

## 1633 Victory Blvd Appeal Hearing for Decision PDR 2101078

## Comments from Neighborhood Residents for the 27 September 2022 Hearing

A) Appeal by the Owner. The proposed hotel already added 18 more rooms in the last Design Review Board decision, and the developers now want to add 2 more rooms for a total of 20 more. They also want the city to remove three conditions specified by the DRB in their 14 July 2022 approval. We want the specified Conditions to remain and are against adding more rooms.

**Condition 1 - Reduce the massing at the 2<sup>nd</sup> and 3<sup>rd</sup> level expansions.** We strongly favor reducing the massing to prevent having a massive block on the corner. Such a block would be uninviting, stark and out of scale with the street and neighborhood. Note that adding the additional rooms will greatly limit opportunities for reducing the massing.

**Condition 3 - Provide window openings at ground level on the Winchester façade.** These window openings on Winchester will help bring the scale of the building on this residential street down to that of the neighboring houses and be much more appropriate than a blank wall. People in this neighborhood like to walk, and a façade without windows is unnecessarily harsh to pedestrians. This request by the developer demonstrates their insensitivity to the appearance of the neighborhood and the neighbors' wellbeing.

**Condition 4 - Relocate the egress staircase (as allowed by Building and Safety) to reduce or eliminate visibility.** The developer's request is another example of their disregard for the neighbors and neighborhood as a whole.

B) Appeal by the Neighbor. The Neighbor would like to overturn the 14 July 2022 DRB decision to increase the project size by 18 rooms, reduce the interior setback by 4 feet, and reduce the Outdoor Terrace. We completely support overturning the July decision.

- Adding more rooms will add more cars in the neighborhood. In addition, the hotel will add noise and traffic during--and for many years after--construction. If its out-of-town guests don't see that the entrance to parking is on the alley, or they find it easier to simply park on the street, then street parking and traffic will be further increased. (We assume there is no charge for parking--otherwise, parking & traffic becomes a bigger issue.)
- This neighborhood already deals with a variety of serious traffic and parking issues related to Benjamin Franklin Elementary School because most of the students do not live in the neighborhood. We love the school but it unquestionably has complicated traffic and parking for the neighborhood. This hotel will aggravate these complications, especially on Winchester.
- Decreasing the interior setback will exacerbate noise and further impose the building on the neighboring property. The potential noise from the pool deck would aim directly into the neighborhood with the 2<sup>nd</sup> & 3<sup>rd</sup> story exterior walls amplifying the noise, despite adding planting and acoustical panels. Decreasing the setback will bring the pool deck and noise even closer to the neighbors.
- Reducing the Outdoor Terrace removes some of the visual buffer from neighboring properties, creating a visual imposition. Reducing both the interior setback and Outdoor Terrace will contribute to decreasing the property values of the adjacent and nearby houses, and in turn, decreasing the values of all the houses in the neighborhood.

We therefore request that the DRB reject all the modification requests made by the developer. Do not approve the additional 2 rooms. Do not approve removal of Conditions 1, 3, and 4. Furthermore, we fully support the appeal by the neighbor to overturn the July 14, 2022 Design Review Board decision - do not approve the 18 additional rooms; do not reduce the interior setback; and do not reduce the Outdoor Deck.

Respectfully,

Gary Geller and Debbie Gloria, 1550 Randall St, Glendale 91201