

## **MOTION**

Moved by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, that upon review and consideration of all documents, materials and exhibits relative to the appeal of the Design Review Board's (DRB) approval of Design Review Board Case No. PDR 2101078, located at 1633 Victory Boulevard (the "Design Review Case"), and after having conducted a public hearing on the appeal on September 27, 2022, pursuant to the Glendale Municipal Code, 1995 ("GMC"), and after having reviewed the materials, and receiving testimony, the 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 based on the findings and conclusions set forth in the September 27, 2022 Report to Council from the Director of Community Development, including any attachments thereto, and based on the following findings and amended conditions of approval:

### **FINDINGS**

In approving the Design Review Case, the Council hereby makes the following findings:

#### **1. Site Planning**

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- a. Similar to the Original Project, the Revised Project's building footprint follows the square shape of the lot. While the Revised Project proposes to reduce the northern interior setback to 11-feet, 6-inches, the proposed street and interior setbacks of the building will comply with the Zoning Code.
- b. Traffic circulation onto and within the site will remain the same as the Original Project. Access into the subterranean garage will be via an existing alley located west of the project site and away from the Victory Boulevard/Winchester Avenue intersection.
- c. The revised outdoor terrace at the second level is appropriately sited on the

building. As recommended by staff, the landscape planter is conditioned to span the entire length of the outdoor terrace and the 7-foot tall screen wall with acoustical panels be returned to the planter to visually obscure and buffer potential noise onto the neighboring property.

- d. Ground cover and shrubs will be provided along the right-of-ways to provide texture and pedestrian interest at the street level. As recommended by staff, a condition for the landscaped design at the northern interior yard is to be revised to include a similar variety of canopy trees, shrubs and ground cover as was provided by the Original Project to provide visual relief for the abutting parcel.
- e. The paved walkway at the northern interior yard is conditioned to be eliminated and return the layered landscaping design that was provided by the Original Project, and the portions of the paved walkway providing emergency egress out of the building and onto the public alley are conditioned to remain.

## 2. **Massing and Scale**

- a. With the exception of the rooftop mechanical equipment screens conditioned to be lowered and the utility service structures (e.g. stairwells and elevator shaft), the Project is three stories high and has an overall height of 35-feet. The building height relates to the varied urban context along Victory Boulevard, as the site is surrounded by an existing 3-story, multi-family residential building to the southeast, a one-story, commercial/industrial buildings to the south and across the street, and a one-story gas station to the northwest. However, to the north and along Winchester Avenue, there is an existing single-family residential neighborhood consisting of multiple one-story, single-family dwellings. The north side of the Original Project was only one story high with an outdoor terrace and pool above. This scale related to the neighborhood context and provided a transitional mass that reflected the sale of the abutting one-story single-family residence. The Revised Project will continue a 3-story profile along the western, eastern and northern facades to provide additional hotel guestrooms, and will eliminate the Original Design's stepped down transition toward the adjoining single-family neighborhood. This design, however, is not inconsistent with

existing development in the vicinity of the Revised Project.

- b. The Revised Project proposes to expand the building footprint closer to the northern interior property line and continue the hotel's 3-story profile along the western, eastern and northern facades. The northern facade is designed with a long continuous walls that are conditioned to provide more articulation.
- c. The Revised Project's design employs a variety of architectural strategies to avoid overbearing forms, such as variations in building height, recessed volumes and with conditions incorporated, the final design will break up/articulate all street facing facades.

### 3. **Building Design and Detailing:**

Finish materials incorporated in the Revised Project include the primary use of stone veneer at the ground level and laminate panels (Trespa Meteon) with a wood-like appearance at the recessed front entry. At the second and third level of the building, the elevations are clad with smooth stucco painted with a variety of colors (dark blue, white, and light grey), and laminate panels (Trespa Meteon) at limited areas at the southern (Victory Boulevard) and northern facades to add visual variety. As conditioned the overall pattern and placement of materials at the north facade will be redesigned at the upper floor levels (second and third) to improve the hierarchy of applied finishes, as well as improve the appearance of the facade.

### 4. **CEQA**

A Subsequent Mitigated Negative Declaration ("SMND") for the Revised Project was prepared and circulated April 28, 2022 to May 19, 2022 for a 20-day review period. The Council has adopted the SMND and the Mitigation Monitoring and Reporting Program ("MMRP"), and has reviewed the SMND and MMRP and considered all testimony and materials presented prior to taking this action.

**CONDITIONS:**

In approving the Design Review Case, the Council imposes the following conditions of approval:

1. At the outdoor terrace at the second level along the northern façade, the landscape planter and 7-foot tall acoustic screen wall shall span the entire length of the terrace and to buffer the neighboring property from views and potential noise.
2. Provide window openings at the ground level of the Winchester (east) façade to enhance the pedestrian experience and to avoid a blank wall at the street.
3. If allowed by Building & Safety, relocate the egress staircase at the east side of the courtyard to reduce or eliminate its visibility from the street and neighboring properties. If this is not possible, provide a privacy screen at the north side of the upper landing and a solid railing for the entire run of the staircase.
4. The landscape design at the northern interior yard should be revised to re-introduce a layered design that includes a variety of canopy trees, shrubs and ground cover, and return the previously-approved landscape buffer.
5. The paved walkway at the northern interior yard should be removed and replaced with layered landscaping. Portions of the paved walkway providing emergency egress out of the building and onto the public alley located at the northwestern portion of the lot should remain to comply with Fire and Building & Safety codes.
6. Raise the height of the proposed concrete masonry unit (CMU) wall along the northern interior property line to be 8-feet high. Clad the wall with stucco on both sides to allow the wall to reflect the stucco cladding of the hotel building.
7. Relocate the backflow preventer located at the street front yard along Winchester Avenue to the parking garage or at the north side of the alley.
8. Prior to & Building & Safety plan check submittal, the rooftop mechanical screens are to be lowered to comply with the Zoning Code and for applicant provide plans demonstrating how the roof top equipment will be adequately obscured from view.
9. The overall pattern and placement of materials at the north facade should be redesigned at the upper floor levels (second and third) to improve the hierarchy of applied finishes, as well as improve the appearance of the façade.
10. Provide greater articulation and design character at the north façade, possibly by providing variation in parapet heights, changes in wall plane, incorporation

of windows featuring high sill heights to preclude views toward the neighbors to the north, and/or other design revision to achieve this goal.

11. Revise the design of the street façade at the lobby to make it more distinctive and inviting, possibly by widening its street frontage, incorporating additional architectural design features, and/or other design changes to achieve this goal.

12. Prior to Building & Safety plan check submittal, a lighting plan shall be provided to staff demonstrating lighting detail that are appropriate to the building design and shielded to avoid spillover onto adjacent properties.

13. The block wall that spans the entire length of the north property line, extending to the Winchester Avenue right-of-way shall be set back a minimum of 3 feet from the western property line (right-of-way along Winchester Avenue), and a the first five to ten feet of the wall shall be constructed with a combination of concrete blocks finished with stucco and wrought iron (e.g. three-foot tall block wall and three-foot tall wrought iron above) to enhance the line-of-site between pedestrians walking on Winchester Avenue and the adjacent driveway.

14. The Revised Project owner(s)/applicant(s), and its/their successors and assigns (the "Applicant"), shall indemnify the City of Glendale, its agents, officers and employees (collectively the "City") from any claim, action, liability or proceeding against the City to attack, set aside, void or annul the Revised Project or any of the proceedings, acts or determinations taken, done or made as a result of City's processing and/or approval of the Revised Project, as specified below. The Applicant's obligation to indemnify shall apply to any lawsuit or challenge against the City alleging failure to comply with the California Environmental Quality Act or compliance with the requirements of any other federal, state, or local laws, including but not limited to general plan and zoning requirements.

Each Applicant's obligation to indemnify the City shall include, but not be limited to, payment of all court costs and attorneys' fees, costs of any judgments or awards against the City, damages, and/or settlement costs, which arise out of City's processing and/or approval of the Project, except that an applicant shall only be responsible for indemnifying the City in the amount of liability which is equal to the proportion of fault caused by the Applicant, as determined by a court. Where any court action results in a ruling for the plaintiff/petitioner, the Applicant and the City shall request a determination

on the percentage contribution of fault from the court which adjudicated the underlying challenge to the Revised Project.

Vote as follows:

Ayes:

Noes:

Absent:

Abstain: