



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Findings regarding Approval of Design Review Case No. PDR 2101078 for a three-story, 82-room hotel at 1633 Victory Boulevard

1. Resolution Adopting a Subsequent Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program
2. Motion Sustaining the Design Review Board's Decision to Approve the Design Review Case and Making Findings in Support Thereof.

COUNCIL ACTION

Item Type: Action Calendar

Approved for October 18, 2022 **calendar**

EXECUTIVE SUMMARY

The Council held a duly noticed public hearing on September 27, 2022 to hear appeals of Design Review Board Case No. PDR 2101078 pertaining to a 3-story, 82-room hotel at 1633 Victory Blvd. At the conclusion of the hearing, the Council voted 3-2 to approve the project with a modification of the conditions imposed by the Design Review Board. The Council continued the matter and directed the staff to draft revised findings and conditions of approval consistent with their direction.

COUNCIL PRIORITIES

N/A.

RECOMMENDATION

That the Council adopt the resolution approving the CEQA document and the motion approving DRB Case No. PDR 2101078 with findings and conditions.

BACKGROUND

The Council held a duly noticed public hearing on September 27, 2022 to hear appeals of Design Review Board Case No. PDR 2101078 (“Design Review Case”) pertaining to a 3-story, 82-room hotel at 1633 Victory Blvd. (“Project”). At the conclusion of the hearing, the Council voted 3-2 to approve the Design Review Case with a modification of the conditions imposed by the Design Review Board (“DRB”). The Council continued the matter and directed the staff to draft revised findings and conditions of approval consistent with its direction.

ANALYSIS

This matter was heard for two appeals of the DRB’s approval of the Design Review Case. The applicant appealed certain conditions imposed by the DRB and another appellant appealed the approval of the Design Review Case. The Council approved the Design Review Case, but removed DRB Condition No. 1 which required the reduction of the massing at the second and third level expansions at the eastern and western facades to be more consistent with the Original Project.

The Council also added the following condition (Condition No. 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.

The Council’s approval also sustains and adopts the DRB’s findings pertaining to the Subsequent Mitigated Negative Declaration (“SMND”) for the Project, and a resolution adopting those findings is included with this item.

Finally, the City Attorney recommends the addition of a condition to require the applicant to defend and indemnify the City in the event of a legal challenge to the project approvals (Condition No. 14). This is a fairly standard condition imposed on project approvals that the City Attorney will be seeking for all project approvals that come before Council.

STAKEHOLDERS/OUTREACH

N/A.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

As noted above, the SMND was prepared for the Project. The Design Review Board adopted the SMND and imposed a Mitigation Monitoring and Reporting Plan. This Council action will sustain the adoption of the SMND, make CEQA findings, and adopt the MMRP.

CAMPAIGN DISCLOSURE

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 in the companies affected by this item are attached as Exhibit 1.

ALTERNATIVES

Alternative 1: The Council can adopt the resolution adopting the SMND and MMRP and the motion approving the Design Review Case, making findings, and imposing conditions.

Alternative 2: The Council can choose not to adopt the SMND, MMRP and the Design Review Case. If the Council does not adopt the resolution and motion it will need to provide further direction.

Alternative 3: The Council can modify the proposed motion consistent with evidence in the Design Review Case.

Alternative 4: The Council can take another action not proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Michael J. Garcia, City Attorney

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

1. Campaign Finance Disclosure