

APPROVED

JUL 17 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-142

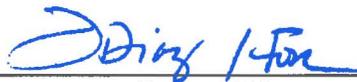
DATE July 17, 2019

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.

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	<u>DK</u>
V. Israel	_____	* N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

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).

BOARD REPORT

PG. 2 NO. 19-142

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 3.49acre 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

BOARD REPORT

PG. 3 NO. 19-142

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.

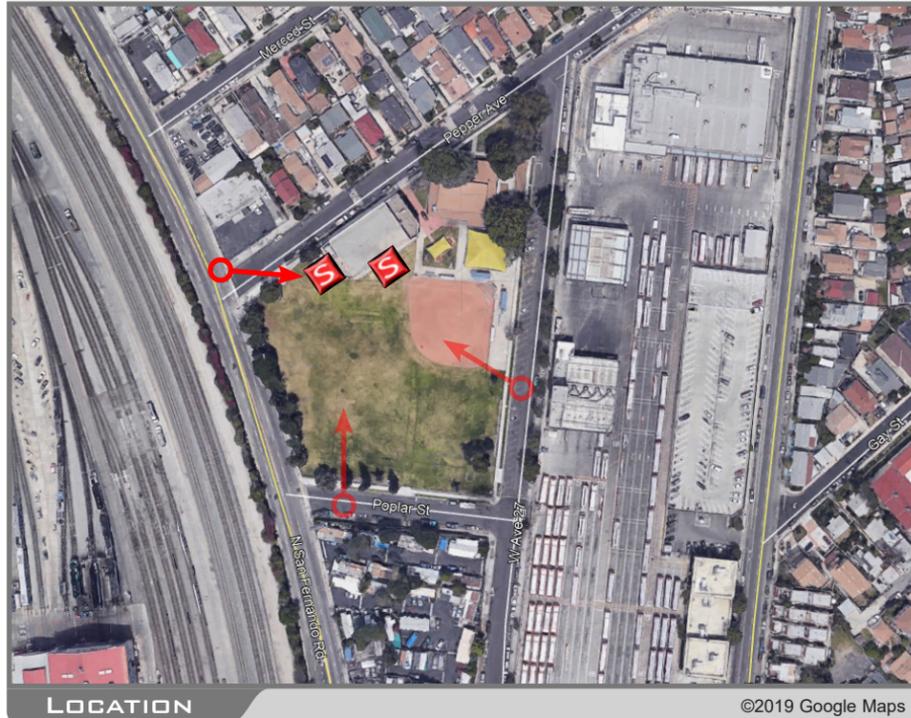
BOARD REPORT

PG. 4 NO. 19-142

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



EXISTING





LOCATION ©2019 Google Maps



EXISTING



PROPOSED LOOKING NORTH FROM POPLAR STREET



T-Mobile®

Stick Together®

T-Mobile®
Stick Together®

4100 GUARDIAN ST, SUITE 101
SIMI VALLEY, CA 93063

PLANS PREPARED BY:



CONSULTANT:



3300 IRVINE AVENUE
SUITE 300
IRVINE, CA 92660
TEL: (949) 861-2201
FAX: (949) 387-1275

SITE NUMBER: SV13736A

SITE NAME: LA CITY CYPRESS REC CENTER

SITE TYPE: LIGHT STANDARD

CITY: LOS ANGELES

COUNTY: LOS ANGELES

**JURISDICTION: CITY OF LOS ANGELES
PARK & RECREATION**

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT SUMMARY:

SITE ADDRESS:

2630 PEPPER AVE.
LOS ANGELES, CA 90065

PROPERTY OWNER:

ADDRESS: 2630 PEPPER AVE.
LOS ANGELES, CA 90065
CONTACT: LA CITY CYPRESS RECREATION CENTER
PHONE: (213) 202-2657

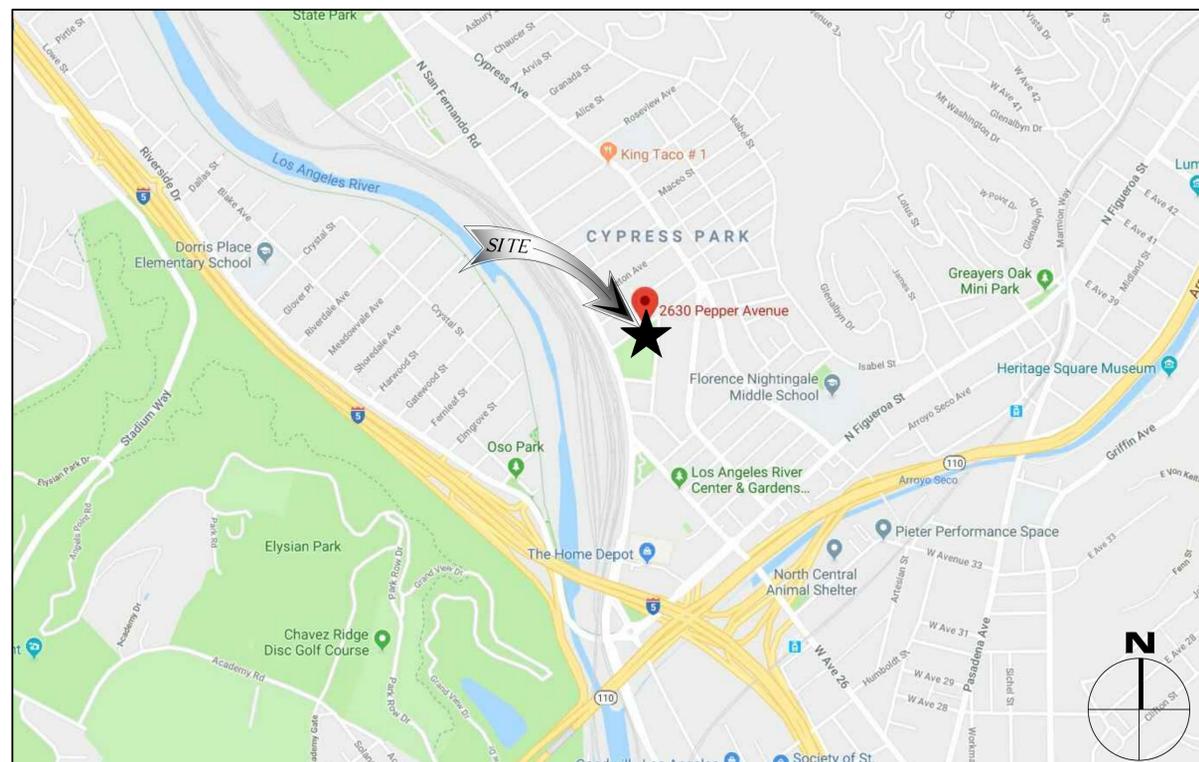
PROJECT DESCRIPTION:

- PROJECT SV13736A DRAFLAND FACILITY ENTAILS THE FOLLOWING:
- REMOVE (1) EXISTING 75' LIGHT MUSCO STANDARD
 - REMOVE EXISTING CHAIN LINK FENCE
 - REMOVE EXISTING CONCRETE PAD
 - RELOCATE EXISTING LIGHT FIXTURES AND LIGHT CONTROL CABINES
 - INSTALL (1) NEW 85' HIGH MUSCO LIGHT STANDARD
 - INSTALL (2) NEW RBS 6102 OUTDOOR EQUIPMENT CABINET
 - INSTALL (1) NEW BBU CABINET
 - INSTALL (1) NEW GPS ANTENNA
 - INSTALL (1) NEW 2' MICROWAVE DISH
 - INSTALL (1) NEW WORK LIGHTS
 - INSTALL (1) NEW METER PEDESTAL
 - INSTALL (3) NEW 5' PANEL ANTENNAS
 - INSTALL (3) NEW 8' PANEL ANTENNAS
 - INSTALL (3) NEW 4' PANEL ANTENNAS
 - INSTALL (3) NEW RADIO
 - INSTALL NEW CABLE TRAY ROUTE TO INCLUDE
 - INSTALL (6) NEW 6x12 HYBRID CABLES
 - INSTALL NEW 8' HIGH CMU WALL
 - INSTALL NEW 4' WIDE METAL GATE

ZONING: CITY OF LOS ANGELES
LATITUDE: 34° 05' 20.9" N.
34.089139
LONGITUDE: 118° 13' 34.4" W.
-118.225944

SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA LAYOUT AND EQUIPMENT LAYOUT
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS



NO.	DATE:	DESCRIPTION:	BY:
1	03/04/19	90% ZD	NT
2	04/05/19	100% ZD	NT

SITE INFORMATION:

SV13736A
LA CITY CYPRESS REC CENTER

2630 PEPPER AVE.,
LOS ANGELES, CA 90065

CONSULTING TEAM:

PROJECT MANAGER:

SMARTLINK
18301 VON KARMAN AVE., STE 910
IRVINE, CA 92612
CONTACT: TIFFANY ROBERTSON
PHONE: (949) 683-2214
EMAIL: tiffany.robertson@smartlinkllc.com

ARCHITECTURAL ENGINEERING:

NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD LAKE FOREST, CA. 92630
PHONE: (949) 716-9990
FAX: (949) 716-9997

SITE ACQUISITION:

SMARTLINK
18401 VON KARMAN AVE., STE 400
IRVINE, CA 92612
CONTACT: CHRISTIAN TOBIAS
MOBILE: N/A
EMAIL: christian.tobias@smartlinkllc.com

ZONING:

SMARTLINK
18401 VON KARMAN AVE., STE 400
IRVINE, CA 92612
CONTACT: SCOTT DUNAWAY
MOBILE: (805) 637-0339
EMAIL: scott@d4communications.com

RF ENGINEER:

T-MOBILE USA
4100 GUARDIAN ST. SUTE #101
SIMI VALLEY, CA 93063

CONSTRUCTION MANAGER:

T-MOBILE USA
4100 GUARDIAN ST. SUTE #101
SIMI VALLEY, CA 93063

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
ZONING REP.	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
PROJECT MGR	_____	_____	_____
ZONING MGR.	_____	_____	_____
RF ENGINEER	_____	_____	_____
OPERATIONS	_____	_____	_____
SAC REP.	_____	_____	_____
FOP REP.	_____	_____	_____

DIRECTIONS FROM SIMI VALLEY T-MOBILE OFFICE:

1. HEAD SOUTHWEST ON GUARDIAN ST TOWARD TAPO CANYON RD.
 2. TURN RIGHT ONTO TAPO CANYON RD.
 3. TURN RIGHT TO MERGE ONTO CA-118 E.
 4. FOLLOW CA-118 E, I-210 E AND CA-2 S/GLENDALE FWY TO N SAN FERNANDO RD
 5. MERGE ONTO CA-118 E.
 6. USE THE LEFT 3 LANES TO TURN SLIGHTLY LEFT TO STAY ON CA-118 E.
 7. USE THE LEFT 3 LANES TO TAKE EXIT 46A TO MERGE ONTO I-210 E.
 8. USE THE RIGHT 3 LANES TO TAKE EXIT 19 TO MERGE ONTO CA-2 S/GLENDALE FWY
 9. TAKE EXIT 14 FOR SAN FERNANDO RD.
 10. FOLLOW N SAN FERNANDO RD TO PEPPER AVE.
 11. USE THE LEFT 2 LANES TO TURN LEFT ONTO N SAN FERNANDO RD.
 12. TURN LEFT ONTO PEPPER AVE.
- DESTINATION WILL BE ON THE RIGHT
2630 PEPPER AVE.
LOS ANGELES, CA 90065

APPLICABLE CODES

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
1. 2016 CALIFORNIA ADMINISTRATIVE CODE.
 2. 2016 CALIFORNIA BUILDING CODE (CBC).
 3. 2016 CALIFORNIA ELECTRICAL CODE (CEC).
 4. 2016 CALIFORNIA ENERGY CODE.
 5. 2016 CALIFORNIA MECHANICAL CODE (CMC).
 6. 2016 CALIFORNIA PLUMBING CODE (CPC).
 7. ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
 8. LOCAL BUILDING CODE.
 9. 2016 CALIFORNIA FIRE CODE. (CFC)
 10. 2016 CALIFORNIA GREEN CODE



DIAL TOLL FREE
811
AT LEAST TWO WORKING
DAYS BEFORE YOU DIG
USA NORTH UNDERGROUND SERVICE ALERT SERVING CALIFORNIA AND NEVADA

POWER & TELCO UTILITY CONTACTS

POWER:	TELCO:
POWER COMPANY: TBD	PHONE COMPANY: TBD
CONTACT: PHONE:	CONTACT: PHONE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PLANS PREPARED BY:



CLIENTS

NO.	DATE	DESCRIPTION	BY
1	02/20/2019	PRELIMINARY SURVEY	TS

SITE INFORMATION:

SV13736

CYPRESS PARK

680 N. SAN FERNANDO ROAD
LOS ANGELES, CA 90065

SEAL:



SHEET TITLE:

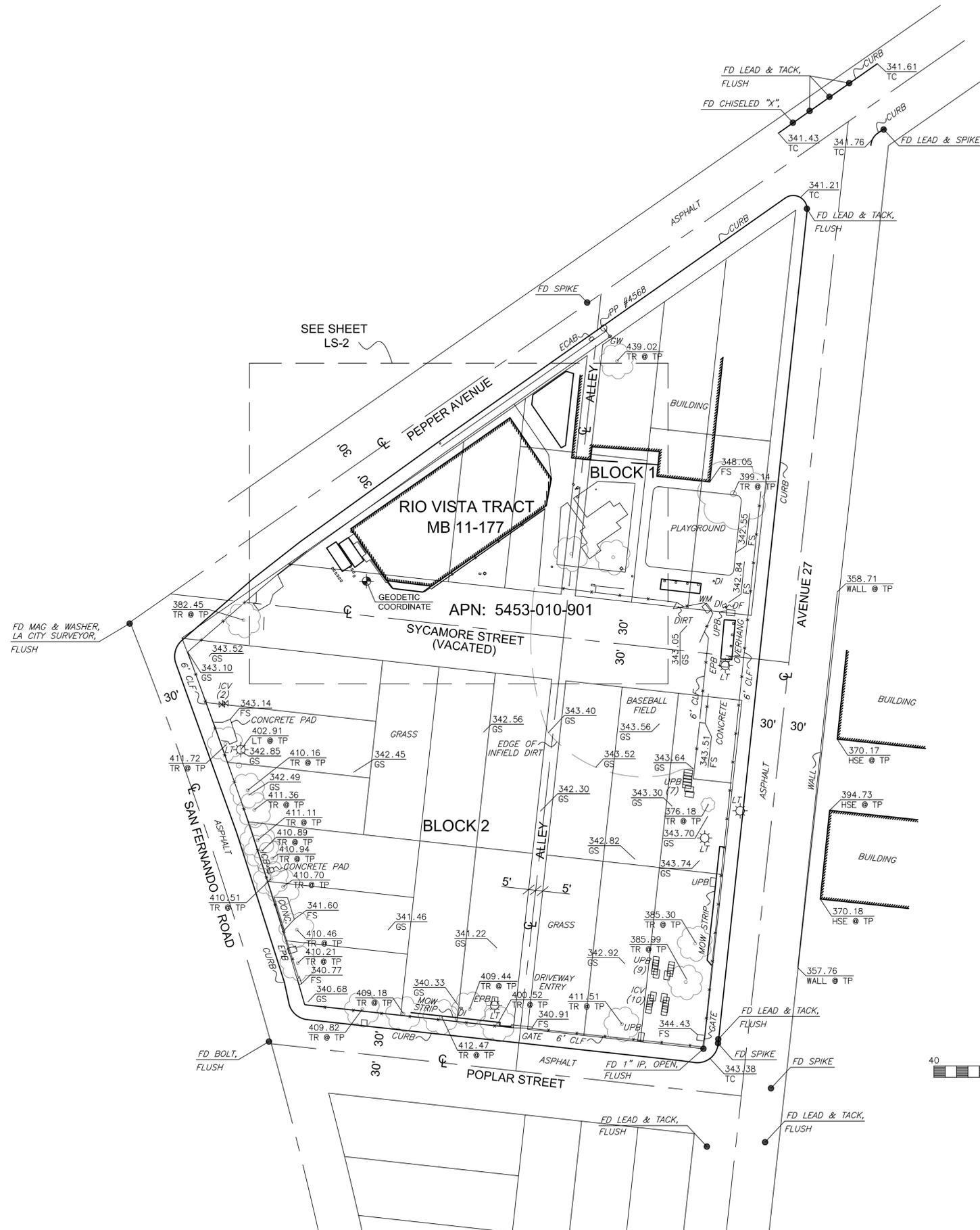
TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

LEGEND

- FH - FIRE HYDRANT
- ICV - IRRIGATION CONTROL VALVE
- ICB - IRRIGATION CONTROL BOX
- WM - WATER METER
- WV - WATER VALVE
- WS - WATER SPIGOT
- DF - DRINKING FOUNTAIN
- VT - VENT
- DRN - DRAIN
- VLT - VAULT
- CPB - COMMUNICATION PULLBOX
- UPB - UNKNOWN PULLBOX
- EPB - ELECTRICAL PULLBOX
- PB - PULLBOX
- SL - STREET LIGHT
- LS - LIGHT STANDARD
- TS - TRAFFIC SIGNAL
- TB - CROSSWALK BUTTON
- UMH - UNKNOWN MANHOLE
- EMH - ELECTRICAL MANHOLE
- SWCO - SEWER CLEANOUT
- SWMH - SEWER MANHOLE
- SDCO - STORM DRAIN CLEANOUT
- SDMH - STORM DRAIN MANHOLE
- CB - CATCH BASIN
- EOP - EDGE OF PAVEMENT
- EOC - EDGE OF CONCRETE
- CLF - CHAIN LINK FENCE
- WIF - WROUGHT IRON FENCE
- PA - PLANTER AREA
- TE - TRASH ENCLOSURE
- FP - FLAG POLE
- ECAB - ELECTRICAL CABINET
- PPL - PARAPET
- PPT - PARAPET TOP
- PPW - PARAPET WALL
- RH - ROOF HATCH
- DK - DECK
- EBX - ELECTRICAL BOX
- ACU - AIR CONDITIONING UNIT
- IN - INCHES
- FF - FINISHED FLOOR
- FS - FINISHED SURFACE
- FL - FLOW LINE
- GL - GUTTER LIP
- TC - TOP OF CURB
- TP - TOP
- NG - NATURAL GROUND
- ANT - ANTENNA
- TR - TREE
- PP - POWER POLE
- HSE - HOUSE
- GBOX - GATE OPENER BOX
- EM - ELECTRIC METER
- STP - STEPS



SURVEYOR'S NOTES:

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (NAD83), ZONE 5, AS DETERMINED LOCALLY BY THE LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATION (CORS) VDCY & CRHS. THE BEARING OF SAID LINE BEING N07°11'46.50"E BETWEEN SAID STATIONS.

BENCHMARK: CITY OF LOS ANGELES BM 12-25037

WIRE SPIKE NORTH CURB POPLAR STREET; 35.6' EASTERLY OF SAN FERNANDO ROAD; WEST END CATCH BASIN

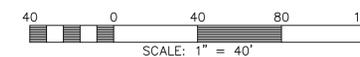
ELEVATION=340.031' (NAVD88)

DATE OF SURVEY: FEBRUARY 20, 2019

NOTE: THE CENTERLINE AND RIGHT OF WAY LINES WITH THEIR DIMENSIONS SHOWN HEREON ARE PER READILY AVAILABLE RECORDED INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE PENDING RECEIPT OF TITLE REPORT(S) FOR THE ADJACENT REAL PROPERTY.

LIVING PLANTS STATEMENT: THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

● - INDICATES MONUMENT FOUND AS NOTED



PLANS PREPARED BY:



CLIENTS

NO.	DATE:	DESCRIPTION:	BY:
1	02/20/2019	PRELIMINARY SURVEY	TS

SITE INFORMATION:

SV13736

CYPRESS PARK

680 N. SAN FERNANDO ROAD
LOS ANGELES, CA 90065

SEAL:

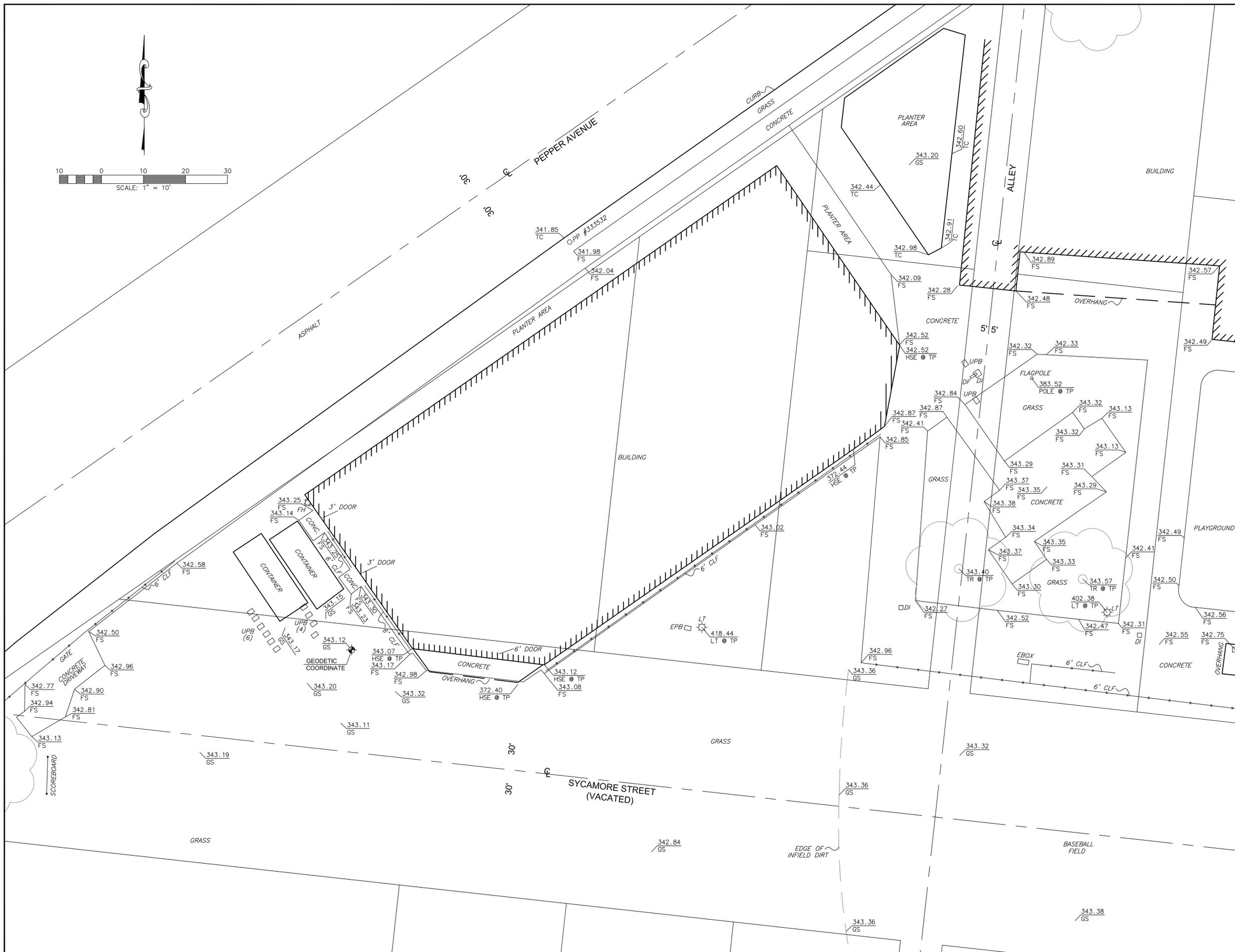


SHEET TITLE:

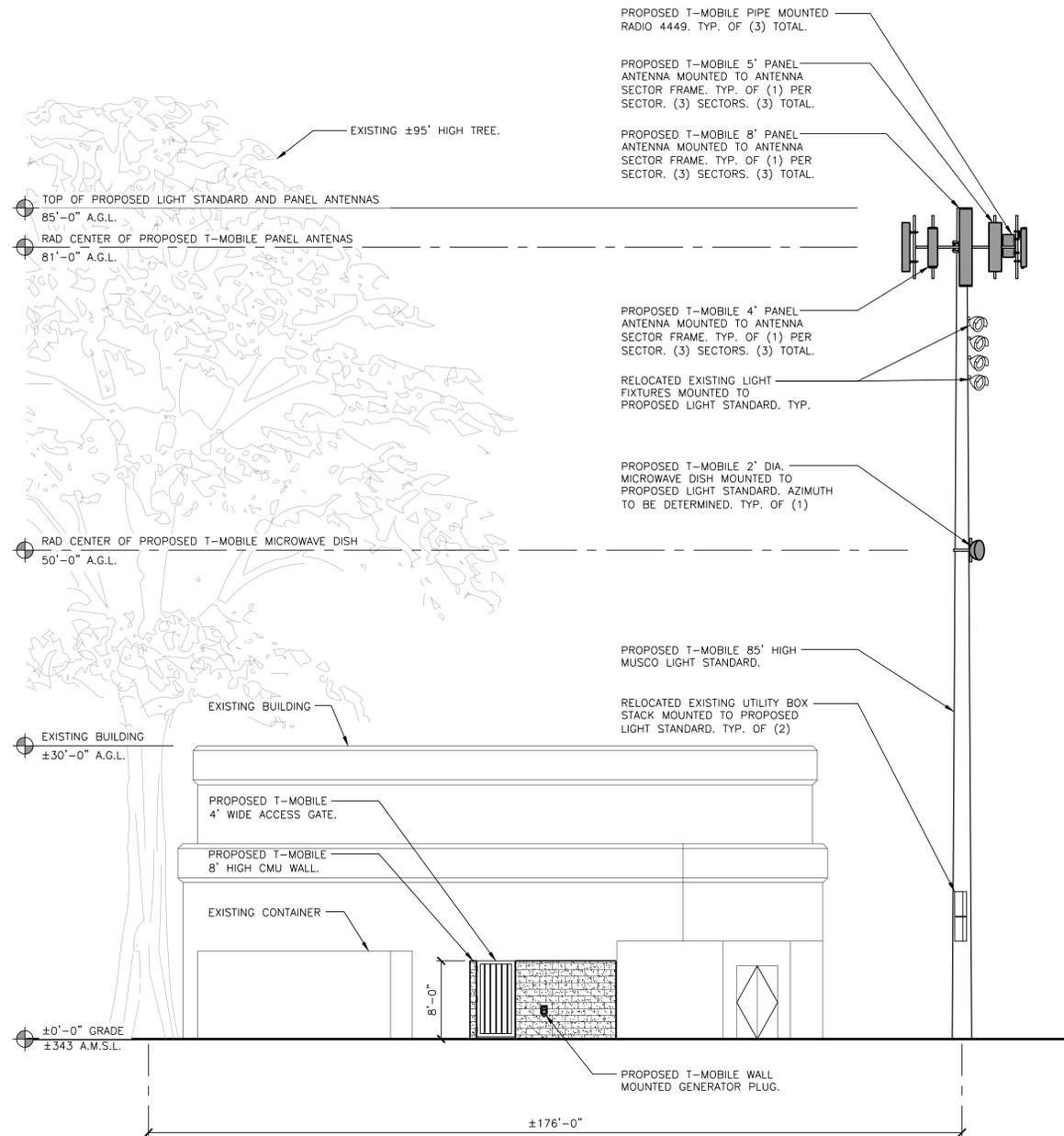
TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-2

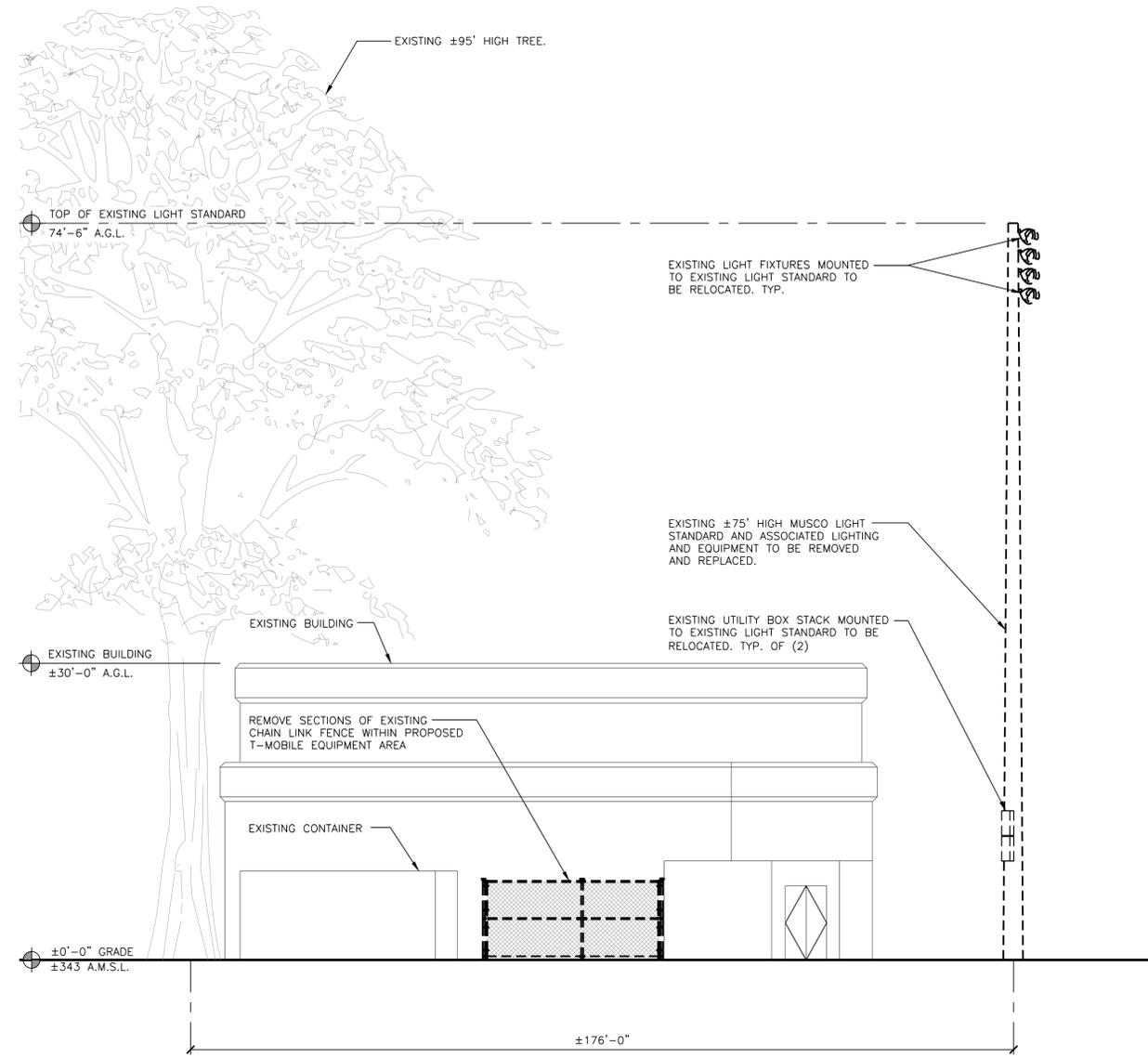


NOTE:
ALL ANTENNA MOUNTING HARDWARE
AND ASSOCIATED LIGHTING BY MUSCO



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0" 2



EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0" 1

T-Mobile
Stick Together®

4100 GUARDIAN ST, SUITE 101
SIMI VALLEY, CA 93063

PLANS PREPARED BY:



CONSULTANT:



3300 IRVINE AVENUE
SUITE 300
IRVINE, CA 92660
TEL: (949) 861-2201
FAX: (949) 387-1275

NO.	DATE	DESCRIPTION	BY
1	03/04/19	90% ZD	NT
2	04/05/19	100% ZD	NT

SITE INFORMATION:

SV13736A
LA CITY CYPRESS
REC CENTER

2630 PEPPER AVE.,
LOS ANGELES, CA 90065

SEAL:

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A-4

