



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE



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December 20, 2018

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing and recommend that the Site Plan Review Committee in the Department of Development Services approve a Wireless Telecommunication Facility within Wardlow Park, pursuant to Section 21.56.130 (B) of the Municipal Code, and recommend City Council execution of a Lease with New Cingular Wireless PCS, LLC (AT&T) of Atlanta, GA for said Wireless Telecommunication Facility. (District 5)

DISCUSSION

The Long Beach Municipal Code (Code) Chapter 21.56 sets forth the process for approving Wireless Telecommunications Facilities (WTCF) within the City of Long Beach. Section 21.56.130 of the Code relates specifically to WTCF proposed within Park Zoning Districts. This Section of the Code states that for parks under the jurisdiction of the Parks and Recreation Commission (Commission) that installation of a WTCF shall first be submitted to the Commission for its recommendation.

Wardlow Park, located at 3457 Stanbridge Avenue (Attachment), is under the jurisdiction of the Commission. In June of 2014, AT&T and Trillium Telecom Services (ATT/Trillium) proposed a WTCF in Wardlow Park and this was approved by the Commission. However, soon after this approval, ATT/Trillium began pursuing the acquisition of another telecommunication company and had to halt all purchases and improvements pending the new business venture. Now, after several years of inactivity New Cingular Wireless PCS, LLC (AT&T) has reached a point where they would like to reactivate the approval process for this WTCF.

It should be noted that under the Telecommunications Act of 1996, denial of WTCF applications by local agencies cannot be based on the potential adverse health impact of the Radio Frequency (RF) emissions of the WTCF.

The City of Long Beach Health Officer in the Department of Health and Human Services opined "The Health Department currently would not raise any concerns about placement of a new Wireless Telecommunication Facility in Wardlow Park, provided the Facility is installed and operated in compliance with current FCC guidelines on RF exposure levels."

Therefore, the Commission's action, which has been noticed to all residences within 750 feet of Wardlow Park, is necessary for the WTCF to go forward to the Site Plan Review Committee

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(SPR) within the Department of Development Services for technical approvals. If the WTCF receives all the necessary approvals from SPR, the proposed Lease would be presented to the City Council for final approval.

The execution of leases for City-owned land is under the sole purview of the City Council, but for leases within Park Zones, a supportive recommendation of the Commission is customary. The proposed installation parameters and lease details for the WTCF in Wardlow Park are as follows:

- Proposed Term: Three, five-year terms (15 total years).
- Premises: Wardlow Park, adjacent to the Community Center building.
- Proposed Rent: Upon full execution of the Lease, AT&T shall pay the City an initial annual rent payment of \$40,000. Beginning in year two of the Lease, and every year thereafter, it is proposed the \$40,000 rent shall increase by 4%.
- Co-Location: The WTCF shall be able to accommodate a minimum of two Co-Locators, or subtenants, which shall operate independent Cellular Antennae on the WTCF and equipment cabinets within the Premises. AT&T shall pay the City a monthly amount of 40% of the collocation rent collected from all subtenants.
- Stealthing: The proposed WTCF shall be disguised as a faux Eucalyptus tree, to minimize the aesthetic impact to the surrounding area. AT&T shall construct a cinderblock wall and landscaping and/or shrubbery around the WTCF.

FISCAL IMPACT

If the WTCF installation and proposed Lease are approved by the City Council, rent in the amount of \$40,000 for the Fiscal Year in which the Lease commences would accrue into the General Fund (GP) in the Department of Parks, Recreation and Marine (PR). The initial and ongoing rent would be proposed to the City Council to be earmarked for improvements or maintenance needs, or for recreational programming within the Department. There is no impact to local jobs from the suggested action.

SUGGESTED ACTION:

Approve the recommendation.

Respectfully Submitted,



STEPHEN P. SCOTT
DEPUTY DIRECTOR
BUSINESS OPERATIONS



HURLEY OWENS
MANAGER
MAINTENANCE OPERATIONS

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GLADYS KAISER
MANAGER
COMMUNITY RECREATION SERVICES

APPROVED:



GERARDO MOUET
DIRECTOR

GM:SS:HO:GK:rl

Attachments: 1 – Aerial of Wardlow Park with Proposed Wireless Telecommunications Facility location

ATTACHMENT



Wardlow Park
3457 Stanbridge Road

Proposed Wireless Telecommunications Facility Location

