

APPROVED
AUG 14 2013

REPORT OF GENERAL MANAGER

NO. 13-214

DATE August 14, 2013

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS PARK - CONCEPTUAL APPROVAL OF CELLULAR EQUIPMENT INSTALLATION

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>MS</u>
V. Israel	_____	N. Williams	_____

Richard J. ...
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant conceptual approval for the installation of cellular communication equipment at Cheviot Hills Park; and
2. Authorize the General Manager, or designated staff, to issue the necessary Right-of-Entry permits and to sign permit applications.

SUMMARY:

On May 4, 2011, the Board of Recreation and Park Commissioners (Board) approved Board Report No. 11-119 which authorized staff to enter into a Master Lease Agreement with cellular telecommunication providers for the purpose of facilitating the review of individual Site Lease Agreements, each of which is to be reviewed for approval by the Board. To date, AT&T is the only cellular telecommunication provider to enter into a Master Lease Agreement with the Department of Recreation and Parks (RAP).

AT&T has now approached RAP with a request to install cellular equipment at Cheviot Hills Park under the terms of the Master Lease Agreement. Cheviot Hills Park is located at 2551 South Motor Avenue. This is a forty (40.0) acre facility which features a recreation center, baseball diamond, archery range, swimming pool, tennis courts and offers a variety of sports and other programs.

REPORT OF GENERAL MANAGER

PG. 2 NO. 13-214

The proposed installation is a eucalyptus monopole design which would be located near the intersection of Motor Avenue and Monte Mar Drive. The installation is proposed to be approximately seventy feet (70') tall and the ground located modular equipment shelter would be approximately seven feet (7') tall. The equipment shelter is proposed to be wrapped in a material similar to that which surrounds the nearby tennis courts to minimize visual impact. Photo renderings of the existing conditions and proposed installations are attached hereto as Exhibit A. Zoning drawings, including Site Plan and Elevations are attached hereto as Exhibit B.

RAP staff completed an initial project walk-through with the applicant which included Planning, Landscape Architecture, Maintenance and Operations staff in order to identify any potential disruption that the project may cause to the location. Representatives from Council District 5 attended the walk through as well. Staff finds that the proposed design of the monopole to mimic a native tree to be the least visually disruptive design.

Should the Board grant conceptual approval for this project the next steps would be for RAP to issue the appropriate Right-of-Entry permits in order for the applicant to complete necessary testing as well as granting staff authorization to sign permit applications for the applicant to apply for other necessary entitlements such as a Conditional Use Permit (CUP) from the Department of City Planning. There will be a minimum of one (1) Park Advisory Board (PAB) meeting in reference to this proposal in addition to the legally mandated public notification and public hearings required for the CUP application. If and when all necessary entitlements and permits have been obtained the applicant will return to this Board for a final approval of the project.

RAP management and staff support the recommendations contained in this report.

It is the intent of RAP to integrate the planning and decision-making processes for this application with the evaluation of potential environmental effects as required by the California Environmental Quality Act (CEQA) and the associated City and State CEQA Guidelines. The required environmental review will be conducted prior to any final approval of this application.

FISCAL IMPACT STATEMENT:

The approval of this project will not have an impact on RAP's General Fund as all application and eventual construction costs are the responsibility of the applicant. The initial Site Lease Agreement application fee of \$2,000.00 is sufficient to cover RAP staff time for the processing of this application. Should the application for a lease be granted in fiscal year 2013-2014 the initial annual fee for this location would be \$34,800.00. Annual increases in rent will be based on either the Consumer Price Index (CPI) or a fixed percentage as detailed in the Master Lease Agreement.

REPORT OF GENERAL MANAGER

PG. 3 NO. 13-214

This report was prepared by Melinda Gejer, City Planning Associate, of the Planning Construction and Maintenance Branch.



at&t

EL0517

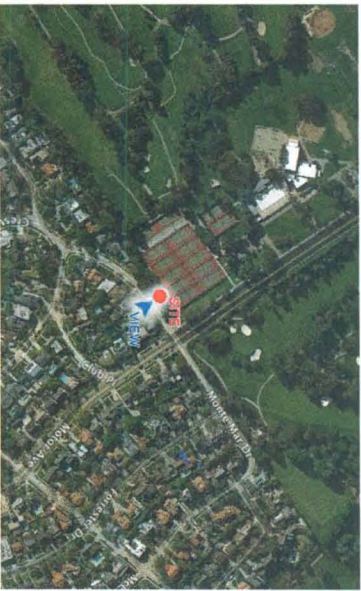
CHEVIOT HILLS PARK RANCHO PARK

2551 Motor Ave., Los Angeles, CA 90064



PDC CORPORATION
13225 Danielson Street,
Suite 200
Poway, CA 92064

LOCATION



EXISTING



PROPOSED



SOUTHEAST ELEVATION LOOKING NORTHWEST

<p>PROJECT INFORMATION</p> <p>SITE NUMBER EL0517</p> <p>SITE NAME CHEVIOT HILLS PARK RANCHO PARK</p> <p>2551 Motor Ave Los Angeles, CA 90064</p>	<p>APPLICANT</p> <p>AT&T 12900 Park Plaza Drive Cerritos, CA 90703</p>	<p>SITE LOCATION</p> <p>LATITUDE: N 34° 02' 37.8"</p> <p>LONGITUDE: W 118° 24' 20.7"</p>	<p>SHEET CONTENT</p> <p>PHOTOSIMULATION VIEW SOUTHEAST ELEVATION LOOKING NORTHWEST</p>	<p>SHEET NUMBER</p> <p>1 / 3</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	-----------------------------------------



at&t

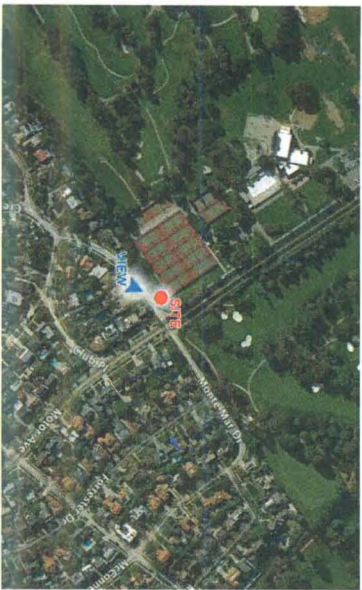
FL0517

CHEVIOT HILLS PARK RANCHO PARK

2551 Motor Ave., Los Angeles, CA 90064

PDC CORP PDC Corporation
13225 Danielson Street,
Suite 200
Poway, CA 92064

LOCATION



EXISTING



PROPOSED



PROJECT INFORMATION

SITE NUMBER
EL0517
SITE NAME
CHEVIOT HILLS PARK RANCHO PARK
2551 Motor Ave.
Los Angeles, CA 90064

APPLICANT
AT&T
12900 Park Plaza Drive
Cerritos, CA 90703

SITE LOCATION
LATITUDE: N 34° 02' 37.8"
LONGITUDE: W 118° 24' 20.7"

SHEET CONTENT

PHOTOSIMULATION
VIEW SOUTHWEST ELEVATION
LOOKING NORTHEAST

SHEET NUMBER



PHOTOSIMULATION



at&t

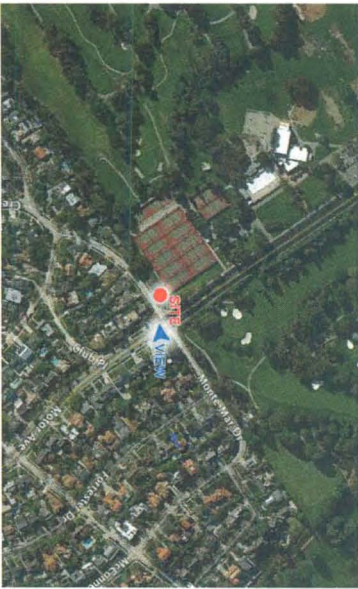
CHEVIOT HILLS PARK RANCHO PARK

2551 Motor Ave., Los Angeles, CA 90064

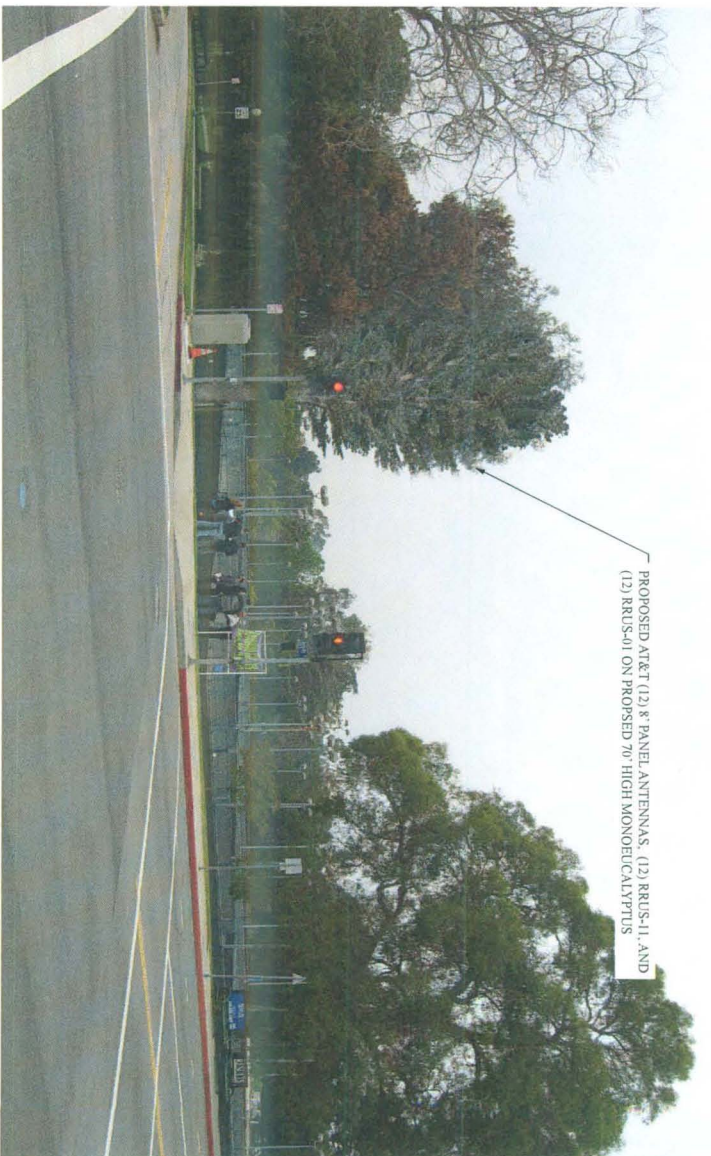


PDC CORPORATION
13225 DANIELSON STREET,
SUITE 200
POWAY, CA 92064

LOCATION



EXISTING



PROPOSED

EAST ELEVATION LOOKING WEST

PROJECT INFORMATION		SHEET NUMBER	
SITE NUMBER EL0517	APPLICANT AT&T 12900 Park Plaza Drive Cerritos, CA 90703	SITE LOCATION LATITUDE: N 34° 02' 37.8" LONGITUDE: W 118° 24' 20.7"	SHEET CONTENT PHOTOSIMULATION VIEW EAST ELEVATION LOOKING WEST
SITE NAME CHEVIOT HILLS PARK RANCHO PARK 2551 Motor Ave. Los Angeles, CA 90064			SHEET NUMBER 3 / 3

SCALE NOTE:
 ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
 FOR EXACT CONNECTIONS, CHECK FOR
 ORIGINAL PLAN.

NEW (1) AIR-GUARD COMPRESSOR HOOD-TUCKER/PLAS (PAINTED TO MATCH)

TOP OF PROPOSED HOOD-TUCKER/PLAS ELEV. 78'-0"

TOP OF PROPOSED ANTENNA ELEV. 78'-0"

PROPOSED AIR ANTENNA HOOD-TUCKER/PLAS (PAINTED TO MATCH)

NEW AIR RING-11 MOUNTED ON NEW PER SUPPORT (TP-2 PER UTI) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

NEW AIR RING-01 MOUNTED ON NEW PER SUPPORT (TP-2 PER UTI) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED AIR RING ANTENNA (TP-4 PER SECTION) (PAINTED TO MATCH HOOD-TUCKER/PLAS)

PROPOSED SOUTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION



<p>1200 PARK PLAZA DRIVE CLEMENS, CA 95020</p>	<p>12700 CENTER COURT DRIVE SUITE 400 CLEMENS, CA 95020</p>	<p>315 ALBANY RD. SUITE C-1 CLEMENS, CA 95020 TEL: (714) 683-3500</p>	<p>PROJECT NO: JMS DRAWN BY: JMS CHECKED BY: JMS</p>	<table border="1"> <tr> <td>1</td> <td>ISSUED</td> <td>ISSUE NO. 001</td> </tr> <tr> <td>2</td> <td>REVISED</td> <td>ISSUE NO. 002</td> </tr> <tr> <td>3</td> <td>REVISED</td> <td>ISSUE NO. 003</td> </tr> <tr> <td>4</td> <td>REVISED</td> <td>ISSUE NO. 004</td> </tr> <tr> <td>5</td> <td>REVISED</td> <td>ISSUE NO. 005</td> </tr> </table>	1	ISSUED	ISSUE NO. 001	2	REVISED	ISSUE NO. 002	3	REVISED	ISSUE NO. 003	4	REVISED	ISSUE NO. 004	5	REVISED	ISSUE NO. 005	<p>IF A VARIATION OF AIR IS NOT SPECIFIED, THE AIR SHALL BE AS SPECIFIED IN THE NOTES TO THE DRAWING.</p> <p>2551 MOTOR AVE. LOS ANGELES CA 90084</p> <p>E0817</p>	<p>SHEET TITLE SOUTHWEST & NORTHWEST</p> <p>SHEET NUMBER A-1</p>
1	ISSUED	ISSUE NO. 001																			
2	REVISED	ISSUE NO. 002																			
3	REVISED	ISSUE NO. 003																			
4	REVISED	ISSUE NO. 004																			
5	REVISED	ISSUE NO. 005																			