

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Member Shahbazian, that upon review and consideration of all materials and exhibits of current record relative to Wireless Telecommunications Facility Case No. PWTF2210696, located at 1880 Loma Vista Drive, and after having conducted a public hearing on said matter, that the Planning Commission hereby **APPROVES** Wireless Telecommunications Facility PWTF2210696 in accord with the findings and conditions set forth below:

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 in the SR (Special Recreation) Zone, a zone for public and private open space and recreational uses that is intended to provide and protect open space, natural physical features and scenic resources. The facility is compatible with this zone and the community because the wireless telecommunications facility will be a stealth tower designed to look like a Pine tree and will blend into the existing landscape of the project site. The faux leaves and branches of the facility will cover the antennas, surge suppressors, and remote radio units to minimize visibility from the street. Further, the facility has been designed to be as minimally intrusive as possible and will not require the removal of any existing structures. The proposed facility is located 466 feet away from the nearest residential property line and will not impose any hazardous radio frequencies to the residents within proximity of the project site. According to the Radio Frequency Theoretical Modeling Jurisdictional Report prepared by Fox Hill Telecom, the Monopine facility does not exceed the FCC's General Public and Occupational limits and areas reported as concerns on or near the project site were determined to be nonhazardous due to the radio frequencies being emitted towards open space and not towards existing buildings or dwelling units. The proposed equipment cabinets and GPS antennas located at the center of the top of the building will be enclosed by a 10-foot-tall screen enclosure. The proposed facility has been designed to be compatible with the surrounding community 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.
2. 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 camouflaged as a Pine tree and the equipment will have a screen enclosure. Therefore, the current configuration maximizes compatibility and reconfiguring it will not increase community compatibility.

3. Alternative locations on the site will not increase community compatibility or are not reasonably feasible. The proposed location of the wireless facility will provide the community with quality service and fill a gap in coverage. Relocating the wireless facility and the equipment will not result in the proposed structures being any less visible.
4. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible. 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, locating the facility on an alternative site will not increase community compatibility because the current site is suitably located in an area where frequencies can be emitted towards open space and within a safe distance from the adjacent residential zone.
5. The facility is necessary to close a significant gap in coverage. The coverage area reaches northeast along the Golden State Freeway and southwest towards the Ventura Freeway, roughly centered on the subject site and irregularly shaped. There is a significant gap in indoor coverage within this area, impacting residents, businesses, and commuters. Furthermore, the existing AT&T 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 modifications to the existing wireless facility will improve overall service in the area for both phone and data use.
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.

7. 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 any noise and the associated equipment will be enclosed to mitigate noise exposure. However, the generators will be enclosed to reduce sound travel which will not affect nearby residential dwellings nor adjacent properties since the adjacent property is Interstate-2.
8. To staff's knowledge, the facility complies with all of the 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 ITS Department demonstrating compliance with Federal Communications Commission (FCC) rules and regulations. The ITS department did not provide any comments on the facility FCC licenses.

CONDITIONS

- 1) That the applicant shall plant two 24"-box Pine trees adjacent to the new Monopine to the satisfaction of the Director of Community Development.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) That all non-functional or obsolete equipment shall be removed from the site.
- 7) 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.

8) 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.

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

10) 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.

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

12) That the authorization granted herein shall be valid for a period of 10 years until **APRIL 5, 2033**, until at which time, a reapplication must be made prior to the expiration date.

VOTE

Ayes: Chraghchian, Shahbazian, Fuentes

Noes: None

Abstain: None.

Absent: Lee, Minassian