



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

January 15, 2020

Suzanne Iselt
618 Pico Place
Santa Monica, CA 90405

**RE: 2061 PASA GLEN DRIVE
WIRELESS TELECOMMUNICATIONS FACILITIES NO. PWTF1827885**

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on January 15, 2020, conducted a public hearing on Wireless Telecommunications Facility Case No. PWTF 1827885, and after due consideration, the Planning Commission **APPROVED WITH CONDITIONS**, the Wireless Telecommunications Facility Permit No. PWTF 1918577, located at **2061 Pasa Glen Drive**, to allow the continuance of and modification to existing wireless telecommunications facility ground equipment located in the "SR" - (Special Recreation) Zone that is associated with two wireless telecommunications poles located on the adjacent public right-of-way. The subject site is described as Lots 291 through 300 and portions of Lots 301 through 303, Tract 9088, in the City of Glendale, County of Los Angeles, as per map recorded in Book 123, Pages 65-72 of Maps in the Office of County Recorder of the County of Los Angeles, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) Approval of a Wireless Telecommunications Facility Permit for Class 4 and Class 5 antennas in the SR (Special Recreation) Zone (GMC Sections 30.15.020.F and 30.48.020).

APPLICANT'S PROPOSAL

- (1) Approval of a Wireless Telecommunications Facility Permit to allow the continuance of and modification to existing wireless telecommunications facility ground equipment associated with two wireless telecommunications poles located on the adjacent public right-of-way.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because the project involves negligible expansion of an existing use.

A motion adopted by the Planning Commission is attached.

APPEAL PERIOD, TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 **January 30, 2020**, 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 available on-line: <http://www.glendaleca.gov/agendas>

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.

REVOCACTION

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 Telecommunication Facility 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 Telecommunication 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.

EXTENSION

An extension 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 Wireless Telecommunication Facility.

CESSATION

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

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 on this case. 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 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,
Philip Lanzafame
Director of Community Development Department



Cassandra Pruett
Planner

CP:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Fire Prevention Engineering Section- (J.Halpert); Dir of Public Works (Y.Emrani); Traffic & Transportation Section (P.Casanova); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian); and case planner – Cassandra Pruett.

MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Minassian, that upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunications Facility Case No. PWTF1827885, located at 2061 Pasa Glen Drive, and after having conducted a public hearing on said matter, that the Planning Commission hereby **APPROVES WITH CONDITIONS** Wireless Telecommunications Facility PWTF1827885 in accord with the findings and conditions set forth below:

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 telecommunication facility has been designed to achieve compatibility with the community.**

The site is located in the SR Zone, which is intended to provide for public and private open space and recreational uses, and to provide and protect open space, natural and physical features and scenic resources. The facility is compatible with this zone and the community because it is located in a remote area, surrounded by open space and not visible to surrounding properties. Further, the facility has been designed to be as minimally intrusive as possible. First, the equipment on site is surrounded by mountains and the State Route 2 Freeway, resulting in minimal visibility of the equipment to surrounding properties. Second, the ground equipment is primarily located underground, with only four small existing equipment units (electrical meter pedestal, HVAC units, equipment cabinet, and generator plug attached to equipment cabinet) located above ground, because they cannot operate under ground. Specifically, the electric meter pedestal placement is determined by the utility provider and could not be relocated underground; the HVAC units need outside airflow in order to operate properly and push clean air through the underground vault; the equipment cabinet is an outdoor-rated cabinet because it needs outdoor airflow in order to maintain the required climate in the cabinet; thus it could not feasibly be moved underground; and the generator plug attached to the equipment cabinet needs to be above-ground because a temporary generator (if needed during an emergency) is required to be used outside, so the plug needs to be accessible. Therefore, the facility has been designed to be minimally intrusive to the surrounding open space and views from surrounding properties.

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

To the extent feasible, most of the equipment has been located in the underground vault; the only equipment located above ground must be above ground in order to function properly (as more fully described in the paragraph above). Therefore, the current configuration maximizes compatibility and reconfiguring it will not increase community compatibility.

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

The equipment is located within an existing underground vault and on an existing concrete pad above the vault. Relocating the equipment will not result in it being any less visible; further, it is not reasonably feasible to relocate the existing underground vault or above-ground concrete pad in conjunction with the relatively minor equipment upgrades taking place.

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

Locating the facility on alternative sites is not reasonably feasible because the application request is to update an existing wireless telecommunications facility without changing or expanding its physical layout. The existing location and physical layout were established in 1996 and determined to be the most suitable for best wireless coverage given various FCC and City regulations and codes that applied to wireless projects at the time. The wireless carrier has a network of facilities, each facility designed to cover a particular area, which together provide full coverage to the community; thus, potential alternative sites are limited to the finite area in which the current facility provides coverage. Given the minor scope of the project, which is to update an existing facility, identifying a new site and going through the subsequent extensive FCC regulatory compliance and review process would not be reasonably feasible. Further, locating the facility on an alternative site will not increase community compatibility because the current site is already located in a remote open space area surrounded by mountains and a freeway, not visible to the public.

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

The coverage area is approximately one to two miles from north to south and from one quarter to a half mile from east to west along the State Route 2 Freeway, roughly centered on the subject site and irregularly shaped. There is a significant gap in indoor coverage within this area, impacting residents, businesses and commuters. Furthermore, the existing AT&T wireless telecommunications facilities in the area have reached capacity due to heavy data and call volume during peak hours for customers living and commuting in the area. The modifications to the existing wireless facility will improve overall service in the area for both phone and data use.

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.

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

Most of the equipment is underground, where sound is insulated by surrounding soil. The above ground equipment is minimal, is partially shielded on three sides by a 36" - 48" CMU block wall which will help block sound travel, and is located in a remote area not audible to nearby uses.

8. The facility complies with all of the requirements of state and federal laws, regulations and orders to staff's knowledge.

The applicant has provided an engineering certification demonstrating planned compliance with all existing federal radio frequency emission standards, and has provided further documentation to the City's Radio Shop demonstrating compliance with Federal Communications Commission (FCC) rules and regulations. The Radio Shop has commented that the facility FCC licenses are valid, but that updated documentation needs to be provided for those licenses. A condition of approval has been added to address this issue.

CONDITIONS OF APPROVAL

APPROVAL of this Wireless Telecommunications Facility 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, County or City authorities, including the City Clerk, shall be obtained and kept current at all times.
4. That the applicant provides a copy of the carrier's FCC license for the frequency bands and market involved, to the satisfaction of the City's Information Services Department (Radio Shop) prior to the issuance of any permit.
5. That the applicant obtain a Right-of-Way permit from the Public Works Engineering Division prior to commencing any modifications to the subject facility.
6. That the applicant's lease with the City of Glendale be reviewed and amended as needed to address the wireless facility modifications, to the satisfaction of the Community Services & Parks Department, prior to the issuance of any permit.
7. That the premises shall be made available and accessible to any authorized City personnel (e.g., Building, Fire, Police, Planning and Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval are in compliance.
8. That design review approval or exemption shall be obtained prior to the issuance of a building permit.
9. That all non-functional or obsolete equipment shall be removed from the site.
10. 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.

11. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties.
12. That the project shall comply with any conditions specified in the Radio Frequency-Electromagnetic Energy Compliance Report in order to bring the site into compliance with FCC rules and regulations, including the installation of signs.
13. That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
14. That the authorization granted herein shall be **VALID FOR A PERIOD OF TEN (10) YEARS UNTIL JANUARY 15, 2030,** until at which time, a reapplication must be made prior to the expiration date.

Adopted this 15th day of January, 2020.

VOTE

Ayes: Lee, Minassian, Shahbazian

Noes: Astorian

Absent: Chraghchian

Abstain: None