glendale california

City of Glendale
Community Development Department
Planning Division

633 E. Broadway, Room 103
Glendale, CA 91206-4386
Tel (818) 548-2140 or (818) 548-2115
Fax (818) 240-0392 glendaleca.gov

December 22, 2017

Melissa Francisco
19519 Jacob Avenue
Cerritos, CA 90703

RE: 227 NORTH CENTRAL AVENUE
WIRELESS TELECOMMUNICATION FACILITIES PWTF 1720793

Dear Ms. Francisco,

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.48.020 for a wireless telecommunications facility permit, the Community Development Department processed your application to modify an existing AT&T wireless telecommunication facility (on an existing commercial building) located at **227 North Central Avenue**, in the "DSP/TD" – (Downtown Specific Plan/Transitional District) Zone, and described as Lot 1, Block 2 of Moore's Resubdivision of a Portion of Block 9, Glendale Boulevard 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) because is it a minor alteration of an existing facility involving negligible expansion.

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.**

   AT&T is proposing modifications to an existing wireless telecommunication facility on an existing commercial building that was previously entitled by a conditional use permit, Case No. PCUP-2006-007, which expired June 29, 2013. Six, four-foot panel antennas (2 per sector), six radio remote units (RRU's), and six TMA's are installed on the building. Nine RRU's (3 per sector), one AC Panel, one GPS unit, two BTS cabinets, one GMS cabinet, one Purcell cabinet with one DUS-41, one power cabinet, one fiber cabinet, and six Diplexers are installed within the equipment area on the roof:

   The proposed modification to the facility includes the following:

   - Remove three four-foot panel antennas and replace three four-foot panel antennas
   - Install 12 new RRU's

- Install one new RBS VS Chassis
- Install two new XMU and one new 5216 within proposed Chassis
- Install one new battery cabinet with 28 new batteries
- Remove GSM & UMTS cabinet and DUS41.

The changes will not increase the height of the existing wireless telecommunication facility and are compatible with the existing facility. The antennas are located on the facade of the building and blend with the vertical building details and color of the building. They do not block any windows. The existing and proposed locations were selected to fill a gap in coverage, provide better quality service, and meet existing demand in the area of the intersection and surrounding areas of Wilson and North Central Avenues.

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

The applicant investigated three alternative site locations before selecting the proposed site to fill a gap in coverage. 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. Three other sites investigated before selecting the proposed site include:

1. Shopping Center – 236 N. Central Ave. This location was pursued by AT&T however no interest was received from the land owner.
2. Roslin Art Gallery – 415 E. Broadway. This location was pursued by AT&T however no interest was received from the land owner.
3. Shopping Center – 225 N. Central Ave. This location was pursued by AT&T however no interest was received from the land owner.

The current location is the primary location for its least intrusive means by which AT&T may close its significant service coverage gap in the area and is the most compatible as it is located at an existing site. Locating the facility at another location would increase incompatibility in the community.

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. There is another carrier on the roof which limits the amount of space available, and this location would not fill the needed gap in coverage. The proposed modification fills a gap in coverage with as little impact as possible on the existing building and surrounding neighborhood.

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 Telecommunication ordinance and the radio frequency coverage objectives. Alternate locations would create an additional facility, which may not be compatible with the community. As mentioned in Finding No. 2, three alternative sites were investigated. However, for the reasons stated, a new facility at these other locations was infeasible.

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

   The proposed modification is necessary to close a significant gap in coverage, increase network capacity and maintain service quality within this area. 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 concurred that this site and the proposed modifications are 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.**

   AT&T 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 as the existing equipment is on the roof and existing antennas will be replaced on the building façade. The existing equipment to remain, along with 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 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, 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 **December 22, 2027**, 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.

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 **January 8, 2018,** 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/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 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 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 telecommunications 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 first and then, the Hearing Officer who acted 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 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, Kathy Duarte during normal business hours at her direct line (818) 937-8163 or office line (818) 548-2115 or kduarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Kristen Asp
Planning Hearing Officer

KA:RK:KWD: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-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Kathy Duarte.