glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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September 30, 2015

Aaron Williams
Milestone Wireless/Verizone Wireless
12672 Limonite Ave., 3E-185
Eastvale, CA 92880

RE: 1204 SOUTH CENTRAL AVENUE
WIRELESS TELECOMMUNICATION FACILITIES PWTF 1518213

Dear Mr. Williams:

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 renew the existing Verizon wireless telecommunication facility in the "C3" – (Commercial Service) Zone, Height District I, located at **1204 South Central Avenue**, described as Lot 3, Tract No. 2522 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 per State CEQA Guidelines Section 15301.

Background

On May 18, 2006, the Planning Hearing Officer approved with conditions Conditional Use Permit Case No, PCUP 2006-004 to allow the maintenance of an existing Wireless Telecommunication Facility (WTF) in the parking area located behind an existing one-story commercial building at 1204 S. Central Ave. This approval will expire on May 18, 2016. No changes are proposed to the existing equipment as part of this application.

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 site is located within a commercial area. The existing wireless telecommunication facility was originally designed and approved as a 50-foot slim-line monopole antenna

consisting of six four-foot antennas in two arrays at 48.0' remote access device (RAD) and 43.0' RAD, one microwave dish at 39.0' RAD, six remote radio units (RRUs) and 30" radome. On March 12, 2015, the Planning staff approved a modification to the monopole to include six additional RRU's. There are no new modifications or upgrades proposed to the existing WTF. Existing conditions, e.g., height, number of antennas, existing equipment cabinet, etc., will remain unchanged.

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

   This configuration appears to be the most compatible as it is located at an existing site. Locating the facility at another location would increase incompatibility in the community. Alternate configurations on the site will not increase community compatibility or are not reasonably feasible. The City's Wireless Administrator has reviewed the application and agrees that it is consistent with the overall intent of the ordinance because the existing facility is not proposed to be altered and will remain in the same location without any significant impacts on the neighboring community. As previously mentioned, no physical changes are proposed to the existing structures. All existing equipment and cabinets will remain unchanged in their present location.

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

   Other locations at the proposed site are not reasonably feasible. The City's Wireless Administrator reviewed the application and agreed that the existing location is necessary to fill a gap in coverage with as little impact as possible on the building and surrounding neighborhood. The applicant has investigated alternate site locations. However, the current location is ideal to fill a gap in coverage within the network of other providers. Radio signal propagation over the design coverage area is based on factors including topography, geographic features and possible signal attenuation due to seasonal changes in vegetation.

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

   The existing equipment will not be altered. It is located in a parking lot, behind an existing one-story commercial building. While the existing monopole is visible from Palmer Avenue, it is somewhat screened by the existing mature pine tree located adjacent to monopole. The existing equipment will remain visible behind the existing wrought iron fence. The location of the WTF at alternative sites will not increase community compatibility and is not reasonably feasible. Since its last approval in 2006, the facility has not proven to be a nuisance or detrimental to the public welfare. The current location will remain unchanged. Alternate locations would create an additional facility, which may not be compatible with the community.

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

   The City's Wireless Administrator for the City's Information Services Department, reviewed the application materials and maps and concurred that this site is necessary to fill a gap in coverage consistent with the ordinance for Wireless Telecommunications Facilities Permits.

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 applicant has indicated on the application that co-location at this site is not feasible due to the design of the existing monopole. The pole was designed as a slim-line, which does not allow other carriers to co-locate. In order to co-locate, the existing pole may need to be replaced with a larger pole. In addition, a new WTF application and approval will be required for any modifications and/or expansions to the existing facility.

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

   The facility is located in a commercial zone near the intersection of South Central Avenue and West Palmer Avenue. Existing equipment to remain will not emit any 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 has provided satisfactory evidence that the existing and proposed facility will meet all Federal Communications Commission (FCC) requirements, state and federal laws, and local regulations and orders.

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

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 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.

12. 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.

13. That the authorization granted herein shall be valid for a period of **10 years until September 30, 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 15, 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, Milca Toledo during normal business hours at her direct line (818) 937-8181 or office line (818) 548-2115 or mitoledo@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development

Erik Krause
Planning Hearing Officer

EK:BC:MT:sm

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-(J.Halpert); 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 (S. Mirzaians); 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- and case planner (Milca Toledo).