



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

September 26, 2023

Applicant:

Brett Engstrom
2222 Damon Street
Los Angeles, CA 90021

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001422-2023
1164 GLENDALE GALLERIA
(Din Tai Fung)**

The Director of Community Development will render a final decision on or after October 6, 2023 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the sales, service, and on-site consumption of alcoholic beverages (ABC License Type 47) at a new full-service restaurant (Din Tai Fung) in the DSP Zone, Galleria District.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

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, approvals, and permits as required from Federal, State, Country 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, distributing noise, distributing light, loud conversation, and criminal activities.

4. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages shall only be on those same licensed areas.
5. That no patron of the restaurant shall be allowed to bring into the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
6. That the sale of beer, wine, and/or distilled spirits for off-site consumption shall be strictly prohibited, unless preemptively permitted by State regulations.
7. That no separate bar for the sales, service and consumption of alcoholic beverages shall be permitted.
8. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
9. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
10. That no live entertainment is permitted without a "Live Entertainment Permit".
11. That the front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with laws and conditions of this approval.
15. That any expansion or modification of the facility or use which intensifies the Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.

PROJECT BACKGROUND

The new full-service restaurant will be occupying two of the tenant spaces in the Glendale Galleria mall and an outdoor dining area, previous and concurrent permits and planning approvals that are relevant to the AUP request are noted below.

Previous Permits for the Site:

On April 11, 2001, Use & Occupancy Certificate No. BUO20000242 was issued for “Gap”, a retail store located in the shopping mall at 1158 Glendale Galleria.

On July 18, 2012, the Planning Hearing Officer approved Conditional Use Permit (CUP) Case No. PCUP 1216380 with conditions to allow for the on-site sales, service, and consumption of beer and wine at a new full-service restaurant with outdoor dining (9021Pho). The restaurant has not been in operation for several years, and this CUP expired on August 10, 2022, after it closed permanently.

On February 28, 2013, Zoning Use Certificate No. PZUC 1230126 was issued for “9021Pho”, a new full-service restaurant located in the shopping mall at 1164 Glendale Galleria. This restaurant has not been in operation for several years and the tenant space was subsequently occupied with an indoor recreation center.

On October 12, 2018, Business Registration Certificate No. BRC 3315301 was issued for “The Void, LLC”, an indoor recreation center located in the shopping mall at 1164 Glendale Galleria. This indoor recreation center permanently closed during the COVID-19 pandemic and has not been in operation for a few years.

Related Concurrent Permit Application(s):

On March 1, 2023, Building Permit No. BCOMM-002537-2022 was issued to combine an existing indoor recreation center tenant at 1164 Glendale Galleria and an existing retail tenant at 1158 Glendale Galleria into a new 11,443 square-foot restaurant, with an 1,883 SF covered patio dining area along Central Avenue, to be addressed as 1164 Glendale Galleria. This is currently in the construction phase.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to allow for the on-site sales, services, and consumption of alcoholic beverages at a new restaurant within an existing commercial space and there is no additional floor area proposed.

General Plan:

DSP/GAL – Downtown Specific Plan, Galleria District

Zone:

DSP/GAL – Downtown Specific Plan, Galleria District

Description of Existing Property and Uses:

The proposed full-service restaurant (Din Tai Fung) will be a tenant in the Glendale Galleria commercial shopping mall that includes many retail, service and restaurant uses within the traditionally designed indoor mall. As noted above, Building Permit No. BCOMM-002537-2022 was issued earlier this year for the subject tenant space and is currently in the construction phase for the associated changes of use and tenant improvements, and is anticipated to open to the public in the next few months. The 11,443 square-foot tenant space will feature a 2,260 square-foot outdoor dining area and is located immediately north of the Central Avenue Plaza entrance accessed to the Glendale Galleria. The Central Avenue Plaza entrance to the mall is located along North Central Avenue between Broadway and West Colorado Street. The primary entrance for the proposed full-service restaurant will be from the inside of the Galleria, and an ancillary entrance/exit will also be located adjacent to the outdoor dining area and accessed from the Central Avenue Plaza.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	DSP/GAL – Downtown Specific Plan, Galleria District; and DSP/TD – Downtown Specific Plan, Transitional District	Retail, service and restaurant uses
South	DSP/GAL – Downtown Specific Plan, Galleria District; and DSP/TD – Downtown Specific Plan, Transitional District	Retail, service and restaurant uses
East	DSP/GAL – Downtown Specific Plan, Galleria District; and DSP/TCSP – Downtown Specific Plan, Town Center Specific Plan	Retail, service and restaurant uses
West	DSP/GAL – Downtown Specific Plan, Galleria District; and R-1250 – High Density Residential	Retail and restaurant uses and multi-family residential
Project Site	DSP/GAL – Downtown Specific Plan, Galleria District	Full-service Restaurant

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 decision letter if the Administrative Use Permit (AUP) is approved.

PROJECT ANALYSIS

The applicant is requesting an AUP to allow the on-site sales, service and consumption

of alcoholic beverages (ABC License Type 47) at a proposed restaurant (Din Tai Fung). The subject site is located within the DSP/GAL – Downtown Specific Plan, Galleria District. The Land Use Element of the General Plan designates the subject site as Downtown Specific Plan/Galleria District. Goods and services offered in this zone generally attract clientele from surrounding communities and adjoining residential neighborhoods, and the Glendale Galleria is a shopping destination. The on-site sales, service and consumption of alcoholic beverages is appropriate in an area of the city zoned for commercial uses and approval of the AUP will provide the option for the dining public to enjoy alcoholic beverages with their meals. The land use designation of the site is Downtown Specific Plan (DSP) where retail and restaurant uses along major arterials, such as North Central Avenue, are desired. One of the purposes of this designation is to encourage the location of a wide range of activities to maintain a dynamic environment. The tenant space in which Din Tai Fung will locate is currently part of the Glendale Galleria and primary access will be from within the mall. The Land Use Element is the most directly related to the approval of this use and the other elements of the General Plan, will not be impacted as a result of the request.

The Circulation Element identifies North Central Avenue as a major arterial and this street is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial and residential uses and the applicant's request to operate a full-service restaurant with the sale of alcoholic beverages for on-site consumption is not anticipated to create any negative traffic-related impacts along this street and other businesses over and above the existing conditions.

The on-site sales, service and consumption of alcoholic beverages at a new full-service restaurant will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3023.01 where the suggested limit for on-sale establishments is four. Currently there are 19 on-sale establishments and Din Tai Fung will bring the total to 20. Based on Part 1 crime statistics for census tract 3023.01 in 2021, there were 752 crimes, 350% above the city wide average of 167. Within the last calendar year, there have not been any calls for service to the Glendale Police Department for this tenant space. The Glendale Police Department did not cite any concerns with the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

It is not anticipated that the operation of a new full-service restaurant with the on-site sales, service and consumption of alcoholic beverages will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use, a full-service restaurant. Din Tai Fung is relocating from their current occupancy across the street at the Americana at Brand where they have operated for over ten

years without any major incident. The subject property is located in the Glendale Galleria shopping mall and is directly across the street from the Americana at Brand shopping center with complementary businesses, including retail, service and residential uses located in the immediate vicinity. There are no public facilities, schools, or churches located within the immediate area of the subject site. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the new full-service restaurant, Din Tai Fung, would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages at a new full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The Glendale Galleria contains over 6,000 parking spaces for patrons in two multi-level parking structures with vehicular access from the surrounding streets, including West Colorado Street, West Broadway, South Brand Boulevard, South Columbus Avenue, South Central Avenue, and South Orange Avenue. These streets are fully developed and can adequately handle the traffic circulation around the site, and it is not anticipated that the proposed restaurant with on-site alcoholic beverage sales will result in inadequate parking. Accordingly, the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages in an existing commercial tenant space will not require any new city services, nor will it require any changes to the parking or traffic circulation.

Overall, the applicant's request to allow the on-site sales, service and consumption of alcoholic beverages at the proposed full-service restaurant, Din Tai Fung, is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant (Din Tai Fung) will be consistent with the various elements and objectives of the general plan. The subject site is zoned DSP/GAL – Downtown Specific Plan, Galleria District. The Land Use Element of the General Plan designates the subject site as Downtown Specific Plan/Galleria District. The Downtown Specific Plan seeks to preserve and enhance aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. Goods and services offered in this zone generally attract clientele from surrounding communities and adjoining residential neighborhoods, and the Glendale Galleria is a regional shopping destination. The on-site sales, service and consumption of alcoholic beverages is appropriate in an area of the city zoned for commercial uses and approval of the AUP

will provide the option for the dining public to enjoy alcoholic beverages with their meals. The land use designation of the site is Downtown Specific Plan (DSP) where retail and restaurant uses along major arterials, such as North Central Avenue, are desired. One of the purposes of this designation is to encourage the location of a wide range of activities to maintain a dynamic environment in the downtown. The tenant space in which Din Tai Fung will locate is currently part of the Glendale Galleria and primary access will be from within the mall. The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The proposal is to allow the operation of a new full-service restaurant with alcoholic beverages for on-site consumption is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. The Circulation Element identifies North Central Avenue as a major arterial and this street is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial and residential uses and the applicant's request to operate a full-service restaurant with the sale of alcoholic beverages for on-site consumption is not anticipated to create any negative traffic-related impacts over and above the existing conditions.

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.

The on-site sales, service and consumption of alcoholic beverages at a new full-service restaurant (Din Tai Fung) will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3023.01 where the suggested limit for on-sale establishments is four. Currently there are 19 on-sale establishments, and Din Tai Fung will bring the total to 20. Based on part 1 crime statistics for census tract 3023.01 in 2021, there were 752 crimes, 350% above the city wide average of 167. Within the last calendar year, there have not been any calls for service for this tenant space. The Glendale Police Department did not cite any concerns with the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

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

It is not anticipated that the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use, a full-service restaurant. Din Tai Fung is relocating from their current occupancy across the street at the Americana at Brand where they have operated for over ten years without any major

incident. The subject property is located in the Glendale Galleria shopping mall and is directly across the street from the Americana at Brad shopping center with complementary businesses, including retail, service and residential uses located in the immediate vicinity. There are no public facilities, school, or churches located within the immediate area of the subject site. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the new full-service restaurant, Din Tai Fung, would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

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.

The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages at a new full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The Glendale Galleria contains over 6,000 parking spaces for patrons in two-multi-level parking structures with vehicular access from the surrounding street, including West Colorado Street, West Broadway, South Brand Boulevard, South Columbus Avenue, South Central Avenue, and South Orange Avenue. These streets are fully developed and can adequately handle the traffic circulation around the site, and it is not anticipated that the proposed restaurant with on-site alcoholic beverage sales will result in inadequate parking. Accordingly, the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages in an existing commercial tenant space will not require any new city services, nor will it require any changes to the parking or traffic circulation.

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

That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a Census Tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described in Finding B above.
2. That where the existing or proposed use is located in a crime reporting district with

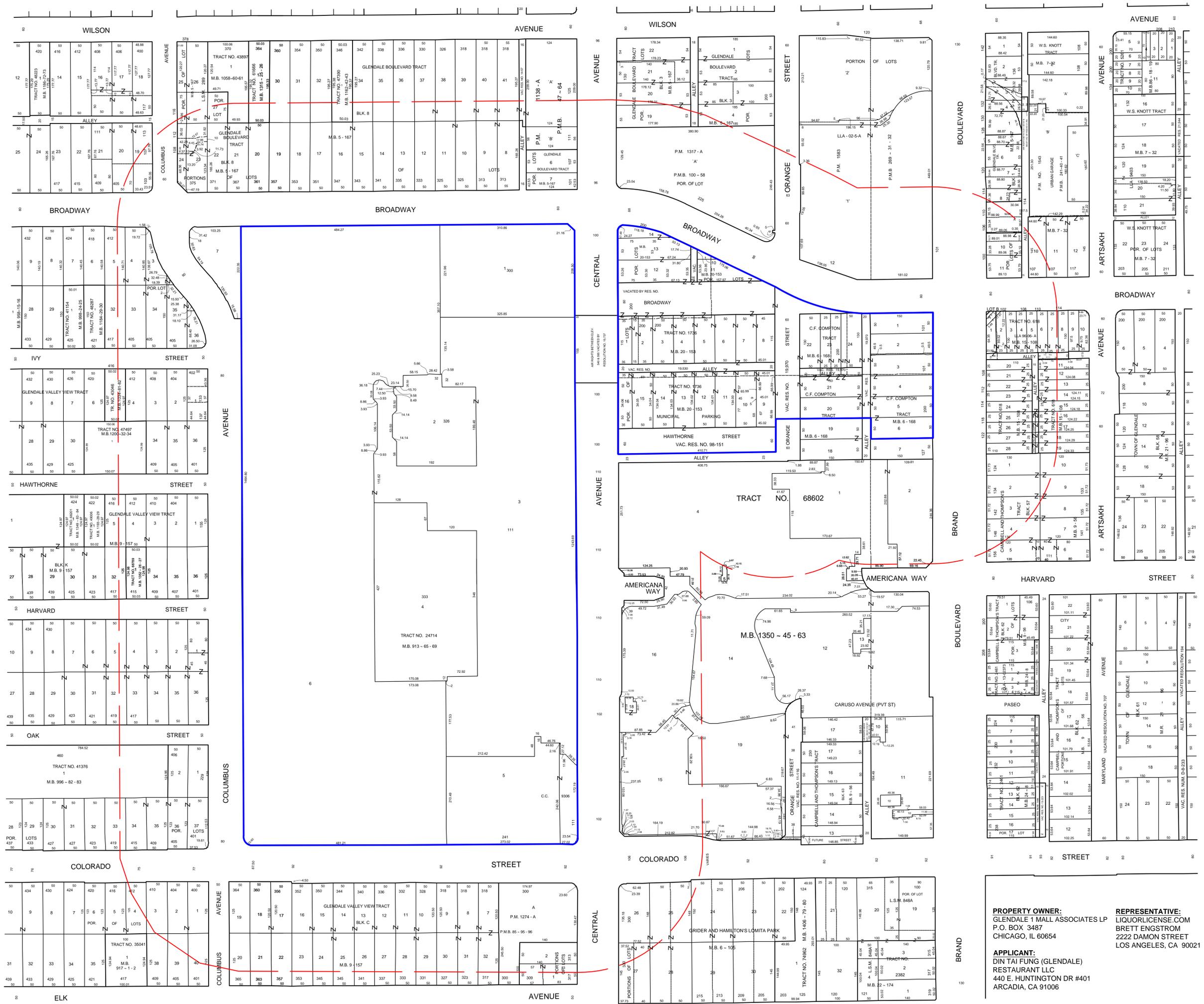
a crime rate which exceeds 20 percent of the city average for Part I crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district because conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above.

3. That the existing or proposed use does not or 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), as described in Finding C above.
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the operation of a new full-service restaurant with the on-site sales, service and consumption of alcoholic beverages does serve a public convenience for the area because it serves local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact the case planner, Vista Ezzati, at 818-937-8180 or VEzzati@glendaleca.gov

ATTACHMENT:

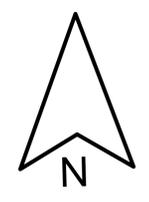
1. Location Map
2. Reduced Plans
3. Departmental Comments



RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX:(323) 221-4555
 radiusmapsetc@yahoo.com

300 FT RADIUS - LOCATION MAP

SITE LOCATION:
DIN TAI FUNG
 1164 GALLERIA WAY #3802-G023
 GLENDALE, CA 91210

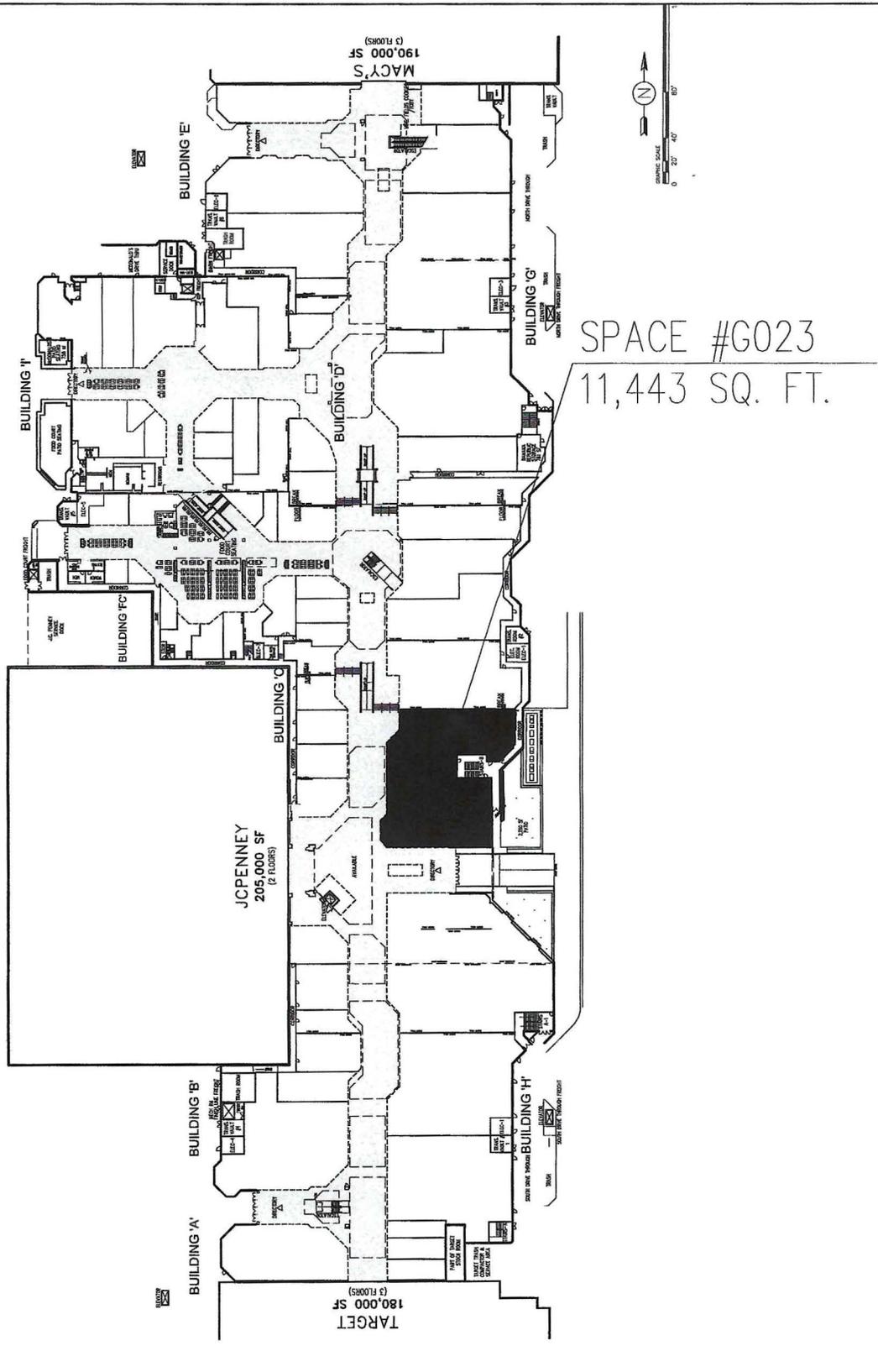


PROPERTY OWNER:
 GLENDALE 1 MALL ASSOCIATES LP
 P.O. BOX 3487
 CHICAGO, IL 60654

APPLICANT:
 DIN TAI FUNG (GLENDALE)
 RESTAURANT LLC
 440 E. HUNTINGTON DR #401
 ARCADIA, CA 91006

REPRESENTATIVE:
 LIQUORLICENSE.COM
 BRETT ENGSTROM
 2222 DAMON STREET
 LOS ANGELES, CA 90021

CASE NO.:
 DATE: 04 - 24 - 2023
 SCALE: 1" = 100'
**300 FT. RADIUS
 LOCATION MAP**



SPACE #G023
11,443 SQ. FT.

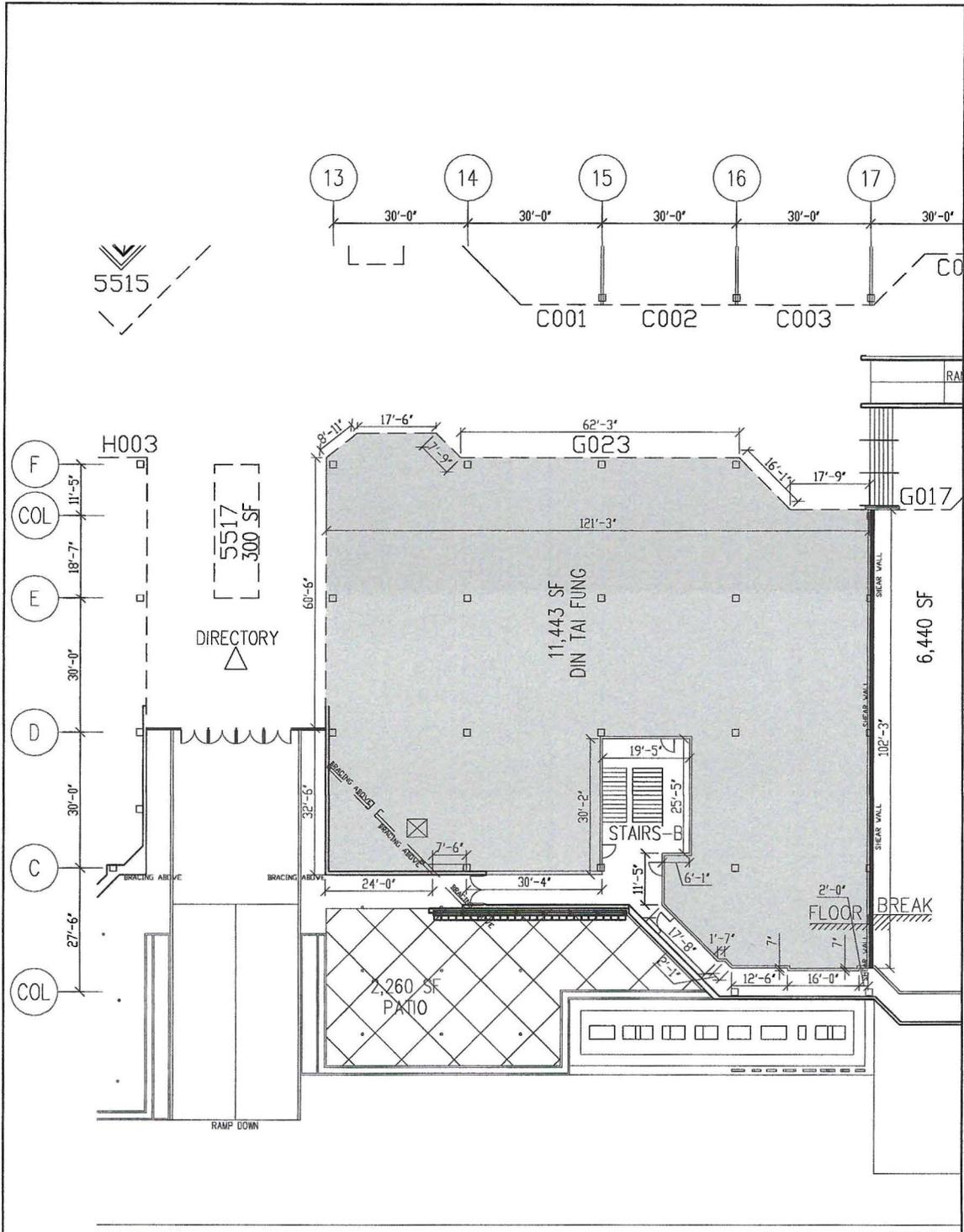
NOTE:

EXHIBIT A IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF EXISTING OR CONTEMPLATED IMPROVEMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER, PROVIDED THAT LANDLORD MAKES NO REPRESENTATION THAT ANY FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE, NOR SHOULD BE RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED IN THIS EXHIBIT A.

LOWER LEVEL
WEST

<p>EXHIBIT A</p>	<p>GLENDALE GALLERIA GLENDALE, CALIFORNIA</p>	<p>Brookfield Properties</p>
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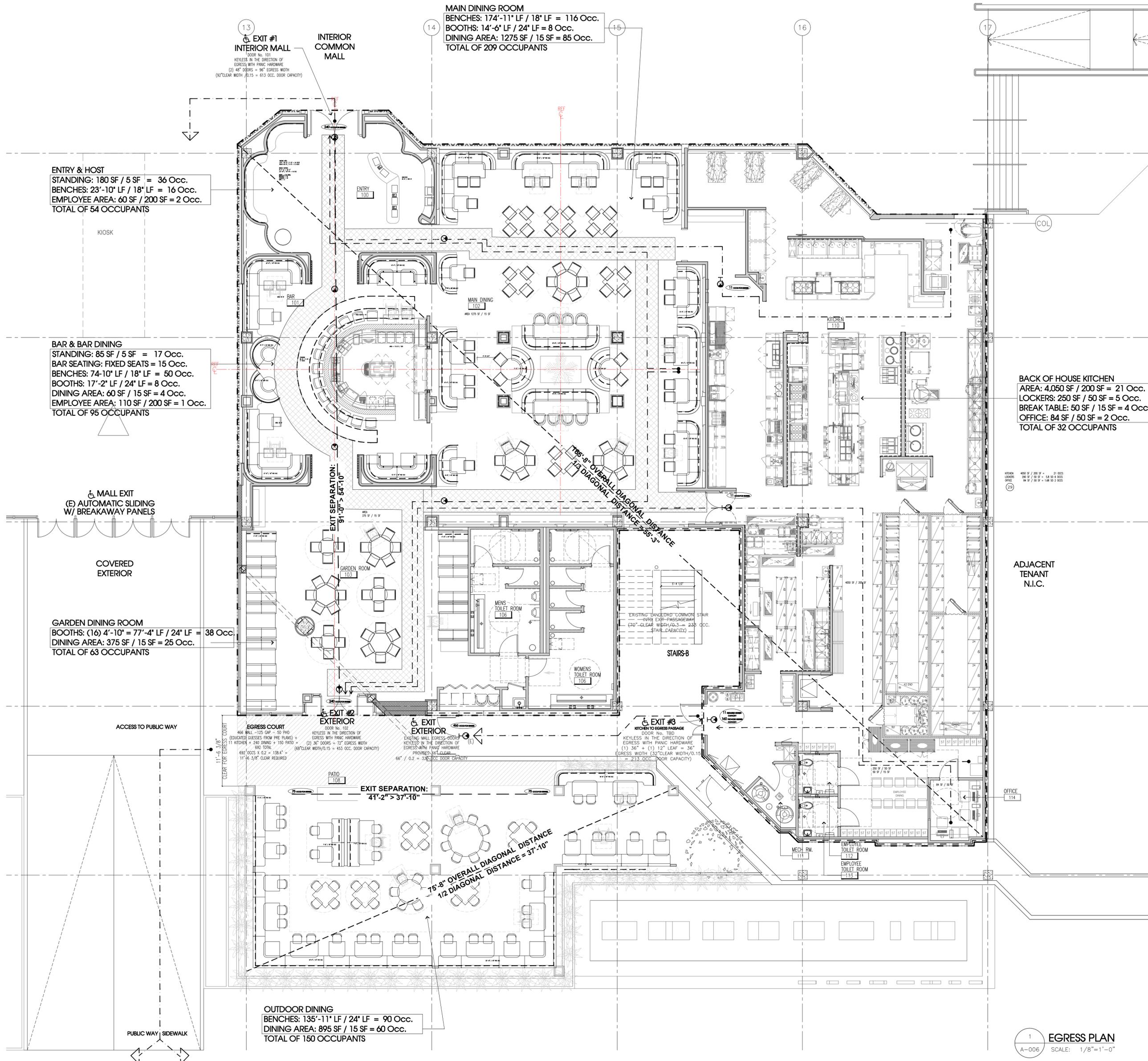
NOTE:

LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
 ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

TENANT: DIN TAI FUNG DATE: 05/25/22 NOT TO SCALE

SPACE #: G023 AREA: 11,443 SF DRAWN BY: VW

EXHIBIT A-1	GLENDALE GALLERIA GLENDALE, CALIFORNIA	
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MAIN DINING ROOM
 BENCHES: 174'-11" LF / 18" LF = 116 Occ.
 BOOTHS: 14'-6" LF / 24" LF = 8 Occ.
 DINING AREA: 1275 SF / 15 SF = 85 Occ.
 TOTAL OF 209 OCCUPANTS

EXIT #1
 INTERIOR MALL
 DOOR No. 101
 KEYLESS IN THE DIRECTION OF
 EGRESS WITH PANIC HARDWARE
 (2) 48" DOORS = 96" EGRESS WIDTH
 (92" CLEAR WIDTH / 0.15 = 613 OCC. DOOR CAPACITY)

ENTRY & HOST
 STANDING: 180 SF / 5 SF = 36 Occ.
 BENCHES: 23'-10" LF / 18" LF = 16 Occ.
 EMPLOYEE AREA: 60 SF / 200 SF = 2 Occ.
 TOTAL OF 54 OCCUPANTS

BAR & BAR DINING
 STANDING: 85 SF / 5 SF = 17 Occ.
 BAR SEATING: FIXED SEATS = 15 Occ.
 BENCHES: 74'-10" LF / 18" LF = 50 Occ.
 BOOTHS: 17'-2" LF / 24" LF = 8 Occ.
 DINING AREA: 60 SF / 15 SF = 4 Occ.
 EMPLOYEE AREA: 110 SF / 200 SF = 1 Occ.
 TOTAL OF 95 OCCUPANTS

GARDEN DINING ROOM
 BOOTHS: (16) 4'-10" = 77'-4" LF / 24" LF = 38 Occ.
 DINING AREA: 375 SF / 15 SF = 25 Occ.
 TOTAL OF 63 OCCUPANTS

OUTDOOR DINING
 BENCHES: 135'-11" LF / 24" LF = 90 Occ.
 DINING AREA: 895 SF / 15 SF = 60 Occ.
 TOTAL OF 150 OCCUPANTS

BACK OF HOUSE KITCHEN
 AREA: 4,050 SF / 200 SF = 21 Occ.
 LOCKERS: 250 SF / 50 SF = 5 Occ.
 BREAK TABLE: 50 SF / 15 SF = 4 Occ.
 OFFICE: 84 SF / 50 SF = 2 Occ.
 TOTAL OF 32 OCCUPANTS

WIDEN 400 SF / 200 SF = 21 OCCS
 LOCKERS 250 SF / 50 SF = 5 OCCS
 OFFICE 84 SF / 50 SF = 2 OCCS

ADJACENT
 TENANT
 N.I.C.

EGRESS COURT
 DOOR No. 102
 466 MALL - 125 GAP = 50 PHD
 (EDUCATED GUESTS FROM FIRE PLANS) +
 (1) 11 KITCHEN + 240 DINING = 150 PATIO =
 692 TOTAL
 692 OCCS x 0.2 = 138.4" =
 11'-6 3/8" CLEAR REQUIRED

EXIT #2
 EXTERIOR
 DOOR No. 103
 KEYLESS IN THE DIRECTION OF
 EGRESS WITH PANIC HARDWARE
 (2) 36" DOORS = 72" EGRESS WIDTH
 (68" CLEAR WIDTH / 0.15 = 453 OCC. DOOR CAPACITY)

EXIT #3
 KITCHEN TO EGRESS PASSAGE
 DOOR No. 104
 KEYLESS IN THE DIRECTION OF
 EGRESS WITH PANIC HARDWARE
 (1) 36" + (1) 12" LEAF = 36"
 EGRESS WIDTH (32" CLEAR WIDTH / 0.15
 = 213 OCC. DOOR CAPACITY)

EXIT SEPARATION:
 41'-2" > 37'-10"

75'-8" OVERALL DIAGONAL DISTANCE
 1/2 DIAGONAL DISTANCE = 37'-10"

78'-8" OVERALL DIAGONAL DISTANCE
 1/3 DIAGONAL DISTANCE = 55'-3"

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 6/28/2023 **DUE DATE:** 7/14/2023
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Deborah Hong, Planning Associate **Tel. #** 818-937-8159

PROJECT ADDRESS: 1164 GLENDALE GALLERIA

Applicant: Din Tai Fung

Property Owner: Glendale I Mall Associates, LP

PROJECT DESCRIPTION:

Administrative Use Permit Application to allow sales of a full line of alcoholic beverages for on-site consumption (Type 47 ABC license) at a new full-service restaurant located in the Downtown Specific Plan, Galleria District ("Din Tai Fung"). The restaurant will occupy an 11,443 sf interior space on the ground level and have a 2,260 sf patio area. Proposed hours of operation are 10 a.m. to 11 p.m. daily.

PLEASE CHECK:

A. CITY ATTORNEY

- B. COMMUNITY DEVELOPMENT:**
- (1) Building & Safety
 - (2) Neighborhood Services
 - (3) Design Review & Historic
 - (4) Economic Development
 - (5) Housing
 - (6) Urban Design & Mobility

D. COMMUNITY SERVICES/PARKS:

E. FIRE ENGINEERING (PSC)

- F. GLENDALE WATER & POWER:**
- (1) Water
 - (2) Electric

G. INFORMATION SERVICES
(Wireless Telecom)

- H. PUBLIC WORKS (ADMINISTRATION):**
- (1) Engineering & Land Development
 - (2) Traffic
 - (3) Facilities (city projects only)
 - (4) Integrated Waste
 -
 - (5) Maintenance Services/Urban Forester

J. GLENDALE POLICE

- K. OTHER:**
- (1) STATE-Alcohol Beverage Control (ABC)
 - (2) Tribal Consultations (EIFs)
 - (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: PAUP-001422-2023
ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: _____

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 1164 Glendale Galleria

Project
Case No.:

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: July 10, 2023

Print Name: Sean Riley

Title: Lieutenant Dept. Police Tel.: 818-548-3120

a. ADDITIONAL COMMENTS:

- 1. Applicant Din Tai Fung is in the process of obtaining an Administrative Use Permit application to allow sales of a full line of alcoholic beverages for on-site consumption (Type 47 ABC license) at a new full-service restaurant located in the Downtown Specific Plan, Galleria District (“Din Tai Fung”). The restaurant will occupy an 11,443 sf interior space on the ground level and have a 2,260 sf patio area. Proposed hours of operation are 10 a.m. to 11 p.m. daily.

Din Tai Fung will be located in census tract 3023.01 which allows for 4 On-Sale establishments. There are currently 19 On-Sale licenses. Din Tai Fung at the Glendale Galleria will bring the total to 20. Based on arrests and Part 1 crime statistics for census tract 3023.01 in 2021 there were 752 crimes, 350% above the city wide average of 167.

Per the ABC website, Din Tai Fung has a “pending” Type 47 liquor license (On-Sale General Eating Place), license #649066.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". 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 of male or female entertainment is provided.
10. 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.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.

14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address:**

**Project
Case No.:**

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 07-14-2023.

Print Name: Sarkis Hairapetian.

Title: Pr. BCS. Dept. B&S. Tel.: X-3209.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address:**

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COMMENTS:

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 7/7/2023

Print Name: Jessica Sada

Title: Administrative Assistant **Dept.** Neighborhood Services, CDD **Tel.:** 818-937-8167

a. ADDITIONAL COMMENTS:

- 1.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

- 1.