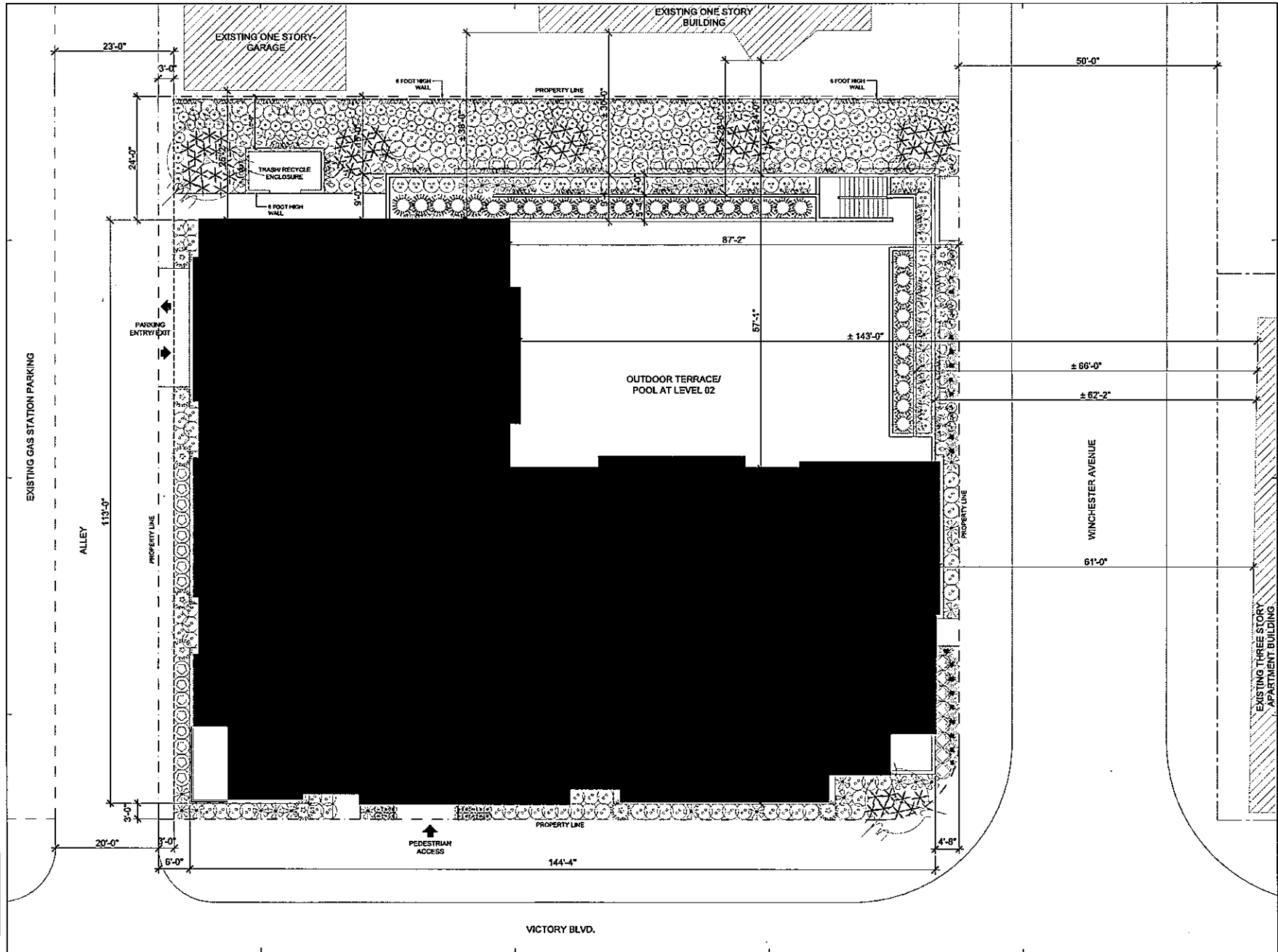
1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE
SEPTEMBER 14, 2017

SITE PHOTOS- 3

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc.. All content in these drawings (including concepts, designs, imagery, graphics and logo) are the property of nKLOSURES, Inc.

C:\p\PROJECTS\1633_VICTORY\1633_VICTORY.dwg (15-11-18 13:18:40) Plotted by: jwb



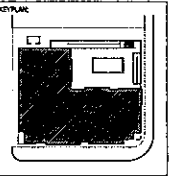
1633 VICTORY GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC
30 N. HAWTHORNE AVENUE
LOS ANGELES, CA 90048
TEL: 323.794.1618

ARCHITECT: INDOORURE INC. ARCHITECTS
10500 C. ROOSEVELT BLVD., STE. 400
BIRMG, CA 94704
TEL: 415.333.0000

SITE SURVEY: J.C. SURVEY
P.O. BOX 94
ACTON, CA 95920
TEL: 916.937.0171

LANDSCAPE: CHARTER THOMPSON & ASSOC.
17801 ROBERTS AVENUE
SANTA ANA, CA 92705
TEL: 714.833.0001



NOTES:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM INDOORURE
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
INCLUDING CONCEPTS AND DESIGN ARE THE
PROPERTY OF INDOORURE INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO.:	1633
DRAWN BY:	
APPROVED BY:	INC

NO.	DATE	DESCRIPTION
1	09/21/2017	CRB SUBMITTAL
2	09/13/2018	END RE-SUBMITTAL
3	12/11/2018	END RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

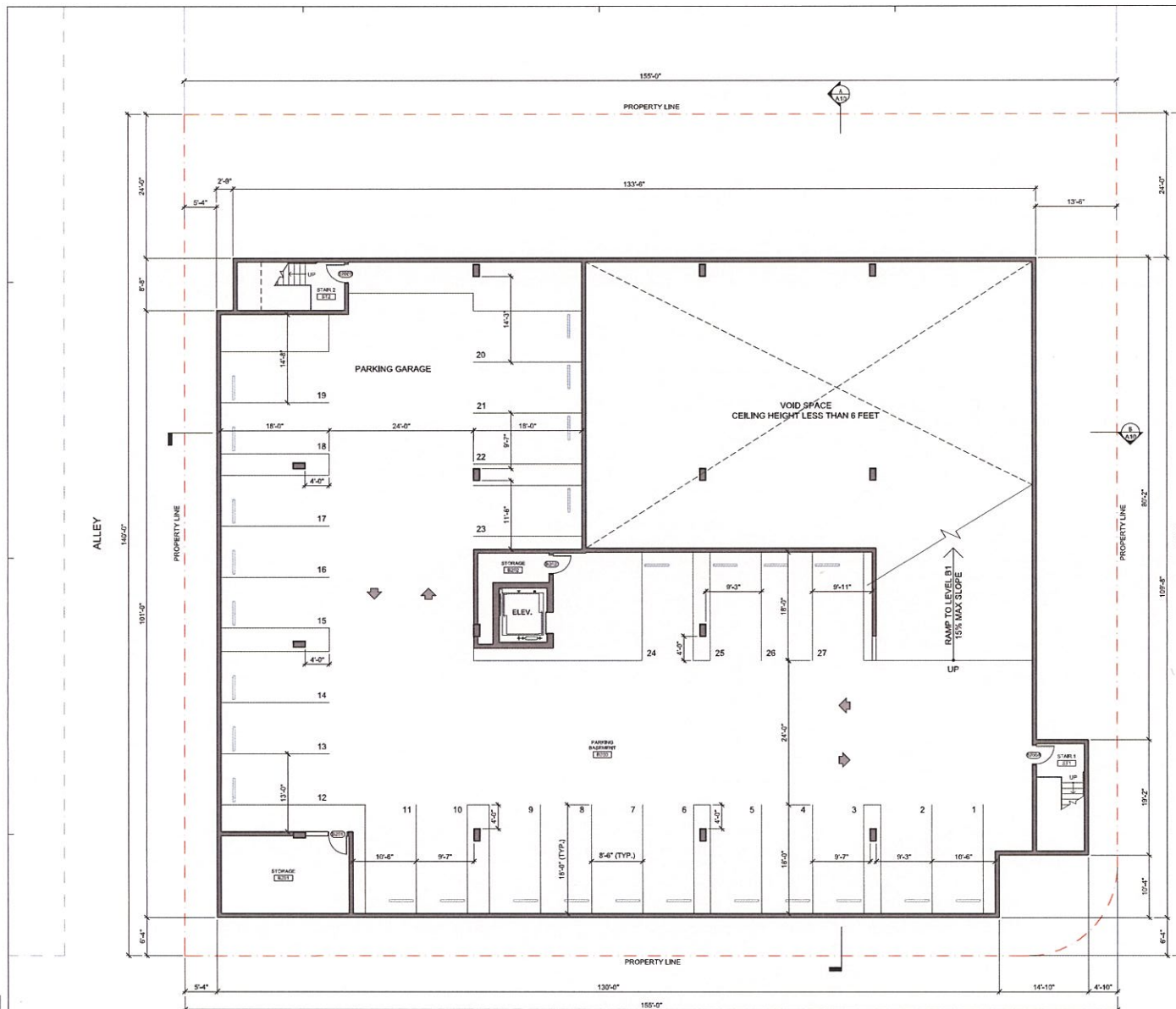
SHEET NAME:

**PROPOSED
SITE PLAN**

SCALE: 1/8" = 1'-0"

SHEET NO.

A1



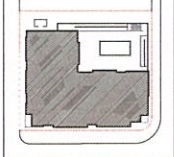
NOTE-

INTERIOR ADJACENT TO RESIDENTIAL ZONE
7'-0" MINIMUM SETBACK AND AVERAGE 10'-0"
SETBACK FOR BUILDING

1633 VICTORY
GLENDALE, CA

APPLICANT:	1633 VICTORY BLVD, LLC 2016 N. HOLSTAD AVENUE LOS ANGELES, CA 90088 TEL: 323.246.9816
ARCHITECT:	MOLDOVSKY INC. ARCHITECTS 16500-C WOODFORD BLVD, #2750 BURNING, CA 92018 TEL: 323.391.7334
SITE SURVEY:	J.C. BURNEY P.O. BOX 86 ACTION, CA 92510 TEL: 611.289.2711
LANDSCAPE:	CHARLES THOMPSON & ASSOC. 17951 RUMBLEE AVENUE SANTA ANA, CA 92705 TEL: 714.532.3683

KEYPLANE



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM NIKLOSURES,
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DESIGNS) ARE THE
PROPERTY OF NIKLOSURES, INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO:	16.012
DRAWN BY:	
APPROVED BY:	NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL
3	12/11/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

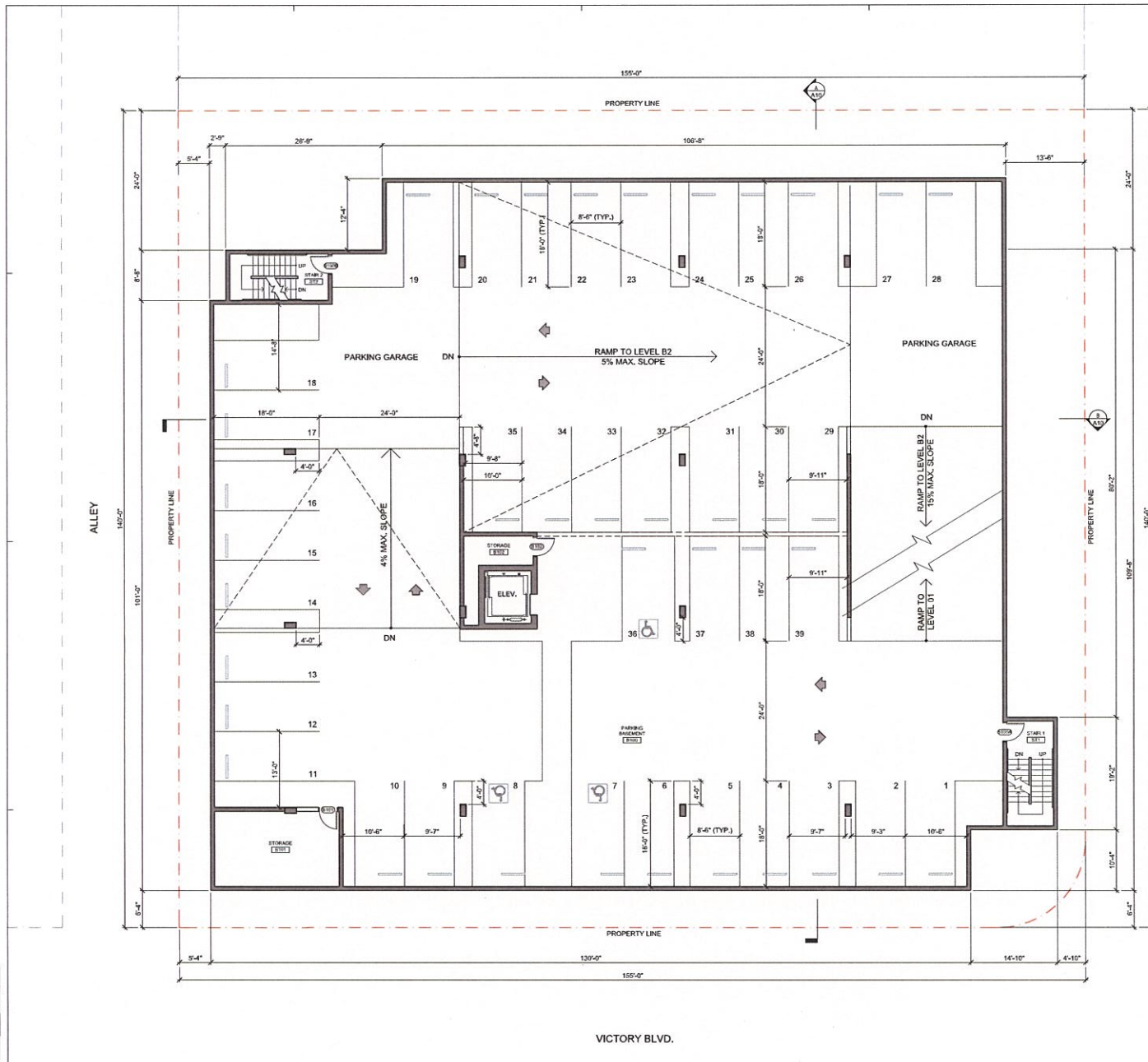
PROPOSED
BASEMENT 2 PLAN

SCALE: $1/8" = 1'-0"$

SHEET NO.:

A2

Z:\05-PROJECTS\1633-1633-VICTORY-GLD\DWG\1633-001-FR-BASEMENT-1.dwg (12-11-18 12:28:59PM) Plotted by: User



NOTE-
INTERIOR ADJACENT TO RESIDENTIAL ZONE
7'-0" MINIMUM SETBACK AND AVERAGE 10'-0"
SETBACK FOR BUILDING

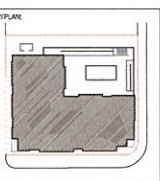
1633 VICTORY
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD. LLC
2514 N. HUNTERLAND AVENUE
LOS ANGELES, CA 90008
TEL: 323.751.1818

ARCHITECT: WALDOUS INC. ARCHITECTS
10550 C. 10000 FIELD BLVD., #200
BIRMINGHAM, CA 90014
TEL: 323.330.7334

SITE SURVEY: J.C. SURVEY
P.O. BOX 94
ACTON, CA 94601
TEL: 916.575.0111

LANDSCAPE: CHARLES THOMPSON & ASSOC.
11901 KIMMEL AVENUE
SANTA ANA, CA 92705
TEL: 714.553.3463



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM WALDOUS
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DESIGNS) ARE THE
PROPERTY OF WALDOUS INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO.: 163312

DRAWN BY:

APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL
3	12/11/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 34" x 30"

SHEET NAME:

**PROPOSED
BASEMENT 1 PLAN**

SCALE: 1/8" = 1'-0"

SHEET NO.:
A3

SCALE: 1/8" = 1'-0"

SHEET NO.: A4

2:00-PROJECTS 1633-VICTORY-LEVEL-03-DRAWING(S) 12-11-18 12:28:59PM Printed by: User



NOTE-
INTERIOR ADJACENT TO
RESIDENTIAL ZONE 7'-0"
MINIMUM SETBACK AND
AVERAGE 10'-0" SETBACK
FOR BUILDING

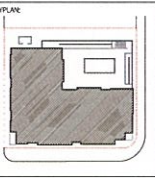
1633 VICTORY
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC
2516 N. MIDLAND AVENUE,
LOS ANGELES, CA 90068
TEL: 323.236.1818

ARCHITECT: MLOGLUES INC. ARCHITECTS
10000 C. HODGKIN BLVD., #200,
BIRMINGHAM, CA 92616
TEL: 323.335.7354

SITE SURVEY: J.C. SURVEY
P.O. BOX 88
ACTON, CA 92616
TEL: 407.229.2211

LANDSCAPE: CLARK & THOMPSON & ASSOCIATES
11901 SCHMIDT AVENUE,
SANTA ANA, CA 92705
TEL: 714.833.8488



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM MLOGLUES
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
INCLUDING CONCEPTS AND DESIGNS ARE THE
PROPERTY OF MLOGLUES, INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO.: 16.012

DRAWN BY:

APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL
3	10/11/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

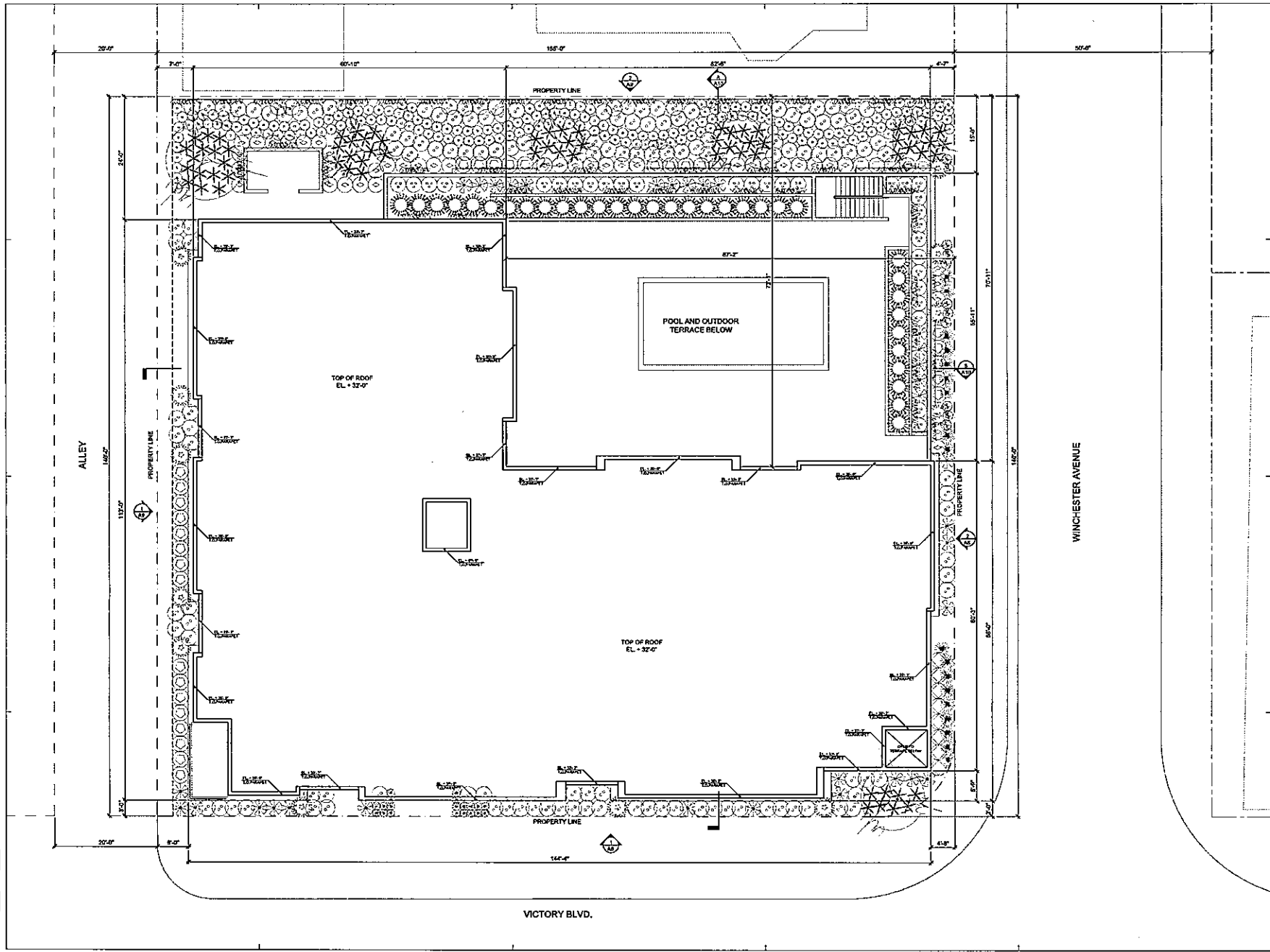
SHEET NAME:

**PROPOSED
LEVEL 03 PLAN**

SCALE: 1/8" = 1'-0"

SHEET NO.:

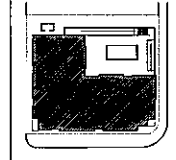
A6



1633 VICTORY
GLENDALE, CA

APPLICANT:	1623 VICTORY BLVD, LLC 3516 N. HOLMWOOD AVE LOS ANGELES, CA 90008 TEL: 323.756.1818
ARCHITECT:	INSIDE/OUTSIDE INC. ARCHITECTS 10506 C. ROCKEFELLER BLVD. #4, 9209 BIRMINGHAM, CA 90048 TEL: 323.349.1234
SITE SURVEY:	J.C. BOON JR. P.O. BOX 181 ACTON, CA 94510 TEL: 925.262.2111
LANDSCAPE:	CHARTERED TREEWORKS & ARBOR 1701 KUNNINGHAM AVENUE SANTA ANA, CA 92705 TEL: 714.352.2665

KEY PLANS



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWING
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM MCGOUGH,
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DESIGN) ARE THE
PROPERTY OF MCGOUGH, INC. ARCHITECTS.

SHEET INFORMATION

PROJECT NO.: 18.012
DRAWN BY:
APPROVED BY: HNC

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL
3	12/11/2018	DRB RE-SUBMITTAL

FILE SIZE PRINT: 24" x 36"

PROPOSED
ROOF PLAN

SCALE: 1" = 1'-0"

SHEET NO.: A7

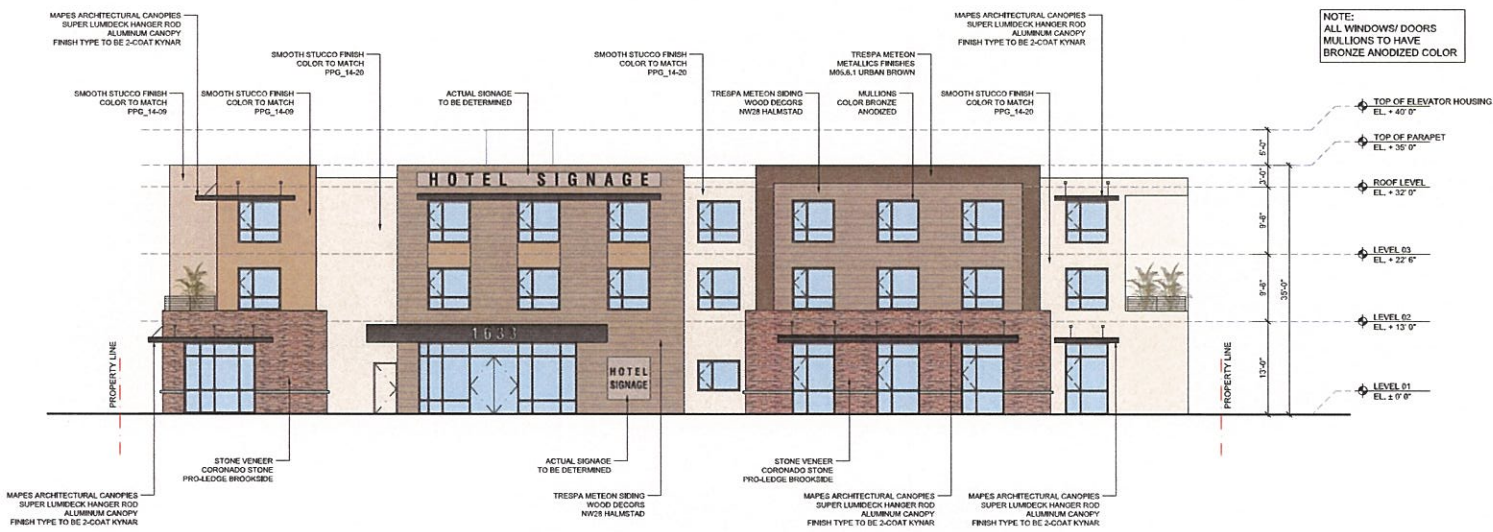
Z:\05-PROJECTS\16.012_1633_VICTORY BLVD\05_DRAWINGS\01_CONCEPT\02_02B-REVISED\1633-02B-FRONT ELEVATION.dwg (12/11/18 12:22:29PM) Printed by: User



EAST ELEVATION- SIDE (WINCHESTER AVE.)

1/8" = 1'-0"

2



SOUTH ELEVATION- FRONT (VICTORY BLVD.)

1/8" = 1'-0"

1

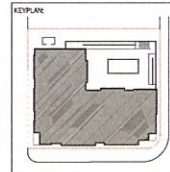
1633 VICTORY
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC
3516 N. HIGHLAND AVENUE,
LOS ANGELES, CA 90018
TEL: 323.291.9111

ARCHITECT: MLOOSES INC. ARCHITECTS
10335 CROOKFIELD BLVD., #200
BIRMINGHAM, CA 90045
TEL: 323.395.7334

SITE SURVEY: J.C. BURLEY
P.O. BOX 96
ACTON, CA 94810
TEL: 415.291.2111

LANDSCAPE: CHARLES W. THOMPSON & ASSOCIATES
1101 SOMERLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.833.5491



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM MLOOSES,
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DESIGNS) ARE THE
PROPERTY OF MLOOSES, INC. ARCHITECTS.

SHEET INFORMATION:		
PROJECT NO.:	16.012	
DRAWN BY:	NK	
APPROVED BY:	NK	
NO.	DATE	DESCRIPTION
1	09/21/2017	DRS SUBMITTAL
2	09/13/2018	DRS RE-SUBMITTAL
3	10/11/2018	DRS RE-SUBMITTAL

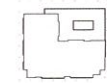
FULL SIZE PRINT: 24" x 36"

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"

SHEET NO.:

A8



DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THICK.	TYPE	FIRE RATING	DOOR		FRAME		DETAIL			HARDWARE	REMARKS	
							MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD C/D			
LEVEL 02 (CONTINUED)																
236	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
237	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
238	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
239	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
240	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
241	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
242	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
243	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
244	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
245	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
250A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	HMMTFL	PTD.	MTL	PTD.						
X250	CORRIDOR	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
250B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HMMTFL	PTD.	MTL	PTD.						
INT-1	GUESTROOM BATH RM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
LEVEL 03																
300	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
320	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
321	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
322	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
323	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
324	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
325	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
326	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
327	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
328	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
329	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
330	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
331	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
332	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
333	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
334	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
335	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
336	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
337	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
338	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
339	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HMMTFL	PTD.	MTL	PTD.						
340	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.										

DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THIC.	TYPE	FIRE RATING	DOOR				DETAIL			HARDWARE	REMARKS	
							MATERIAL	FINISH	MATERIAL	FINISH	SEAL	JAMB	THRESHOLD			
BASEMENT LEVEL B2																
B200A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
B200B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
B201	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
B202	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
BASEMENT LEVEL B1																
B100A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
B100B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
B101	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
B102	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
LEVEL 01																
X1000	MAIN LOBBY	8'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
101	COFFEE BAR	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
102	ELEV. MECH ROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
103	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
XST2	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
104	MECH ROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
105	ELEC. ROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
XST3	STAIR 3	3'-0"	7'-0"	1-3/4"		90 MIN.	HW/MTL	PTD.	MTL	PTD.						
106	KITCHEN/PANTRY	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
X106	KITCHEN/PANTRY	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
107	WOMEN'S RESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
108	MEN'S RESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
109	BREAKFAST AREA	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
110	FITNESS CENTER	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
111	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
112	ADMIN. OFFICE	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
120	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
121	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
122	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.	MTL	PTD.						
123	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	HW/MTL	PTD.</								

GL	-	GLASS
NM	-	HOLLOW METAL
WD	-	WOOD
STL	-	STEEL
MTL	-	METAL
M/G	-	METAL AND GLASS
W/G	-	WOOD AND GLASS
SC	-	SOLID CORE WOOD
TM	-	TEMPERED GLASS
PTD	-	PAINTED
FF	-	FACTORY PRE-FINISH

SHEET INFORMATION:

PROJECT NO.: 16.012

DRAWN BY:

APPROVED BY: INC

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/19/2018	DRB RE-SUBMITTAL
3	12/11/2018	DRB RE-SUBMITTAL

FULL SIZE FRONT: 24" x 36"

SCALE: 1/8" = 1'-0"

A11

Z:\00-PROJECTS\1633-1633-VICTORY-GLD\DWG\1633-001-FR-RENDERING.dwg (16-11-18 12:43:34PM) Plotted by: user



VIEW ALONG VICTORY BLVD. AND WINCHESTER AVE.

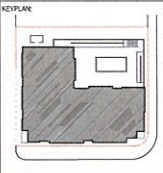
1633 VICTORY
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD. LLC
2016 N. HIGHLAND AVENUE
LOS ANGELES, CA 90008
TEL: 323.242.1818

ARCHITECT: WALDOUIS INC. ARCHITECTS
10800 P. O. BOX 1010, 4000
BIRMINGHAM, CA 90018
TEL: 323.350.7344

SITE SURVEY: J.C. SURVEY
P.O. BOX 101, 4000
ACTON, CA 94001
TEL: 415.251.2111

LANDSCAPE: CHARLES THOMAS & ASSOC.
1701 KIMBLE AVENUE
SANTA ANA, CA 92705
TEL: 714.833.8889



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM WALDOUIS
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DESIGNS) ARE THE
PROPERTY OF WALDOUIS INC. ARCHITECTS.

SHEET INFORMATION:
PROJECT NO.: 16.012
DRAWN BY:
APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RESUBMITTAL
3	12/11/2018	DRB RESUBMITTAL

FULL SIZE PRINT: 24" x 36"

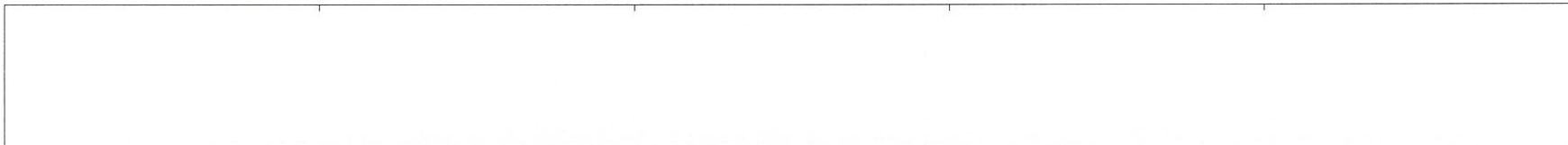
SHEET NAME:

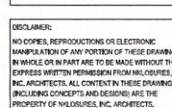
**EXTERIOR
RENDERING**

SCALE: 1/8" = 1'-0"

SHEET NO.:

A13





SHEET INFORMATION:

PROJECT NO.: 16.012

PROJECT NO.:	16.012
DRAWN BY:	
APPROVED BY:	NK

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SCALE: $1/8" = 1'-0"$

A15

Z:\00-PROJECTS\16112_1633_VICTORY_BLDG\1633_VICTORY_BLDG_Plan\INTERIOR.dwg (12-11-18 13:41:09PM) Plotted by: dms



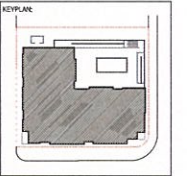
1633 VICTORY
GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC
2016 N. HIGHLAND AVENUE
LOS ANGELES, CA 90008
TEL: 323.214.1818

ARCHITECT: WALDRUP INC. ARCHITECTS
10500 S. MOORE BLVD. SUITE 100
IRVING, CA 92618
TEL: 925.395.7334

SITE SURVEY: J.C. GURNEY
P.O. BOX 46
ACTON, CA 94910
TEL: 415.275.2111

LANDSCAPE: CHARLES T. THOMPSON & ASSOC.
17101 FOMELLE AVENUE
SANTA ANA, CA 92705
TEL: 714.833.3665



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM WALDRUP
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DESIGNS) ARE THE
PROPERTY OF WALDRUP INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO.: 16.012

DRAWN BY: NK

APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL
3	12/11/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

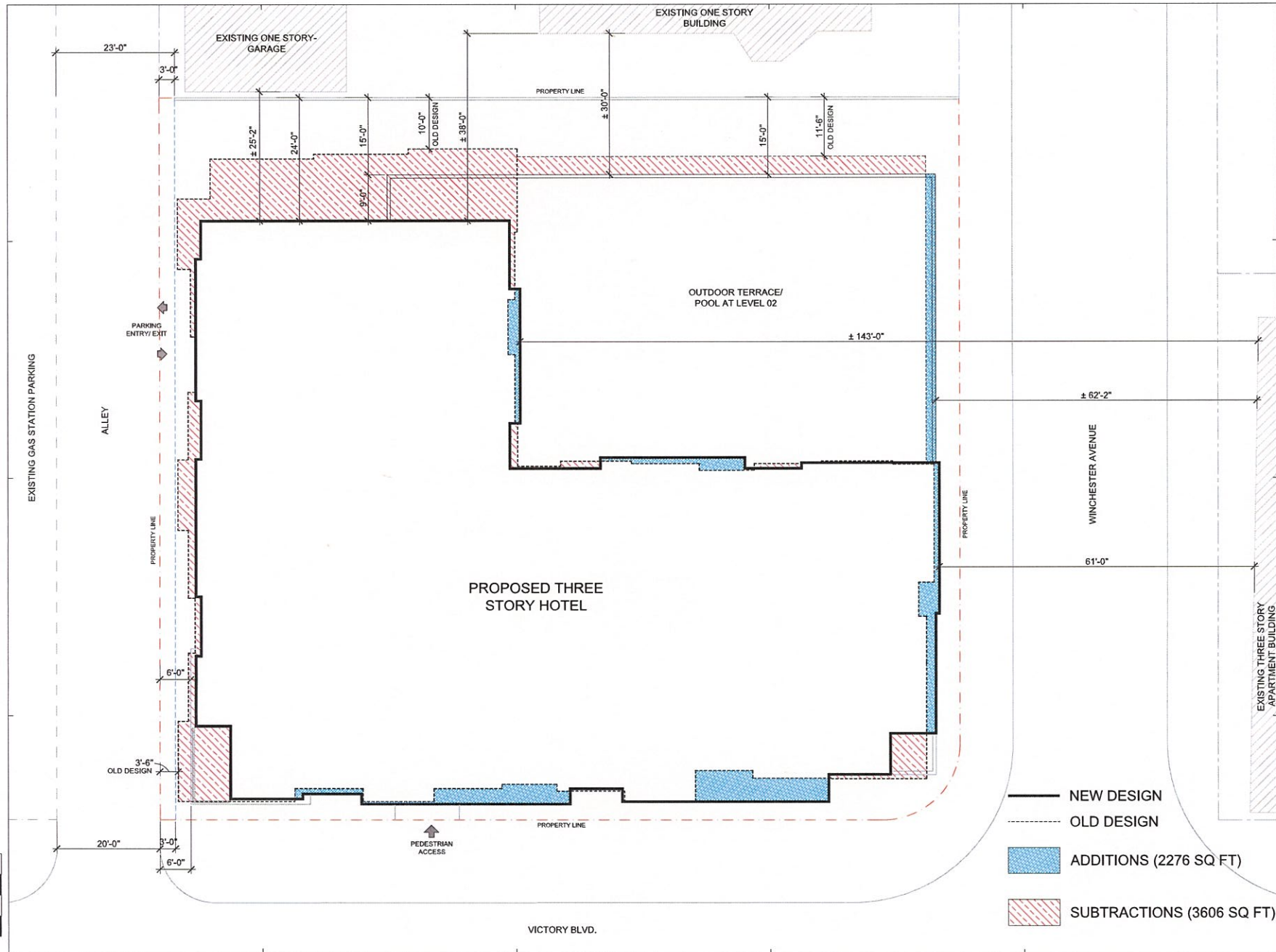
**INTERIOR VIEW-
MAIN LOBBY**

SCALE: 1/8" = 1'-0"

SHEET NO.:

A16

Z:\04-PROJECTS\16.012_1633-VICTORY-GLendale\04-DRAWINGS\1633-000-PL-DRAWINGS.dwg (09-11-18 14:23:04) Plotted by: dlm



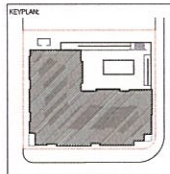
1633 VICTORY GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC
2700 N. HIGHWAY AVENUE
LOS ANGELES, CA 90001
TEL: 323.276.1818

ARCHITECT: MLOURES INC. ARCHITECTS
11800 CROCKETT BLVD., 4000
BRIDGE, CA 90711
TEL: 323.390.7334

SITE SURVEY: J.C. BARTLEY
P.O. BOX 48
ACTON, CA 95010
TEL: 916.520.5714

LANDSCAPE: CHARLES THOMAS & ASSOC.
1700 KIMMEL AVENUE
SANTA ANA, CA 92705
TEL: 714.833.3403



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM MLOURES,
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DETAILS) ARE THE
PROPERTY OF MLOURES, INC. ARCHITECTS.

SHEET INFORMATION:

PROJECT NO.: 16.012

DRAWN BY:

APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRB SUBMITTAL
2	09/13/2018	DRB RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

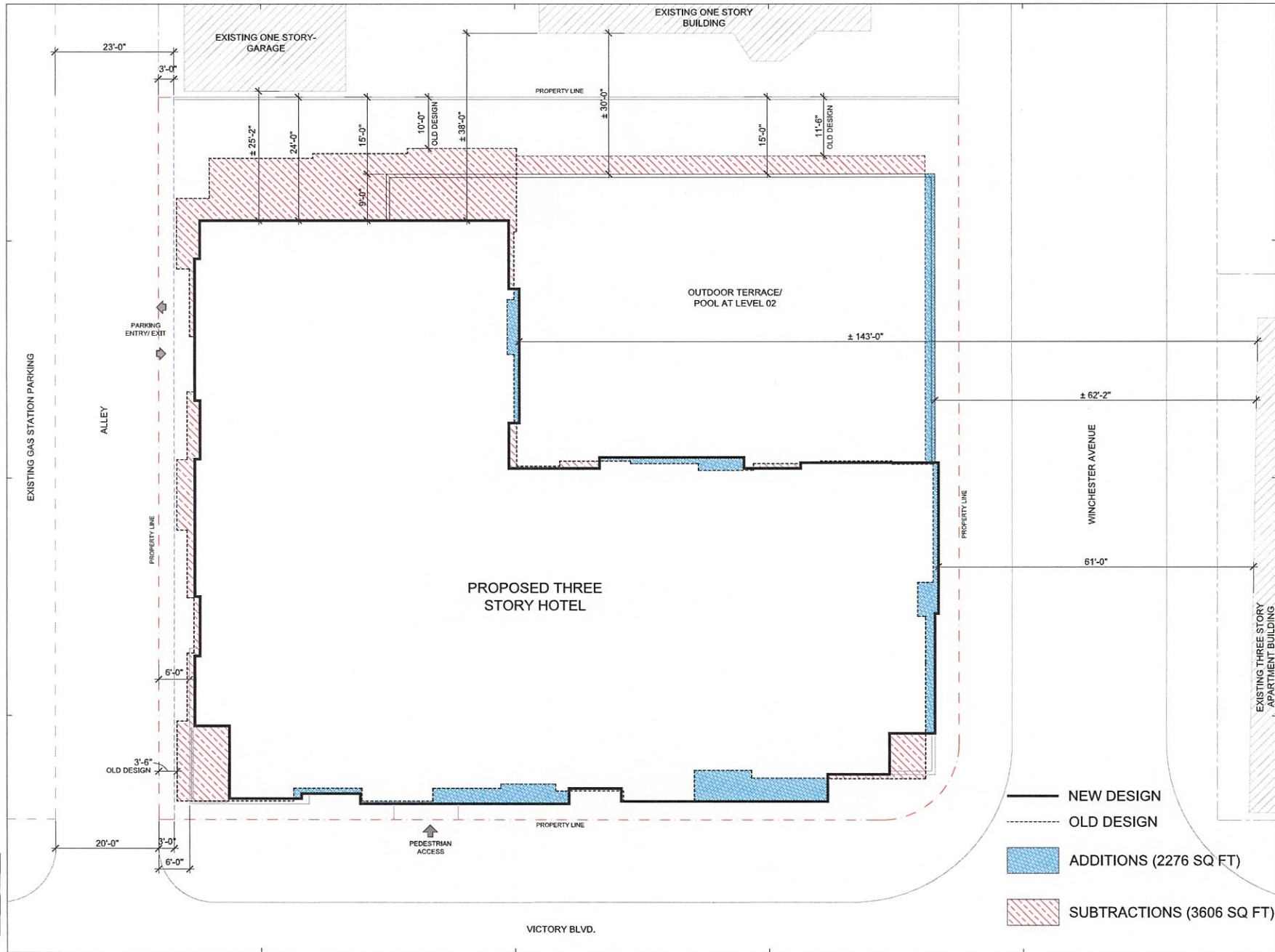
DESIGN
COMPARISON

SCALE: 1/8" = 1'-0"

SHEET NO.:

A17

Z:\05-PROJECTS\16-012_1633 VICTORY_GLENDALE\05_DRAWINGS\01_CONCEPT\02_008-REVISED\1633-008-FULL-DRAWINGS.dwg (09-12-18 14:33:04) Plotted by: admin



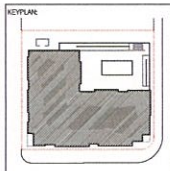
1633 VICTORY GLENDALE, CA

APPLICANT: 1633 VICTORY BLVD, LLC
2514 N. HIGHLAND AVENUE
LOS ANGELES, CA 90028
TEL: 213.276.1919

ARCHITECT: MLOQUES INC. ARCHITECTS
10660 CRENSHAW BLVD., #200
BAYVIEW, CA 90261
TEL: 310.360.7334

SITE SURVEY: J.C. SURVEY
P.O. BOX 98
ACTON, CA 94901
TEL: 415.937.0171

LANDSCAPE: CHARLES THOMAS & ASSOC.
1789 KIMBLE AVENUE
SANTA ANA, CA 92705
TEL: 714.975.9863



DISCLAIMER:
NO COPIES, REPRODUCTIONS OR ELECTRONIC
MANIPULATION OF ANY PORTION OF THESE DRAWINGS
IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE
EXPRESS WRITTEN PERMISSION FROM MLOQUES
INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS
(INCLUDING CONCEPTS AND DETAILS) ARE THE
PROPERTY OF MLOQUES, INC. ARCHITECTS.

SHEET INFORMATION:
PROJECT NO.: 16.012
DRAWN BY: NK
APPROVED BY: NK

NO.	DATE	DESCRIPTION
1	09/21/2017	DRG SUBMITTAL
2	09/13/2018	DRG RE-SUBMITTAL

FULL SIZE PRINT: 24" x 36"
SHEET NAME:

DESIGN
COMPARISON

SCALE: 1/8" = 1'-0"

SHEET NO.:

A17



CITY OF GLENDALE, CALIFORNIA
REPORT TO THE:

Joint ☐ City Council ☒ Housing Authority ☐ Successor Agency ☐ Oversight Board ☐

May 7, 2019

AGENDA ITEM

Hearing: Public Hearing on Appeal of Design Review Board's approval of Design Review Board Case No. 1723012 located at 1633 Victory Boulevard.

1. Resolution Adopting a Mitigated Negative Declaration and Mitigation and Monitoring Program for the Project.
2. Motion to Sustain the Design Review Board's Decision to Approve the Design Review Board Application with Conditions.
3. Motion to Reverse the Design Review Board's Decision and Continue the matter, Directing the City Attorney to Draft Findings In Support of Denial.

COUNCIL ACTION

Public Hearing ☒ Ordinance ☐ Consent Calendar ☐ Action Item ☐ Report Only ☐

Approved for May 7, 2019 calendar

ADMINISTRATIVE ACTION

Submitted by:

Philip Lanzafame, Director of Community Development

Prepared by:

Dennis Joe, Planner

Approved by:

Yasmin K. Beers, City Manager

Reviewed by:

Michael J. Garcia, City Attorney

Bradley Calvert, Assistant Director of Community Development

Jay Platt, Senior Urban Designer

Signature

RECOMMENDATION

Staff recommends the City Council sustain the Design Review Board's decision to approve Design Review Case No. PDR 1723012-B. If the Council wishes to reverse the Design Review Board's decision and deny the project, a second alternate motion is included to continue this matter for two weeks without further public notice and direct the City Attorney to prepare written findings in support of denying the Design Review Board case.

BACKGROUND

This hearing is an appeal of the decision made by the Design Review Board (DRB) on January 10, 2019, to approve Design Review Board Case No. PDR 1723012-B to demolish the existing one-story, 3,537 square-foot, commercial building and associated shade structures (constructed in 1966), and to construct a new three-story, 35,575 square-foot 64 room hotel with a two-level subterranean garage with 66 parking spaces on a 21,647 square-foot lot, located in the C3 (Height District I) Zone.

Appellant: Mr. Phillip Marks

Status of Appellant: Neighbor

Owner: Mr. Jayesh Kumar

Project Applicant: Mr. Jayesh Kumar

Assessor's Parcel Number: 5626-013-024

Zone: C3 (Commercial Services) Zone, Height District I

Land Use Element: Commercial Services

Existing Site Characteristics: The project site is an approximately 21,647 square-foot lot, located at the northwest corner of Victory Boulevard and Winchester Avenue. The subject property is currently occupied with a 3,537 square-foot one-story commercial building that consists of offices, three automobile service bays, and a steel canopy over a former gas station pump island. City records indicate closure of the underground storage tanks were completed on October 28, 1993 by the City of Glendale's Fire Department, Hazardous Materials Section. 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.

Circulation Element: Victory Boulevard is classified as a Minor Arterial street by the Circulation Element of the General Plan. Vehicular access into the hotel's subterranean garage will be taken from the existing 20-foot wide alley off Victory Boulevard.

Surrounding Land Use/Zoning: Surrounding the project site are R1 zoned properties with single-family residences to the north, C3 zoned properties with commercial uses to the east and south, and R1 and C3 zoned properties with single- and multi-family residences to the west.

Environmental Determination: An Initial Study was prepared and circulated from May 3, 2018 to May 23, 2018 for a 20-day review period. Significant impacts were identified for Geology and Soils, Noise and Tribal Cultural Resources; however, mitigation measures have been added to reduce identified impacts to less than significant levels.

- GEO -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.
- NOISE -1 The hours of operation for the pool shall be between 8:00 AM to 8:00 PM Sunday through Monday. The application shall post the hours of operation in a location that is clearly visible to all guests of the hotel.
- NOISE -2 The use of amplified sound shall be strictly prohibited.
- 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.
- 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.

The Final Mitigated Negative Declaration is attached as Exhibit 10.

Project History:

- September 21, 2017 - Application was submitted.
- June 14, 2018 – The Design Review Board decided the project is to return for redesign (5-0 vote) with the conditions (attached as Exhibit 4).
- September 13, 2018 – Applicant resubmitted an application with redesigned features to address the conditions outlined from the September 21, 2017 Design review Board meeting.
- January 10, 2019 – The Design Review Board approved the project (4-0 vote) with conditions (attached as Exhibit 5).
- January 25, 2019- Appellant appealed the Design Review Board's decision.

ANALYSIS

The appellant's argument mainly focuses on the solar study that was presented during the January 10, 2019 Design Review Board meeting, environmental concerns regarding toxins and traffic, and privacy impacts.

The appellant contends the Solar Access Study (solar study) prepared by Sunbreak Energy Advisors, LLC (dated September 24, 2018) evaluating the proposed hotel's shading onto the adjacent property to the north was not made publically available prior to the January 10, 2019 meeting, and the Design Review Board made a unilateral decision without the public review of this solar access study. Further, the appellant challenges the accuracy of the study.

Staff's Response:

According to California Environmental Quality Act (CEQA) Guidelines, a shade analysis evaluating "shading" effects of a project onto surrounding properties is not required as part of a lead agency's initial study evaluation. However, the applicant, at their own discretion, had a Solar Access Study (solar study) prepared by Sunbreak Energy Advisors, LLC (dated September 24, 2018). This solar study was received by staff via e-mail the day before the January 10, 2019 Design Review Board meeting. Because the solar study was received late in the application process, the solar study was not evaluated as part of the initial study, nor was it posted on the City's website. The solar study was provided to each board member during the meeting, which the Design Review Board accepted for their review and consideration.

Upon review of the solar study after the January 10, 2019 meeting, the appellant indicates on the Appeal form (attached as Exhibit 6) that the solar study contains errors. However, the appellant has not provided any detail on the basis of his conclusion that the solar study is inaccurate. Regardless, and for the reason that a shade analysis was not required as part of the environmental review, the staff's analysis and recommendation for the project has not changed. At present, outside of the Downtown Specific Plan, the City does not have shade standards or threshold requirements. The new three-story hotel is compliant with the Zoning Code requirements in terms of height (35-feet maximum; 35-feet proposed), street front and street side setbacks (zero setback allowed; 3-feet at the building's closest setback proposed) and interior setback (7-feet minimum and 10-feet average required; 15-feet at its closest setback proposed). Staff believes the development standards established by the Zoning Code provide sufficient levels of light and air for projects, and is consistent with the goals and objectives of the comprehensive general plan.

Since the January 10, 2019 Design Review Board meeting, this solar study has been incorporated as part of the project's case file and has been available to the public for review at the Planning Division office or via public records request. This solar study has been attached to this report for the City Council's consideration (attached as Exhibit 7).

The appellant contends that public concerns regarding toxins and traffic were not addressed within the mitigated negative declaration (MND). (The appellant did not identify specific toxins)

Staff's Response:

Included as part of staff's environmental review, a Limited Phase II environmental site assessment (ESA) was conducted at 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.

Based on the results of this assessment of the soil samples, the ESA concluded that 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 15-foot deep excavation needed for the subterranean parking garage, staff incorporated a mitigation measure within the mitigated negative declaration (attached as Exhibit 10) requiring a soil management plan (SMP) for any soil excavation on the property. As standard practice, 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.

In regards to traffic concerns, the proposed project includes the development of a 64-room hotel that would increase the number of vehicles using the area streets. Public Works, Traffic Engineering had prepared a project trip generation estimate that is consistent with the traffic impact assessment guidelines set forth in the 2010 Congestion Management Program by the Los Angeles County Metropolitan Transportation Authority (October, 2010). Based upon the estimated project trip generation, the Project is expected to generate 34 trips during the AM peak hours and 39 trip during the PM peak hours, which is below the City's established threshold of 50 trips requiring additional studies via a traffic impact analysis.

Last, to mitigate temporary construction related traffic impacts to the immediate area of the project site, a Construction Traffic Control plan approved by the Glendale Public Works Department will be required prior to construction. The plan is required to identify all traffic control measures, signs, and delineators to be implemented by the construction contractor. The plan will also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route.

The appellant further contends that concerns regarding the alley were not properly addressed. (The appellant did not identify specific concerns regarding the project utilizing the existing alley.)

Staff's Response:

To minimize conflict with street traffic, access will be via an existing alley located west of the project site and away from the Victory Boulevard/Winchester Avenue intersection. As part of the second submittal redesign, the applicant improved the ground level of the garage with a drop-off area to further reduce potential traffic conflicts associated with hotel guest drop-offs on Victory Boulevard.

This application was routed to the City's Public Work's Traffic Engineering Division for comment. No concerns were identified by this division regarding access into the subterranean garage via the existing alley.

The appellant believes the architectural drawings do not address concerns in regards to privacy.

Staff's Response:

For C3 zoned properties adjacent to residential zones, the Zoning Code requires interior setbacks for new buildings that are over 28-feet and up to 35-feet in height to be set back seven feet minimum with an average of 10-feet. As part of the second (redesign) submittal, the applicant increased the setback along the northern property line to be more sensitive with the adjacent property to the north. The setback for the second level pool has been increased an additional 3-feet, 6-inches (11'-6" initial submittal; 15-feet now proposed), and portions of the building with guestrooms at the second and third levels have been set back an additional 14-feet (10-feet initial submittal; 24-feet now proposed). The landscaped planters at the perimeter of the second level pool deck have been increased an additional four-feet (initial submittal: approximately five-feet; now proposed: 9-feet) to provide greater visual and sonic buffering. To reduce noise generated from the pool area, flush mounted acoustical panels will be applied onto the interior face of the seven-foot tall perimeter walls centrally located within the planters.

Noise associated with the pool and pool deck has the potential to cause a significant impact to the adjacent residential uses. The City's noise ordinance is designed to prohibit unnecessary, excessive and annoying noise from all sources. Pursuant to GMC 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 noise ordinance protects residents from excessive sounds, mitigation measures have been incorporated within the MND to limit the hours of operation for the pool between the hours of 8:00 AM to 8:00 PM, Monday through Sunday to reduce potential noise impacts from the hotel's pool deck to a less than significant level.

FISCAL IMPACT

The fiscal impact of the project is consistent with other hotels that have recently been completed. When completed, the Project will generate fees including new property taxes and transient occupancy tax in the estimated amount of \$400,000.

ALTERNATIVES

In regards to the Design Review Board application, the City Council has the following three alternatives to consider:

Alternative 1: The City Council may sustain the Design Review Board's decision to adopt the final mitigated negative declaration and to approve the Design Review Board application with conditions

Alternative 2: The City Council may continue the matter, directing the City Attorney to draft findings reversing the Design Review Board's decision and denying the project.

Alternative 3: The City Council may also consider any other alternatives to design review submission not proposed by staff.

CAMPAIGN DISCLOSURE

In accordance with the City Campaign Finance Ordinance No. 5744, Exhibit 7 is attached and contains the names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with more than 10% interest or more in the company proposed for contract in this Agenda Item.

EXHIBITS

- Exhibit 1: Location Map
- Exhibit 2: Photos of Existing Property
- Exhibit 3: Reduced Plans and Renderings (provided to the DRB on January 10, 2019)
- Exhibit 4: DRB Staff Report and Record of Decision – January 10, 2019
- Exhibit 5: Reduced Plans and Renderings (provided to the DRB on June 14, 2018)
- Exhibit 6: DRB Staff Report and Record of Decision – June 14, 2018
- Exhibit 7: Appeal Form (completed by the appellant)
- Exhibit 8: Solar Access Study prepared by Sunbreak Energy Advisors, LLC (dated September 24, 2018)
- Exhibit 9: Campaign Disclosure Form
- Exhibit 10: Public Comments
- Exhibit 11: Environmental Documents

perms
CD

**A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE,
CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION
AND MITIGATION AND MONITORING PROGRAM RELATED THERETO
PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT FOR THE PROJECT LOCATED AT 1633 VICTORY BOULEVARD,
GLENDALE, CALIFORNIA**

WHEREAS, the City of Glendale, as the lead agency, prepared an Initial Study on behalf of Design Review Case No. PDR 1723012-B for the development of a new three-story, hotel with a two-level subterranean garage located at 1633 Victory Boulevard, in Glendale, California (the "Project"), and on May 3, 2018, the Director of Community Development approved preparation of a Proposed Mitigated Negative Declaration and Mitigation and Monitoring Program ("MMRP") pursuant to the California Environmental Quality Act; and

WHEREAS, the Proposed Mitigated Negative Declaration and MMRP were made available for a 20-day public review and comment period; and

WHEREAS, a Final Mitigated Negative Declaration was prepared incorporating public comments received during the review period and responses to those comments; and

WHEREAS, on January 10, 2019, the Design Review Board ("DRB") held a public hearing to consider Design Review Board Case No. PDR 1723012-B and the Final Mitigated Negative Declaration and MMRP for the Project and voted unanimously to approve the DRB case and adopt the Final Mitigated Negative Declaration and MMRP; and

WHEREAS, the DRB project approval and adoption of the Mitigated Negative Declaration and MMRP were appealed to the City Council for their review and consideration pursuant to appeal procedures set forth in the Glendale Municipal Code; and

WHEREAS, the City Council exercising its independent judgment, has read, reviewed and analyzed the Initial Study and all reports and appendices in connection with the Mitigated Negative Declaration for the Project, has considered public testimony and based thereon the City Council finds and determines that the proposed MMRP will reduce all impacts to a less than significant level and that the Mitigated Negative Declaration and MMRP were prepared in compliance with the California Environmental Quality Act; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration and MMRP.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE AS FOLLOWS:

SECTION 1. The recitals as set forth herein above are true and correct.

SECTION 2. On the basis of the whole of the record including the Initial Study, the comments and responses thereto on the Mitigated Negative Declaration and testimony received during hearings on the Project, there is no substantial evidence that the Project will have a significant effect on the environment that cannot be mitigated through the measures proposed in the MMRP for the Project.

SECTION 3. The Mitigated Negative Declaration prepared for the Project to be located at 1633 Victory Boulevard, is hereby adopted and approved as being prepared in conformance with the California Environmental Quality Act (CEQA) with the following mitigation measures, monitoring and reporting actions imposed to reduce identified impacts to less than significant levels:

MITIGATION MONITORING AND REPORTING PROGRAM

GEO -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	Preparation of Soil Management Plan
Action:	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 pool shall be between 8:00 AM to 8:00 PM Sunday through Monday. The application shall post the hours of operation in a location that is clearly visible to all guests of the hotel.

Monitoring	Plan review; Site Inspection
Action:	
Timing:	Prior to issuance of development permits (plan review). Prior to issuance of certificate of occupancy (site inspection)

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 Fernandeño 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


SECTION 4. The proposed Mitigated Negative Declaration prepared was published and duly noticed as required by law.

Adopted this 7th day of May, 2019.



Mayor

ATTEST:



City Clerk

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

) SS.
)

I, ARDASHES KASSAKHAIN, City Clerk of the City of Glendale, certify that the foregoing Resolution was adopted by the City Council of the City of Glendale, California, at a regular meeting held on the 7th day of May, 2019, and that same was adopted by the following vote:

Ayes: Agajanian, Devine, Gharpetian, Sinanyan, Najarian

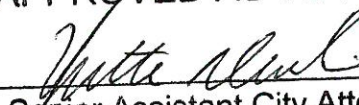
Noes: None

Absent: None

Abstain: None


City Clerk

APPROVED AS TO FORM


Senior Assistant City Attorney

DATE 5/2/19

MOTION

Moved by Council Member Sinanyan, seconded by Council Member Agajanian, that upon review and consideration of all documents, materials and exhibits relative to the appeal of the Design Review Board approval with conditions of Design Review Case No. PDR 1723012-B, located at 1633 Victory Boulevard (the "Design Review Case"), and after having conducted a public hearing on said appeal pursuant to the Glendale Municipal Code, 1995 ("GMC"), and receiving testimony, the City Council of the City of Glendale, California, based upon all of the evidence in the record, hereby **SUSTAINS** the Design Review Board's decision to **APPROVE** the Design Review Case with conditions, based on the findings and conclusions set forth in the May 7, 2019 staff report from the Director of Community Development, including any attachments thereto, and including the additional condition(s) set forth below in this motion. Further, the Council hereby adopts, and incorporates herein by this reference, the analysis, findings, conclusions and conditions of the Design Review Board in its Record of Decision dated January 10, 2019 (Exhibit 4 to the staff report to Council).

DRB CONDITIONS:

1. Redesign the street and alley facades to provide greater visual emphasis at the corners and a better balance between the projecting and recessed volumes. Avoid large expanses of unbroken wall surfaces. Possible solutions include relocating the interior stair at the southeast to allow for windows in the blank wall at the corner of Victory and Winchester or providing an exterior stair at this location.
2. Revise the design to include a greater variety of window sizes and/or configurations.
3. Provide a deeper recess at the front entry to enhance the sense of arrival and allow for an outdoor seating area that will improve the street life along Victory.
4. Revise the following drawings/details prior to plan check submittal for staff review and approval:
 - a. Revised plans demonstrating how the roof top equipment will be adequately obscured from view of public right-of ways;
 - b. Drawings of the proposed trash enclosure;
 - c. Window sections demonstrating the recessed window placement depicted in the renderings; and
 - d. Lighting detail demonstrating appropriateness to the building design shielding to avoid spillover onto adjacent properties.

5. That an appropriately designed fence/wall along the north property line, and also at the east and west sides, shall be constructed to enclose this area and discourage public access.
6. Remove the planter boxes from the upper levels.
7. Use larger sized plants at the pool deck to ensure adequate buffering between this area and the neighbors to the north.

ADDITIONAL COUNCIL-IMPOSED CONDITIONS:

8. That portions of the subject property along the western property line shall be paved with a minimum width of four-feet and shall span the length from the Victory Boulevard public right-of-way to the vehicle garage entrance/exit. Signs shall be posted at the alley prohibiting vehicle parking, stopping or loading to prevent obstruction.

Vote as follows:

Ayes: Agajanian, Gharpetian, Sinanyan, Najarian


Noes: None

Absent: None

Abstain: None

THE MOTION WAS ADOPTED AT THE REGULAR CITY COUNCIL MEETING OF: Tuesday, May 7, 2019.

APPROVED AS TO FORM



Senior Assistant City Attorney

DATE 5/9/19