



CITY OF LONG BEACH

C-14

Department of Parks, Recreation and Marine

2760 Studebaker Road, Long Beach, CA 90815-1697

August 15, 1995

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Lease with AirTouch for a 2,500 Square Foot Area Between ~~and to~~ the East of the Tenth Hole Green and Eleventh Hole Tee, at El Dorado Golf Course for Installation of an Antenna Tower and Equipment Building (5)

REVENUE: Rent Proposal Discussed in Letter (General Fund)

It is recommended that the City Council request the City Attorney to prepare and authorize the City Manager to execute a ground lease with AirTouch for a 2,500 square foot area between and to the east of the tenth hole green and eleventh hole tee at El Dorado Golf Course for installation of an antenna tower and equipment building.

BACKGROUND

AirTouch has proposed installing an antenna tower and small equipment building at 2400 Studebaker Road. The plan has been reviewed by the Golf Commission, the Recreation Commission, and has been submitted to Planning and Building with a request for a conditional use permit. The tower would be located at the far east side of the El Dorado Park Golf Course adjacent to the San Gabriel River easement. The following terms and conditions of a ground lease are the product of negotiations with AirTouch's representative and discussions with the City's Electronics Division, an appraiser, and discussions regarding comparables with L.A. Cellular.

1. Premises - An area not to exceed 50' x 50' at 2400 Studebaker Road, between the tenth hole green and the eleventh hole tee at a specific location mutually acceptable to landlord and tenants, together with access and utility easements to the site. AirTouch proposes to install a 350 square foot pre-fabricated building and a single monopole antenna tower with the following equipment:
 - A total of twenty-one (21) panel antennas (not to exceed 52" high)
 - One grid type microwave antenna, plus four (4) synchronization devices.
 - Three (3) whip antennas (not to exceed 144" high)

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2. Access - Tenant may have twenty-four hour, year-round access to the premises.
3. Term - An initial term of five (5) years, with two (2), five-year options to extend.
4. Rent - \$55,000 prior to construction. This rental payment represents five years of advance rent. If the lease terminates for reason of default or because of third party interference with the tower within the first term, no part of the \$55,000 will be subject to refund.

In Year 6, AirTouch will pay annual rent in the amount of \$14,038, plus any increase in the Consumer Price Index (CPI) between the first month of Year 5, and the first month of Year 6. In future years, the rent will be adjusted annually by any annual increase in the CPI. The adjustment will be no less than three percent and no greater than eight percent. The exception to this would be any re-evaluation of the rent triggered by an amendment to the City's Conditional Use Permit.

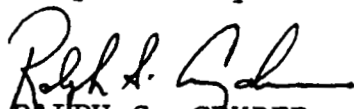
5. Telephones - AirTouch will donate eight (8) cellular phones to the City.
6. Sea Festival - AirTouch will donate \$5,000 to Partners of Parks for the 1996 Sea Festival.

Donna Gwin, Deputy City Attorney, has reviewed the terms of the proposed lease.


IT IS RECOMMENDED THAT THE CITY COUNCIL:

Request the City Attorney to prepare and authorize the City Manager to execute a ground lease with AirTouch for a 2,500 square foot area between and to the east of the tenth hole green and eleventh hole tee at El Dorado Golf Course for installation of an antenna tower and equipment building.

Respectfully submitted,


RALPH S. CRYDER
Director

APPROVED:



JAMES C. HANKLA
CITY MANAGER

RSC:GLW



CITY OF LONG BEACH

Department of Parks, Recreation and Marine

2760 Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

February 6, 2001

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: First Amendment to Lease No. 24384 With Verizon Wireless, LLC, to
Extend the Term and Consent to Sublease (District 5)

DISCUSSION

On August 15, 1995, the City Council authorized the City Manager to execute a lease agreement with AirTouch Cellular, now Verizon Wireless, LLC (Verizon), for a 2,500-square foot area at the El Dorado Golf Course for installation of an antenna tower and equipment building.

The lease contains an initial term of five years, with an upfront rent payment of \$55,000 for the first five years, and two, five-year options to extend the term. Although Verizon Wireless made a timely request for this extension, the transition of AirTouch Cellular to Verizon Wireless delayed the transmittal of the request to City Council.

Verizon has also requested that the City consent to the sublease of the premises to California Tower, Inc., a subsidiary of SpectraSite Holdings, Inc. (SpectraSite). SpectraSite is one of the largest independent owners and operators of wireless communications towers in the United States and Canada. Verizon Wireless, LLC, recently entered into an agreement with SpectraSite to sublease and manage the majority of their wireless communications towers in Los Angeles County. The lease agreement between the City and Verizon provides for the sublease of the antenna tower and equipment building located at El Dorado Golf Course with the consent of the City. In consideration of the consent to sublease, Verizon Wireless, LLC, will increase the annual rent payment by 20 percent for the year 2001. Thereafter, the rent will be adjusted annually by the change in the Consumer Price Index (CPI) for all urban consumers for the Los Angeles, Riverside, and Orange County region.

Staff recommends that the City Council authorize the extension of the term of the lease, and consent to the sublease between Verizon Wireless, LLC and California Tower, Inc., a subsidiary of SpectraSite Holdings, Inc., with the following terms:

- **Term:** Through September 30, 2005, with one remaining five-year option to extend.
- **Rent:** Annual rent will equal \$17,502, which reflects a 20-percent increase over the CPI-adjusted amount Verizon would have been required to pay in year six of the lease. The rent each year thereafter will contain an annual CPI adjustment, not less than 3 percent or greater than 8 percent.

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HONORABLE MAYOR AND CITY COUNCIL
February 6, 2001
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- Maintenance: Lessee is responsible for maintenance of the leased property.
- Utilities: Lessee is responsible for payment of utilities.
- Premises: Any physical changes to the site will require an amendment to the lease, along with regulatory approvals.

This matter was reviewed on January 22, 2001, by Principal Deputy City Attorney Michael Mais, and by Budget Manager Annette Hough on January 29, 2001.

TIMING CONSIDERATIONS

Verizon Wireless has requested execution of the extension and consent to sublease prior to February 15, 2001, in order to meet a legal deadline for the sublease. City Council action is therefore required on February 6, 2001.

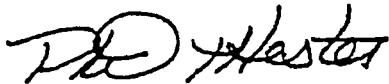
FISCAL IMPACT

Projected annual revenue resulting from this lease to the General Fund (GP 105) is \$17,502, plus an annual CPI increase, with a minimum increase of 3 percent and maximum of 8 percent. Minimum rent during the five-year term of the proposed amendment will total \$92,918.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

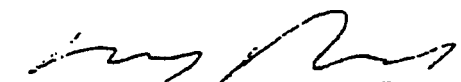
Authorize the City Manager to execute an amendment to Lease No. 24384, with Verizon Wireless, LLC, extending the term of the lease through September 30, 2005, for a minimum rent of \$92,918, and consenting to a sublease of the premises between Verizon Wireless, LLC, and California Tower, Inc., a subsidiary of SpectraSite Holdings, Inc.

Respectfully submitted,



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

APPROVED:



HENRY TABOADA
CITY MANAGER

PTH:LNP



CITY OF LONG BEACH

Department of Parks, Recreation and Marine

2760 Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

November 13, 2001

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Second Amendment to Lease No. 24384 With Verizon Wireless, LLC
(District 4)

DISCUSSION

On August 15, 1995, the City Council authorized the City Manager to execute a lease agreement with AirTouch Cellular, now Verizon Wireless, LLC (Verizon), for a 2,500-square foot area at the El Dorado Golf Course for installation of a 58-foot antenna tower and equipment building.

On February 6, 2001, the City Council authorized the City Manager to execute an extension to the lease, through September 30, 2005, with one, five-year option to extend (Attachment). The current annual rent equals \$17,502, with an annual CPI adjustment of not less than 3 percent or greater than 8 percent.

Verizon is now requesting a second amendment to the lease, allowing for the removal of the existing antenna tower for replacement with an 80-foot tower designed to look like a pine tree, commonly referred to as a "monopine," capable of accommodating multiple cellular carriers. The amendment would also allow for a 1,090-square foot increase of the leasehold to 3,590 square feet, in order to accommodate a maximum of two additional equipment buildings, approximately 360 square feet each. The location of additional equipment buildings will allow for collocation of additional carriers on the monopine. In consideration of the expanded leasehold, Verizon will pay an additional annual rent equal to 40 percent of the rent due to Verizon by additional wireless carriers. Nextel Communications has already agreed to collocate on the new monopine and will pay rent to Verizon in the amount of \$1,700 per month. Of that amount, the Department will receive \$8,160 annually, bringing the total annual rent paid by Verizon to at least \$25,662. Verizon will erect, at its sole cost, a heavy-duty fence at the boundary of the premises, and will obscure the premises by landscape planting to be installed and maintained by Verizon. The fencing and landscape planting shall be approved by the Director of Parks, Recreation and Marine or his designee. A Conditional Use Permit was granted to Verizon by the Department of Planning and Building on August 13, 2001.

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HONORABLE MAYOR AND CITY COUNCIL

November 13, 2001

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All other terms and conditions of the lease will remain in effect, including:

- Premises: The site is located on the far east side of the El Dorado Golf Course adjacent to the San Gabriel River easement, between the tenth hole green and eleventh hole tee.
- Term: The lease terminates on September 30, 2005, but may be extended for five years, subject to mutual agreement of all terms and conditions.
- Maintenance: The lessee is responsible for maintenance of the leased property.
- Utilities: The lessee is responsible for payment of utilities.

This matter was reviewed by Deputy City Attorney Donna F. Gwin on September 20, 2001, and by Budget Manager Annette Hough on October 24, 2001.

TIMING CONSIDERATIONS

This matter is not time sensitive.

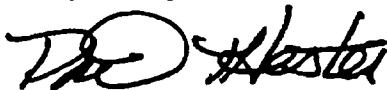
FISCAL IMPACT

Projected annual revenue to the General Fund (GP 105) resulting from this lease is at least \$25,662, plus an annual CPI increase, with a minimum increase of 3 percent and a maximum of 8 percent.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute a second amendment to Lease No. 24384, with Verizon Wireless, LLC, to increase the leasehold to approximately 3,590 square feet.

Respectfully submitted,



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:LNP
Attachment

APPROVED:



HENRY TABOADA
CITY MANAGER



Verizon
Wireless
Antenna



El Dorado
Golf Course

San Gabriel River

Stearns St

Stevely Ave

Verizon Wireless Antenna



0 20 40 60 80 100 Feet

