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PARK COMMENSIONERS

REPORT	OF	GENERAL	MANAGER

NO. 13-214 C.D. 5

DATE <u>August 14, 2013</u>

BOARD OF RECREATION AND PARK COMMISSIONERS

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

R. Adams	N. Regan				
H. Fujita	*M. Shull	au fr			
V. Israel	N. Williams				
			- Viel Q	nal for	
			Gene	eral 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Approved		Disapproved		Withdrawn	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

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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

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



EL0517 CHEVIOT HILLS PARK RANCHO PARK

2551 Motor Ave., Los Angeles, CA 90064

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

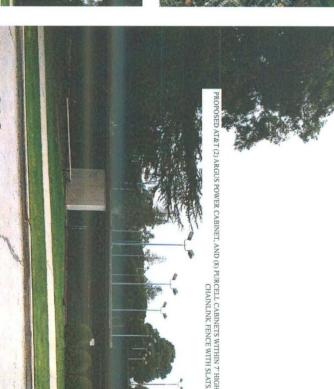
PROPOSED

LOCATION



EXISTING





SOUTHEAST ELEVATION LOOKING NORTHWEST

SITE NAME CHEVIOT HILLS PARK RANCHO PARK 2551 Motor Ave. Los Angeles, CA 90064 12900 Park Plaza Drive Cerritos, CA 90703 APPLICANT

SITE NUMBER EL0517

PROJECT INFORMATION

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

SHEET CONTENT

PHOTOSIMULATION
VIEW SOUTHEAST ELEVATION
LOOKING NORTHWEST





CHEVIOT HILLS PARK RANCHO PARK **EL0517**

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

PROPOSED

2551 Motor Ave., Los Angeles, CA 90064











SOUTHWEST ELEVATION LOOKING NORTHEAST

PROJECT INFORMATION

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

12900 Park Plaza Drive Cerritos, CA 90703 APPLICANT

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

SHEET CONTENT

PHOTOSIMULATION
VIEW SOUTHWEST ELEVATION
LOOKING NORTHEAST





EL0517 CHEVIOT HILLS PARK RANCHO PARK

2551 Motor Ave., Los Angeles, CA 90064

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

PROPOSED

LOCATION

EXISTING





EAST ELEVATION LOOKING WEST

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 EAST ELEVATION LOOKING WEST



SITE NAME: CHEVIOT HILLS PARK SITE NUMBER: EL0517 RANCHO PARK

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GENERAL NOTES



PROJECT: NEW SITE BUILD

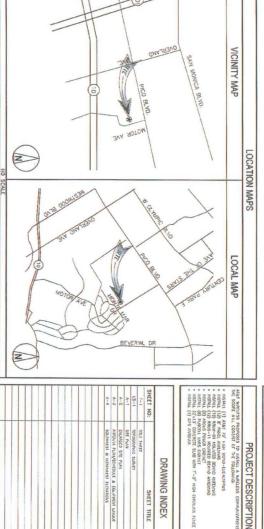
SITE ADDRESS: 2551 MOTOR AVE SITE TYPE: MONO-EUCALYPTUS LOS ANGELES, CA 90064

PROPERTY CAMER: CONSTRUCTION MANAGER ZONING VENDOR: PROJECT MANAGERS SITE ACQUISATION WARAGER ATAT RF ENCINEER:

DATE

DATE DATE:

PROJECT DESCRIPTION



APH # CURRENT ZOWING

ROUND ELEVATION

252" AHSL 4318-001-900

TOS ANGELES COUNT

140 63 34.043833 H 34 02" 37.8" N ATAT 12900 PARK PLAZA DRAE CERRIFOS, CA 90703

-118.405/6' W

ROPOSED USE:

ADDRESS:

DEPAREMENT OF DECREASES AND RECREASES AND RECREASES STREET, SUPE 100 CAS ANDRESS CA 90012

SITE INFORMATION

SERVICE ALERT OF SOUTHERN CALIFORNIA 800-227-2500

LATITUDE (HAD 83):

STUDE (HAD BS):

DO NOT SCALE DRAWINGS

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2551 MOTOR AVE.
LOS ANGELES
CA 90064

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12503 FARK FLAZA DRUZE
CEPRIOS, CA 90703
CONTACT: MONCA BANGEL
EVAL: mb73319st.com

CONSTRUCTION VALUES R.
O-CRAIN COURRECTIVES
2720 CENTER COURT DRVF.
SUITE 60
CERRINIS, CA 90703
CENTRICT: JACOB SOMERS
DEVALUE (714) 476-4163

DIRECTIONS FROM AT&T OFFICE:

DRIVING DIRECTIONS

SATE ADDUSTROM ZOMARO

AND COSPONATION

JUST ARRIVA WE, SUITE C=1

COSTA WELL, CA PROSE

CONTROT: CHIP CLUSTRA

PHORE: (714) 668-4500

EMAL: CH-PUPCCCORP JET

PDC CORPORATION
J185 ARRAY ARE, SUTE C-1
J185 ARRAY ARE, SUTE C-1
COSTA VESA, CA 98820
COMITCE ANY ABLAST
FHORE: (714) 668-3603
EVAL: ANYOPECCORPURT

PROJECT MANAGES

SUEC AND VARIOR CORPORATION

12750 CEMER COURT DRAFE,

SUITE 600

CERTRIOS, CA 50703

CERTRIOS, CA 50703

CERTRIOS, CA 50703

CHARLES (404) 274-1011

RMHL: EARSYNBEACOM

PAGESTER

CONTROL STATE

JIBS ARRAY KAE, SUITE C-1

JIBS ARRAY KAE, SUITE

COSTA PESA, CA 20026

CONTROL SOLAT. SWAY, PE

PHONE: (714) 668-3603

EVAL: sola iB peccepansi

PROJECT TEAM



ZONING DRAWING

CERRITOS, CA 90703 at&t



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APPROVALS

TEL: (714) 688-3500

DATE

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DRAWING INDEX

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