



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 14, 2022 **DRB Case No.** PDR. 2101078

Address 1633 Victory Blvd

Applicant Anand Desai c/o AV Hospitality, LLC

Project Summary:

To modify a previously approved three-story hotel project on a 21,647 square-foot lot, located in the C3 (Height District I) Zone. A 35,575 square-foot, 64-room hotel with a two-level subterranean garage with 64 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 (the “Original Project”). In May 2019, City Council voted to adopt the MND and sustain the DRB’s approval. AV Hospitality, LLC is proposing to revise the Original Project by expanding the building to accommodate an additional 18 guest rooms and increasing the building square footage by 6,735 square feet (the “Revised Project”). The Revised Project would still be three-stories, but would expand the building footprint towards the northern interior property line and revise the interior setback from 15-feet to -11 feet; it would eliminate portions of the Outdoor Terrace located above the one-story volume at the eastern building elevation. The Revised Project would consist of 82 rooms, 42,310 square feet, and include a two-level subterranean garage with 67 instead of 64 parking spaces.

Environmental:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Minas			X			
Simonian			X			
Tchaghayan		X	X			
Welch			X			
Totals			4	0		
DRB Decision	Adopt Subsequent Mitigated Negative Declaration.					

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Minas			X			
Simonian				X		
Tchaghayan	X		X			
Welch		X	X			
Totals			3	1		
DRB Decision		Approve with conditions.				

Conditions:

1. Reduce the massing at the second and third level expansions at the eastern and western façades to be more consistent with the Original Project.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

Determination of Compatibility: Site Planning

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

- 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.
- 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.
- The revised outdoor terrace at the second level is appropriately sited on the building. However, staff recommends that the landscape planter 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.
- Ground cover and shrubs will be provided along the right-of-ways to provide texture and pedestrian interest at the street level. Staff recommends a condition for the landscaped design at the northern interior yard 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. Additionally, staff recommends that the paved walkway at the northern interior yard be eliminated and return the layered landscaping design that was provided by the Original Project. Portions of the paved walkway providing emergency egress out of the building and onto the public alley should remain.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the proposed three-story hotel is generally appropriate for the site and the adjacent properties along Victory Boulevard.
- The massing of the Revised Project should, however, be reduced at the north façade to be more consistent with the Original Project.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The flat roof design is consistent with the design of the building, and varies in form and height to articulate the mass of the building and maintain visual interest.
- A condition is recommended that the roof design should continue at the north elevation to provide a consistent design throughout the building.
- 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.
- A condition is recommended that 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.

DRB Staff Member Dennis Joe

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.