BOARD REPORT

DATE July 17, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CYPRESS RECREATION CENTER – PRELIMINARY CONCEPTUAL APPROVAL FOR THE INSTALLATION OF CELLULAR EQUIPMENT BY T-MOBILE WEST, LLC.

RECOMMENDATIONS

1. Grant preliminary conceptual approval for the installation of cellular communication equipment by T-Mobile West, LLC (T-Mobile) at Cypress Recreation Center in accordance with the details set forth in this Report and its Exhibits (Project); and

2. Authorize the Department of Recreation and Parks (RAP) General Manager, or designee, to issue the necessary Right-of-Entry (ROE) permits and execute permit applications as may be required for T-Mobile to complete necessary testing and obtain necessary entitlements for the Project; and

3. Direct RAP staff to return to the Board of Recreation and Park Commissioners for approval of a final Site Lease Agreement (SLA) upon completion of all preliminary activities for the Project as described in this Report, determination of environmental impacts of the Project, and finalization of material terms for the SLA.

SUMMARY

On May 4, 2011, the Board of Recreation and Park Commissioners (Board) approved Report No. 11-119 which authorized RAP to enter into a Master Lease Agreement (MLA) with cellular telecommunication providers for the purpose of facilitating the review of individual Site Lease Agreements (SLA), each of which will be reviewed for approval by the Board. On October 17, 2018, the Board approved Report No. 18-219, which authorized RAP to enter into an MLA for the installation of cellular equipment with T-Mobile West, LLC (T-Mobile).
T-Mobile has submitted a request for an SLA to install cellular equipment at Cypress Recreation Center under the terms of the MLA. Cypress Recreation Center is located at 2630 E. Pepper Avenue. This is a 3.49-acre facility which features a recreation center, multi-purpose sports field with lighted ball diamond, children’s play area, and offers a variety of sports and other programs.

The proposed installation would include an antennae array located on a field light-pole adjacent to the sports field and an equipment enclosure located to the rear of the recreation center. The existing light-pole is approximately 75’ tall and would be replaced with a similar structure. The ground located equipment shelter would be approximately 8’ tall. The 10’x15’ equipment shelter will be finished with a stucco exterior and be painted in a manner similar to recreation center in order to minimize visual impact. The enclosure will contain the required computer equipment, and emergency generator to effectuate the cellular site. Photo renderings of the existing conditions and proposed installations are attached hereto as Exhibit A. Site Plan and Elevations are attached hereto as Exhibit B.

RAP staff conducted an initial project walk-through with the applicant. RAP staff included representatives from Planning, Landscape Architecture, Maintenance and Recreation staff in order to identify any potential disruption that the project may cause to the location. At the walk-through it was determined that existing storage containers on site will need to be rotated ninety degrees (90°) at applicants’ sole expense. RAP staff finds that utilization of a light-pole in lieu of adding any new structure to be the alternative which is the least visually intrusive and which retains the maximum amount of existing open space.

Should the Board grant conceptual approval for this project the next steps would be for RAP to issue the appropriate ROE 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. RAP staff will also ensure a community input process including, at a minimum, discussion of this topic at a Park Advisory Board meeting, a Neighborhood Council meeting, and one publicly noticed (500-foot radius) RAP meeting in reference to this proposal. If and when all necessary entitlements and permits have been obtained RAP staff will return to the Board for a final consideration of a SLA. A summary of the community outreach will be included in that future Board Report.

RAP staff supports the recommendations contained in this Report.

TREES AND SHADE
The project, as proposed, does not involve the removal or trimming of any trees and therefore there is no anticipated impact to trees or shade.

ENVIRONMENTAL IMPACT

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 any SLA, and RAP staff will present the Board with CEQA determinations when it returns to the Board for final approval of an SLA for this project.

FISCAL IMPACT

The conceptual 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 SLA application fee of $2,000 is sufficient to cover the expense for RAP staff to process this application. Should the application for a lease be granted in Fiscal Year 2019-2020 the initial annual fee for this location would be $33,896. Subsequent increases in rent will be based on either the Consumer Price Index or a fixed percentage as detailed in the MLA.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP’s Strategic Plan by supporting:

**Goal No. 2:** Provide Safe and Accessible Parks

**Outcome No. 2:** Safe and welcoming environments at all parks

**Metric D:** Install security cameras and other safety technology at parks based on needs identified by RAP staff, community members, law enforcement, and other park stakeholders.

**Result:** Access to a robust cellular network will provide additional safety to park patrons.
This Report was prepared by Melinda Gejer, City Planning Associate, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

1) Exhibit A – Photo Renderings of the proposal
2) Exhibit B – Site Plan and Elevations
SV13736A
LA City Cypress Rec Center
2630 Pepper Avenue Los Angeles CA 90065

Location
Existing
View 1
Looking east from San Fernando Road
Proposed
Proposed replacement light standard with antennas
Proposed equipment enclosure

Accuracy of photo simulation based upon information provided by project applicant.
©2019 Google Maps
2630 Pepper Avenue Los Angeles CA 90065

SV13736A
LA City Cypress Rec Center

Location
Existing
Looking north from Poplar Street

View 2
Proposed
Proposed replacement light standard with antennas
Proposed equipment enclosure

Accuracy of photo simulation based upon information provided by project applicant.
SV13736A
LA City Cypress Rec Center
2630 Pepper Avenue  Los Angeles  CA  90065

LOCATION

©2019 Google Maps

Existing

Looking northwest from West Avenue 27

Proposed

View 3

Accuracy of photo simulation based upon information provided by project applicant.
PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION