



STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

Verizon Cell Tower Lease @ 300 Spencer

RECOMMENDED MOTION:

Motion to authorize the City Manager to execute a cell tower lease with Verizon with the terms and conditions specified in this staff report and subject to approval to form by the City Attorney

DISCUSSION

Recently Verizon requested a lease amendment to increase the size of antennas located at 300 Spencer. In that lease amendment Verizon had agreed to an increase in monthly rents. The City Council approved the lease with certain conditions regarding beautification of the antennas. Due to the extended review time for City approvals, Verizon withdrew their application for a lease amendment and under the aegis of the existing lease, replaced the antennas with like antennas.

Verizon would like to negotiate a new lease with the City of Sausalito because the existing agreement is due to expire in 2012.

TERMS AND CONDITIONS

Finance Department initiated negotiations with Verizon and exacted the following terms and conditions:

- The City requested and Verizon agreed to an additional \$500 per month in lease revenue, for a total of \$2,893 per month. This amount is consistent with the City's comparable leases at this site for size of equipment, ground space leased and number of antennas. The lease contains an annual escalator clause of CPI, capped at 5%
- One five year term with three five year extensions

STANDARDS AND CRITERIA FOR WIRELESS COMMUNICATIONS FACILITIES

All cell tower leases must comply with Chapter 10.45 of the City of Sausalito Zoning Ordinance. Chapter 10.45 lists a uniform and standard set of guidelines and criteria for the orderly development and siting of wireless communications facilities in order to avoid or minimize land use conflicts related to land use compatibility, visual resources, public safety, and environmental impacts. After submission of a complete and comprehensive application packet, the Planning Commission may approve a DRP and CUP if the following findings can be made:

- The proposed project is consistent with the General Plan, the Zoning Ordinance, and any applicable specific plans.
- The proposed project complements the surrounding neighborhood and/or district and, when antenna is attached to, or part of, a structure, the antenna and its screening complement the architecture of the structure.
- The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.
- The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.
- The proposed project will not result in a prominent profile (silhouette) above a ridgeline.
- The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.
- Mechanical equipment is appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.
- The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.
- The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.
- The proposed facility will not materially adversely affect nearby properties or their permitted uses.

FISCAL IMPACT

The city's General Fund would realize \$6,000 in additional new revenues annually.

STAFF and OMIT RECOMMENDATIONS

Staff submitted the lease terms and conditions to the City Council OMIT committee for review. After discussion, staff and OMIT recommends that the City Council of the City of Sausalito direct the City Manager to proceed with execution of the lease with Verizon under the above negotiated terms and conditions and subject to approval as to form by the City Attorney

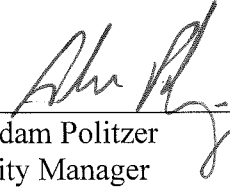
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 City Attorney

SUBMITTED BY:



Adam Politzer
City Manager

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