

**NOTICE OF CITY COUNCIL APPEAL HEARING**  
**APPEAL OF DESIGN REVIEW BOARD DECISION NO. PDR 2101078**

LOCATION: 1633 Victory Boulevard, Glendale, CA 91201  
APPELLANTS: Anand Desai c/o AV Hospitality, LLC (applicant/owner)  
Philip Marks (Neighbor)  
APPLICANT/OWNER Anand Desai c/o AV Hospitality, LLC  
ZONE: C3 (Height District I) Zone  
LEGAL DESCRIPTION: Lots 21, 22 and 23, Tract No. 8589

**PROJECT DESCRIPTION:** Modification of a previously approved three-story hotel project on a 21,647 square-foot lot, located in the C3 (Height District I) Zone. The 37,858 square-foot, 64-room hotel with a two-level subterranean garage with 65 parking spaces and a total export of 12,348 cubic yards of soil was approved with conditions by the Design Review Board (DRB) in January 2019, and appealed to City Council. In May 2019, City Council voted to adopt the MND and sustain the DRB's approval.

The new owners (AV Hospitality, LLC) are proposing to amend the project by enlarging the building to accommodate an additional 20 guestrooms. The revised project features a 45,005 square-foot, 84-room hotel with a two-level subterranean garage with 67 parking spaces on the 21,647 square-foot lot. The number of stories and amount of grading export will remain the same as previously approved.

**REQUESTED ACTIONS:** Two separate appeals were filed: one by the applicant/property owner and another by the adjacent property owner (neighbor). The appellant/applicant/property owner requests DRB's approval decision be sustained but that conditions of approval Nos. 1, 3 and 4 be deleted. The appellant/neighbor is requesting that the City Council overturn the Design Review Board decision of July 14, 2022, adopting the subsequent mitigated negative declaration and approving Design Review Board Case No. PDR 2101078 with conditions.

**ENVIRONMENTAL DETERMINATION:** A Subsequent MND was prepared for the Revised Project and circulated from April 28, 2022 to May 19, 2022 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. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website at: <http://www.glendaleca.gov/environmental>

**PUBLIC HEARING INFORMATION:** The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **September 27, 2022**, at 6:00 p.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 2, Chapter 2.88, related to the uniform appeal procedure. The purpose of the hearing is to hear comments from the public with respect to design review and environmental concerns.

**CONTACT:** If you desire more information on the proposal, please contact Dennis Joe in the Community Development Department at (818) 937-8157 and (818) 548-2115 or [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov), where the files are available.

***Staff reports are accessible prior to the hearing through hyperlinks in the "" section.***  
***Website Internet Address: . [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).***

Any person having any interest in the Project described above may appear at the public hearing listed above either in person or by counsel or both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to the public hearings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Dr. Suzie Abajian  
City Clerk of City of Glendale