



November 12, 2019

Adam Corsi  
American Tower Corporation Watertown LLC  
10 Presidential Way  
Woburn, MA 01801

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1916898  
3600 MARENGO DRIVE**

Dear Mr. Corsi,

On November 12, 2019, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to construct two new broadcast towers at 140 feet and 160 feet in height, and to construct a new 1,750 square-foot, 12-foot, high unstaffed communications building at an existing transmission facility located on a 23.4 acre lot within a primary ridgeline, zoned ROS (Residential Open Space), located at 3600 Marengo Drive.

#### **SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION**

**Site Planning** – The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The project will be centrally located on the 23.4 acre lot and will be clustered with existing towers and monopoles already developed on the site. The grading associated with the project will occur at previously disturbed areas that are relatively flat. As a result, the project avoids major landform alteration.
- The project site is mostly occupied by open space areas with natural vegetation. The amount of vegetation to be removed will be minimal, as the new towers and equipment building will be located at areas on the property previously disturbed.

**Mass and Scale** – The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The subject property is currently occupied by an array of six towers and monopoles, ranging in height from 58 feet to 160 feet, and three unstaffed equipment buildings. While one of the two new towers will be approximately 12 feet taller (8.6 percent) than the existing towers, the appearance of the project will not significantly impact the site because the improvements will be clustered on the site to blend into the existing broadcast facility structures.
- The project proposes to demolish three structures and construct two new towers. The number of towers/poles on the project site decrease by one (five total).
- Surrounding the project site are open space area, hillsides, canyons, low density residential and Scholl Canyon Landfill. Since a transmission facility has been a part of the Flint Peak visual landscape for the past sixty years, the two new towers will not alter the overall appearance of the site and their visual impact will be less than significant.

**Building Design and Detailing** – The proposed design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The design and detailing is appropriate for the existing broadcast facility site and the new towers will be constructed of unfinished metal with a typical design of a lattice tower.
- Minimal paving will be provided as part of this project. At the base of each tower will be a 27' X 27' concrete pad. Additional paving is provided to provide vehicular access to the new equipment building, as well as two parking spaces.
- The proposed equipment building will be constructed with a beige concrete block to blend into the hillside. Additionally, three feet of the building will be constructed below grade to reduce the height and appearance on the hillside.

**This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Dennis Joe, at 818-937-8157 or via email at [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).**

#### **APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION**

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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 Design Review Board 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 **November 27, 2019** 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.

#### **RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD**

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Staff did not receive any community input during the comment period regarding this application. **APPEAL FORMS available on-line: [www.glendaleca.gov/appeals](http://www.glendaleca.gov/appeals)**

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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. Visit us.

#### **TRANSFERABILITY**

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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.

**EXTENSION:** An extension of the design review approval 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 design review approval.

**NOTICE – subsequent contacts with this office**

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The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Dennis Joe**, 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.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Dennis Joe, for stamp and signature prior to submitting for Building plan check. Please contact Dennis Joe directly at 818-937-8157 or via email at [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development



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Urban Design Studio Staff

EK:DJ