



April 1, 2015

Lisa Desmond  
Delta Groups Engineering, Inc.  
2362 McGraw Avenue  
Irvine, CA 92614

**RE: 600 HAHN AVENUE  
WIRELESS TELECOMMUNICATIONS FACILITY PERMIT NO. PWTF 1419928  
APN 5635-006-900  
(Fremont Park)**

Dear Ms. Desmond:

The Planning Commission of the City of Glendale, at its meeting held on April 1, 2015, conducted a public hearing on Wireless Telecommunications Facility Permit No. PWTF 1419928.

After due consideration, the Planning Commission **APPROVED WITH CONDITIONS**, the Wireless Telecommunications Facility Review Case No. PWTF 1419928, for an application requesting to install an unmanned wireless telecommunications facility consisting of a 56-foot tall mono-pine and detached equipment enclosure in Fremont Park, located in the (SR) - Special Recreation Zone, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

Approval of a Wireless Telecommunication Facility Permit is required for the construction, co-location, expansion or modification of an existing unmanned wireless telecommunication facility in the "SR" zone.

**APPLICANT'S PROPOSAL**

The applicant is requesting approval to construct an unmanned wireless telecommunications facility in Fremont Park. The facility would consist of 12 panel antennas grouped within three sectors and twelve RRU's mounted on a 56-foot tall mono-pine. In addition, equipment cabinets and a fixed emergency generator will be mounted on a concrete slab within a new eight-foot high concrete masonry block enclosure.

**ENVIRONMENTAL RECOMMENDATION**

Categorical exemption – Existing Facility Class 3: New Construction or Conversion of Small Structures, pursuant to State CEQA Guidelines Section 15301.

A motion adopted by the Planning Commission is attached.

## **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 City Council, 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.

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **APRIL 16, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeal>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

## **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

## **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

## **REVOCAION, CONTINUING JURISDICTION**

Section 30.64.020 of the Glendale Municipal Code, 1995, provides for the Director of Community Development Department to have continuing jurisdiction over any Wireless Telecommunications Facility & Special Recreation Development Review, which is or has been granted and may revoke any Wireless Telecommunication Facility in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

**GMC CHAPTER 30.41 PROVIDES FOR**

**Termination**

Every right or privilege authorized by a Wireless Telecommunications Facility & Special Recreation Development Review shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

**Extension**

An extension of the Wireless Telecommunications Facility & Special Recreation Development Review may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the conditional use permit.

**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner who acted on this case. This would include clarification and 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.

Should you have any questions regarding this issue, please do not hesitate to contact the undersigned.

Sincerely,  
Hassan H. Haghani  
Director of Community Development Department



Vilia Zemaitaitis  
Senior Planner

VZ:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Dir. of Public Works (R. Golanian); Traffic & Transportation Section (W.Ko/S.Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin/G.Tom/S.Boghosian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz/E.Olsen); Dir. Parks, Recreation and Community Services Dept. (J.Duran); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Vilia Zemaitaitis.

### MOTION

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Manoukian, that upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunications Facility Case No. PWTF 1419928, located at 600 Hahn Avenue (Fremont Park), and after conducting a hearing on said matter, that the Planning Commission hereby **APPROVES** said Wireless Telecommunications Facility Case No. PWTF 1419928 in accord with the findings and conditions below.

Adopted this day 1st April, 2015

#### VOTE

Ayes:	Landregan, Manoukian, Astorian
Noes:	Yesayan
Abstain:	None
Absent:	Lee

### **REQUIRED/MANDATED FINDINGS**

Pursuant to Section 30.48.040 of the Glendale Municipal Code, a Wireless Telecommunications Facilities Permits may be granted by the reviewing authority only if the following findings of fact can be made:

1. **To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to achieve compatibility with the community.**

The proposed installation would consist of 12 panel antennas (three sectors with four panel antennas each) and RRUs mounted on a 56 foot high mono-pine with associated equipment cabinets mounted on the ground within an eight foot high CMU block enclosure. The mono-pine and equipment enclosure would be located within a walled-off area of Fremont Park located between the existing parking lot at the terminus of Hahn Avenue and the Verdugo Wash to the north. The mono-pine will be compatible with the surrounding tall trees, while the enclosure below would have limited visibility from the surrounding properties, as illustrated in the photo simulations. The proposed WTF has been designed to be compatible with the surrounding community, while also providing opportunity for a future carrier.

2. **Alternative configurations will not increase community compatibility or are not reasonably feasible.**

The carrier has identified the subject site as the best feasible site to provide adequate coverage; an alternate configuration on a standard monopole would not increase compatibility. Comments from the City's Wireless Systems Administrator, Gordon Arnold, stated that the proposed site is necessary to fill a significant gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits.

3. **Alternative locations on the site will not increase community compatibility or are not reasonably feasible.**

Other locations within Fremont Park will not increase community compatibility. This location was selected due to the geographic location characteristics and ability to install a tall enough mono-pine to fill a gap in coverage, with as little impact as possible on the public park and surrounding neighborhood. The equipment enclosure will be screened from public view by the existing fence walls, and the mono-pine has been placed in such a location as to blend with the existing tall trees.

**4. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.**

According to the applicant's Project Narrative, alternate site locations were considered and the search ring was narrowed down to only the park and the five single family residences to the north. The current location and mono-pine design result in a proposal most compatible with the purpose of the WTF ordinance and the RF coverage objectives. The other alternate locations outside of Fremont Park would have been much more visible and obtrusive.

**5. The facility is necessary to close a significant gap in coverage.**

The radio frequency propagation maps submitted with the application show how the coverage gap is being met. Gordon Arnold, the Wireless Systems Administrator for the City's Information Services Department, reviewed the application materials and maps, and concurred that this site appears necessary to fill a gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits.

**6. The applicant has submitted a statement of its willingness to allow other carriers to co-locate on the proposed wireless telecommunications facility wherever technically and economically feasible and where co-location would not harm community compatibility.**

Verizon Wireless has stated their willingness to allow other carriers to collocate on the site, wherever technically and economically feasible and aesthetically desirable, as required in Section 30.40.020 (H) GMC.

**7. Noise generated by equipment will not be unnecessary, excessive, annoying nor be detrimental to the public health, safety, and welfare.**

The Noise Element identifies the site in the 70 CNEL and over ambient noise contour range, which the highest in the city. The applicant stated that the operation of the facility will not generate a significant amount of noise. Noise generated by the equipment is limited to that produces by the heat exchanger fans necessary to cool the equipment cabinets. In the event of a power outage, and once monthly for testing purposes, a fixed emergency generator will activate. Neither the equipment nor the generator will create noise at excessive dBA levels. The eight foot high equipment enclosure will also help dampen the sound produced by the enclose equipment. Lastly, Section 30.48.070 (A) GMC requires that all wireless telecommunications facilities and accessory wireless equipment comply with the applicable provisions of the City's noise regulations listed in Chapter 8.36 GMC. Therefore, noise from the WTF will not be excessive, annoying or detrimental to the public health, safety and welfare.

**8. The facility complies with all of the requirements of state and federal laws, regulations and orders.**

The applicant stated that the proposed facility will meet all of the requirements of state and federal laws, regulations and orders. The facility will operate under licenses issued by the Federal Communications Commission (FCC) and will also be regulated by the California Public Utilities Commission (CPUC).

**APPROVAL** of this Wireless Telecommunications Facilities Permits application shall be subject to the following conditions:

**Community Development Department 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 Hearing Officer.
2. 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.
3. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations
4. That any modification to these plans must be approved by Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by Planning staff must be returned for review by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development Department.
5. That transmissions shall not produce noise or other disturbances which would interfere with normal activities in the area. The Director of Community Development, or his/her designee, shall determine or settle disputes concerning this condition.
6. That any equipment service lighting shall be directed into the work area and shielded away from the adjacent properties.
7. That a noise test shall be required at the time the equipment is installed to ensure its noise is confined to the subject property and will comply with Chapter 8.36 titled Noise Control to the satisfaction of the Director of Community Development Department.
8. The permittee shall obtain and maintain the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards and, at the following indicated times, shall file a report with the Director of Community Development Department indicating whether permittee is in compliance with such standards, advising the Director of Community Development Department of any regulatory changes that require modifications to the wireless telecommunications facilities, and advising the Director of Community Development Department of the measures taken by the permittee to comply with such regulatory changes as follows: (1) prior to the commencement of the installation of the wireless telecommunications facility,

- (2) every year, on the anniversary of the submittal of the initial compliance report, and  
(3) upon any proposed increase of at least ten percent (10%) in the effective radiated power or any proposed change in frequency use. Both the initial and update certifications shall be subject to review and approval by the city. At the Director of Community Development Department sole discretion, a qualified independent radio frequency engineer, selected by and under contract to the city, may be retained to review said certifications for compliance with FCC regulations. All costs associated with the city's review of these certifications shall be the responsibility of the permittee, which shall promptly reimburse city for the cost of the review.
9. All equipment cabinets shall display a legible sign clearly identifying the addresses, email contact information, and 24-hour local or toll-free contact telephone numbers for both the permittee and the agent responsible for the maintenance of the wireless telecommunications facility. Such information shall be updated in the event of a change in the permittee, the agent responsible for maintenance of the wireless telecommunications facility, or both.
  10. Public access to a wireless telecommunications facility shall be restricted. Security measures shall include fencing, screening, and security signage, as deemed appropriate by the Director of Community Development Department and/or the Director of Community Services and Parks.
  11. Upon assignment or transfer of an authorization to operate a wireless telecommunications facility or any of the rights under said authorization, the owner or operator shall, within thirty (30) days, provide written notice to the Director of Community Development Department of the date of transfer and the identity of the transferee.
  12. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
  13. That the authorization granted herein shall be valid for a period of **ten years until April 1, 2025**, at which time reapplication must be made.

#### **Building and Safety Section Conditions**

14. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
15. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
16. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.

#### **Glendale Water and Power Department (GWP)**

17. The existing electrical facilities (vaults, pull boxes, power poles, underground conduits and any other appurtenances) shall be protected in place and accessible to GWP personnel at all times.

18. Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.
19. Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC). Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application. The location of power poles, guy wires and anchors shall be clearly shown on the proposed plans for approval.