

Applicant:

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RE: ADMINISTRATIVE USE PERMIT
Case NO. PAUP 1403942
122 West Stocker Street (1138-1160 N. Central Avenue)
(Shamshiri Restaurant)

STAFF RECOMMENDATION: APPROVAL

DRAFT 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 Director of Community Development.
2. That all necessary licenses as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.

5. That no speaker systems shall be installed outside the building.
6. That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking in those areas where street lights do not effectively illuminate the premises. No lighting shall be installed or maintained that shines or reflects onto adjacent properties.
7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
9. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed.
10. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
11. That there shall be no dancing at any time on the premises.
12. That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
13. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that was

purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.

14. That the restaurant shall remain open to the public during business hours.
15. That the front and back doors to the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
16. That the sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. to 10:00 p.m. daily.
17. That there shall be no video machine(s) maintained on the premises.
18. That the premises shall be operated in full accord with applicable State, County, and local laws.
19. That access to the premises shall be made available to all City of Glendale Planning Division, Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
20. That no exterior signs advertising the service of alcoholic beverages shall be permitted.
21. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.

22. That all seating areas shall be provided with all cutlery and condiments with which an eating establishment is customarily equipped.
23. That live entertainment shall be prohibited. No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing or male or female entertainment is provided.
24. That music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
25. That there shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service, or consumption of alcoholic beverages by patrons.
26. That any expansion of the facility in service, amenity, and square footage requires a new administrative use permit.
27. That a Business Registration Certificate be applied for and issued for a full service restaurant with sales, service, and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
28. That authorization granted herein shall be valid for a period of 10 years until May , 2024.

PROJECT BACKGROUND

Project proposal: An application for an administrative use permit (AUP) to allow the continued sale, service, and on-site

consumption of alcoholic beverages at an existing full-service restaurant.

Previous Permits for the Site: Previous conditional use permits to serve alcoholic beverages at a full service restaurant were granted on December 28, 1988 (Case No. 8388-CU) and September 27, 1991 (Case No. 8856-CU). The most recent CUP expired on September 30, 1996. The new AUP was submitted after the expiration of the existing CUP.

Related Concurrent Permit Application(s): There are no other related concurrent permit applications.

Environmental Recommendation: Exempt per CEQA Guidelines, Section 15301, Class 1 Existing Facilities.

General Plan: Neighborhood Commercial

Zone: C1 (Neighborhood Commercial) Zone

Description of existing property and uses: The subject tenant is located in a one-story building at the rear (away from the street) of an existing two story commercial center. The center contains retail, service, dental offices, general offices and restaurant. The subject restaurant is approximately 1,405 square feet and located adjacent to the parking lot on the south side of the property. The site is surrounded by commercial uses to the north, east and west. The property to the south, adjacent to the site's parking lot, is a three story multi family residential building.

Neighboring zones and uses:

	Zoning	Existing Uses
North (across Stocker Street)	C1	Strip mall with various retail uses

South	R 1250	Multi Family Residential
East	C3-III	Offices
West (across Central Avenue)	C1	Central Avenue / Offices & Retail
Project Site	C1	Commercial Center with various commercial uses

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments. Conditions have been received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the application if the AUP is approved.

PROJECT ANALYSIS

The subject site is located within the C1 (Neighborhood Commercial) Zone and the General Plan – Land Use Element designation of “Neighborhood Commercial”. In comparison to other commercial zones in the city, the C1 zone is intended to provide uses and services that are both beneficial and compatible with the surrounding residential properties. This zone has a limited list of land uses, which are more restrictive than the C2 and C3 zones. A full service restaurant is a permitted use in this zone.

Shamshiri Restaurant is located in a one-story building constructed in 1988 and has been operating since January 2014 under the current owner. The restaurant use has been in operation at this location for over 20 years without incident. The subject tenant is adjacent to other complementary businesses, including retail and service type uses. A three story multi family residential building is located south of the subject property; adjacent to the subject property’s surface parking lot.

The subject site fronts two streets: North Central Avenue along the west side and West Stocker Street to the north. These streets are considered a Minor Arterial thoroughfare and Community Collector street respectively. The site is surrounded by C1, C3, and R-1250-zoned properties and located within the San Rafael neighborhood. The request to continue serving alcoholic beverages in conjunction with an existing restaurant will not create any traffic-related impacts on area streets over and above existing conditions.

The request to serve beer and wine with meals is an enhancement to the dining experience. The restaurant does not conduct happy hour for its customers. The experience one gets from consuming a beer or glass of wine with a meal at a full-service restaurant is different from an experience gained from consuming alcoholic beverages at a bar, tavern, or night club. The beverage is complimentary to the meal. The restaurant currently holds a Type 41 from ABC, which permits on-site consumption at a bona fide eating establishment and seeks to maintain the same license.

Shamshiri Restaurant is surrounded by other commercial developments on the east, west, and north. The property's parking lot is located to the east and to the south of the subject restaurant which helps create a buffer between Shamshiri Restaurant and the neighboring uses as well as the residential building to the south, approximately 100 feet away. As such, negative impacts to the residents are also not anticipated as a result with the continued service and consumption of alcoholic beverages. Through the years Shamshiri Restaurant has been in operation, the restaurant has been a responsible operator as no reported conflict or adverse affects on adjoining businesses and residential neighbors have been reported.

The site was constructed with the commercial building located on the north-west corner of the property adjacent to the streets and

away from the residential property to the south. This is common for many older buildings throughout the city, including commercial buildings surrounding the subject site. The property is accessed from both Central Avenue and Stocker Street.

The site is legal non-conforming for the number of on-site parking spaces; however the 88 parking spaces have proven to be adequate for the existing restaurant and other commercial businesses in the commercial center. The premises are kept clean and well-maintained. The in-ground landscaping appears to be compliant with today's code. The restaurant complements the eclectic mix of goods and services are offered in this commercial district.

Shamshiri Restaurant is located in Census Tract No. 3012.04 and contains other businesses selling alcoholic beverages. This census tract allows for four on-sale establishments. There are currently eight on-sale licenses in this census tract. According to the City's Part 1 crime statistics, there were 93 crimes reported in this census tract, which is 55% higher than the city-wide average of 60 crimes. While these numbers appear high, Shamshiri Restaurant is one of eight existing businesses with an ABC license for on-site consumption. The request to continue serving alcoholic beverages at this location would not increase the number of licenses for on-site consumption to a higher level. Census Tract 3012.04 covers a large commercial area, where there are many dining establishments and it is common for each business to have an on-site ABC license for alcoholic beverages. Many of these businesses have been in operation for many years. Shamshiri Restaurant has proven to be a responsible operator. Within the last calendar year, there were no calls for police service at this location.

The approval of the AUP for on-site consumption of alcoholic beverages at this location does not appear to be a detriment to the safety and public welfare of the neighborhood in general.

While there are residential developments in the area, there are no public facilities located within the immediate area. The nearest school is Incarnation Parish School, located approximately 0.2 miles away along North Central Avenue and West Dryden Street, which are commercial streets. There are no other public facilities within the vicinity.. While this public institution is located nearby, the consumption of beer and wine at a restaurant is considered low-intensity and would not negatively impact these facilities.

Overall, the applicant's desire to continue to serve beer and wine at Shamshiri Restaurant is supportable based on the facts surrounding this application and the findings:

DRAFT FINDINGS

A. That the proposed use will be consistent with the various elements and objectives of the general plan.

The subject site is zoned C1 (Neighborhood Service) and within the Neighborhood Commercial designation of the Land Use Element of the General Plan. The Circulation Element designates North Central as a Minor Arterial thoroughfare and West Stocker as a Community Collector street. These streets are fully improved thoroughfares serving a multitude of businesses and residential developments. Shamshiri Restaurant is located in a stand alone building along side other commercial/service type businesses. A full-service restaurant is a permitted use in this zone; however, on-site consumption of alcoholic beverages requires an approved administrative use permit. The consumption of alcoholic beverages with meals is incidental to the restaurant operation. No private or public improvements are required.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

Shamshiri Restaurant has been in operation at 122 West Stocker Street since 1994, with the current owner since January 2014. The restaurant was permitted to serve beer and wine in the past with approved Conditional Use Permits (CUP) without any detrimental impacts to the public health, safety, or the environment. Their most recent CUP expired on September 30, 1996. Glendale Police Department has reviewed the request to serve alcoholic beverages and has recommended appropriate conditions to further safeguard the health, safety, and general welfare of the public. Within the last calendar year, there were no calls for service to this location. Similarly, no complaints have been filed by the public concerning this operation.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

Shamshiri Restaurant is located within a commercial district and surrounded by complementary uses. The restaurant's request to serve alcoholic beverages will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property, since it would not change the land use designation of the existing establishment. The focus of the operation continues to be food. In this regard, the service of alcoholic beverages is an enhancement to the dining experience. The consumption of alcoholic beverages at the existing restaurant has not proven to be problematic.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic

circulation measures are or will be provided for the proposed use.

Shamshiri Restaurant is located within a one-story building within a larger commercial center. The building was completed in 1988 and which met code that was in place during that time. The restaurant has been in operation at this location since 1994. The property is fully improved with all necessary utilities. North Central is considered a Minor Arterial thoroughfare and West Stocker as a Community Collector street both are fully improved thoroughfares serving a multitude of businesses and residential developments. The service of alcoholic beverages at an existing restaurant is not anticipated to generate additional traffic over the existing condition since this is not a change in land use.

The property is legal nonconforming in terms of parking and landscaping. Based on the current Zoning Code, the landscape ratio and parking are deficient. The lack of sufficient on-site parking has not been problematic for the restaurant or conflicted with nearby businesses and residential development. There is no record of complaints from the general public and no concern has been expressed by the Traffic and Transportation Section and Neighborhood Services Division.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

- E. That all the criteria set forth in Section 30.42.030 to be considered in making the findings in subsection a. through d. above have all been met and thoroughly considered:
- 1) That such use will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration. The Glendale Police Department noted no concerns with this proposal.

- 2) That such use will not tend to encourage or intensify crime within the district. No evidence has been presented which would indicate that a full service restaurant with sales, service, and consumption of alcoholic beverages in this location has or would encourage or intensify crime within the district.
- 3) That such use will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use). The closest public facility to the proposed project is Incarnation Parish School, located approximately 0.2 miles away. While residential uses are located nearby, the existing full-service restaurant has not proven to impact those uses. Additionally, the project is conditioned to ensure the function of this restaurant and sale of alcoholic beverages in compliance with all municipal codes and state law. The proposed on-site sales, service and consumption of alcoholic beverages with meals at the existing full-service restaurant is not anticipated to adversely impact other neighboring uses in this area.
- 4) That the proposed use satisfies its transportation or parking needs as described above because adequate access, parking and delivery spaces are available to serve this use.
- 5) That the proposed use will serve a public necessity or public convenience purpose for the area as evidenced by the demand for full service restaurants with alcoholic beverages in the northern Glendale area.