



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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May 15, 2013

Din Tai Fung (Glendale) Restaurant, LLC
338 Whispering Pines Summit
Arcadia, CA 91006

**RE: Minor Administrative Permit No. 1309338
177 Caruso Avenue (Din Tai Fung)**

Dear Applicant:

Pursuant to the provisions of the Glendale Town Center Specific Plan, Chapter 3 A, your application for a Minor Administrative Permit to allow for the sales, service and on-site consumption of alcoholic beverages at a full-service restaurant within the Americana at Brand development, located at 177 Caruso Avenue, is hereby APPROVED WITH CONDITIONS based on the following findings:

a. ***How is the proposed use consistent with the City of Glendale General Plan?***

The Glendale General Plan serves as the long-term planning guide for future development throughout the City. More specifically, the Land Use Element within the General Plan encourages, among many things, improved commercial activities within the central Glendale area. The operation of the Americana at Brand project increases downtown commercial activity. The proposed Din Tai Fung restaurant is a component of the Americana and will assist in improving downtown commercial activities. The sales and service of alcoholic beverages for on-site consumption is a natural extension of the permitted restaurant use.

b. ***How will the proposed use and application be consistent with the Town Center Specific Plan?***

The Glendale Town Center Specific Plan permits Alcohol Use Approvals which include the sales and service of alcoholic beverages for on-site consumption with approval of a Minor Administrative Permit. The sales, service and on-site consumption of alcoholic beverages will be incidental to the proposed Din Tai Fung restaurant. The Specific Plan is intended to facilitate the creation of a high-quality pedestrian district with a sense of place within the Americana at Brand. The Din Tai Fung restaurant will help foster this objective and promote destination dining within the Americana.

c. ***Why will the establishment and operation of the proposed use at the location proposed not endanger or constitute a menace the public health or safety of persons residing or working within or in the immediate vicinity of the Town Center Specific Plan site?***

The proposed Din Tai Fung restaurant with alcohol service for on-site consumption is located within downtown Glendale. The downtown already contains many restaurants serving alcohol, the majority of which have not created a health or safety problem. Approval of this Minor

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Administrative Permit is subject to certain conditions, which will ensure the safety of residents, employees and patrons of the Americana.

Approval of this minor administrative permit shall be subject to the following conditions:

1. That the development shall be in substantial compliance with the plans submitted with the application and any conditions made a part of the approval of this project.
2. That the applicant shall comply with all of the conditions contained in Chapter 5, Table 3 of the Town Center Specific Plan entitled "Conditions for On-Site Consumption Permits."

The decision of the Director shall become final fifteen (15) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in Article IX of GMC Chapter 30.16 and processed according to the provisions specified therein. Information regarding appeals and appeal forms will be provided by the Permit Services Section upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 30th**, at the Building and Safety Section, 633 East Broadway, Room 101.

Sincerely,

Hassan Haghani, AICP
Director of Community Development



Roger Kiesel
Senior Planner

RAK/PMAP 1309338

Cc: Cindy Block – Liquor License Specialists