

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
CONDITIONAL USE PERMIT CASE NO. PCUP-000873-2023, AND  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-003173-2024**

**LOCATION:** 1133 SOUTH GLENDALE AVENUE  
GLENDALE, CA 91205  
(Shakey's Pizza Parlor)

**APPLICANT:** Steve Rawlings, Rawlings Consulting

**ZONE:** "C3" Commercial Services Height District I"  
"R-2250 P" Medium Density Residential – Parking Overlay

**LEGAL DESCRIPTION:** Portions of Lots 4,5,6,7 and 10, Block 1, Ayers Tract.

**APNs:** 5640-014-004, 5640-014-007, 5640-014-035, 5640-014-039 &  
5640-014-042

**PROJECT DESCRIPTION**

**The applicant is requesting a Conditional Use Permit (CUP) to allow the continued operation of an arcade (five or more arcade devices) and an Administrative Use Permit (AUP) to allow the continued on-site sales, service and consumption of beer and wine (ABC License Type 41) at an existing fast-food restaurant ("Shakey's Pizza Parlor") located at 1133 South Glendale Avenue, in the "C3 I" – Commercial Service Height District I, and "R-2250 P" – Medium Density Residential, Parking Overlay zones.**

**CODE REQUIRES**

Approval of a Conditional Use Permit for:

- 1) An arcade establishment, and

An Administrative Use Permit for:

- 2) The sale of alcoholic beverages in the "C3" – Commercial Service Height District I (GMC 30.12.020, Table 30.12-A).

**APPLICANT'S PROPOSAL**

- 1) To allow the continued on-site sales, service, and consumption of beer and wine for on-site consumption at an existing fast-food restaurant.
- 2) To allow the continued operation of an existing arcade at an existing fast-food restaurant.

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from California Environmental Quality Act (CEQA) review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposal involves renewals of existing entitlements for an existing commercial tenant and does not involve expansion of the existing building.

**PUBLIC HEARING**

The Planning Hearing Officer will conduct a public hearing regarding the above project at 633 East Broadway (Municipal Services Building) Room 105, Glendale, CA 91206, on **JANUARY 22, 2025**, at 9:30 AM or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.42.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: [www.glendaleca.gov/watchlive](http://www.glendaleca.gov/watchlive). For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer Hearing. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

The staff report and case materials will be available prior to the hearing date at [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

### **QUESTIONS OR COMMENTS**

If you desire more information on the proposal, please contact the case planner, Vista Ezzati, in the Planning Division at [VEzzati@glendaleca.gov](mailto:VEzzati@glendaleca.gov), or (818) 937-8180, or (818) 548-2140.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. 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.

When a final decision is rendered, a decision letter will be posted online at: [www.glendaleca.gov/planning/decisions](http://www.glendaleca.gov/planning/decisions) An appeal may be filed within 15 days of the final decision date appearing on the decision letter. All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/permits](http://www.glendaleca.gov/permits)

Dr. Suzie Abajian, The City Clerk of the City of Glendale