glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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February 11, 2016

Synergy Development Services
Attn: Sarah Freed
7543 Woodley Avenue, Suite 201
Van Nuys, CA 91405

RE: 121 WEST LEXINGTON DRIVE
(401 North Brand Boulevard)
WIRELESS TELECOMMUNICATIONS FACILITIES CASE NO. PWTF 1510015

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 telecommunication facility to provide new radio frequency coverage (700 MHz) in the "DSP/GAT" – Downtown Specific Plan/Gateway District, located at **121 West Lexington Drive** (401 North Brand Boulevard), described as Portions of Lots 1, 5, and 19, and all of Lots 20 and 21, Tract No. 4230 in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION
This project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

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 modifications to an existing wireless telecommunications facility, as shown on the application and plans:

Sectors A and B

- Replace existing (1) TMBXX antenna on position #2 with (1) DBXNH-6565A-A2M (4') antenna.

Sector C

- Replace existing (1) TMBXX antenna on position #2 with (1) DBXNH-6565A-A2M (4') antenna.
- Add 1X RRUS11 B12 per sector at cabinets.
- Add 1X AWS/L700 Diplexers per sector at cabinets.
- Replace (1) twin PCS TMA with (1) style 3 TMA per sector.
- Upgrade power in cabinet.
- Move antennas horizontally to the corners of the building inside the screen while maintaining RF's azimuth's and adjusting skew to accommodate new antenna.

The proposed modification is for an existing facility on a 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 drawings submitted.

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

The replacement of the existing rooftop antenna behind a screen appears to be the most compatible as it is located at an existing site. The proposed configuration is a modification to an existing facility, not an expansion in size or height.

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 existing and proposed locations were selected due to the height and design of the building. They fill a gap in coverage with as little impact as possible on the building and surrounding neighborhood. The equipment enclosures will continue to be screened from public view by the existing roof.

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

Adding new technology to the current location results in a proposal most compatible and feasible with the purpose of the Wireless Telecommunications Facilities ordinance and the radio frequency coverage objectives. 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 proposed modification provides a new frequency (700MHz) for T-Mobile. The radio frequency propagation maps submitted with the application show how the coverage gap is being met. 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.

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 stated their willingness to allow other carriers to collocate on the site, 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 scope of work. The existing equipment will remain and the proposed equipment 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 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 February 11, 2026**, until at which time, a reapplication must be made prior to the expiration date.

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. 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 **FEBRUARY 26, 2016,** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS are available on-line at: http://www.glendaleca.gov/appeals

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, Danny Manasserian during normal business hours at her direct line (818) 937-8159 or office line (818) 548-2115 or dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Erik Krause
Planning Hearing Officer

EK:DM: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-(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.; Arnold Gordon-Wireless Systems Administrator; Environmental Management (M. Oillataguerra); and case planner Daniel Manasserian.