

APPROVED

REPORT OF GENERAL MANAGER

NO. 15-013

DATE January 21, 2015


JAN 21 2015
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL SERENO NORTH PARK (AKA LA GUARDIA PARK) - CONCEPTUAL APPROVAL OF CELLULAR EQUIPMENT INSTALLATION

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>RB</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant conceptual approval for the installation of cellular communication equipment at El Sereno North Park (AKA LA Guardia Park); and,
2. Authorize the General Manager, or designated staff, to issue necessary Right-of-Entry permits and sign required permit applications.

SUMMARY:

On May 4, 2011, the Board of Recreation and Park Commissioners (Board) approved Report No. 11-119 which authorized staff to enter into a Master Lease Agreement No. 288 with cellular telecommunication providers for the purpose of facilitating the review of individual Site Lease Agreements, each of which 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 No. 288 with the Department.

AT&T has now approached the Department of Recreation and Park (Department) with a request to install cellular equipment at El Sereno North Park (AKA LA Guardia Park) under the terms of the Master Lease Agreement. El Sereno North Park (AKA LA Guardia Park) is located at 4410 North Garden Homes Avenue, Los Angeles, California. This is a 3.08 acre facility which features a soccer field, basketball courts, picnic areas, playground, landscaped areas and a restroom.

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The proposed installation is for two (2) light standards with flush-mounted antennae which would replace existing light standards located on the existing soccer field adjacent to Garden Homes Avenue and a modular equipment shelter. The installation is proposed to be approximately seventy (70) feet tall and the associated ground located modular equipment shelter would be approximately eight (8) feet tall. The equipment shelter is proposed to be located adjacent to, and constructed of materials similar to, the existing restroom in order to minimize visual impact. Site Plans and Architectural Elevations are attached hereto as Exhibit A.

Department staff completed an initial project walk-through with the applicant which included Planning, Landscape Architecture and Maintenance staff in order to identify any potential disruption that the project may cause to the location. Representatives from Council District 14 attended the walk through as well. The plans attached to this Report have been modified from the original submission based on feedback from staff at that initial walk-through. Staff finds that the proposed design of the light standard with flush-mounted antennae that are to be located in the same position as pre-existing light standards and the equipment shelter placed adjacent to the existing restroom to be the least visually disruptive design and in keeping with the Board adopted Procedures and Guidelines for the installation of cellular equipment on park property.

Should the Board grant conceptual approval for this project the next steps would be for the Department 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. As there is no Park Advisory Board at this location at least one presentation will be made to the appropriate Neighborhood Council 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 Department staff will return to this Commission for a final approval of the project and issue of a Site Lease Agreement.

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

It is the intent of the Department 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 the Department'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 is sufficient to cover Department staff time for

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the processing of this application. Should the application for a lease be granted in fiscal year 2014-2015 the initial annual fee for this location would be \$28,008. Annual increases in rent will be based on either the Consumer Price Index or a fixed percentage as detailed in the Master Lease Agreement.

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



1200 PARK PLAZA DRIVE
CERRITOS, CA 90703

PLANS PREPARED BY:



65 POST, SUITE 1000,
IRVINE, CA 92619

CLIENT:



65 POST, SUITE 1000,
IRVINE, CA 92619

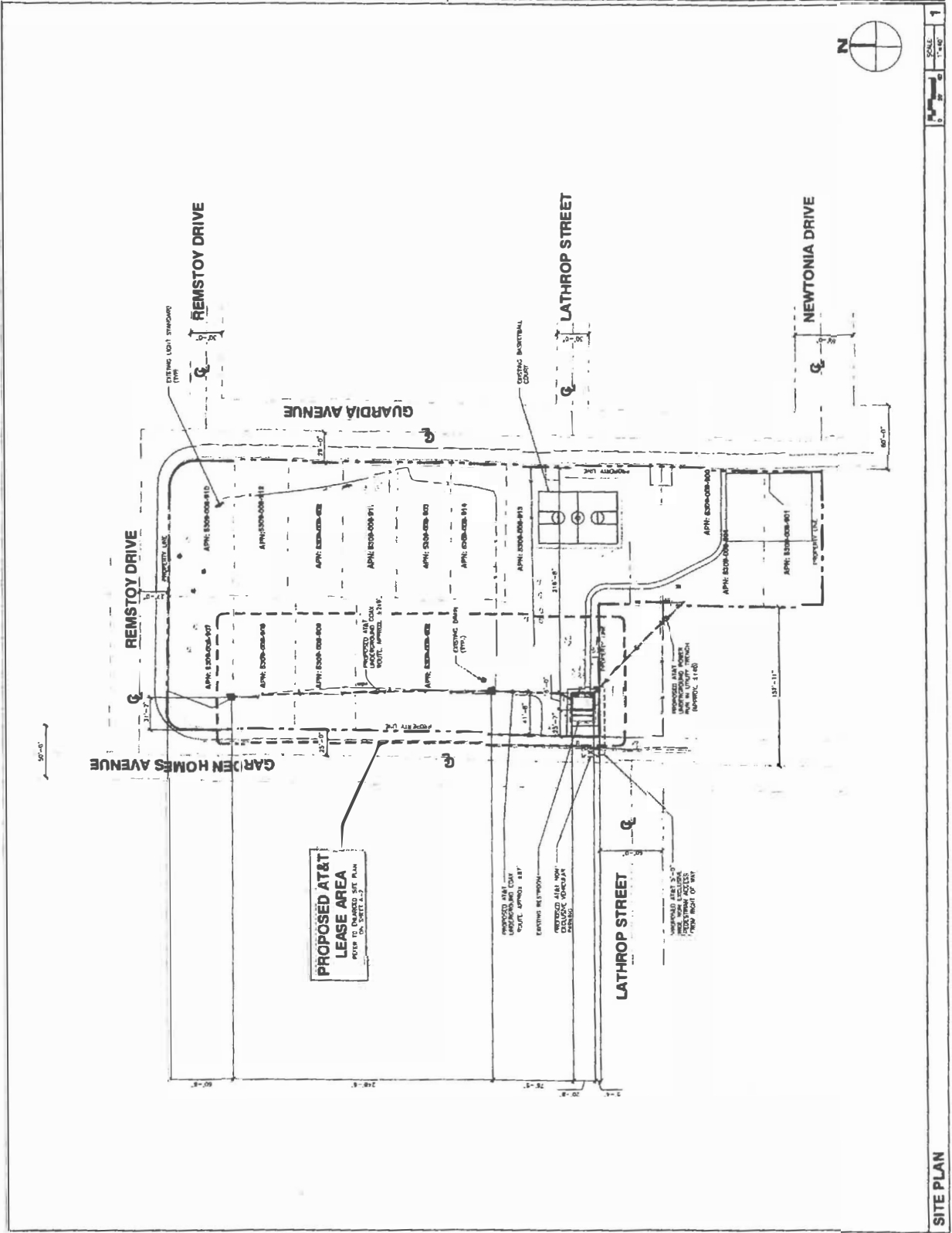
NO.	DATE	DESCRIPTION	BY
1	04/29/14	50X 20'S	TN
2	05/13/14	SAD REDLINES	TN
3	05/29/14	RF REDLINES	BAC
4	09/16/14	EQUIP. RELOCATION	EC

CLV0914
LA GUARDIA PARK
440 GARDEN HOMES AVENUE
LOS ANGELES, CA 90022

RECALL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1





12000 PARK PLAZA DRIVE
CERRITOS, CA 94703



CLIENTS
Mektron
Per All Other Communications

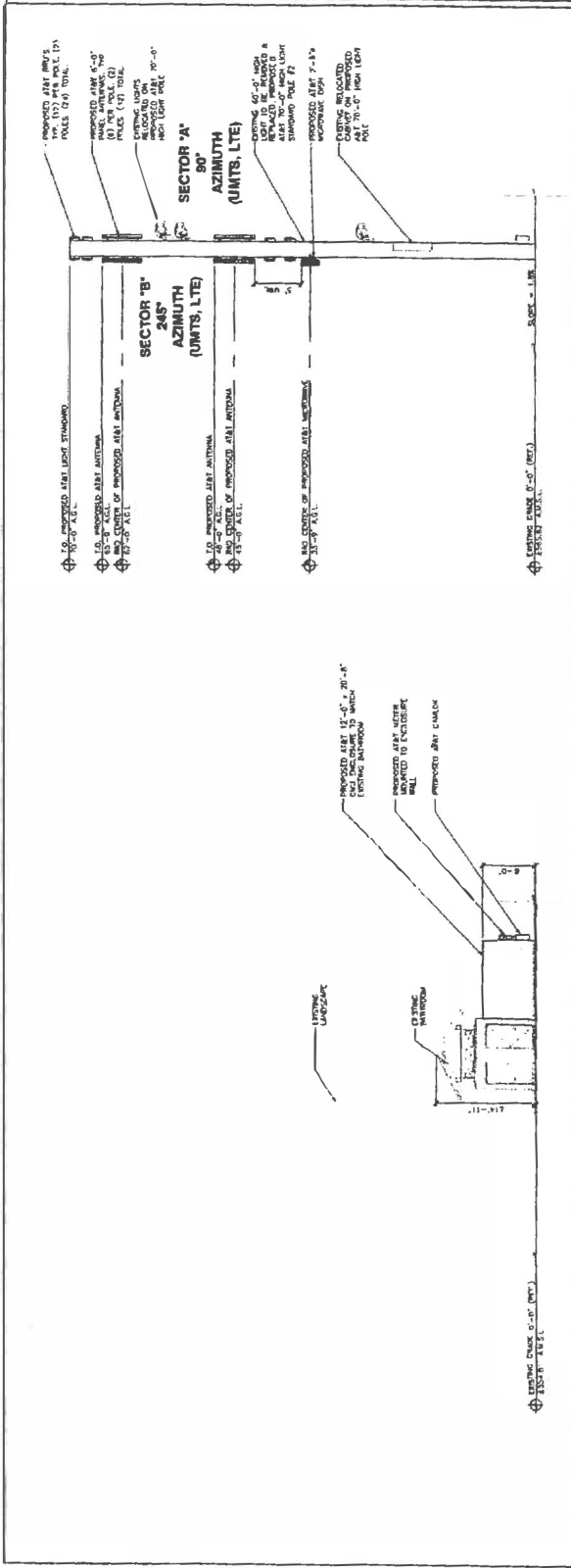
65 POST, SUITE 1000,
IRVINE, CA 92618

NO.	DATE	DESCRIPTION	BY
1	04/28/14	SOS, 2D'S	TN
2	05/13/14	S&O REDLINES	TN
3	05/29/14	RF REDLINES	RAC
4	09/18/14	EQUIP. RELOCATION	EC

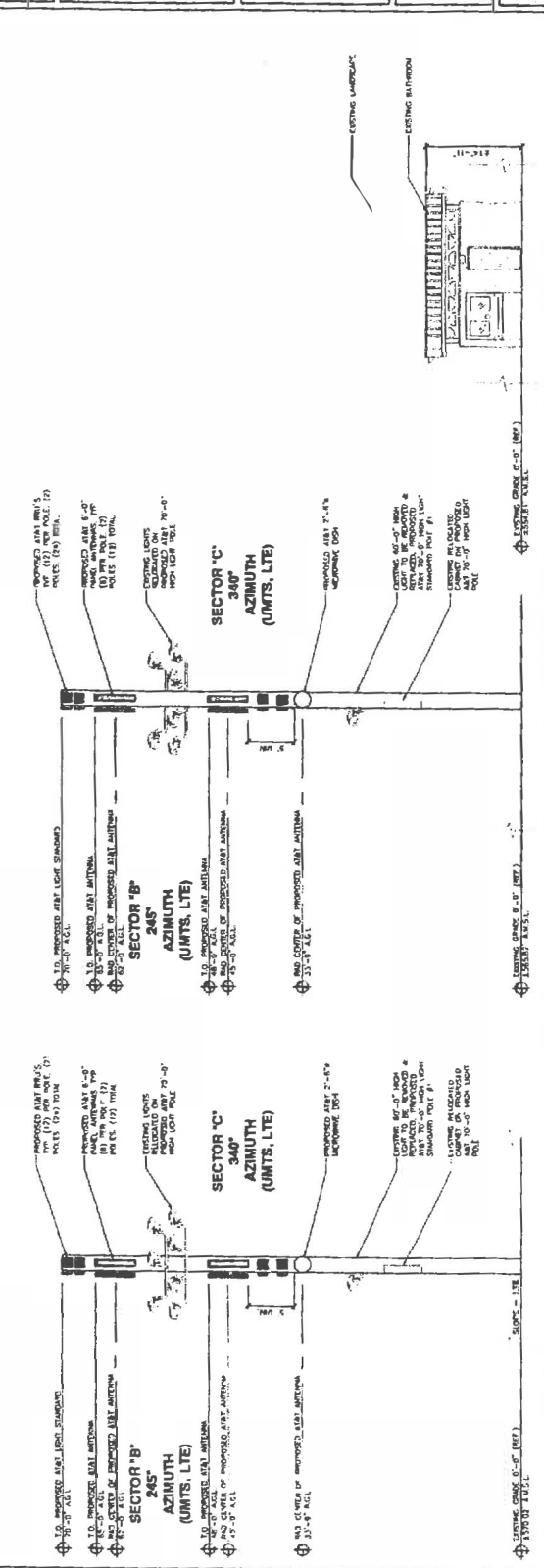
SITE INFORMATION:
CLV0914
LA GUARDIA PARK
416 ALBERSON AVENUE
LOS ANGELES, CA 90008

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

SCALE:
1/8" = 1'-0"

DATE:
09/18/14

SHEET NUMBER:
2

