glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

September 29, 2015

Sarah Freed
Synergy Development Services, Inc.
7543 Woodley Avenue, #201
Van Nuys, CA 91406

RE: 403 SOUTH CENTRAL AVENUE
WIRELESS TELECOMMUNICATION FACILITIES PWTF 1513365

Dear Ms. Freed:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.48.020 for a wireless telecommunications facility permit, the Community Development Department has processed your application to modify an existing T-Mobile wireless telecommunications facility to provide new radio frequency coverage (700 MHz) in the "C3" – (Commercial Service) Zone, located at **403 South Central Avenue**, described as Lot 5, Block B Glendale Valley View Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION
This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) of the State CEQA Guidelines).

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer has **GRANTED 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 proposed installation consists of the following:

   Sector A
   - Relocate existing T-Mobile antenna panel from position #3 to position #2.
   - Add (1) new RRUS-11 B12 below adjacent AIR21 antenna.
   - Add (1) LNX-6515DS-A1M 8-foot flush mounted panel antenna at position #3.

   Sector B
   - Relocate existing T-Mobile antenna panel from position #3 to position #2.
   - Add (1) new RRUS-11 B12 below adjacent AIR21 antenna.
   - Add (1) LNX-6515DS-A1M 8-foot flush mounted panel antenna at position #3.

   Sector C
   - Relocate existing T-Mobile antenna panel from position #3 to position #2.
   - Add (1) new RRUS-11 B12 below adjacent AIR21 antenna.
   - Add (1) LNX-6515DS-A1M 8-foot flush mounted panel antenna at position #3.

The proposed modifications are for an existing facility on a 102-foot high commercial building that was previously entitled. The changes will not increase the height or width of the existing antennas and are compatible with the existing building, as illustrated in the elevation drawings and the photographs of the existing conditions.

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

The project includes relocating some existing equipment and adding new antennas to a building where wireless telecommunication facilities (WTF) are already installed. The building is approximately 102 feet tall and because of the building height, the existing equipment cannot be readily seen. The configuration of the proposed equipment appears to be the most compatible since it will be located in the same area as the existing WTF in an area with limited visibility.

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

Other locations at the proposed site will not increase community compatibility. The existing WTF is located on the roof of a 102-foot tall building, attached to existing staircase and elevator shafts. The relocated and new equipment will also be located on these shafts. The existing and proposed locations were selected due to the building height and lack of visibility that the equipment will have. Other areas on the building and its façade could possibly accommodate the proposed equipment but would be more visible to the surrounding community.

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

The existing WTF is located on the existing staircase and elevator shafts of a 102-foot tall building, one of the tallest buildings in the area. The proposed relocated and additional equipment will also be located on these shafts. The equipment is not readily visible from the surrounding area because of the height of the building and where it is installed. Installing the proposed equipment at another location will likely decrease community compatibility given that nearby building are not as high and therefore any equipment installed will have greater visibility from the nearby neighborhood.

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

The proposed modification provides a new frequency (700MHz) for T-Mobile. The radio frequency propagation maps submitted with the application show how the coverage gap will be addressed with the proposed application. The Wireless Systems Administrator for the City's Information Services Department reviewed the application materials and maps, and determined that the applicant provided satisfactory evidence of a significant gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits. The Administrator also concluded that the subject site is necessary to fill this coverage gap and that satisfactory evidence of compliance with FCC Rules and Regulations pertaining to OET65 RF exposure restrictions has been provided.

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.**

T-Mobile is willing to allow other carriers to collocate on the rooftop of the building located at 403 South Central Avenue, wherever technically and economically feasible and compatible, as required in Section 30.40.020 (H) GMC.

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

   No excessive noise will be generated by the proposed relocation or addition of antennas and related equipment on the subject building. The existing equipment to remain along with the proposed equipment will not emit noise decibels in excess of established noise standards contained in Chapter 8.36 of the Glendale Municipal Code.

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

   The applicant, T-Mobile West LLC., operates under an existing Federal Communications Commission (FCC) license and has provided satisfactory evidence that the proposed facility will meet all FCC requirements, state and federal laws, and local regulations and orders.

CONDITIONS OF APPROVAL

APPROVAL of this Wireless Telecommunications 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 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, or 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 (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. The opinion of the Hearing Officer shall determine or settle disputes concerning this condition.

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

9. That all exterior antennas and equipment, including cables and supports, shall be painted to match the existing building.

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

11. That the authorization granted herein shall be valid for a period of **10 years until SEPTEMBER 29, 2025**, until at which time, a reapplication must be made prior to the expiration date.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

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.

APPEAL PERIOD
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 **October 14, 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 are available on-line at: 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 the City's website at www.glendaleca.gov.

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 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 telecommunication 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 variance at least 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. 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 during normal business hours at her direct line (818) 937-8152 or office line (818) 548-2115 or rkiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

_____

Erik Krause
Planning Hearing Officer

EK:LS:rk
Cc: City Clerk (K.Cruz); Police Dept. (Lt.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 (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); 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); Property Owner (Joseph Shamolian); and case planner (Roger Kiesel).

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 telecommunication 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 variance at least 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. 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 during normal business hours at her direct line (818) 937-8152 or office line (818) 548-2115 or rkiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Erik Krause
Planning Hearing Officer

EK:LS:rk
Cc: City Clerk (K.Cruz); Police Dept. (Lt.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 (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); 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); Property Owner (Joseph Shamolian); and case planner (Roger Kiesel).