glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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May 12, 2016

Thomas Randoph Hoffman
California Banquet Corporation
601 Fair Oaks Avenue
South Pasadena, CA 91030

RE: 801 North Central Avenue
ADMINISTRATIVE EXCEPTION CASE NO. PAE1609430

Dear Mr. Hoffman

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (E) for a maximum twenty (20) percent deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow new architectural elements to be added to the existing roof overhang at 10-feet, 7-inches above grade along Central Avenue and Burchett Street, and a new entry canopy 10-feet above grade at Burchett Street, where a minimum 12 foot height above grade is required (11.8 percent and 16.67 percent deviations, respectively) by Chapter 30.32 of the Glendale Municipal Code in conjunction with an exterior and interior remodel of an existing restaurant. The subject property is located at **801 North Central Avenue**, in the "C2" – (Community Commercial) Zone, Height District II and described as Lot 96, Pioneer Investment and Trust Company's, Glendale Place (Ex of Streets and Alley) in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION

This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) of the State CEQA Guidelines).

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

The subject property is located at the northwest corner of Central Avenue and Burchett Street. The existing 4,846 square-foot, one-story restaurant was built in 1973. After 42 years of operation, Shakers Restaurant will undergo an interior and exterior remodel with a new concept, Central Grill. The 1970s-style of Shakers will be completely remodeled in a new contemporary style. New materials, such as metal, Einwood composite wood siding,

and an Einwood architectural screen will be used to clad the existing stucco and wood surfaces. Additional windows will be provided at the entrance and all new windows will be installed on Central Avenue and Burchett Street.

The existing building footprint will remain, which is 2-feet from the property line along Central Avenue and a minimum of 1-foot, 10-inches from the property line along Burchett Street. Additionally, the existing roof overhang will remain over the property line on Central Avenue and Burchett Street. The new architectural screens will be attached to the existing roof, which is not 12 feet above grade in the setback area, as required by Code. The building entrance will remain on the south side of Burchett Street, but will be an all new custom-made single-light door and window, along with a new metal entry canopy. All landscaping will be replaced with drought tolerant plants and a new landscaped area will be added.

Granting of the exception will result in design improvements by allowing the new Einwood composite architectural screens to be attached to the existing roof overhang. The screens are an integral part of the new design concept. They add a modern element to the elevations and complement the new Einwood composite wood siding and metal wall panels.

B. The granting of the exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The existing roof overhang has existed at this location without detriment since the building was constructed in 1973. The existing roof overhangs (10-feet, 7-inches) will remain the same, except for the addition of the new entry canopy. Overall, the exception for 1-foot, 5-inches and 2-foot deviations in the setback area is minimal and will help preserve the existing roof. Granting of the exception will allow improvements to the building and neighborhood by creating an architectural design that is in keeping with the current trends of the area. In addition, all of the existing landscaping will be replaced.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards. These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The proposed interior and exterior remodeling, while maintaining the existing building footprint and roof, will allow reasonable development and upgrading of the site. Therefore, granting the minor exception for less than the minimum height above grade in the street setback will not be contrary to the objectives of the applicable regulations.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Hearing Officer. Plans shall be printed and/or drawn at the correct scale for plan check.

2. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

3. That design review approval or exemption shall be obtained prior to the issuance of a building permit.

4. That any expansion or modification of the restaurant which is different than what is represented as part of this Administrative Exception application shall require a new application as determined by the Hearing Officer.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

APPEAL PERIOD

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 27, 2016** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS are available on-line at: http://www.glendaleca.gov/appeal

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on the City's website at www.glendaleca.gov.

TIME LIMITS (GMC Chapter 30.41)

Termination

Every right or privilege authorized by an Administrative Exception shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Lapse of Privilege
An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

Time Extension
Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation.

Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.

NOTICE – SUBSEQUENT CONTACTS WITH THIS OFFICE

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only** (in order to assure customer service with a minimum amount of waiting). You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Kathy Duarte during normal business hours at her direct line (818) 937-8163 or office line (818) 548-2115 or kduarte@glendaleca.gov.

Sincerely,

Laura Stotler
Principal Planner

LS:KWD

CC: City Clerk (K.Cortes); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J. Halpert); City Engineer and Traffic & Transportation Section (W. Ko/S. Vartainian); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (B. Ortiz/H. Barkhordarian); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (M. Wiederkehr); Maintenance Services Section Admin. (D.Hardgrove); Environmental Management (M.Oillataguerra); and case planner-Kathy Duarte.