

January 31, 2017

Crown Castle
c/o Lisa Desmond
Delta Groups Engineering, Inc. / Verizon Wireless
2362 McGaw Avenue
Irvine, CA 92614

**RE: 222, 232 & 246 NORTH ORANGE STREET
(City of Glendale public parking structure)
Wireless Telecommunication Facilities PWTf 1623238**

Dear Ms. Desmond:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.48.020 for a wireless telecommunications facility permit, the Community Development Department has processed your application to install and operate an unmanned Verizon Wireless telecommunication facility, which includes 12 panel antennas, equipment cabinets and a standby generator on the rooftop of an existing public parking structure in the "DSP/MO" – (Downtown Specific Plan/Mid Orange District), located at **222, 232 & 246 North Orange Street**, described as Lots 18-24, Block 6, Glendale Boulevard Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" exemption per State CEQA Guidelines Section 15303.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following findings:

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

The site is located within the City's Downtown commercial area. Verizon Wireless is proposing a new wireless telecommunication facility with 12 new eight-foot tall panel antennas and 12 new remote radio units (RRU's) within a leased area on the top deck of the existing City-owned Orange Street Public Parking structure. The proposal includes the following at the northwest and southeast corners of the top deck: an eight

panel antenna (four antennas, four RRUs w/ A2 backpack and one ray cap per sector (three sectors total) mounted and concealed behind a new fiber reinforced plastic “FRP” screen wall antenna enclosure. The new screen walls will be visible from both streets and the public alley located to the east as well as surrounding properties. In order to potentially reduce its mass and boxy feature on the top deck, the elevation calls out that the screen wall will be painted similar to the existing building’s color, material and finish. In addition, the proposal includes one new electrical meter in the existing utility room at the ground level, one new 54 gallon diesel standby generator on new steel platform, one new GPS antennas, and two new MCE cabinets.

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

The applicant investigated two alternative site locations listed below before selecting the proposed site to fill a gap in coverage within the network of other providers. Comments from the City’s Wireless Administrator stated that the proposed site is necessary to fill a significant gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits. The two other sites investigated before selecting the proposed one include:

- A. The “Lex-on-Orange” mixed use residential building was considered. However, a lease was unable to be reached.
- B. The Hollywood Production Studios on West Lexington Drive, North Brand Boulevard and North Orange Street was considered. However, the landlord was not interested.
- C. A large portion of the buildings in the search ring are single story and did not meet RF needs. The proposed location was chosen due to its placement within the search ring making it suitable for RF needs and it has landlord interest.

There were no other suitable locations to meet the coverage objectives. The ability to develop a co-located facility that is compatible with the City’s development standards and that meets the RF coverage objectives, made the selected subject site the logical candidate.

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

Other locations at the proposed site are not reasonably feasible and desirable. The subject site is a multi-level parking structure. The proposed location on the roof deck of the parking structure is the most desirable in order to achieve the necessary coverage. The City’s Wireless Administrator reviewed the application and agreed that the proposed location is necessary to fill a gap in coverage with as little impact as possible on the building and surrounding neighborhood. The request to install a new wireless facility at the subject site has the following objectives.

- To provide coverage to North Glendale;
- To improve “handoff” between the “Brand” site and the “Doran” site; and

- To provide new long term evolution (LTE) – 4G high speed data service- radio frequency service in the 700MHz frequency to the surrounding area, including in-building and outdoor coverage. Verizon is in the process of its nationwide roll-out for LTE.

For a cellular system to work properly, each cell site must provide areas of discrete coverage, as well as, overlapping coverage with neighboring sites. Coverage exists when there is sufficient “RF” signal strength to provide safe, effective and reliable levels of coverage in a particular geographic area. As the user travels between the discrete coverage areas of two or more sites, a handoff is triggered within the zone of overlapping coverage. Without adequate RF signal, there is no reliability in the ability to make or receive voice call, and data throughput speed is limited. This is especially significant in that Verizon Wireless, as an FCC licensee, is mandated to provide enhanced 911 services to its users.

The applicant has investigated alternate site locations. However, the current location is ideal to fill a gap in coverage within the network of other providers. The site location and antenna height area was determined by an engineer in a general study. The study evaluates radio signal propagation over the desired coverage area based on factors including topography, geographic features, and possible signal attenuation due to seasonal changes in vegetation. It is desirable to have a direct line of sight from the antennas to the coverage objective.

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

As noted above in Finding No. 2, two alternative sites were investigated. However, for the reasons stated, a new wireless facility cannot be installed at these other locations.

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

The City’s Wireless Administrator reviewed the application materials and maps and concurred that this site is 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 stated their willingness to allow other carriers to co-locate on the proposed wireless telecommunication facility wherever technically and economically feasible, as required in Section 30.40.020(H) of the Glendale Municipal Code.

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

The facility is located in a commercial zone in the city's downtown area on the southeast corner of California Avenue and North Orange Street. No excessive noise will be generated by the proposed scope of work. The proposed equipment will not emit any noise decibels in excess of established noise standards contained in Chapter 8.36 of the Glendale Municipal Code.

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

The applicant has provided satisfactory evidence that the proposed facility will meet all Federal Communications Commission (FCC) requirements, state and federal laws, and local regulations and orders.

CONDITIONS OF APPROVAL

APPROVAL of this Wireless Telecommunication Facility (WTF) shall be subject to the following conditions:

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 Hearing Officer.
2. 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.
3. That all licenses, permits as required or approvals from Federal, State, or 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 (Building, Fire, Police, Planning and Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval are in compliance.
5. That design review approval or exemption shall be obtained prior to the issuance of a building permit.
6. That any transmissions shall not produce noise or other disturbances, which would interfere with normal activities in the area. The opinion of the Planning Hearing Officer shall determine or settle disputes concerning this condition.
7. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties.

8. That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
9. That 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. That 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 30 days, provide written notice to the Director of Community Development of the date of transfer and the identity of the transferee.
11. That 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.
12. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL JANUARY 31, 2027**, until at which time, a reapplication must be made prior to the expiration date.

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. 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 **February 15, 2017** 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 are available on-line at: <http://www.glendaleca.gov/appeal>

TIME LIMITS (GMC Chapter 30.41)

Termination

Every right or privilege authorized by a Wireless Telecommunications Facility 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.

Lapse of Privilege

A Wireless Telecommunications Facility may be terminated by the review authority upon any interruption or cessation of the use permitted by the Wireless Telecommunications Facility for one year or more in the continuous exercise in good faith of such right and privilege.

Time Extension

Permits granted by such right or privilege 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 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 Wireless Telecommunications Facility.

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 sold, 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

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits, administrative exceptions and wireless telecommunication facilities. To consider the revocation, the Director of

Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.


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. 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 customer 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 case planner, Milca Toledo during normal business hours at her direct line (818) 937-8181 or office line (818) 548-2115 or mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development


Erik Krause
Planning Hearing Officer

EK:MT: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-(J.Halpert); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner -Milca Toledo.