



March 18, 2015

Lisa Desmond  
Delta Groups Engineering, Inc.  
2362 McGraw Avenue  
Irvine, CA 92614

**RE: 3151 EAST GLENOAKS BOULEVARD  
WIRELESS TELECOMMUNICATIONS FACILITY PERMIT NO. PWTF 1417416, &  
SPECIAL RECREATION DEVELOPMENT REVIEW CASE NO. PSR 1429572**

Dear Ms. Desmond:

The Planning Commission of the City of Glendale, at its meeting held on March 18, 2015, conducted a public hearing on Wireless Telecommunications Facility Case No. PWTF 1417416, and Special Recreation Development Review Case No. PSR 1429572.

After due consideration, the Planning Commission **APPROVED WITH CONDITIONS**, the *Wireless Telecommunication Facility Review Case No. PWTF 1417416*, and *Special Recreation Development Review Case No. PSR 1429572*, for an application requesting to co-locate and expand an existing unmanned wireless telecommunication facility by adding new antennas on the existing monopole and constructing a new equipment cabinet located at **3151 East Glenoaks Boulevard**, in the (SR) Special Recreation Zone, described as a Portion of Lot C, Sicomoro Canyon Tract and a Portion of lot 89, Watts Subdivision in the City of Glendale, County of Los Angeles.

CODE REQUIRES

Approval of a Wireless Telecommunication Facility and a Special Recreation Development Review in the "SR" zone is required for the co-location, expansion and modification to the existing unmanned wireless telecommunication facility and construct a new equipment cabinet.

APPLICANT'S PROPOSAL

The applicant is requesting the approval to co-locate and expand the existing unmanned wireless telecommunications facility and construct a new equipment

cabinet. As proposed, the height of the existing monopole will increase an additional 23'-6" (proposed combined overall height of 53'-2") to enable the installation of an eight antenna array, comprised of four panel antennas, four RRUs/TMAs per sector, two sectors total with one ray cap and a new microwave antenna mounted on the new monopole extension. The proposal also includes the construction of an equipment cabinet and an emergency backup generator mounted on a concrete slab within a new 8'-0" CMU enclosure on the ground level.

#### ENVIRONMENTAL RECOMMENDATION

On May 19, 2010, the Planning Commission adopted the environmental document, a mitigated negative declaration (ND) for the project (PEIF No. 2008-011), prepared for the construction of an unmanned wireless telecommunications facility consisting of 12 panel antennas mounted atop a new 35-foot high monopole, four equipment cabinets with the ability to add two additional cabinets and a 280 square-foot equipment area enclosed by an eight-foot high "CMU" wall located on a City-owned lot in the "SR" - (Special Recreation) zone.

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 City Council, 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 **APRIL 3, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeal>

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.

#### **REVOCAION, CONTINUING JURISDICTION**

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 Telecommunications Facility & Special Recreation Development Review, 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 Telecommunications Facility & Special Recreation Development Review, 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

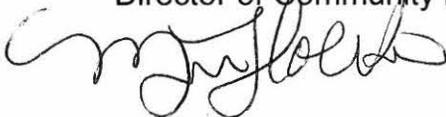
An extension of the Wireless Telecommunications Facility & Special Recreation Development Review may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and 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 conditional use permit.

**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 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.

Should you have any questions regarding this issue, please do not hesitate to contact the undersigned.

Sincerely,  
Hassan H. Haghani  
Director of Community Development Department



Milca Toledo  
Planner

MT:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Dir. of Public Works (R. Golanian); Traffic & Transportation Section (W.Ko/S.Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin/G.Tom/S.Boghosian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz/E.Olsen); Dir. Parks, Recreation and Community Services Dept. (J.Duran); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Milca Toledo.

### **MOTION**

Moved by Commission Member Yesayan, seconded by Commission Member Manoukian, that upon review and consideration of the addendum to the previously-adopted Negative Declaration (adopted on May 19, 2010, PEIF 2008-011) along with the Negative Declaration, and upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunication Facility Case No. PWTF 1417416 & Special Recreation Review PSR 1429572, located at 3151 East Glenoaks Blvd., and after having conducted a hearing on said matter, that the Planning Commission hereby **APPROVES** said Wireless Telecommunication Facility Case No. PWTF 1417416 & Special Recreation Review PSR 1429572 in accord with the findings set forth in the staff report.

Adopted this day 18<sup>th</sup> March, 2015

### **VOTE**

Ayes: Landregan, Manoukian, Yesayan, Astorian  
Noes: None  
Abstain: None  
Absent: Lee

### **REQUIRED/MANDATED FINDINGS**

Pursuant to Section 30.48.040 of the Glendale Municipal Code, a Wireless Telecommunications Facilities Permits *and* a Special Recreation Development Review, 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 telecommunications facility has been designed to achieve compatibility with the community.**

The proposal involves co-locating and expansion of the existing monopole as follows: height increase of the existing approximate 30-foot high monopole by 23'-6" (proposed overall height of 53'-2") to enable the installation of an eight-foot panel antenna (4 antennas, 4 RRUs/TMAs per sector, two sectors total with one raycap) and a new Verizon Wireless two-foot microwave antenna all mounted on the new portion of the monopole extension. In addition, the applicant is proposing to construct new equipment cabinets housed within a new eight-foot high CMU enclosure. The existing antennas currently on the

monopole and equipment cabinets will remain. The proposal is essentially an addition to what was approved and exists on the monopole and the site.

With the exception of the height increase, the proposed expansion and co-location of new antennas is similar to the existing monopole conditions. The proposal will not deviate from the style of the monopole. As was originally approved, the design of the antenna was intentionally not designed with any camouflage techniques as the site lacks any trees or feature to mimic or blend into. Since the immediate area contains several existing utility structures, the continued use of the monopole design is acceptable.

This site location is not within close visibility range of any of the residential homes in the neighborhood. This part of East Glenoaks Blvd. provides access to and from the Scholl Canyon Ball Field and Golf and Tennis Club located up the road, northeast of the subject wireless facility site. Therefore, the proposed expansion is not anticipated to significantly alter the existing conditions compared to what is currently viewed by passerby.

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

The applicant investigated an alternative site location listed below before selecting the proposed site to fill a gap in coverage within the network of other providers. Comments from the City's Wireless Administrator for Information Services stated that the proposed site is necessary to fill a significant gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits. The alternate site investigated before selecting the proposed location included:

A site located at Scholl Canyon Park was contemplated, however, the elevation of the site, the topography below the site and the presence of a large water tank precluded this location from achieving Verizon's RF coverage objectives. There were no other suitable locations to meet the coverage objectives and the presence of a co-locatable facility that is compatible with the City of Glendale's development standards and that meets the RF coverage objectives.

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

As stated by the applicant in their finding, the new equipment enclosure is designed to be placed to the east of the existing enclosure in order to minimize visual impact to the surrounding area. Alternatively, if the equipment enclosure was placed to the north or west, it would increase the visibility of the enclosure, especially to those properties located below.

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

Section 8.36.030 Glendale Municipal Code requires that exterior noise measurements shall be taken at any location on the property line. According to the applicant's findings, noise generated by the equipment is limited to that produced by the heat exchanger fans necessary to cool the equipment cabinets. In the event of a power outage and once monthly testing, a fixed emergency generator will activate. Neither the equipment nor the generator will generate noise at excessive dBA levels. All equipment is housed within an eight foot high CMU enclosure that will buffer any noise emitted by the equipment.

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

The applicant stated the following in their finding:

"as a carrier facility licensed by the FCC, Verizon's "Glenoaks Canyon" site will comply with FCC regulations regarding interference with the reception or transmission of other wireless facilities within the city and surrounding community. It will operate in compliance with all applicable Federal laws, regulations, and orders including safety. In addition, as a public utility regulated by the California Public Utilities Commission (CPUC), Verizon's facility will likewise comply with all requirement of the state of California, the CPUC, and all associated laws, regulations and order, including safety".

## **CONDITIONS OF APPROVAL**

Wireless Telecommunications Facility Permit No. PWTF 1417416, & Special Recreation Development Review Case No. PSR1429572, is hereby approved, subject to the following conditions:

### **COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS**

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing 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 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.

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 any modification to these plans must be approved by 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 Department.
5. That 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.
6. That any equipment service lighting shall be directed into the work area and shielded away from the adjacent properties.
7. That a noise test shall be required at the time the equipment is installed to ensure its noise is confined to the subject property and will comply with Chapter 8.36 titled Noise Control to the satisfaction of the Director of Community Development Department.
8. That the proposed equipment screen wall materials shall be selected to visually integrate with the existing equipment screen wall on the site and surrounding environment as it relates to colors and materials to the satisfaction of the Director of Community Development Department.
9. That the permittee shall obtain and maintain the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards and, at the following indicated times, shall file a report with the Director of Community Development indicating whether permittee is in compliance with such standards, advising the Director of Community Development any regulatory changes that require modifications to the wireless telecommunications facilities, and advising the Director of Community Development of the measures taken by the permittee to comply with such regulatory changes as follows: (1) prior to the commencement of the installation of the wireless telecommunications facility, (2) every year, on the anniversary of the submittal of the initial compliance report, and (3) upon any proposed increase of at least 10 percent in the effective radiated power or any proposed change in frequency use. Both the initial and update certifications shall be subject to

review and approval by the city. At the sole discretion of the Director of Community Development, a qualified independent radio frequency engineer, selected by and under contract to the city, may be retained to review said certifications for compliance with FCC regulations. All costs associated with the city's review of these certifications shall be the responsibility of the permittee, which shall promptly reimburse city for the cost of the review.

10. 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.
11. 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 Department.
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 Department of the date of transfer and the identity of the transferee.
13. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
14. That the authorization granted herein supersedes all prior discretionary approvals for the project site and shall be **VALID FOR A PERIOD OF TEN YEARS UNTIL MARCH 18, 2025**, at which time re-application must be made.

#### **Building and Safety Section Conditions**

15. 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.
16. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.

**Glendale Water and Power Department: Electric Division**

17. Developer to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering sign off the building plan application.
18. Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, a permission to occupy (PTO) is required.
19. Project to pay all fees required for obtaining electric service before application(s) for building or electric permit(s) is/are signed by GWP Customer Service Engineering.
20. Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).