



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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January 18, 2024

Tim Byus
1151 N New Hampshire Ave.
Los Angeles, CA 90029

**RE: 1731-33 W GLENOAKS BLVD
WIRELESS TELECOMMUNICATIONS FACILITY CASE PWTF2208313**

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on January 17, 2024, conducted a public hearing on Wireless Telecommunications Facility Case No. PWTF2208313, and after due consideration, the Planning Commission **APPROVED WITH CONDITIONS**, the Wireless Telecommunications Facility Permit No. PWTF2208313, located at **1731-33 W Glenoaks Boulevard**, to construction of a new rooftop wireless facility on an existing commercial building, with new equipment at the ground floor parking lot. At the ground floor, the facility will include two equipment cabinets with a diesel generator proposed to be enclosed by an eight-foot tall wrought iron fence. No changes are proposed to the existing parking spaces as a result of the proposed equipment. On the building's rooftop, the facility will include 13 antennas mounted to the existing parapet and will be screened. The total height of the rooftop equipment will be 44-feet where the maximum allowed height is 35-feet in the C2-I "Community Commercial", Height District I Zone.

CODE REQUIRES

- (1) Approval of a new, Class 1 Wireless Telecommunications Facility in the C2-I "Community Commercial," Height District I Zone requires presentation to the Planning Commission when the proposed height exceeds the zone's allowable height limit (GMC 30.48.20, Table 30.48-A (1)).

APPLICANT'S PROPOSAL

- (1) 13 new rooftop antennas and two equipment cabinets at the ground floor.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposal does not include any addition to the existing building.

A motion adopted by the Planning Commission is attached.

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. Appeals must be filed prior to expiration of the 15-day period, on or before **FEBRUARY 1, 2024**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or by contacting the case planner, Chloe Cuffel, at ccuffel@glendaleca.gov / or 818-937-8162.

APPEAL FORMS

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."

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 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 of the Glendale Municipal Code, 1995, provides for the Director of Community Development Department to have continuing jurisdiction over any Wireless Telecommunication Facility which is or has been granted and may revoke any Wireless Telecommunication Facility in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

GMC CHAPTER 30.41 PROVIDES FOR

Termination

Every right or privilege authorized by a Wireless Telecommunication 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.

Cessation

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

Extension

An extension 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 Telecommunication Facility.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner 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 that you receive 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 undersigned.

Sincerely,
Bradley Calvert
Director of Community Development Department

Chloe Cuffel
Planner

CC:sm

CC:City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section- (S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B.B.Ortiz/E.Olsen/ .Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (J.Sada/R.Mardian); 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 – Chloe Cuffel

Moved by Commission seconded by Commission Member Fuentes, that upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunications Facility Case No. PWTF2208313, located at 1731-33 W Glenoaks Boulevard, and after having conducted a public hearing on said matter, that the Planning Commission hereby APPROVES Wireless Telecommunications Facility PWTF2208313 in accord with the findings and conditions set forth below:

To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to achieve compatibility with the community. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the design. The site is located in the C2-I "Community Commercial", Height District I Zone, which is intended to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. The proposal will be screened from public view on all four sides of the new enclosure, painted and textured to match the existing building. Although the proposed height exceeds that allowed in the zone by 9-feet, the equipment location is sufficiently screened and distant from the property lines to minimize the impact of the increased height. The applicant considered alternative configurations to provide better coverage for the community, but determined the slight increase in height would be less desirable.

The proposed facility has been designed to be compatible with the surrounding conditions and the subject location was selected to fill a gap in coverage, provide better quality service, and meet existing demand in the area; therefore, it is compatible with the service needs of the community.

Alternative configurations will not increase community compatibility or are not reasonably feasible. The proposed location of the wireless facility is at an optimal location on the existing lot so that it can provide quality service and fill a gap in coverage within the area. The carrier has identified the proposed configuration as the most effective, since the antennas and associated equipment will be installed at locations where it maximizes space, and it does not reduce parking capacity. The wireless facility will be screened and the colors and materials will match the existing building. Therefore, the current configuration maximizes compatibility and reconfiguring it will not increase community compatibility.

Alternative locations on the site will not increase community compatibility or are not reasonably feasible. The proposed location of the equipment does not interfere with the use or the design of the existing building, and alternative designs do not provide effective signal transmission for coverage.

The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible, and the carriers for the new facility have determined the most suitable location on the subject site that would provide the best wireless coverage based on FCC and City regulations and codes. The wireless carrier has a network of facilities, each facility designed to cover a particular area, which together provide full coverage to the community; therefore, potential alternative sites are limited to a finite area and will not fulfill the gap in coverage. Given the scope of the project, which is to construct a new facility, identifying an alternative site and going through the subsequent extensive FCC regulatory compliance and review process would not be reasonably feasible. Further, no other sites were

identified that would provide a less visible or less obtrusive design option. Due to limited collocation opportunities on existing wireless tower structures, the only alternate location and design objective would require a new freestanding tower structure that would be less compatible and more intrusive.

The facility is necessary to close a significant gap in coverage in the Grandview neighborhood of North Glendale. There is a significant gap in indoor coverage within this area, impacting residents, businesses, and commuters. Furthermore, the existing Verizon wireless telecommunications facilities in the area have reached capacity due to heavy data and call volume during peak hours for customers living and commuting in the area. The addition of a new wireless facility will improve overall service in the area for both phone and data use.

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.

Noise generated by equipment will not be unnecessary, excessive, annoying nor be detrimental to the public health, safety, and welfare. The wireless facility will not emit harmful noise and the associated equipment will be enclosed to mitigate noise exposure. The generators will emit noise at a 66 dBA, which is one unit over the maximum allowed exterior noise level per Glendale's Noise Ordinance (Glendale Municipal Code Section 8.36). A condition of approval has been recommended to ensure the facility operates within the maximum allowed noise levels in accordance with Glendale's Noise Ordinance.

The facility complies with all requirements of state and federal laws, regulations and orders. The applicant has provided an engineering certification demonstrating planned compliance with all existing federal radio frequency emission standards and has provided further documentation to the City's IS Department demonstrating compliance with Federal Communications Commission (FCC) rules and regulations. The IS department did not provide any comments on the facility FCC licenses.

Conditions of Approval:

The facility must comply with the noise standards in the Glendale Noise Ordinance (Glendale Municipal Code Section 8.36).

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.

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.

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.

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.

That all non-functional or obsolete equipment shall be removed from the site.

That any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by Planning staff must be returned for review by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

That any transmissions shall not produce noise or other disturbances, which would interfere with normal activities in the area. The opinion of the Director of Community Development shall determine or settle disputes concerning this condition.

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

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, including the installation of signs.

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

That the authorization granted herein shall be valid for a period of 10 years until **JANUARY 17, 2034**, until at which time, a reapplication must be made prior to the expiration date.

Vote as follows:

Ayes: Shabazian, Chraghchian, Fuentes

Noes: None

Abstain: None

Absent: Lee, Minassian