

June 22, 2017

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

**RE: 600 West Broadway / Verizon Wireless (Milford Site)  
Wireless Telecommunication Facilities PWTf 1629377**

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 rooftop antennas within three antenna enclosures, rooftop emergency backup generator mounted on a new platform, and wireless equipment cabinets in a room at the third floor of the existing multi-tenant commercial/office building in the "SFMU" – (Commercial/Residential Mixed Use) Zone, located at **600 West Broadway**, described as a Portion of Lot 12 of Riverdale Tract and Portions of lots 5, 6 and 7 of Tract No. 10419, in the City of Glendale, County of Los Angeles.

#### **ENVIRONMENTAL DETERMINATION**

This project is exempt from environmental review as a Class 32 "In-fil Development Projects" exemption per State CEQA Guidelines Section 15332 because it is: consistent with the general plan and zoning designations; is on a site less than five acres, surrounded by urban areas; has no value as habitat; would not result in significant effects to traffic, noise, air or water quality; and is adequately served by utilities.

#### **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.**

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) on the roof top of the existing multi-tenant commercial/office building. The proposal includes the following:

- Twelve, eight-foot tall panel antenna (within three sectors with four panel antennas each), 15 RRUs with A2 backpack and one raycap per sector (three sectors total) concealed behind three new fiber reinforced plastic (FRP) screen wall antenna enclosures, painted to

match the existing building. The new screen walls will be visible from Broadway and Wilson Avenue.

- One new emergency backup generator (operated with natural gas) mounted on a new mechanical platform on the rooftop of the existing building.
- Equipment room/cabinet in an existing room at the third floor of the building to include Verizon Wireless fire extinguisher, cable ladder, indoor equipment racks, Verizon Wireless Telco Board, and Verizon Wireless AC fan coil mounted on the wall.

The proposed wireless site has been designed to maximize compatibility with the community by placing the antennas on the roof of the existing building behind three FRP screenings to camouflage the installation as much as possible. The site will mimic the existing colors and textures on the existing building and the equipment will be completely hidden from view in an existing utility room located in the building.

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

The applicant investigated five 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 for Information Services, stated that the proposed site is necessary to fill a significant gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits. The five other sites investigated before selecting the proposed one include:

1. A site located at Milford Park was considered. However, the existing Raydomes on the light poles were not co-locatable.
2. 412 Broadway was considered. However, the landlord was not interested.
3. Building at the corner of Broadway and Galleria was considered. However, the landlord was not interested.
4. The Galleria Mall was considered. However, the landlord was not interested.
5. First Evangelical Church of Glendale (514 W Broadway) was considered. However, the building was not structurally feasible.

The carrier has identified that a large portion of the buildings in this search ring are single story and did not meet radio frequency (RF) needs. The proposed location was chosen as the best feasible site due to its placement within the search ring and the three-story height of the building making it suitable for RF needs, including landlord interest. There were no other suitable locations to meet the coverage objectives and the ability to develop a co-located facility compatible with the City's development standards and that meet the RF coverage objectives.

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

The proposed site is an area consisting of commercial and residential buildings, many of which are one or two stories. The subject site is a three-story, multi-tenant commercial office building over a subterranean parking garage. The proposed building provides the height needed for effective RF coverage to the area. The proposed location of the antennas on the rooftop of the building is the most desirable in order to achieve the necessary coverage and best serve RF needs and to fill a gap in coverage within the network of other providers. Other locations at the proposed site are not reasonably feasible and desirable, nor would they increase community compatibility.

The antennas are located in three clusters on the rooftop of the existing building. In order to meet minimal RF signal propagation to the north of the proposed site, two clusters of antennas are located on the west side of the roof to address a new five-story, mixed-use building that is being built across the street at the northwest corner of Broadway and Pacific Avenue. The third cluster of antennas is located in the center of the roof towards the north. The height of the antennas are designed to the lowest possible height to allow for acceptable RF performance.

The City's Wireless Administrator reviewed the application and agreed that the proposed location is necessary to fill a gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits.

**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, five alternative sites were investigated. However, for the reasons stated, a new wireless facility at these other locations was unfeasible.

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

The City's Wireless Administrator for the City's Information Services Department, reviewed the application materials and propagation 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 30.410.020(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/Residential Mixed Use (SFMU) zone. Noise generated by the equipment is limited to that produced by the heat exchanger fans necessary to cool the equipment cabinets and is located at the third floor within the existing three-story building. In the event of a power outage, and once monthly for testing purpose, a standby emergency generator, located on the rooftop will activate. Neither the equipment nor the generator will generate noise at excessive dBA levels. The applicant stated that overall noise level emitted by the standby generator will be less than 65 dBA. The Noise Element identifies the entire project site in the 70 CNEL and over ambient noise contour range. The maximum 65 dBA generated by the equipment is less than the ambient noise level for the area. Therefore, the noise output from the facility will neither be annoying nor in any way 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 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 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 Department 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 Department.
12. That the new rooftop mechanical equipment (natural gas generator) shall be completely enclosed on all sides or screened from view of public rights-of-way and shall be treated with exterior coatings of a color and texture to match the predominant visual background of the existing building to the satisfaction of the Director of Community Development Department.
13. That the authorization granted herein shall be valid for a period of **10 years until June 22, 2027**, until at which time, a reapplication must be made prior to the expiration date.

### **APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS**

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.

#### **APPEAL PERIOD**

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 **July 7, 2017** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

**APPEAL FORMS are available on-line at: <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 the City's website at [www.glendaleca.gov](http://www.glendaleca.gov).

#### **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.

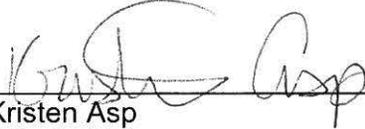
### **NOTICE – SUBSEQUENT CONTACTS WITH THIS OFFICE**

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, Aileen Babakhani during normal business hours at her direct line (818) 937-8331 or office line (818) 548-2115 or [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development



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Kristen Asp  
Principal Planner

KA:CB:ab

Cc: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Dir. Of Public Works (R.Golianian); 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 (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra); Property Owner (Oscar Pallares for T H Richter LLC); and case planner (Aileen Babakhani).