REPORT OF GENERAL MANAGER

DATE August 14, 2013

BOARD OF RECREATION AND PARK COMMISSIONERS

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

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

PROJECT INFORMATION

SITE NUMBER
EL0517

SITE NAME
CHEVIOT HILLS PARK
RANCHO PARK

APPLICATION
AT&T

APPLICANT
AT&T

SITE LOCATION
2551 Motor Ave., Los Angeles, CA 90064

LATITUDE : N 34 ' 02 ' 37 .8 "

LONGITUDE : W 118 ' 24 ' 20 .7 "

SHEET CONTENT
PHOTOSIMULATION VIEW
SOUTHEAST ELEVATION LOOKING NORTHWEST

PROPOSED
12900 Park Plaza Drive
Cerritos, CA 90703

SITE LOCATION
2551 Motor Ave., Los Angeles, CA 90064

PROPOSED LOCATION
2225 Danielson Street
Suite 200
Poway, CA 92064
EXISTING

SITE NUMBER
EL0517

SITE NAME
CHEVIOT HILLS PARK RANCHO PARK

LOCATION
2551 Motor Ave., Los Angeles, CA 90064

APPLICANT
AT&T
12900 Park Plaza Drive
Cerritos, CA 90803

PROJECT INFORMATION

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

PHOTO SIMULATION
EAST ELEVATION LOOKING WEST

PROPOSED AT&T PANEL ANTENNAS (12) BUES-1 AND (12) BUES-2
PROPOSED TO HIGH MONOCYPHTUS

PROPOSED PHOTO SIMULATION PAGES 1-4