

APPROVED

JUN 05 2013

REPORT OF GENERAL MANAGER

NO. 13-153

DATE June 5, 2013

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

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

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant conceptual approval for the installation of cellular communication equipment at the Greek Theatre located within Griffith Park; and,
2. Authorize the General Manager or designated staff to issue necessary Right-of-Entry permits and sign required permit applications.

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.

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AT&T has now approached the Department with a request to replace the temporary installation with permanent equipment under the terms of the Master Lease Agreement No. 288. 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 sixty feet (60') with the replacement pole being seventy feet (70') with an additional five feet (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.

Should the Board grant conceptual approval for this project the next steps would be for the Department to sign 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. If and when all necessary entitlements and permits have been obtained the applicant will return to this Commission for a final approval of the project including a Site Lease Agreement. There will be a minimum of one (1) additional publically-noticed community meeting through the course of this process.

Department management and staff and the Office of Council District 4 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.

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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 is 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. 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.

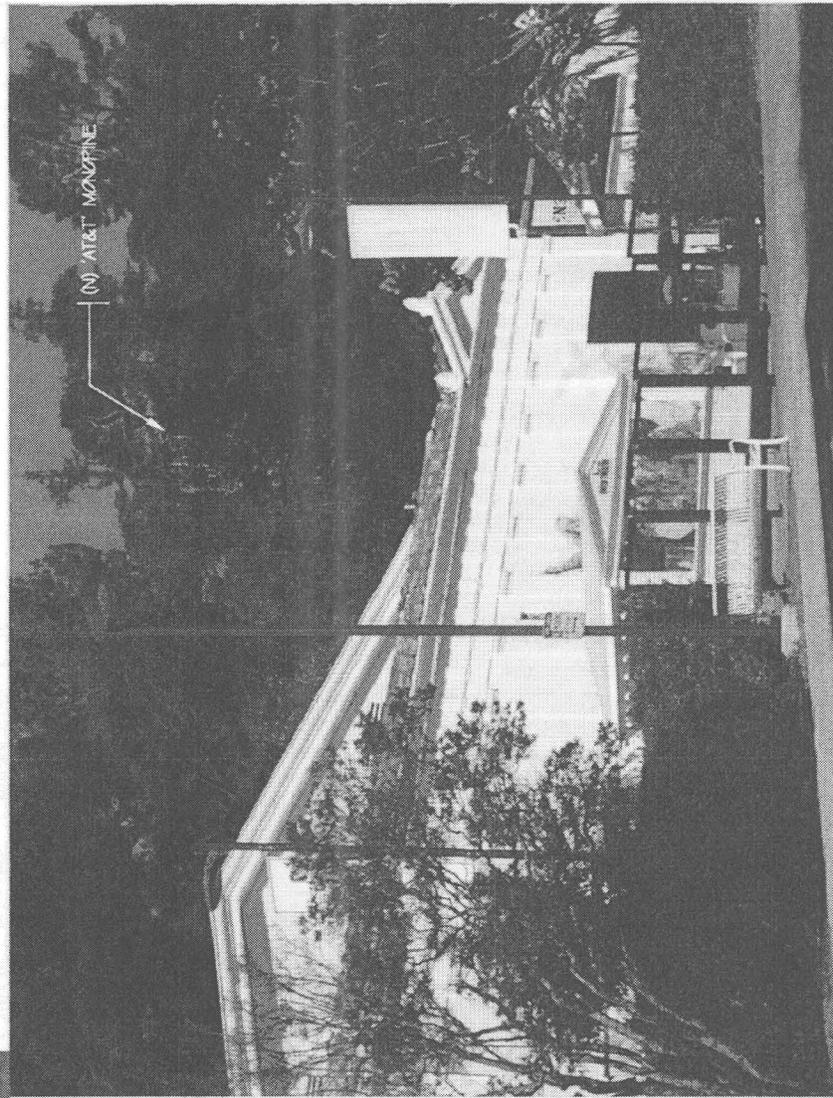
This report was prepared by Melinda Gejer, City Planning Associate, of the Planning Construction and Maintenance Branch.

AERIAL MAP

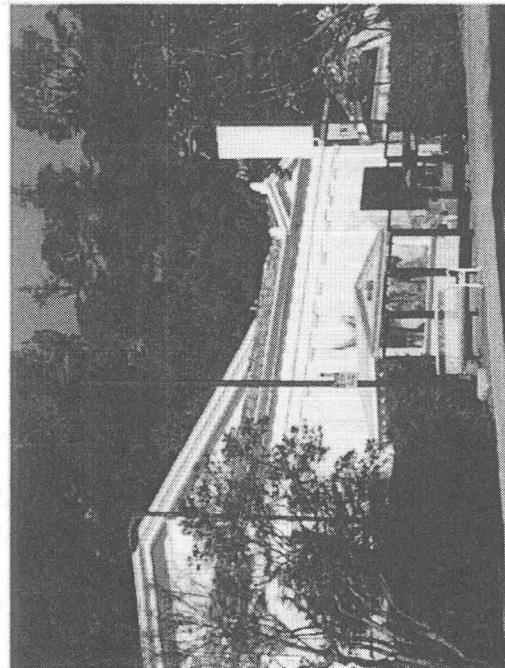


Exhibit A
 APPLICANT REPRESENTATIVE:
 SCOTT LONGHURST
 TRILLUM COMPANIES
 T 714-799-2000

VIEW A PROPOSED TELECOM SITE



EXISTING SITE



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

DCI PACIFIC

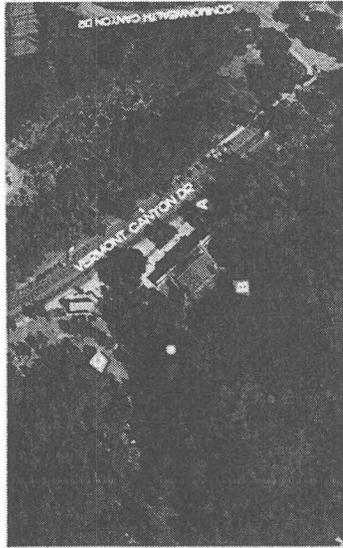


GREEK THEATER
 T9 LAC905
 2700 N VERMONT AVENUE
 LOS ANGELES, CA 90017

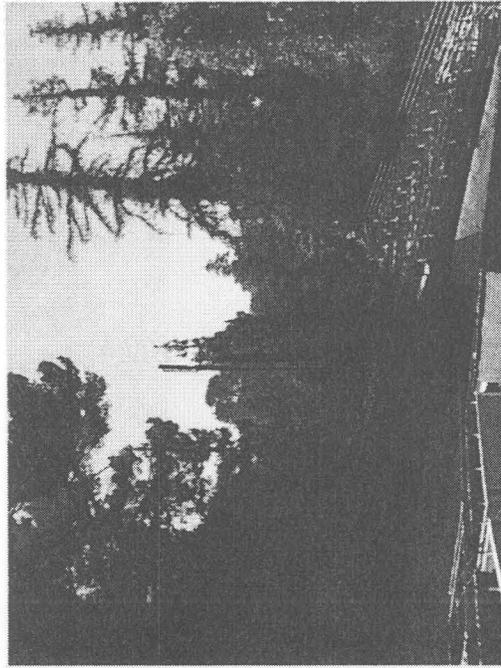
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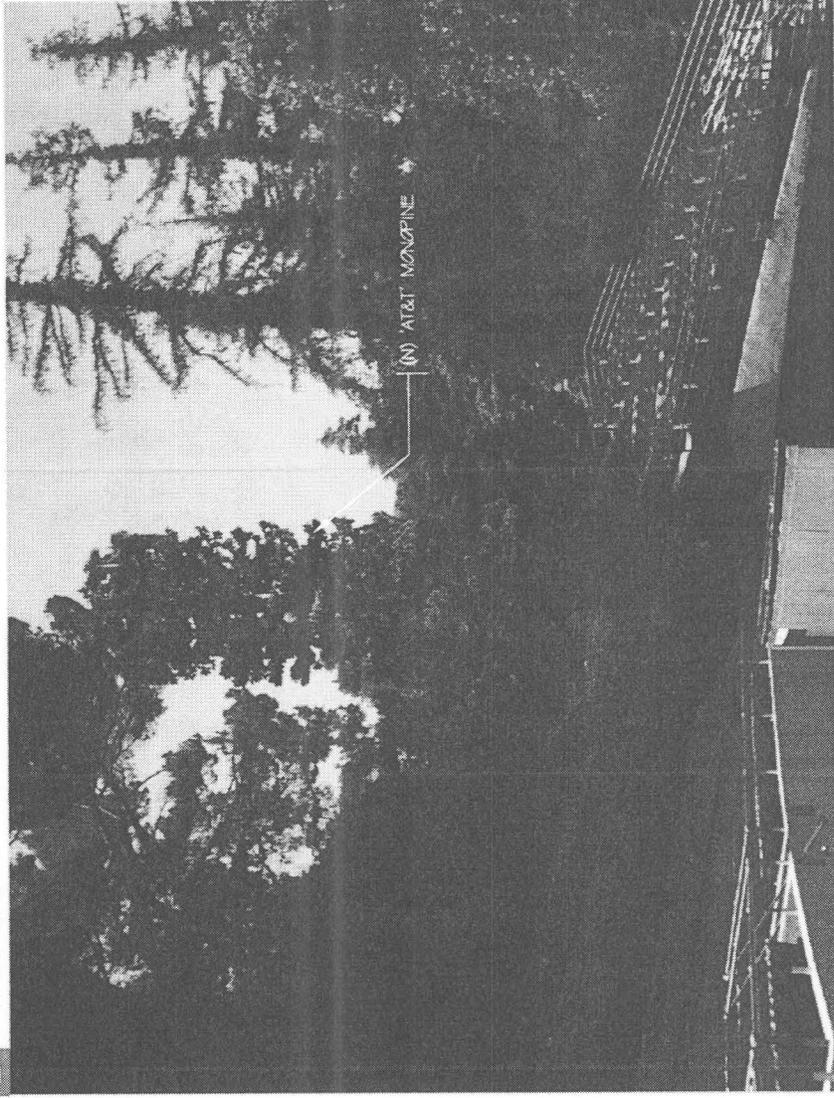
AERIAL MAP



EXISTING SITE

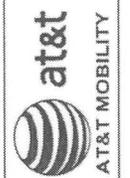


VIEW B PROPOSED TELECOM SITE



APPLICANT REPRESENTATIVE:
 SCOTT LONGHURST
 TRILLIUM COMPANIES
 T 714-799-2000

DCI PACIFIC
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 IRVINE, CA 92614
 (949) 475-1000 T
 (949) 475-1001 F



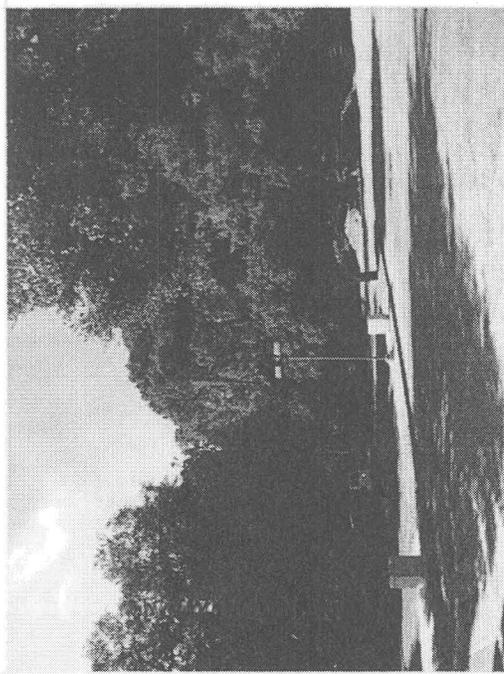
GREEK THEATER
 T9 LAC905
 2100 N VERMONT AVENUE
 LOS ANGELES, CA 90027

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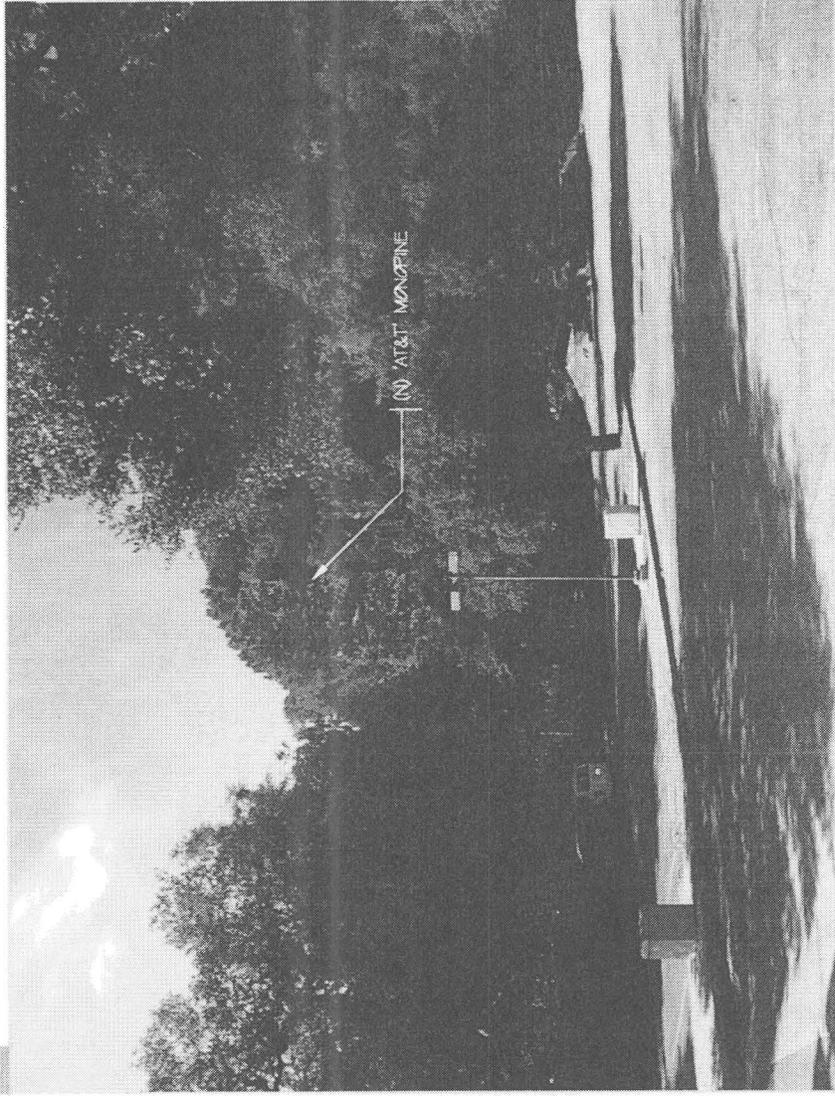
AERIAL MAP



EXISTING SITE



PROPOSED TELECOM SITE



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