



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

April 5, 2023

John McDonald
65 Post Suite 1000
Irvine CA 92618

RE: 1880 LOMA VISTA DRIVE
WIRELESS TELECOMMUNICATIONS FACILITY CASE PWTF2210696

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on April 5, 2023, conducted a public hearing on Wireless Telecommunications Facility Case No. PWTF 2210696, and after due consideration, the Planning Commission **APPROVED WITH CONDITIONS**, the Wireless Telecommunications Facility Permit No. PWTF 2210696, located at **1880 Loma Vista Drive**, to to construct a new 68-foot monopine wireless telecommunications facility with fifteen (15) attached antennas at the northern end of the park, 33-foot past the fire road gate. The proposal also includes a 10-foot CMU enclosure and required equipment, in the "SR" - (Special Recreation) Zone, described as APN: 5659-015-904 in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) Approval of a new, Class 7 Wireless Telecommunications Facility in the SR zone requires presentation to the Planning Commission (GMC 30.48.20, 5).

APPLICANT'S PROPOSAL

- (1) A new 75-foot monopine Wireless Telecommunications Facility.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposal does not include any addition to the existing building.

A motion adopted by the Planning Commission is attached.

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. Appeals must be filed prior to expiration of the 15-day period, on or before **APRIL 20, 2023**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or by contacting the case planner, Chloe Cuffel, at ccuffel@glendaleca.gov / or 818-937-8162.

APPEAL FORMS

All appeals must be filed using the City's online permit portal:

www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision."

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.

Cessation

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

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.

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,
Bradley Calvert
Director of Community Development Department

Chloe Cuffel
Planning Associate

CC: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- (S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B.B.Ortiz/E.Olsen/ .Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (J.Sada/R.Mardian); 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 – Chloe Cuffel

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Member Shahbazian, that upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunications Facility Case No. PWTF2210696, located at 1880 Loma Vista Drive, and after having conducted a public hearing on said matter, that the Planning Commission hereby **APPROVES** Wireless Telecommunications Facility PWTF2210696 in accord with the findings and conditions set forth below:

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 in the SR (Special Recreation) Zone, a zone for public and private open space and recreational uses that is intended to provide and protect open space, natural physical features and scenic resources. The facility is compatible with this zone and the community because the wireless telecommunications facility will be a stealth tower designed to look like a Pine tree and will blend into the existing landscape of the project site. The faux leaves and branches of the facility will cover the antennas, surge suppressors, and remote radio units to minimize visibility from the street. Further, the facility has been designed to be as minimally intrusive as possible and will not require the removal of any existing structures. The proposed facility is located 466 feet away from the nearest residential property line and will not impose any hazardous radio frequencies to the residents within proximity of the project site. According to the Radio Frequency Theoretical Modeling Jurisdictional Report prepared by Fox Hill Telecom, the Monopine facility does not exceed the FCC's General Public and Occupational limits and areas reported as concerns on or near the project site were determined to be nonhazardous due to the radio frequencies being emitted towards open space and not towards existing buildings or dwelling units. The proposed equipment cabinets and GPS antennas located at the center of the top of the building will be enclosed by a 10-foot-tall screen enclosure. The proposed facility has been designed to be compatible with the surrounding community and the subject location was selected to fill a gap in coverage, provide better quality service, and meet existing demand in the area; therefore, it is compatible with the service needs of the community.
2. Alternative configurations will not increase community compatibility or are not reasonably feasible. The proposed location of the wireless facility is at an optimal location on the existing lot so that it can provide quality service and fill a gap in coverage within the area. The carrier has identified the proposed

configuration as the most effective, since the antennas and associated equipment will be installed at locations where it maximizes space, and it does not reduce parking capacity. The wireless facility will be camouflaged as a Pine tree and the equipment will have a screen enclosure. 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 proposed location of the wireless facility will provide the community with quality service and fill a gap in coverage. Relocating the wireless facility and the equipment will not result in the proposed structures being any less visible.
4. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible. The wireless carrier has a network of facilities, each facility designed to cover a particular area, which together provide full coverage to the community; therefore, potential alternative sites are limited to a finite area and will not fulfill the gap in coverage. Given the scope of the project, which is to construct a new facility, identifying an alternative 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 suitably located in an area where frequencies can be emitted towards open space and within a safe distance from the adjacent residential zone.
5. The facility is necessary to close a significant gap in coverage. The coverage area reaches northeast along the Golden State Freeway and southwest towards the Ventura 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. The wireless facility will not emit any noise and the associated equipment will be enclosed to mitigate noise exposure. However, the generators will be enclosed to reduce sound travel which will not affect nearby residential dwellings nor adjacent properties since the adjacent property is Interstate-2.
8. To staff's knowledge, the facility complies with all of the requirements of state and federal laws, regulations and orders. 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 ITS Department demonstrating compliance with Federal Communications Commission (FCC) rules and regulations. The ITS department did not provide any comments on the facility FCC licenses.

CONDITIONS

- 1) That the applicant shall plant two 24"-box Pine trees adjacent to the new Monopine to the satisfaction of the Director of Community Development.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) That all non-functional or obsolete equipment shall be removed from the site.
- 7) That any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by Planning staff must be returned for review by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

8) That any transmissions shall not produce noise or other disturbances, which would interfere with normal activities in the area. The opinion of the Director of Community Development shall determine or settle disputes concerning this condition.

9) That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties.

10) 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.

11) That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

12) That the authorization granted herein shall be valid for a period of 10 years until **APRIL 5, 2033**, until at which time, a reapplication must be made prior to the expiration date.

VOTE

Ayes: Chraghchian, Shahbazian, Fuentes

Noes: None

Abstain: None.

Absent: Lee, Minassian