



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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November 17, 2019

Din Tai Fung
1164 Glendale Galleria
Glendale, CA 91210

Attention: Andrew Rivas, TDI Signs

**RE: 1164 GLENDALE GALLERIA
STANDARDS VARIANCE CASE NO. PVAR-002314-2023
(DIN TAI FUNG)**

Dear Applicants:

On November 1, 2023, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a Variance 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, located at **1164 Glendale Galleria**, in the "DSP"/GAL (Downtown Specific Plan/Galleria) zone, described as Lot 2 and Portion of Lot 3, Tract No. 24714 in the City of Glendale, County of Los Angeles.

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.

space. However, placing the sign directly above the tenant space would not achieve the necessary visibility along Central Avenue because there will be an outdoor dining area with a pergola that would limit the sign's visibility. Therefore, strict application of the sign regulations would result in practical difficulties and unnecessary hardship for the business because it lacks visibility. As proposed, the placement of this new wall sign (Sign B) will provide better visibility for visitors and patrons of those who wish to go into the restaurant off Central Avenue and would still meet the intent of the sign being adjacent to the tenant but not directly above the tenant space.

Placement of the restaurant's accessory ground sign along the pergola of the outdoor dining area (Sign C) will provide appropriate visibility for patrons driving on Central Avenue. The proposed accessory ground sign will provide a visual cue that the outdoor dining area is associated directly with Din Tai Fung. Overall, the new accessory ground sign will be integrated with the pergola and the requests are consistent with the intent of the signage regulations to protect and enhance the physical appearance of the community, preclude sign clutter, create a more attractive business climate, and reduce obstructions that may contribute to safety hazards.

B. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

There are exceptional circumstances and conditions applicable to the subject property that would not apply generally to other property in the same zone or neighborhood.

First, the Glendale Galleria Mall is one of two malls located in Downtown Glendale and is primarily larger in comparison to buildings outside of the of the Galleria's footprint. Second, while there are multiple retail, service and restaurant businesses located in the Glendale Galleria, the mall consist of only two non-anchor tenant spaces with direct access to the exterior and an outdoor dining area (former Mc Donald's tenant space addressed 1322 Glendale Galleria and the subject tenant space). Third, the restaurant is located on the ground level of the Glendale Galleria, and its primary entrance is located inside the mall.

Due to the site's overall size, multiple points of access, vast parking areas, and the location of the tenant space and its limited visibility, without the proposed wall sign and additional accessory ground sign on the east side of the building, the restaurant will greatly decrease the visibility for oncoming vehicles and pedestrians traveling along Central Avenue. The first variance request to install the wall sign (Sign B) adjacent to the tenant's ancillary entrance/exit but not directly above the tenant space will provide adequate visibility for the patrons entering the restaurant directly from Central Avenue.

The second request is to allow for a second accessory ground sign (Sign C) along the pergola of the outdoor dining area where one already exists. Given that there is no

CONDITIONS OF APPROVAL

APPROVAL of this Variance shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
2. That all necessary permits (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. That all licenses, permits as required or approvals from Federal, State, County, or City authorities, including the City Clerk shall be obtained and kept current at all times.
4. That the premises shall be made available and accessible to any authorized City personnel for inspection to ascertain that all conditions of approval of this variance are complied.
5. That the Glendale Galleria submit a design review application for a modification to the existing sign program to be approved by the Director of Community Development.

APPEAL PERIOD

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.

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.

REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Variance at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

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 (Vista Ezzat at 818-937-8180) first and then, the Planning 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 that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,
Bradley Calvert
Director of Community Development



Dennis Joe
Planning Hearing Officer

DJ:AC:MT:sm

CC: City Clerk (K.Cortes); Building and Safety (M.Lhotsky); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt); Economic De. (M.Berry); Housing (P.Zovak/M. Fortney/A.Brownell); Urban Design and Mobility (F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);_City Attorney's Dept. (G. Y.Neukian/M.Yun); Fire Engineering Section-(J.Diaz/S.Partamian/D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/E.Hakoupiani/K. runzer); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian/E.Hakoupiani/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.A.Krikorian/Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Facilities (K.Todd)and case planner and case planners –Allen Castillo and Milca Toledo.