

Council Meeting of
December 12, 2006

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: City Manager – Approve a Lease with Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless for City-owned property located at Torrance Municipal Airport – Zamperini Field

RECOMMENDATION

The City Manager recommends that City Council authorize the Mayor to Execute and the City Clerk to Attest to a Lease by and between the City of Torrance and Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless for a portion of City-owned property located at Torrance Municipal Airport – Zamperini Field in the vicinity of the East T-Hangar washrack.

FUNDING

Funding is not required for this item; if approved there is one time revenue of \$2,300 for the Option to Lease and if the Lease option is exercised is \$27,600 annual rent.

BACKGROUND

The subject Lease was brought before the Airport Commission as a concept on March 10, 2005 (Attachment C). The purpose of the transmittal to the Commission was to gauge interest and receive input prior to entering into a negotiation process. The Commission received staff's presentation and with some discussion and comments (Attachment D), approved the concept 7-0.

After the meeting, staff was contacted by citizens who utilize the airport with concerns over the exact location of the proposed tower as it related to access to the washrack. There was concern over the potential of a plane backing into the tower when using the washrack. Based on the information received, the proposed site in the Lease before you has taken that into consideration.

ANALYSIS

The proposed Lease is for an initial period of five years with four, five-year options. The Lease will be adjusted annually by 3% including all option years. The Lease

area is approximately 675 square feet, giving a value to this Lease of approximately \$3.40 per foot per month.

The Lease allows for one access gate to the site. Access will be pedestrian only, with access from Airport Drive. This will allow for maintenance of the site while maintaining airport security.

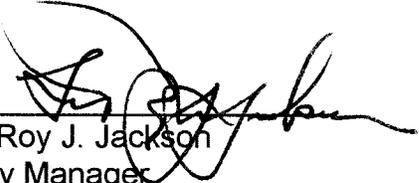
The Lease before Your Honorable Body this evening is the culmination of a negotiation process that has worked to protect the City's investment at the airport including the technology used in the area, as well as providing revenue to the City. The protection provided in the Lease before you includes a clause that if the equipment being installed by the tenant ever interferes with current or future City technology then it is the tenant's responsibility to modify their equipment.

Respectfully submitted,

LeROY J. JACKSON
CITY MANAGER

By: 
Brian K. Sunshine
Assistant to the City Manager

Concur:


LeRoy J. Jackson
City Manager

ATTACHMENTS:

- A. Option to Lease/Lease (Limited Distribution)
- B. Telecom Committee approval August 8, 2006
- C. Airport Commission item March 10, 2005
- D. Airport Commission minutes (excerpt) March 10, 2005

DATE: August 8, 2006
TO: Telecommunications Committee Members
FROM: Development Review Division
SUBJECT: **TELECOM PERMIT (SAT06-00006)**

Request for approval of a Telecom Permit to allow the construction of a false tree for the purpose of installing 12 communication antennas.

Applicant: Verizon Wireless
Case No: SAT06-00006
Location: 3301 Airport Drive
Zoning: M-2 (Heavy Manufacturing) and C-3 (Solely Commercial)

The proposed telecommunication facility will consist of 12 antennas mounted on a new 54-foot tall false tree (monopine) and five equipment cabinets located on the south easterly portion of the Torrance Municipal Airport property adjacent to existing restrooms. The applicant is proposing three sectors of four antennas per sector at 50 feet in height. One sector will face north east, a second will face south east and the third will face south west. The antennas are proposed to be screened by the elements of the false tree including the branches, leaves and pine slip covers. The applicant, Verizon Wireless, is proposing to construct a new false tree that will be aesthetically consistent with the surrounding environment. The equipment cabinet will be placed adjacent to the false tree on the easterly side.

In order to recommend approval of this application, the proposed telecommunication facility must conform to the technology, height, location and design standards. The maximum height allowed for a new false tree is regulated by the height specified in the zoning district. The facility is proposed to go in a Heavy Manufacturing (M-2) and Solely Commercial (C-3) zone neither of which specifies a maximum building height. The applicant has provided documentation from their RF Engineer stating that the proposed site is intended to provide coverage in the area of Crenshaw Boulevard and Pacific Coast Highway and the site will fill gaps between two existing sites located at 235th Street and Crenshaw Boulevard, Western Avenue and Lomita Boulevards in the City of Lomita as shown in the coverage map submitted with their application. The applicant's RF Engineer determined that in order to improve coverage and increase capacity an antenna of 50 feet in height is required with 12 panel antennas.

The proposed telecommunication facility is defined as a new false tree which falls into a Location Priority that requires a special review by the Telecommunications Committee. The applicant has submitted a list of alternate sites attached to their application as Attachment 8.03. The applicant investigated five other possible sites that were not feasible for varying reasons including the applicant's RF analysis, denial by the City of Lomita, proximity to residential properties, and issues with lease agreements. A new false tree structure is necessary to meet the height requirements while simultaneously providing the least visually intrusive structure. This proposed facility meets the applicant's technical objectives of their RF engineer to increase coverage in the area of Pacific Coast Highway and Crenshaw

Boulevard. In addition, to maintain a minimal number of facilities the applicant is encouraged to provide co-location opportunities for future carriers, and staff is adding a condition recommending that such opportunities be provided.

The applicant states that the false tree is proposed at 50 feet but according to staff the total height will be 54 feet in height and the top of the antennas are 50 feet in height. The proposed tree will have a branch coverage design that results in interleaved branches, bark cladding added to the pole from the base to the top of the monopine, and it will feature a fully rounded trunk. Additionally, the antennas will be covered by faux pine needle slip covers. The applicant has deleted a four foot diameter microwave antenna in favor of leasing a telephone data line with an underground connection to an existing utility pole approximately 700 feet away according to the plans. There are existing trees of a similar species across Airport Drive to the south which will help to blend the facility with the environment from a north westerly direction on Airport Drive and from a south westerly direction from within the property. However there are no other trees or landscaping that will blend the facility with the environment when looking from a south easterly and easterly direction; therefore, staff is recommending that trees of a similar type to what the facility is imitating are added to the area where the facility is being proposed as allowed by the FAA.

Currently, the area where the monopine is proposed is enclosed by a chain link fence. The monopine and the equipment cabinets are proposed to be located south of the existing restrooms and west of the existing parking area. The applicants are proposing an eight foot high Concrete Masonry Unit wall that will extend in a southerly direction from the restrooms and screen the equipment cabinets from the easterly elevation. The applicants are proposing to replace approximately 110 feet, as scaled by staff, of chain link around the site with wrought iron. Two access points are proposed one will be located on the easterly side in the CMU wall and a gate will be located on the southerly side in the wrought iron fence. The proposed false tree and five equipment cabinets will be within the confines of the proposed CMU wall and wrought iron fence.

The support equipment is proposed as a ground mounted installation that will consist of five cabinets three of which will be four feet nine inches in height and two cabinets will be five feet two inches in height located adjacent to the monopine on the easterly side. The equipment will be screened by the proposed eight foot CMU wall on the easterly side of the structures and by the existing restrooms on the northerly side. However, the applicant is not proposing any additional screening of the equipment cabinets making it possible to view the cabinets from the southerly and westerly public rights-of-way. Staff is recommending additional screening around the cabinets in these areas either in the form of a CMU wall or landscaping.

Approval of this Telecom Permit is supported by the following findings:

- a) That this approval is necessary to allow the facility to function as intended and identified alternatives to the proposal are not feasible because the applicant has identified this site in order to meet their coverage objectives and increase their capacity, and several alternative sites were identified but were not viable for various reasons including RF analysis, denial by the City of Lomita, proximity to residential properties, and issues with lease agreements.
- b) The approved facility will not result in conditions which are materially detrimental to nearby property owners, residents and businesses, nor to public health or safety

because the facility and equipment operate with very small amounts of noise, there are no fumes, smoke, or odors emitted, and the facility is unmanned requiring minimal maintenance trips therefore it will not impact current vehicular circulation on Airport Drive.

In the judgment of Staff, the proposed telecommunication facility conforms to the technology, height, location and design standards of Sections 92.39.040 and 92.39.050 of the Torrance Municipal Code and staff recommends approval of the applicant's request, subject to the following conditions:

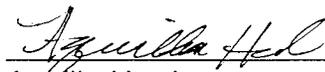
1. That the use of the subject property for a false tree telecom facility shall be subject to all conditions imposed in SAT06-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.39.070 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Telecommunications Committee relied in granting approval;
2. That if this Telecom Permit is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (Development Review)
3. That this Telecom Permit shall be subject to comply with all codes in Article 39 of Chapter 2 of Division 9 and all other applicable codes in the Torrance Municipal Code; (Development Review)
4. That the applicant shall provide a branch coverage design that results in interleaved branches as reflected in photo simulations; (Development Review)
5. That the applicant shall provide bark cladding from the base to the top of the monopine and shall use a fully rounded trunk; (Development Review)
6. That the applicant shall underground the telephone data line used to connect with a mobile telephone switching office; (Development Review)
7. That the applicant shall provide for co-location opportunities for future carriers on the false tree to the satisfaction of the Community Development Director; (Development Review)
8. That the applicant shall submit a landscaping plan that indicates the planting of additional trees as allowed by the FAA of a similar type as the false tree to screen the proposed facility and landscaping to screen the equipment cabinets to the satisfaction of the Community Development Director; (Development Review)
9. That the applicant shall file for each class of operation a completed two-page "Appendix A" form from A Local Government Official's Guide to Transmitting Antenna RF Emission

Safety: Rules, Procedures, and Practical Guidance (available at www.fcc.gov/oet/rfsafety); (Development Review)

- 10. That applicant shall submit Emission Standards and Non-Interference Data showing the specific frequency range that the facility will use upon and throughout activation, certification that the facility will continuously comply with FCC emissions standards, and that use of the telecom facility will not interfere with other communication, radio or television transmission or reception; (Development Review)
- 11. That the applicant shall obtain all necessary permits and approvals including but not limited to FAA approval, building permits and finalizing the lease agreement. (Development Review)

Furthermore, Code Requirements that are relevant to this project are attached for your review.

Prepared by,



 Aquilla Hurd
 Planning Assistant

Recommended by,



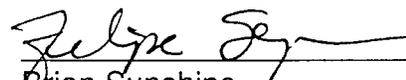
 Gregg Lodan, AICP
 Planning Manager

Attachments:

- 1. Code Requirements
- 2. Description and Justification
- 3. Alternate sites
- 4. RF Justification
- 5. Photo simulations
- 6. Coverage Maps
- 7. Site Plan and Elevations.

This request for a Telecom Permit (SAT06-00006) is APPROVED DENIED per Ordinance No. 3561, Section 92.39.060, Wireless Telecommunication Facilities, of the Torrance Municipal Code, Division 9.

9-12-2006
 DATE



 Brian Sunshine
 Telecommunications Committee Chair

Decisions made by the Telecommunications Committee are appealable to the Planning Commission within 15 calendar days following the above date of approval/denial.

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Community Development Director may not waive or alter the code requirements. They are provided for information purposes only.

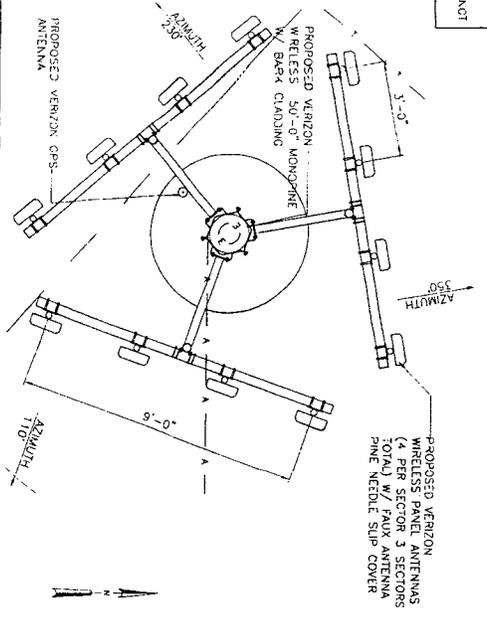
Development Review

1. No light shall be permitted for the Telecom facility except for security lighting and such lighting shall be shielded so that direct rays do not shine on nearby properties. (92.39.050)
2. No signage or identifying logos shall be displayed on the telecommunication facility. (92.39.050)
3. Submit a radio frequency compliance and radiation report prepared by a qualified RF engineer with 30 days after installation of the telecom facility. (92.39.070)

Building and Safety

1. Provide underground utilities

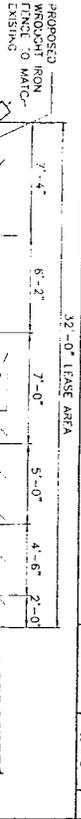
NOTE:
MONOPINE BRANCHES NOT
SHOWN FOR CLARITY



PROPOSED VERIZON WIRELESS PANEL ANTENNAS (4 PER SECTOR 3 SECTORS TOTAL) W/ FAUX ANTENNA PINE NEEDLE SLIP COVER

ANTENNA LAYOUT

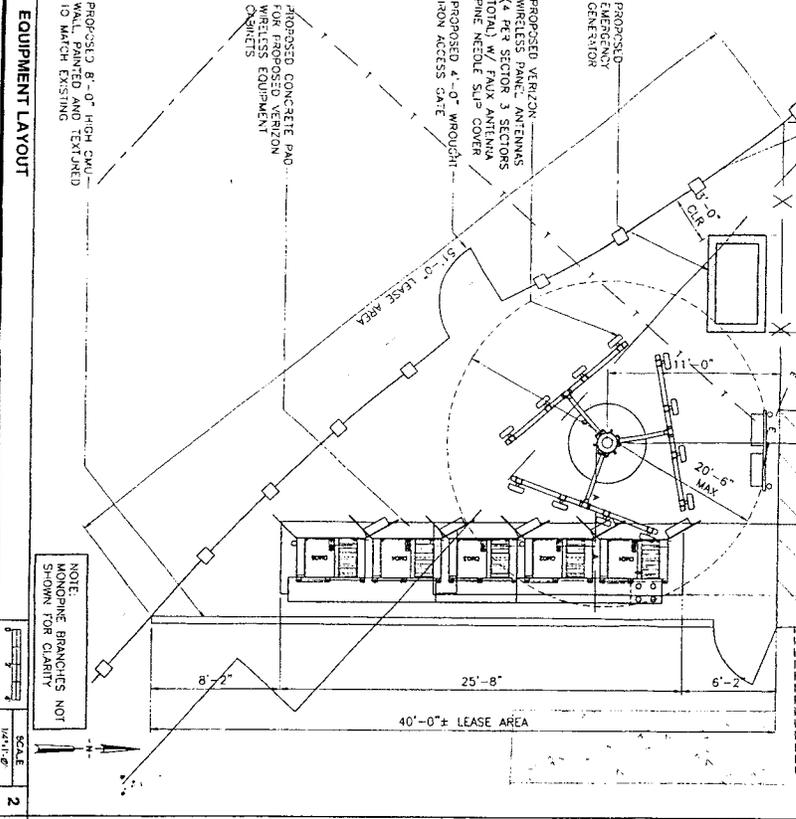
SCALE 1/4" = 1'-0"



PROPOSED WROUGHT IRON MONOPINE EXISTING

PROPOSED VERIZON OPS- ANTENNA

PROPOSED VERIZON WIRELESS 50'-0" MONOPINE W/ BARR CLADDING



EQUIPMENT LAYOUT

SCALE 1/4" = 1'-0"

PROPOSED 8'-0" HIGH CMU WALL, PAINTED AND TEXTURED TO MATCH EXISTING

PROPOSED CONCRETE PAD FOR PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS

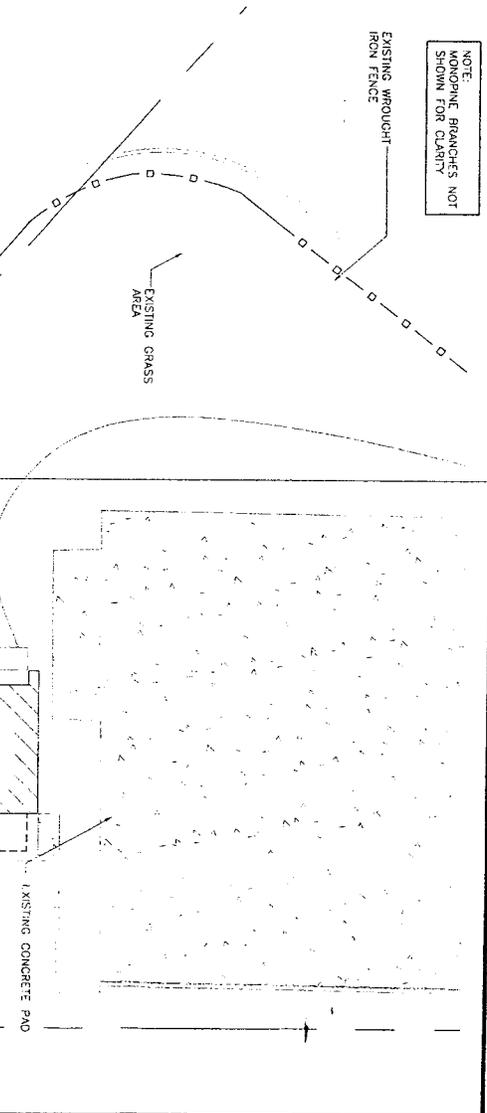
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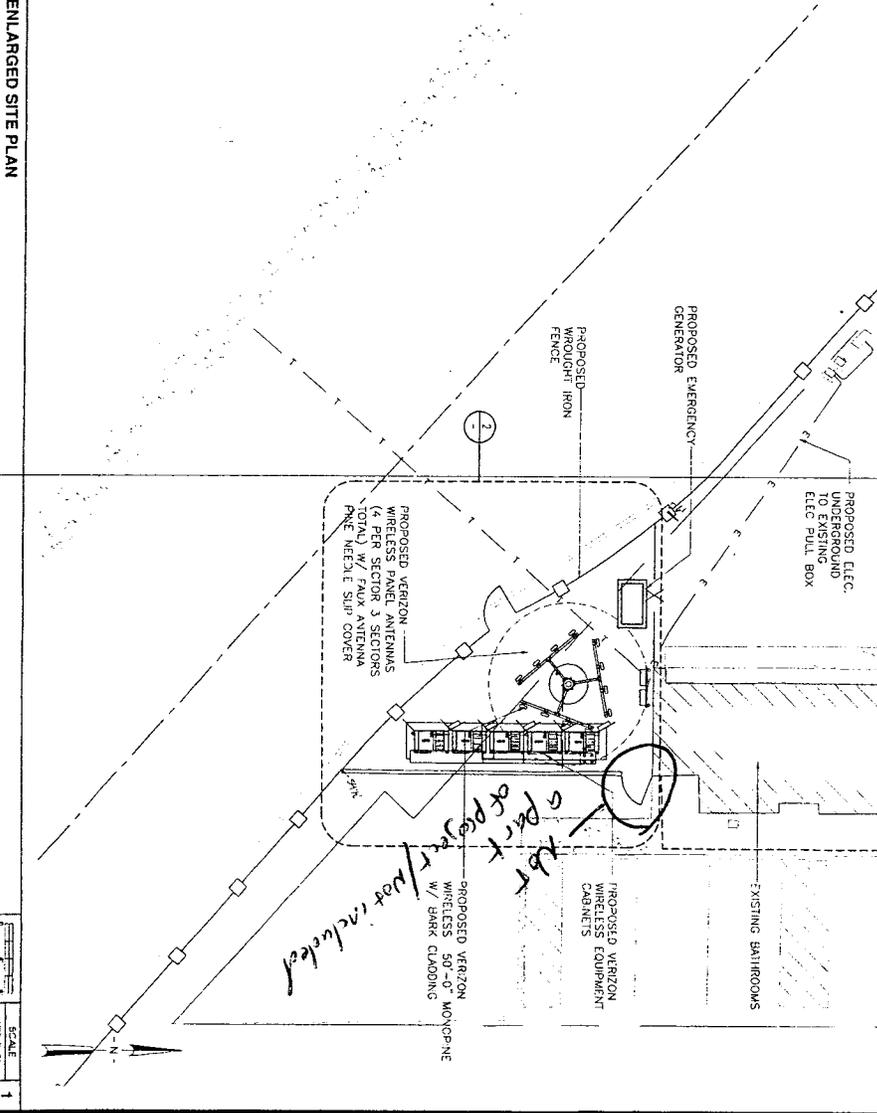
PROPOSED VERIZON WIRELESS 50'-0" MONOPINE W/ BARR CLADDING

NOTE:
MONOPINE BRANCHES NOT
SHOWN FOR CLARITY



ENLARGED SITE PLAN

SCALE 1/4" = 1'-0"



EQUIPMENT LAYOUT

SCALE 1/4" = 1'-0"

PROPOSED 8'-0" HIGH CMU WALL, PAINTED AND TEXTURED TO MATCH EXISTING

PROPOSED CONCRETE PAD FOR PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS

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PROPOSED VERIZON WIRELESS 50'-0" MONOPINE W/ BARR CLADDING

REVISIONS	DATE	ISSUED FOR EXHIBIT
001	02/28/08	ISSUED FOR EXHIBIT

SKYLINE

Civil Engineer Job # 24-153 2/28/08

DEPT. APPROVED DATE

Commission Meeting of
March 10, 2005

Honorable Chair and Members
of the Airport Commission
City Hall
Torrance, California

Members of the Commission:

SUBJECT: Land Management Team's recommendation for the utilization of certain areas of Zamparini Filed/Torrance Municipal Airport for the development of a Cell site

RECOMMENDATION

A recommendation of the Land Management Team for the Airport Commission to review, comment and give input to a conceptual plan to Lease Airport Property to Verizon Wireless for the construction and maintenance of a cell tower to be located at the east washrack area of Zamperini Field/Torrance Municipal Airport.

FUNDING

There is no funding required for this recommendation. The Lease, if implemented, will generate \$27,600 annually.

BACKGROUND

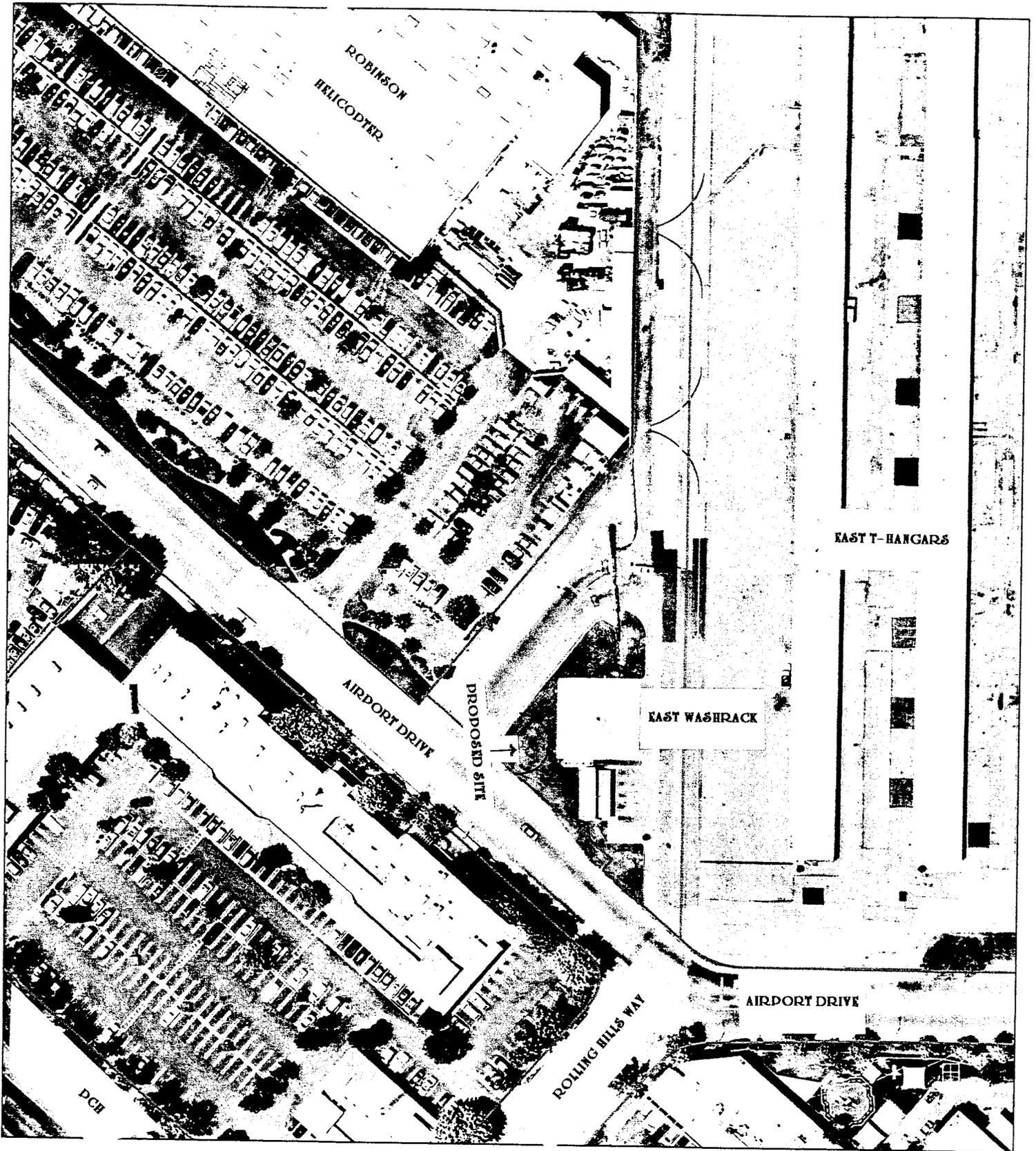
Verizon Wireless has been searching for a site to develop a cell tower to enhance service in the area of Pacific Coast Highway heading into the southerly border of Torrance. A site has been identified that will meet their requirements and is therefore being brought before the Commission as a concept prior to the development of any Lease documents.

ANALYSIS

The proposed parameters of the Lease are as follows:

Site area:	500 square feet (20'x25')
Term:	5 years, with four 5-year options
Annual increase:	3% annually
Height:	50 foot maximum
Rent:	\$2,300.00 per month/\$27,600 annually

The proposed area for the cell site is west of the east washrack in the grass area. The proposal is to match the wrought iron fence to create a compound for the wireless equipment. A mangate would be installed to provide access to the site for service and repair. Access to the airport other than the proposed site would be restricted in order to meet the security enhancements being implemented at the airport.



MAPPED BY:
 OS SECTION
 COMMUNITY DEVELOPMENT DEPARTMENT
 JEFFERY W. GIBSON
 COMMUNITY DEVELOPMENT DIRECTOR



NOT TO SCALE
 LINES AND PHOTOS ARE APPROXIMATE,
 NOT TO BE USED FOR ESTABLISHING
 ABSOLUTE OR RELATIVE POSITIONS.

The Commission recessed from 8:55 p.m. to 9:00 p.m.

6B. CONCEPT PLAN FOR LEASE WITH VERIZON WIRELESS

Recommendation

The Land Management Team recommends that the Airport Commission review, comment and give input regarding a conceptual plan to lease airport property to Verizon Wireless for the construction and maintenance of a cell tower to be located at the east washrack area of Zamperini Field/Torrance Municipal Airport.

Land Management Team Chair Sunshine reviewed the conceptual plan to lease a 500 square-foot area at the airport to Verizon Wireless for the construction of a cell tower with a maximum height of 50 feet for a term a 5 years, with four 5-year options, at a rent of \$2,300 per month with an annual increase of 3%. He noted that should the lease go forward, the lessee would have to obtain Federal Aviation Administration (FAA) approval prior to the construction of any improvements.

Responding to questions from the Commission, Mr. Sunshine advised that insurance requirements would be reviewed by the City's Risk Manager; that the FAA would determine what type of lighting would be required on the cell tower; that the revenue from the lease would go into the Airport Fund; and that that the tower would not interfere with navigation equipment.

Commissioner Dingman stated that while there may be some concern about a 45-50 foot tower at the proposed location, any pilot who would hit the tower would have already hit a number of other buildings

Commissioner Tymczyszyn agreed that the proposed tower should not be an impediment to fixed-wing aircraft, but questioned whether Robinson Helicopter had been contacted to see if they had any concerns.

Mr. Sunshine indicated that he had a very brief discussion with Robinson but did not go into specifics.

Commissioner Tymczyszyn questioned whether FAA approval guarantees that there will be no electromagnetic interference, and Commissioner Gates related his understanding that it does.

Commissioner Tymczyszyn asked about the possibility that other cell phone companies would share the tower. Mr. Sunshine stated that cell phone companies generally do not like to co-locate, however, any co-lease would require City approval.

In response to Chairperson Ouwkerk's inquiry, Mr. Sunshine explained that there are currently no cell towers on City property, but he is negotiating with Verizon for this location and with Sprint for another site in the City. He noted that Verizon will be responsible for all improvements and that they will have to build a fence around area, matching the existing fencing, in order to confine those servicing the facility to this site to maintain airport security.

Chairperson Ouwerkerk asked about camouflaging the tower, Mr. Sunshine advised that Verizon was proposing a "stealth tree," but this type of camouflage is not very effective for a single tower.

Commissioner Dingman related his observation that trying to camouflage a tower sometimes makes it stand out more.

Commissioner Gates asked about parking for trucks servicing the tower, and Mr. Sunshine advised that parking is available across the street on Airport Drive.

Commissioner Tymczyszyn questioned whether any minimum distance from cell towers has been established for human safety. Mr. Sunshine stated that while he is not expert, studies have indicated that cell towers emit no discernable radiation and noted that they must meet FCC guidelines.

Chairperson Ouwerkerk suggested that Commissioner Tymczyszyn read the Telecommunications Act of 1996, Section 704, which discusses the purview of local authorities.

Mr. Sunshine explained that if Commissioners are concerned about safety, the only protection available would be to recommend that the City Council not approve a cell tower at this location, however, it is staff's belief that the tower would not pose a health risk.

In response to Chairperson Ouwerkerk's inquiry, Mr. Sunshine advised that cell towers in commercial areas, which are not within 500 feet of residential uses, are subject only to the standard Building and Safety regulations for this type of structure.

Nancy Clinton, resident, noted that the cell tower will likely get sprayed with water from the washrack and the equipment could be subject to corrosion. She also noted that the tower could make it difficult for some of the larger airplanes to access the washrack.

John King, resident, voiced his opinion that locating a 50-foot tower along the perimeter of the airport was a poor idea and a hazard to navigation. He noted that while it would not be an obstacle for aircraft in the normal traffic pattern, it could be a hazard for an aircraft in distress. He suggested a more appropriate location for the cell tower would be in the park on Crest Road off Crenshaw.

Commissioner Gates reported that he looked up height requirements and learned that a 240-foot high tower would be allowed at this location according to FAA regulations.

Commissioner Donnellan voiced support for the proposed lease, stating that he saw no hazard associated with the tower as long as it meets all FAA requirements and that he thought it would be good for the City and good for residents.

Commissioner Gates stated that while he tends to be adamant about not using airport property for non-aviation related uses, this particular piece of land is not suitable for any other purpose and the \$27,600 per year can be used to offset airport expenses.

Commissioner Tymczyszyn voiced support for the proposed lease, stating that he saw no risk to navigation and no downside to the proposal.

Chairperson Ouwerkerk indicated that he shared Commissioner Gates' concerns about the conversion of airport property for non-aviation related uses, however, this site is an odd-shaped corner with very limited potential uses.

Commissioner Gates suggested the possibility of using a landscaped area across the street, but Mr. Sunshine advised that the area was not large enough to accommodate the cell tower.

Mr. Sunshine indicated that he would discuss concerns about over-spray from the washrack with Verizon and it would be up to them if they wish to go forward.

MOTION: Commissioner Pyles moved to recommend that the City proceed with the conceptual plan to lease airport property to Verizon Wireless for the construction and maintenance of a cell tower to be located at the east washrack area of Zamperini Field/Torrance Municipal Airport. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

7. INFORMATION ITEMS

7A. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE GENERAL SERVICES DEPARTMENT

Chairperson Ouwerkerk noted that the following reports were included in the agenda material: Hangar and Tiedown Rental Status; Ongoing Projects; March Meeting Room Schedule; and Hangar Waiting List.

7B. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE PUBLIC WORKS DEPARTMENT

Chairperson Ouwerkerk noted that the following reports were included in the agenda material: Events Requiring Emergency Response and Airfield Operations Status.

7C. LAND MANAGEMENT REPORT

Chairperson Ouwerkerk noted that a report from Land Management Chair Sunshine was included in the agenda material.

7E. COMMITTEE REPORTS

Community Outreach and Education Committee

No report.

Disaster Plan Committee

Following a brief discussion, it was the consensus of the Commission to deactivate this committee.

Hangar Rental Agreement Committee

Chairperson Ouwerkerk reported that the committee hopes to bring a recommendation on the revision of the Hangar Rental Agreement to the full Commission at the April meeting.

