



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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April 17, 2024

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**RE: 250 MESA LILA ROAD**  
**WIRELESS TELECOMMUNICATIONS FACILITY - CASE NO. PWTF1910341**

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on April 17, 2024, conducted a public hearing on Wireless Telecommunications Facility Case No. PWTF-1910341, and after due consideration, the Planning Commission **APPROVED WITH CONDITIONS**, the Wireless Telecommunications Facility Permit No. PWTF-1910341, located at **250 Mesa Lila Road**, in the City of Glendale, County of Los Angeles.

**PROJECT DESCRIPTION**

The applicant is proposing to continue operating an existing Wireless Telecommunications Facility that was constructed on the site in 1990 and 2006. The facility consists of one 140-foot-tall self-support lattice tower with a 540 square-foot equipment building, one 120-foot-high guy-wired lattice tower with a 312 square feet, 12-foot high equipment building, a third equipment building (that belonged to a tower which is no longer on the site), and a 500-gallon propane tank for the emergency generator. The site is located on an approximately 12.5-acre (544,500 square feet) site in the "ROS-III" Zone (Residential Open Space, Floor Area Ratio District III), described as A Portion of J.G. Hendrickson 332.91 acres and John Turner 303.61 acres allotments of V. Beaudry's Mountains in Section 5, Township 1 North, Range 13 West in Sections 31 and 32, Township 2 North, Range 13 West / APN 5630-029-002.

Both towers are categorized as Class 4 Antennas, which require review by the Planning Commission when located in a residential zone.

### ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review as a Class 1 "Existing Facility" exemption pursuant to section 15301 of the State CEQA Guidelines, because the project involves no changes to an existing facility on the subject site.

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 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 (MAY 2, 2024) following the actual date of the decision.

***All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Click "Appeals," "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before MAY 2, 2024. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.937.2140 or contacting the case planner, Cassandra Pruett at [cpruett@glendaleca.gov](mailto:cpruett@glendaleca.gov) or 818-937-8186.***

### **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

A 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.

#### 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

Cassandra Pruet  
Senior Planner

CP:sm

CC: City Attorney's Dept. (G. Van Muyden/ M. Yun & Y. Neukian); City Clerk (K. Cruz); Building and Safety (C. Leung and A. Sargsyan); Neighborhood Services (J. Sada); Design Review & Historic (J. Platt); Economic Develop. (M. Berry); Housing (P. Zovak / M. Fortney & A. Brownell); Urban Design and Mobility (F. Zohrevand ( For VMT Analysis); Community Services and Parks (T. Aleksanian/ A. Limayo); Information Services (G. Arnold); Fire Engineering - (J. Diaz/ D. Stimson & S. Partamian); Glendale Water & Power-Water Section (S. Boghosian/ E. Hakoupiani & K. Runzer) -Electric Section (C. Babakhanlou/ S. Boghosian & E. Hakoupiani ( H. Barkhordian and D. Scorza Alternates ); Police Dept. (Lt. A. Krikorian & Z. Avila); Engineering and Land Development (A. Avazian/ S. Oganessian & R. Villaluna); Traffic & Transportation Section (P. Casanova/ S. Roudsari); Integrated Waste (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L. Klick / C. Linares & O. Urquidez); Facilities (City projects) – K. Todd; S. Hill; and case planner-Cassandra Pruet

## MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Fuentes, that upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunications Facility Case No. PWTF1910341, located at 250 Mesa Lila Road, and after having conducted a public hearing on said matter, that the Planning Commission hereby APPROVES Wireless Telecommunications Facility PWTF1910341 in accord with the findings of fact and conditions set forth below:

## FINDINGS OF FACT

- 1. To the maximum extent reasonably feasible, and with the recommended conditions of approval, the proposed wireless telecommunications facility has been designed to achieve compatibility with the community.**

The subject lot is an irregularly shaped property located on a primary ridgeline in the Verdugo Mountains, located in the ROS-III Zone (Residential Open Space Floor Area Ratio District III) and surrounded by SR (Special Recreation) zoned, open space properties. The existing land use is Wireless Telecommunications Facility. The site has been used continuously as a wireless facility for over 30 years, with the existing towers being installed in 1990 and 2006.

The existing 140' self-support tower and the 120' tall, guyed lattice tower are currently outfitted with equipment and antennas from multiple users. Users include cellular phone telecommunication, radio broadcasting, first responders, 9-1-1 response services, ambulance transport, private taxi, paging, and nonprofit media. Community compatibility does not appear to be an issue as the use has existed for decades without any camouflaging techniques. There are no residential land uses within 1,000 feet of the subject property. Given the extensive height of the subject towers, screening the facility is not available option as there are no other natural features, structures, or buildings with the same stature.

- 2. Alternative configurations will not increase community compatibility or are not reasonably feasible.** Each individual user's equipment on the tower has been placed with respect to specific coverage or line-of-sight requirements. Reconfiguring the equipment on the tower will not increase community compatibility, as appearance of the tower will not substantially change, or achieve a more compatible aesthetic. There are no modifications requested by this application that will alter the appearance of the wireless telecommunications facility as it currently exists.

3. **Alternative locations on the site will not increase community compatibility or are not reasonably feasible.** The existing location of the towers are at the highest grade on the subject site. Alternative locations on the site will not increase community compatibility as the tower was constructed at the furthest point from residential uses. The entire facility is located at the northern-most portion of the lot to take advantage of and maximize the property's physical characteristics and its ability to meet generalized coverage and line-of-sight goals for the users and/or tenants.
4. **The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.** Crown Castle had previously identified and evaluated two alternative sites, Flint Peak and Mount Lukens. Both were reviewed but subsequently disqualified due to capacity and coverage limitations. Because the subject facility is existing, the continued operation of the existing facility will make the least impact to the scenic vista. Relocating the facility will require modification to undisturbed areas and cause unnecessary clearing and grading to the ridgelines in the area.
5. **The facility is necessary to close a significant gap in coverage.** While the 140'-tall tower has nine individual user's equipment attached and the 120'-tall tower has three tenants, only one of the user's, T-Mobile, has equipment on the 120'-tall tower that provides conventional wireless telecommunication services for cellular phone purposes. Due to the location and physical characteristics of the property, without the T-Mobile antenna, there would be a significant gap in coverage (see Exhibit 5). The remaining eleven users provide radio and nonprofit media broadcasting, and land mobile radio functions such as 9-1-1 response services, ambulance transport, private taxi, and paging.
6. **The applicant has submitted a statement of its willingness to allow other carriers to co-locate on the existing wireless telecommunications facility wherever technically and economically feasible and where co-location would not harm community compatibility.** Further, as evidenced by the twelve existing tenants on the existing towers, Crown Castle's core business is to maximize the number of co-locators and tenants on the towers to minimize the need for additional sites. This facility is actively marketed to all conventional and nonconventional users of vertical real estate as a location available to serve the needs of the industry.

7. **Noise generated by equipment will not be unnecessary, excessive, annoying nor be detrimental to the public health, safety, and welfare.** There are no buildings, structures, or residential land uses within 1,000 feet of the Crown Castle Wireless Telecommunications Facility. The existing wireless telecommunications facility noise level is minimal and cannot be heard from the surrounding areas. A condition of approval requires the facility to remain in compliance with the City's Noise Ordinance (Glendale Municipal Code Section 8.36).
8. **The facility complies with all of the requirements of state and federal laws, regulations and orders.** The existing site complies with all requirements of the state and federal regulations. Included with the application are Site Compliance Report generated by Site Safe, certifying its compliance to FCC rules and regulations, as described in OET Bulletin 62.

#### **CONDITIONS OF APPROVAL**

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, Public Works Engineering, Glendale Water and Power, etc.) shall be obtained from the City and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. The facility shall comply with all applicable City regulations (e.g., Building, Fire, Public Works Engineering, Glendale Water and Power, etc.) regarding maintenance of the site.
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 an electrical and structural inspection shall be conducted, and a structural analysis of the antenna support structures (towers) shall be submitted to the satisfaction of the City's Wireless Systems Manager, by October 17, 2024, demonstrating compliance with the National Electrical Code and the guidelines of the TIA-222 covering structural standard for antenna supporting structure, and demonstrating the efficacy of the ground system.
- 6.

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 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 a change is substantial shall be made by the Director of Community Development.
9. 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.
10. That the facility must comply with the noise standards in the Glendale Noise Ordinance (Glendale Municipal Code Section 8.36) of a maximum 60 dBA at any time. Documentation of maximum noise levels for all equipment must be provided that demonstrate compliance.
11. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties.
12. That the premises be maintained in a clean and orderly condition.
13. That the authorization granted herein shall be valid for a period of 10 years until **APRIL 17, 2034**, until at which time, a reapplication must be made prior to the expiration date.

VOTE AS FOLLOWS

Ayes: Chraghchian, Fuentes, Minassian, Shahbazian  
Noes: None  
Absent: Lee  
Abstain: None