



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

September 1, 2021

Ms. Sophia Mekkers
Black Rock
174 Link Court
Newberg, OR 97132

**RE: 889 AMERICANA WAY
WIRELESS TELECOMMUNICATION FACILITIES PWF 2109080**

Dear Ms. Mekkers:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.48.020 for a wireless telecommunications facility permit, the Community Development Department processed your application to construct a new wireless telecommunications facility located at **889 Americana Way**. The proposed facility will be a distributed antenna system (DAS) "shell" facility, whereby equipment will be installed for future wireless telecommunication companies to utilize. The facility includes an equipment room and nine nodes (RRUS, fiber cabinets, panel antennas, GPS antennas, fiber optic transmitters). The property is located in the "DSP/TC" – Downtown Specific Plan, Town Center District, described as Lots 13, 15 and 17, and Portions of Lots 19, 20 and 21, Block 50, Town of Glendale 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 pursuant to Section 15303 of the State CEQA Guidelines because the project involves the construction of a new wireless telecommunications facility that will result in the construction of a small structure and/or small new equipment or facilities in small structure where only minor modifications are made.

Note: Pursuant to Section 704(a), Title 7 of the Federal Telecommunications Act of 1996, only the Federal Government may regulate the environmental effects of radio frequency emissions from wireless telecommunications facilities.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Director of Community Development has **APPROVED 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 applicant is proposing a new wireless telecommunications facility at the Americana at Brand. The facility will be a “shell” facility, whereby equipment will be installed at various locations throughout the Americana for use by different wireless telecommunication providers. Verizon will be the first such provider. The facility includes an equipment room within the parking garage at the Americana and nine nodes containing telecommunications equipment on the roofs of the existing buildings throughout the Americana.

The equipment room is located in the B-1 level of the parking garage and contains an RRS wall-mounted fiber cabinet with fiber cable to extend to the proposed RRU equipment at the rooftop antenna node locations, RSS equipment racks, a fiber optic channel receiver and 20A/2P receptacles.

Nodes 1 and 5 are located on Building C (western-most building) and contain RRUS (eleven for Node 1 and four for Node 5), fiber cabinets (three for Nodes 1 and 5) and cables and panel antennas (five for Node 1 and one for Node 5). The equipment will be screened behind a fiber-reinforced plastic (FRP) screen with decorative trim and an exterior finish and texture to match the existing building.

Node 2 is located on Building D (adjacent to the main elevator tower) and contains RRUS (11), GPS antennas (2), panel antennas (3), optical zonu two-channel fiber optic transmitters (1), and fiber cabinets (3) with fiber cables leading to the antennas. The equipment will be screened behind an FRP screen box with decorative trim and exterior finish color and texture to match the existing building.

Node 3 is located on Building E (in the center of the Americana development) and contains panel antennas (5), RRUS (11) and fiber cabinets (3) with fiber cables leading to the antennas. The equipment will be screened behind an FRP screen with decorative trim and an exterior finish color and texture to match the existing building.

Nodes 4 and 8 are also located on Building E south of Node 3. Node 4 includes RRUS (11), panel antennas (3) and fiber cabinets (3) with fiber cables leading to the antennas. Node 8 contains RRUS (11), panel antennas (6) and fiber cabinets (3) with fiber cables leading to the antennas. All equipment in Nodes 4 and 8 will be screened behind an FRP screen with decorative trim and exterior finish color and texture to match the existing building.

Node 6 is also located on Building E on the eastern portion of the building. This node includes RRUS (11), panel antennas (6) and fiber cabinets (3) with fiber cables leading to the antennas. The equipment will be screened behind an FRP

screen with decorative trim and exterior finish color and texture to match the existing building.

Node 7 is located on Building D (adjacent to the main entrance to the parking garage). This node includes RRUS (11), panel antennas (6) and fiber cabinets (3) with fiber cables leading to the antennas. The equipment will be screened behind an FRP screen with decorative trim and an exterior finish color and texture to match the existing building.

Node 9 is located on Building E on the eastern portion of the site. This node includes RRUS (11), panel antennas (6) and fiber cabinets (3) with fiber cables leading to the antennas. The equipment will be screened behind an FRP screen with decorative trim and an exterior finish color and texture to match the existing building.

The proposed facility has been designed to be compatible with the surrounding community. The equipment room is located in the subterranean parking garage, surrounded by new and existing masonry walls and not visible from the public right-of-way. The nodes containing the RRUS, panel antennas, fiber cabinets and cabling are located on the roofs of buildings within the Americana (the third through the fifth floors) and are concealed from view through the use of FRP screens with decorative trim and exterior finish color and texture to match the adjacent buildings.

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

As stated above, the proposed configuration is designed to achieve community compatibility and there are no known or possible alternative configurations of the wireless telecommunication equipment that would increase community compatibility further. The equipment room is located in the subterranean garage and surrounded by existing or new masonry walls. It will not be visible from the public right-of-way. The remainder of the wireless telecommunications equipment will be located within nine nodes on the roofs of buildings within the Americana. The equipment within these nodes is satisfactorily concealed by screening which matches in color and texture the adjacent building.

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

Alternative locations on the site are not reasonably feasible and will not increase community compatibility. The location of the equipment room in the parking garage does not impact community compatibility. The nine nodes of wireless telecommunications equipment are located on the roofs of various buildings throughout the Americana development. While pulling the equipment back further from the edge of the roofs would make them less visible, this would also reduce their effectiveness, and, therefore this option is not reasonably feasible. The equipment within these nodes is appropriately concealed by FRP screening.

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 will not increase community compatibility and is not reasonably feasible, because the purpose of the proposed distributed antenna system (DAS) is to enhance service coverage at the Americana at Brand by ensuring calls will not be dropped or service disrupted. The equipment room will be located within the existing Americana parking garage and on the roofs of various buildings within the center. The equipment room in the subterranean garage will be surrounded by block walls and not visible from the public right-of-way. The nine rooftop nodes will be masked with screening to match the adjacent buildings. Alternative sites will not increase compatibility given the locations of the nodes on the roofs of three to five story buildings and the screening proposed.

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

The proposed DAS will include nine nodes of telecommunications equipment installed throughout the Americana at Brand. The purpose of this wireless telecommunication facility system is to enhance cell phone coverage within the Americana. The DAS will ensure that patrons of the Americana will not experience dropped calls or service disruptions when visiting the regional shopping destination.

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.

The proposed project is a DAS that includes an equipment room in the subterranean parking garage and nine nodes containing RRUS, antennas, fiber cabinets and cabling on the roofs of various buildings within the Americana at Brand. The DAS system is designed to accommodate multiple telecommunication carriers. The project can host three different carriers and the applicant has indicated its willingness to allow these carriers.

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

The proposed DAS is a "shell" facility and no noise will be emitted until wireless telecommunication providers locate there. The equipment room is located in the subterranean parking garage, surrounded by new and existing masonry walls. The proposed equipment within the nine nodes, along with the equipment room, will not emit noise in excess of established noise standards contained in Chapter 8.36 of the Glendale Municipal Code, as a condition of approval of this project.

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

The applicant has provided self-certification that the facility complies with federal and state laws that apply to this facility. Individual wireless telecommunications providers will be required to comply with state and federal laws and regulations when they utilize the facility.

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 Director of Community Development.
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 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.
5. That design review approval or exemption shall be obtained prior to the issuance of a building permit.
6. That all non-functional or obsolete equipment shall be removed from the site.
7. That any transmissions shall not produce noise or other disturbances, which would interfere with normal activities in the area. Operation of the DAS shall comply with the noise standards contained in Chapter 8.36 of the Glendale Municipal Code.
8. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties and residential uses.
9. 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.

10. That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
11. 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.
12. 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.
13. 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
14. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL September 1, 2031**, 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 within fifteen (15) days following the actual date of the decision, on or before **September 16, 2021**.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, the appeal must be postmarked by the **September 16, 2021** deadline (mailed to Community Development Department – Planning Division, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to zoning@glendaleca.gov prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card

payment, please contact Roger Kiesel at 818-937-8152 to make arrangements with the cashier. Note: the standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

Anyone wishing to appeal must contact the case planner to obtain forms and information regarding the appeal process and submittal.

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 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 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.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits, administrative exceptions and wireless telecommunications 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 wireless telecommunications facilities at least ten (10) days' notice by mail to the applicant or permittee.

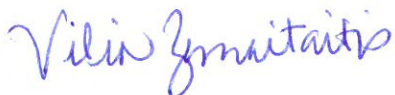
NOTICE – SUBSEQUENT CONTACTS WITH THIS OFFICE

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted 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 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, Roger Kiesel via email at rkiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Vilia Zemaitaitis
Planning Hearing Officer

VZ:RK:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/ M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); 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); Wireless Systems Administrator-Gordon Arnold; and case planner – Roger Kiesel.