



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

May 11, 2023

Rob Searcy
3569 Green Road, Suite 214
Cleveland, OH 44122

**RE: 2233 HONOLULU AVENUE
WIRELESS TELECOMMUNICATION FACILITIES PERMIT NO.
PWTF2209862
(Dish Wireless)**

Dear Rob Searcy:

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 for a new Wireless Telecommunications Facility including six rooftop mounted antennas and associated screening at **2233 Honolulu Avenue**. The property is located in the "CR" – Commercial Retail zone, described as Lot No. 68, Tract No. 1701, 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 pursuant to Section 15301 of the State CEQA Guidelines because the project involves the modification of existing equipment and facilities on the roof of an existing building.

Note: Pursuant to Section 704(a), Title 7 of the Federal Telecommunications Act of 1996, only the Federal Government may regulate the environmental effects of radio frequency emissions from wireless telecommunications facilities.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Director of Community Development has **APPROVED 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 applicant is proposing a new wireless telecommunications facility on the roof of an existing three-story building. The proposed rooftop antennas and associated equipment will be located at the north and south ends respectively. The new rooftop antennas and associated equipment will be 11'-6" in height and will increase the overall building height from 37'-1" to 45'-0" which is the maximum allowed height in the CR zone. The subject building is significantly taller than surrounding structures in the neighborhood and the proposed height of the antenna and screening associated with the new wireless telecommunication facility will be visible from all sides. However, the new equipment will be screened with materials to match the existing building and features appropriate setbacks from the parapet walls to minimize visual impacts to the surrounding neighborhood.

The proposed installation consists of the following:

- Six Panel antennas (two per sector)
- Two FRP screen wall system mounts
- Six wall mount antenna brackets (two per sector)
- Three wall pole mounts (one per sector)
- 12 RRUs (four per sector)
- Three over voltage protection devices
- Three hybrid cables
- One curb framing
- Two H-Frames
- One cable ladder tray
- One BBU in cabinet
- One equipment cabinet
- One power conduit
- One telco conduit
- One nema 3 telco-fiber box
- One GPS unit

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

Alternative configurations will not increase community compatibility. The new facility is located on the roof of an existing, three-story, commercial building, with the new antennas located within fiber reinforced plastic screen enclosures that are designed to match the exterior structure and will have minimal visibility from the street. There were no other suitable configurations to meet the coverage objectives. The ability to develop a facility that is compatible with the City's development standards and that meets the Radio Frequency (RF) coverage objectives made the selected subject site the logical candidate.

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

Alternative locations on the site are not reasonably feasible and will not increase community compatibility. The location of the proposed facility is on the roof of an existing, three-story, commercial building. The wireless facility needs to be located at the highest elevation possible in order to effectively transmit signals. The current location is the most effective, as the proposed antennas are mounted on the existing rooftop penthouse or integrated into rooftop structures with its associated equipment. The City's Wireless Administrator reviewed the project and agrees that this location fills a gap in coverage with as little impact as possible on the building and the surrounding neighborhood.

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

The applicant investigated four alternative locations and found that they were incompatible with the coverage needs.

- A. 2566 Honolulu Ave – this building would only allow for a roof mounted facility, and due to its height, would not provide the required coverage.
- B. 2265 Honolulu Ave – this building would only allow for a roof mounted facility, and due to its height, would not provide the required coverage.
- C. 3701 Ocean Blvd – this building would only allow for a roof mounted facility, and due to its height, would not provide the required coverage.
- D. 2275 Florencita Dr – would require a ground mounted monopole that would reduce parking capacity.

Locating the facility on alternative sites will not increase community compatibility and is not reasonably feasible, because the proposed location allows coverage gaps to be filled while the antennas and equipment will not be readily visible from the public right-of-way. The wireless carrier has a network of facilities, with each facility designed to cover a particular area. Locating the facility on an alternative site will cause significant connectivity issues and loss of cellular coverage within the carrier's targeted area.

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

The new facility is necessary to close a significant gap in coverage and will increase existing cellular coverage in the North Glendale area. The City's Wireless Systems Administrator 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.**

The applicant has submitted a statement of their willingness to allow other carriers to co-locate on the site, wherever technically and economically feasible and aesthetically desired, as required in Glendale Municipal Code Section 30.40.020(H)(1)(i).

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

The facility is commercially-zoned and in the city's Montrose Shopping Park area between Ocean View Boulevard and Montrose Avenue. As determined by a noise study prepared by Hammett & Edison, Inc., any noise generated by the new facility will not be unnecessary, excessive, annoying, or detrimental to the public health, safety, and welfare. The equipment for the new facility is not anticipated to emit any noise decibels in excess of 64.3 dBA, which is below the maximum allowed noise standard of 65 dBA in this area, as regulated by 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, including an engineering certification demonstrating planned compliance with all existing federal radio frequency emission standards, and has provided self-certification that the facility complies with any other federal and state laws that may apply to this facility.

CONDITIONS OF APPROVAL

APPROVAL of this Wireless Telecommunication Facility (PWTF2209862) 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 Director of Community Development.
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 (e.g., Building, Fire, Police, Planning, and Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval are in compliance.
5. That all non-functional or obsolete equipment shall be removed from the site.
6. That any transmissions shall not produce noise or other disturbances, which would interfere with normal activities in the area.
7. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties.
8. That all exterior antennas and equipment, including cables and supports, shall be painted to match the existing building.
9. That the project shall comply with any conditions specified in the Radio Frequency-Electromagnetic Energy Compliance Report in order to bring the site into compliance with FCC rules and regulations.
10. That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
11. 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.
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 of the date of transfer and the identity of the transferee.
13. 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
14. That the applicant shall provide material information and product imagery showing the design of the proposed fiberglass screening for staff review and to the satisfaction of the Director of Community Development.

15. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL May 11, 2033**, 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 so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed within fifteen (15) days following the actual date of the decision, on or before **May 25, 2023**.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Information regarding appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Chloe Cuffel, at CCuffel@glendaleca.gov or 818-937-8162.

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.

REVOCAION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over 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 wireless telecommunications facilities at least ten (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, Chloe Cuffel via email at ccuffel@glendaleca.gov.

Sincerely,



Vista Ezzati
Planning Hearing Officer
CC:VE:sm

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Police Dept. (Lt.S.Riley/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(H.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Parks, Recreation and Community Services Dept. (T. Aleksanian/ A.Limayo); Housing (P.Zovak / M. Fortney); Neighborhood Services Division (J.Sada); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); case planner Chloe Cuffel