

**APPROVED**  
**DEC 11 2013**

REPORT OF GENERAL MANAGER

NO. 13-306

DATE December 11, 2013

**BOARD OF RECREATION  
& PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – CELLULAR EQUIPMENT INSTALLATION AT THE GREEK THEATRE

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

*[Signature]*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Grant approval for the installation of cellular communication equipment at the Greek Theatre located within Griffith Park;
2. Approve a proposed 5-year Site Lease Agreement of the property (with up to three (3) successive five-year terms) to AT&T for the maintenance and operation of the cellular communication equipment, substantially in the form of the in the Board Office, subject to approval of the Mayor, the City Council by ordinance, and the City Attorney as to form;
3. Concur with the California Environmental Quality Act (CEQA) findings as adopted by the Los Angeles Department of City Planning on October 17, 2013 relative to the Mitigated Negative Declaration prepared for the Project;
4. Direct the Board Secretary to transmit the proposed Site Lease Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and
5. Authorize the Board President and Secretary to execute the Site Lease Agreement upon receipt of necessary approvals.

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### SUMMARY:

On June 15, 2011, the Board of Recreation and Park Commissioners' (Board) approved Board Report No. 11-185 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 to be reviewed for approval by the Board of Recreation and Park Commissioners (Board). To date, AT&T is the only cellular telecommunication provider to enter into a Master Lease Agreement No. 288 with the Department of Recreation and Parks (Department).

As evidenced by the 2007 fire in Griffith Park, a lack of cellular facilities can disrupt rescue and fire-fighting efforts, becoming a public safety issue. Hikers and general park users within larger City parks may be unable to communicate in the case of an emergency. In response to the lack of cellular facilities evidenced by the 2007 fire, a temporary AT&T cellular facility at the Greek Theatre was installed.

AT&T has approached the Department with a request to replace the temporary installation with permanent equipment under the terms of the Master Lease Agreement No. 288 which was conceptually approved by the Board on June 5, 2013 (Board Report No. 13-155). The replacement pole would be approximately ten feet (10') taller than the temporary pole and the ground located modular equipment shelter would be approximately twenty-five percent (25%) larger than the existing equipment shelter. The existing pole is 60' with the replacement pole being 70- with an additional 5' added for the proposed synthetic tree canopy. Photo renderings of the existing and proposed installations are attached hereto as Exhibit A. A drawn rendering of four (4) directional elevations is attached hereto as Exhibit B.

Staff and the applicant have met with representatives from the Office of Council District 4 as well as attended a standing community meeting facilitated by the management of the Greek Theatre. Public comments received to date acknowledge the public safety benefit of cellular service within Griffith Park as well as note the importance of a well-integrated and unobtrusive installation that is in keeping with the rustic character of the Park and the Park's designation as a Historic Cultural Monument (HCM). Staff finds that the location of the equipment in an area of the park that is already developed as well as the design of the pole to mimic a native tree to be in keeping with this request. Additionally, the Department completed an initial project walk-through with the applicant that included Planning, Landscape Architecture, Maintenance and Forestry staff to identify any potential disruption that the project may cause to the location.

Subsequent to the Board granting conceptual approval for this project the Department signed permit applications and Right-of-Entry (ROE) permits in order for the applicant to obtain other necessary City entitlements such as a Conditional Use Permit (CUP) from the City's Planning Department. The applicant has received the CUP for this project which included the distribution

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of public notification as legally required. At the public hearing only one community member spoke and was in favor of the installation.

Department management and staff and the Office of Council District 4 support the recommendations contained in this Report.

Staff has determined that the project has been previously evaluated for environmental impacts in compliance with California Environmental Quality Act (CEQA) Guidelines, and the proposed lease agreement was part of the project. A Mitigated Negative Declaration (MND) and an associated Mitigation Monitoring Program (MMP) was adopted by the Department of City Planning on October 17, 2013 in connection with Conditional Use Permit for the installation of a wireless telecommunication facility, with the finding that all potentially significant environmental impacts would be mitigated to a level less than significant through the implementation of the measures in the MMP. A Notice of Determination was filed with the Los Angeles County Clerk on December 5, 2013. Therefore, no additional CEQA documentation is required for Board approval

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 \$2,000.00 was sufficient to cover Department staff time for the processing of this application. If final approval is granted in fiscal year 2013-2014 the initial annual rental charge will be \$39,465.00. In subsequent years the rate shall increase at 3% per year or the Consumer Price Index amount, whichever is higher, per the executed Master Lease Agreement.

This Report was prepared by Melinda Gejer, City Planning Associate, Planning Construction and Maintenance Branch.

Exhibit A

AERIAL MAP



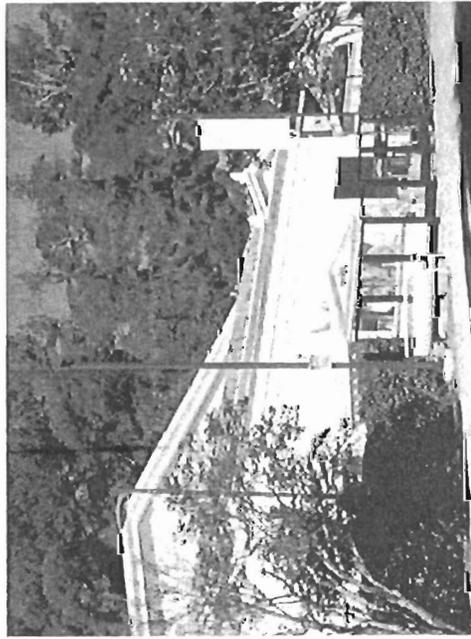
APPLICANT REPRESENTATIVE:

SCOTT LONGHURST  
TRILLIUM COMPANIES  
T 714-799-2000

**A** PROPOSED TELECOM SITE



EXISTING SITE



32 EXECUTIVE PARK, STE 110  
IRVINE, CA 92614  
(949) 475-1000 T  
(949) 475-1001 F

**DCI PACIFIC**



GREEK THEATER  
19 LAC905  
2100 N VERMONT AVENUE  
LOS ANGELES, CA 90027

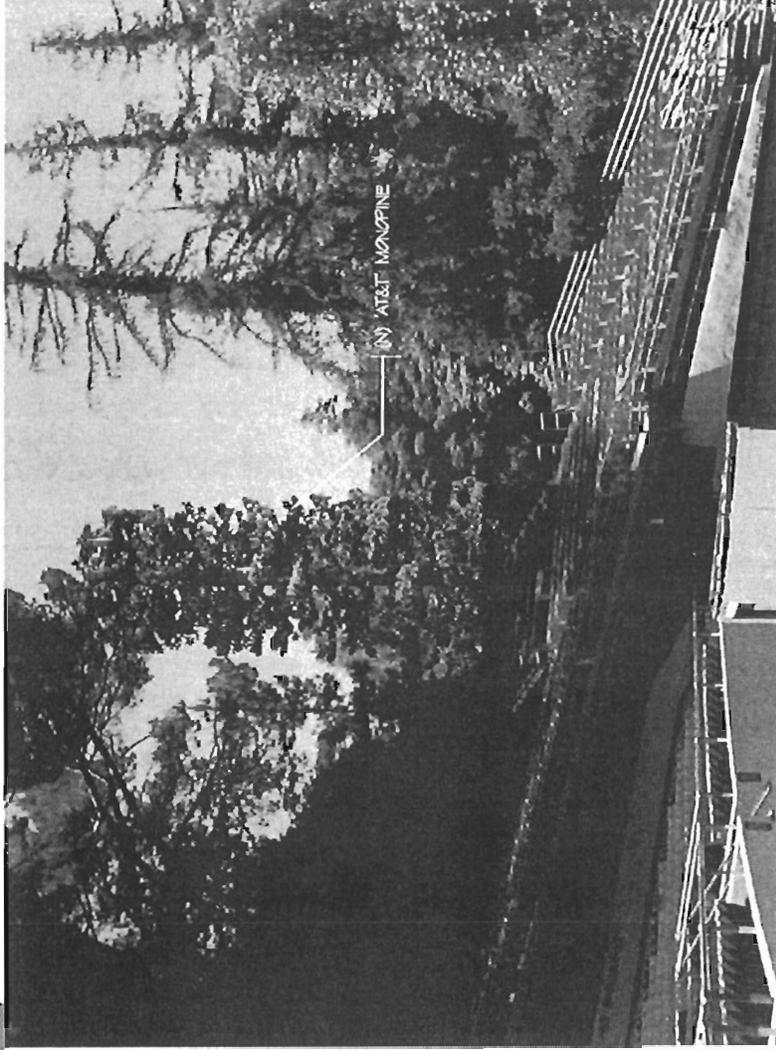
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**AERIAL MAP**

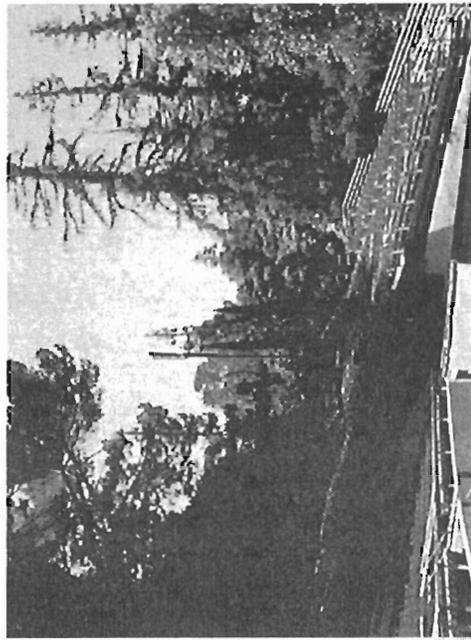


APPLICANT REPRESENTATIVE:  
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**B PROPOSED TELECOM SITE**



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GREEK THEATER  
 19 LAC905  
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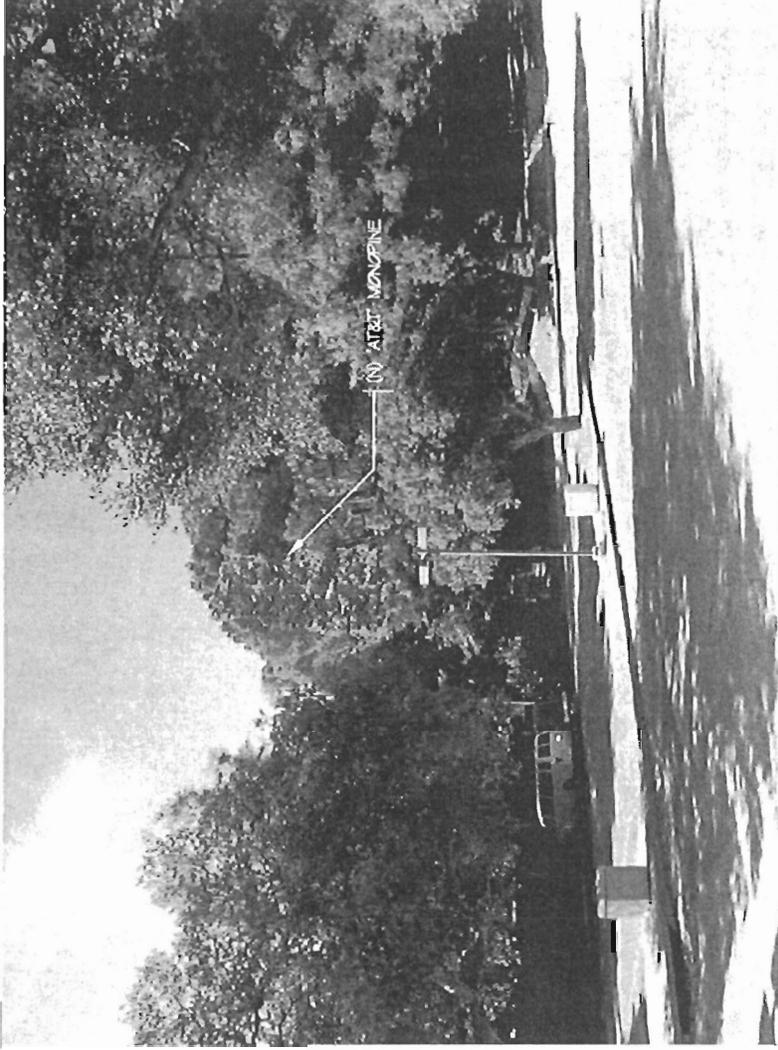
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AERIAL MAP

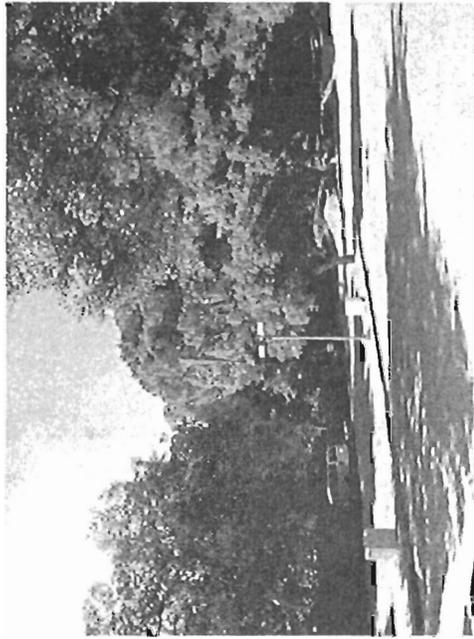


APPLICANT REPRESENTATIVE:  
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 T. 714-799-2000

**C** PROPOSED TELECOM SITE



EXISTING SITE



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GREEK THEATER  
 19 LACROSSE  
 1700 N VERMONT AVENUE  
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