

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
STANDARDS VARIANCE CASE NO. PVAR-002314-2023**

**LOCATION:** 1164 GLENDALE GALLERIA  
(Din Tai Fung)  
Glendale, CA 91210

**APPLICANT:** Andrew Rivas, TDI Signs

**ZONE:** "DSP"/GAL (Downtown Specific Plan/Galleria)

**LEGAL DESCRIPTION:** Lot 2 and Portion of Lot 3, Tract No. 24714

**PROJECT DESCRIPTION**

**To allow the installation of two new signs proposed for a new restaurant (Din Tai Fung) located at the Glendale Galleria, including a new wall sign over the second level of the Glendale Galleria and a new, second accessory ground sign.**

**CODE REQUIRES**

- 1) For each ground floor occupancy of a building, one (1) accessory wall sign shall be permitted, which directly faces a street (GMC 30.33.120.A.1)
- 2) One (1) accessory ground sign shall be permitted for each dedicated street frontage of the site. (GMC 30.33.140.A.).

**APPLICANT'S PROPOSAL**

- 1) To install a wall sign over the second level of the Glendale Galleria adjacent to, but not directly above the subject tenant space.
- 2) To install a second accessory ground sign at the outdoor pergola along Central Avenue where one accessory ground sign already exists.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 11 "Accessory Structures" exemption pursuant to Section 15311 (a) of the State CEQA Guidelines because the proposal is to construct and install two new on-premise signs.

**HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **NOVEMBER 1, 2023, 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 30.43.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>. 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 a week before 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, Milca Toledo, in the Planning Division at [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov) or Allen Castillo, Economic Development at [acastillo@glendaleca.gov](mailto:acastillo@glendaleca.gov) or (818) 937-8181, or (818) 548-2005.

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. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

Dr. S. Abajian  
The City Clerk of the City of Glendale