

APPROVED

REPORT OF GENERAL MANAGER

JAN 21 2015

NO. 15-005

DATE January 21, 2015

BOARD OF RECREATION AND PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK - GREEK THEATRE - CELLULAR EQUIPMENT INSTALLATION- REVISED SITE LEASE AGREEMENT

<i>for</i>	R. Adams _____	V. Israel _____
	*R. Barajas <i>RB</i> _____	K. Regan _____
	H. Fujita _____	N. Williams _____

as amended see attached

Ramon Barajas for

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the five (5) year lease of the a portion of the Greek Theater as indicated in Exhibits A and B (with up to three (3) successive five (5) year terms) to AT&T for its maintenance and operation, substantially in the form of the revised Site Lease Agreement, on file in the Board Office;
2. 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; and,
3. Authorize the Board President and Secretary to execute the revised Site Lease Agreement, subject to the City Attorney review and approval as to form.

SUMMARY:

On June 15, 2011, the Board of Recreation and Park Commissioners (Board) approved Report No. 11-185 which authorized staff 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 is to be reviewed for approval by the Board of Recreation and Park Commissioners' (Board). AT&T subsequently entered into MLA No. 288, executed on November 10, 2012 with the Department of Recreation and Parks (Department).

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-005

On December 11, 2013 the Board adopted Report No. 13-306 which approved, subject to approval of the Mayor, the City Council by ordinance (Council File No. 14-0804), and the City Attorney as to form, an SLA for the installation of cellular equipment to be located at the Greek Theatre within Griffith Park in order to replace a temporary installation which had been installed in response to the 2007 fire in Griffith Park. As evidenced by that 2007 fire a lack of cellular facilities can disrupt rescue and fire-fighting efforts thus becoming a public safety issue.

Through the course of that review and approval process the recommendation was made to include language specific to the payment of utility fees within the SLA that is identical to that language found in the approved MLA. That language was subsequently added to the revised SLA. This revision to the SLA does not constitute any substantive change to the previously approved SLA as the language between the revised SLA and the MLA are identical.

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 2014-2015, the initial annual rental charge will be \$40,649. 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.

AERIAL MAP



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

A PROPOSED TELECOM SITE



EXISTING SITE



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



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

AERIAL MAP



- LEGENDS**
- PROJECT
 - VIEW X
 - VIEW A
 - VIEW 2

B PROPOSED TELECOM SITE



EXISTING SITE



APPLICANT REPRESENTATIVE
 SCOTT LONGHURST
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GREEK THEATER
 T9 LAC905
 2700 N VERMONT AVENUE
 LOS ANGELES, CA 90027

PAGE
 2 OF 3

AERIAL MAP



LEGENDS
 PROJECT
 VIEW 1
 VIEW 2
 VIEW 3

PROPOSED TELECOM SITE



EXISTING SITE



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

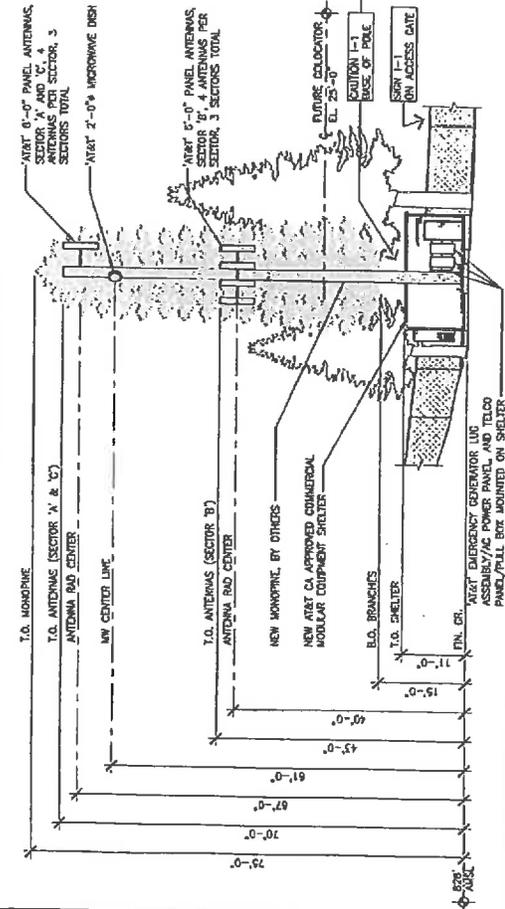
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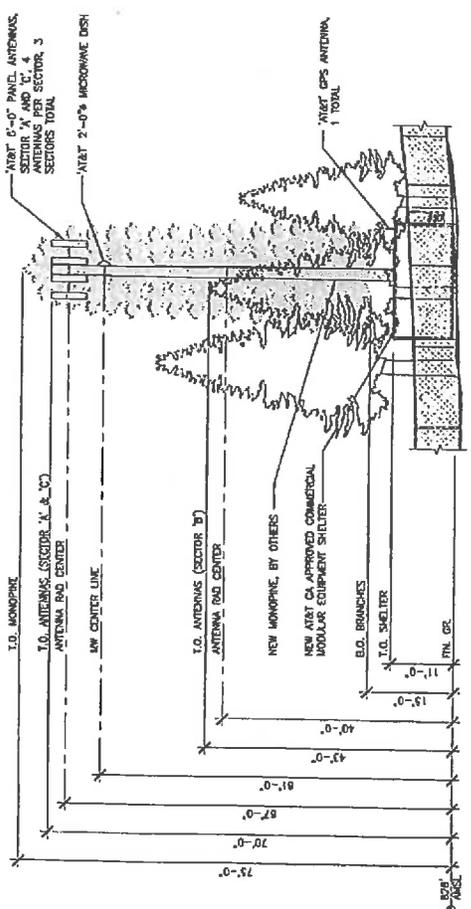
PAGE
 3 OF 3

Exhibit B



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

<p>DCI PACIFIC AIEIC WORKS</p> <p>3200 VERMONT AVENUE, SUITE 100 LOS ANGELES, CA 90027 TEL: 310.407.1000 FAX: 310.407.1001</p>		<p>GREEK THEATRE (PERM SITE) LAC905A 2700 N. VERMONT AVE. LOS ANGELES, CA 90027</p>		<p>at&t COMMUNICATIONS CERRITOS, CA 90702</p>																					
<p>ELEVATIONS</p> <p>DATE: 05/27/10 DRAWN BY: [Name] CHECKED BY: [Name]</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td>1</td> <td>05/27/10</td> <td>ISSUED FOR CONSTRUCTION</td> <td>[Name]</td> <td>[Name]</td> </tr> <tr> <td>2</td> <td>05/27/10</td> <td>ISSUED FOR CONSTRUCTION</td> <td>[Name]</td> <td>[Name]</td> </tr> <tr> <td>3</td> <td>05/27/10</td> <td>ISSUED FOR CONSTRUCTION</td> <td>[Name]</td> <td>[Name]</td> </tr> </table>		NO.	DATE	DESCRIPTION	BY	CHK	1	05/27/10	ISSUED FOR CONSTRUCTION	[Name]	[Name]	2	05/27/10	ISSUED FOR CONSTRUCTION	[Name]	[Name]	3	05/27/10	ISSUED FOR CONSTRUCTION	[Name]	[Name]	<p>PROJECT INFORMATION</p> <p>PROJECT: AT&T MOBILITY CERRITOS, CA SHEET: 25471-010 SCALE: AS SHOWN</p>	
NO.	DATE	DESCRIPTION	BY	CHK																					
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2	05/27/10	ISSUED FOR CONSTRUCTION	[Name]	[Name]																					
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EXCERPT FROM THE MINUTES OF THE REGULAR MEETING
BOARD OF RECREATION AND PARK COMMISSIONERS
January 21, 2015

15-005

GRIFFITH PARK – GREEK THEATRE – CELLULAR
EQUIPMENT INSTALLATION – REVISED SITE LEASE
AGREEMENT

Commissioner Sanford requested that Attachment 1 of the Site Lease Agreement referenced in the report be revised to list only the one site address to be used for the cellular equipment installation.