



## Planning Commission Staff Report

Date: September 8, 2010

Case No.: 5.1246-CUP / 6.523-VAR

Type: Conditional Use Permit and Variance

Location: 2100 East Racquet Club Road

APN: 501-272-025

Applicant: T-Mobile West Corporation

General Plan: VLDR (Very Low Density Residential)

Zone: PD 160 (Planned Development District 160)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

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### **PROJECT DESCRIPTION:**

The application is a request by T-Mobile West Corporation for a Type II Conditional Use Permit to install commercial communication antennas within a new forty-seven and one-half foot high sculptural monopole for the property located at 2100 East Racquet Club Road. The applicant is also requesting approval of a Variance application to exceed the maximum antenna height permitted from thirty-nine feet to forty-seven and one-half feet.

### **RECOMMENDATION:**

That the Planning Commission recommends approval of the Conditional Use Permit and Variance to the City Council for the installation of a forty-seven and one-half foot tall monopole structure for the housing of commercial communication antennas located at 2100 East Racquet Club Road.

### **PRIOR ACTIONS:**

On July 26, 2010, the Architectural Advisory Committee (AAC) reviewed the proposed project and by a vote of 4-3 (Sahlin absent) recommended approval with the following revisions:

1. Relocate monopole structure on site as follows:
  - a. Preference 1: Expand the planter in the center of parking lot by removing two adjacent nose-to-nose parking spaces, and install monopole structure in middle of planter; or
  - b. Preference 2: Install monopole structure in planter area adjacent to the existing building;
2. Monopole concrete should not be painted;
3. Structure should use natural concrete color, preferably white;
4. Match fiberglass element at top of structure to concrete color; and
5. Use low-level lighting to illuminate structure at night.

The applicant has revised the project to be consistent with the above revisions, including preference 1.a..

### **BACKGROUND AND SETTING:**

T-Mobile West Corporation has submitted an application for a Type II Conditional Use Permit and Variance. The applicant has secured a Letter of Authorization with the property owner to proceed with these applications.

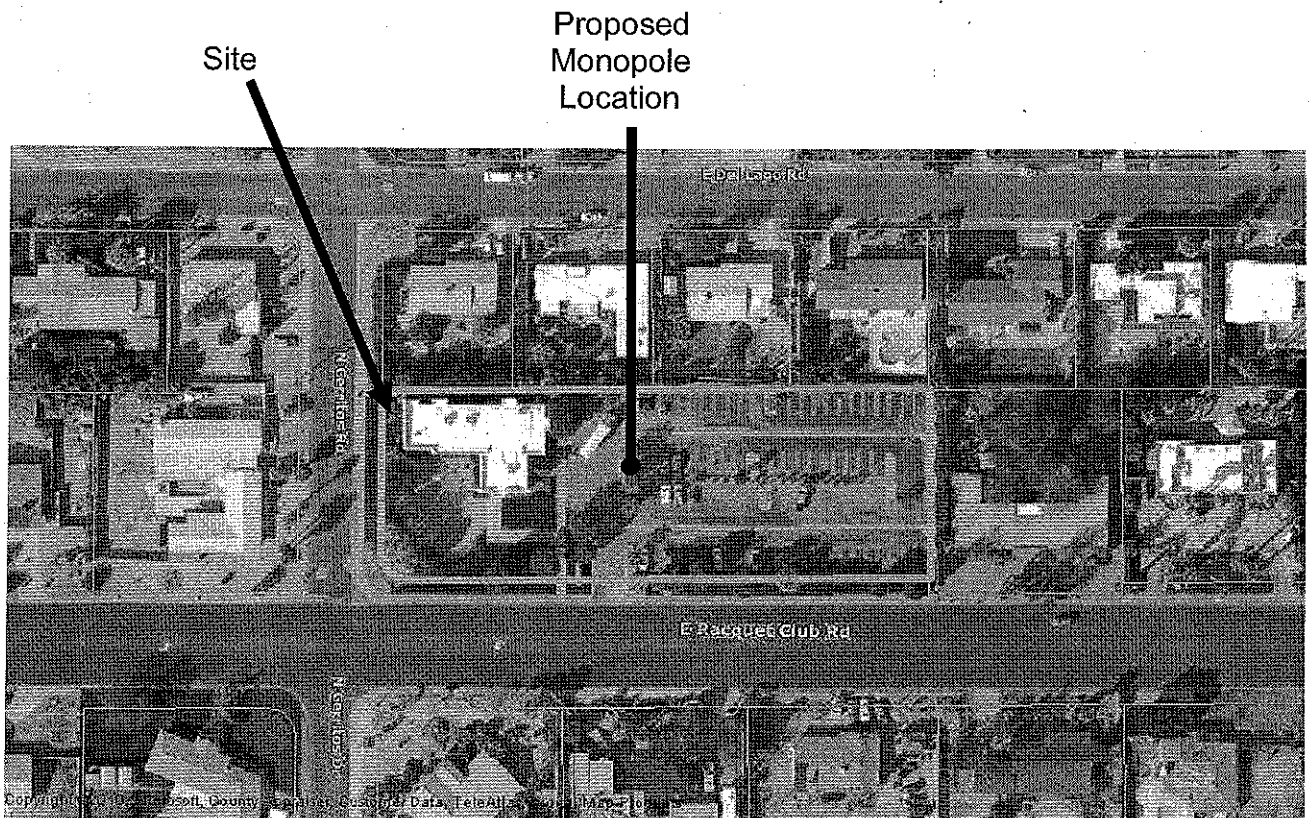
The project site is approximately 59,241 square feet in size and located on the northeast corner of East Racquet Club Road and Cerritos Road. In 1984, the City Council approved a preliminary planned development (PD 160) to allow the construction of a two-phase project which included a multi-purpose room, kitchen area and administration offices in Phase I and a main sanctuary in Phase II. Phase I of the project was constructed in 1987 and exists today on the northwesterly portion of the property. Phase II has not been constructed.

The sculptural monopole is proposed at the center of the property in an expanded planter adjacent to a drive aisle and the parking lot. The monopole is constructed of primarily concrete and has fiberglass at the top to contain the antenna array. The antennas and associated equipment will be located entirely within the monopole structure. Low-level up-lighting is proposed to be installed to illuminate the monopole at night.

Table 1 below shows the surrounding land uses, Zoning and General Plan designations.

**Table 1: Adjacent General Plan Designations, Zones and Land Uses:**

	General Plan	Zoning	Existing Land Uses
North	VLDR (Very Low Density Residential)	R-1-C (Single Family Residential)	Single Family Residential
South	VLDR (Very Low Density Residential)	R-1-C (Single Family Residential)	Single Family Residential
East	VLDR (Very Low Density Residential)	R-1-C (Single Family Residential)	Single Family Residential
West	VLDR (Very Low Density Residential)	R-1-D (Single Family Residential)	Single Family Residential



**ANALYSIS:**

The General Plan designation of the subject site is VLDR (Very Low Density Residential). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, staff has determined that the use as proposed is compatible with this designation as it supports cellular needs of the surrounding residential uses.

The zoning designation is PD 160, and the use is permitted with the approval of a Type II Conditional Use Permit, pursuant to Section 93.08.00 and 94.02.00(A)(2)(f) of the

Palm Springs Zoning Code (PSZC). Table 2 below displays the PSZC's and proposed project's development standards:

**Table 2: Antenna Development Standards and Proposed Project**

	<b>93.08.03(A)(2)(c)(iii) Requirements</b>	<b>Proposed Project (approximate)</b>
Height (feet)	39 feet (25 feet above the highest roof of the principal building)	<b>47.5 feet</b>
Front (West) Yard Setback	25 feet	180 feet
Side (North) Yard Setback	10 feet	65 feet
Street Side (South) Yard Setback	25 feet	76 feet
Rear (East) Yard Setback	15 feet	218 feet

*Monopole Height:*

Pursuant to Section 93.08.03(A)(2)(c)(iii) of the PSZC, "No part of the antenna structure shall extend to a height of more than twenty-five (25) feet above the highest point of the roof of the principal building on the property." The height of the existing church building is approximately fourteen feet, which would allow an antenna height of thirty-nine feet. The monopole is proposed at forty-seven and one-half feet in height. The applicant has submitted a variance application to allow the antenna at its proposed height and provided a justification letter to support it. Findings in support are found below in the Required Findings portion of the staff report and in the draft resolution.

*Text on Monopole*

Since the project was reviewed by the AAC, the applicant has stated that the church would like to utilize the sculpture as a "Peace Pole". As they describe it, "a 'Peace Pole' has a philosophical phrase or quote written on the sides of the pole in 3-4 different languages." The elevation plan shows the areas on the monopole where the text would be located.

Staff notes that this is signage and not permitted under the sign ordinance. Therefore, staff has included a condition of approval in the draft resolution that prohibits any signage on the monopole.

*Landscape Changes:*

The proposal will require the removal of one large tree that is about eighteen feet in height to accommodate the new monopole in the parking lot planter. Staff believes a replacement shade tree should be planted in a different area of the parking lot and has included this requirement as a Condition of Approval in the draft resolution.

*Parking Analysis:*

Two parking spaces will be removed adjacent to the proposed monopole to meet the AAC's recommendation for a larger planter area. There are currently eighty-four parking spaces existing onsite. A two-phase planned development was approved for the church facility in 1984. Phase One consisted of a multi-purpose room, kitchen and administrative office and Phase Two consisted of a sanctuary with seating for 255 people. It was determined in 1984 that 85 parking spaces would adequately serve both phases. Since Phase Two was never constructed, the loss of two parking spaces will be insignificant. Should Phase Two be proposed in the future, a new parking analysis will be necessary.

**REQUIRED FINDINGS:**

*Variance*

State law requires four (4) findings be made for the granting of a variance. Staff has analyzed the findings in order below:

- 1) *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The subject property has properties in the vicinity that contain buildings and landscaping which inhibit cellular frequency at a height of thirty-nine feet. The applicant has provided radio frequency maps that display coverage of an antenna at thirty-nine feet and forty-seven and one-half feet in height. These maps show that a thirty-nine foot high antenna will not satisfy the necessary coverage due to inhibiting factors such as terrain variations, foliage and man-made structures enjoyed by other properties, or in this case cellular providers, in the vicinity.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The subject property will be conditioned similar to other properties that have received height variances for antennas. These conditions include removal of the structure upon abandonment of the use, compliance with Federal Aviation Administration (FAA) requirements and restriction to limit the antenna structure to no more than forty-seven and one-half feet in height. Therefore, the approval of this Variance would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other providers in the vicinity and zoning designation.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The monopole will be structurally engineered in accordance with all applicable codes for the proposed height and location. Therefore, the project is unlikely to be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found.

Pursuant to Section 93.08.03(B) of the PSZC, in cases involving applications for height limit variances, no such variance shall be granted unless the Commission makes the following finding in addition to those required above:

- 5) *That in the area involved, transmission or reception is adversely affected by obstructions and, as verified by at least one (1) person holding a valid radio-telephone first-class operator's license issued by the Federal Communications Commission, it is not feasible to achieve and maintain satisfactory communications within the specified height limitations.*

The applicant provided a study which shows that the height limit of thirty-nine feet will not provide the coverage necessary to serve the needs of wireless users in the area. Diagrams have been provided that show the top of the antenna at a height of thirty-nine feet compared to forty-seven and one-half feet, and the height of thirty-nine feet does not appear to achieve and maintain satisfactory coverage within the specified height limitations.

#### *Conditional Use Permit*

The request is subject to the required findings of a Conditional Use Permit as contained in Section 94.02.00 of the PSZC. Staff has analyzed the request in light of the findings as follows:

- a. *The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by the City Zoning Ordinance.*

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Code, a commercial communications antenna is authorized within a planned development (PD-160) zone with the approval of a Type II Conditional Use Permit.

- b. *The use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General*

*Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The General Plan designation of the subject site is VLDR (Very Low Density Residential). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with this designation as it supports cellular needs of the surrounding commercial and residential uses and the development of adequate cellular phone levels of services serves the ultimate benefit of the community.

All of the antennas will be contained within the monopole structure which will be located at the center of the site. Therefore, the proposal is unlikely to be detrimental to existing or future uses permitted in the zone.

- c. *The site for the intended use is adequate in size and shape to accommodate said use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses of the land in the neighborhood.*

The proposal includes a variance to the antenna height requirement; the equipment will be contained within the monopole. Parking at the site will be adequate for the existing development. The use will occupy only a small portion of the site. Therefore, the site for the intended use will easily accommodate the proposed facility.

- d. *The site for the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The only traffic generated from the said use to and from the site will be for maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

- e. *The conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare, including any minor modifications of the zone's property development standards.*

The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, removal of antenna upon use-change or abandonment of the subject property and compliance with all Federal Airport Administration requirements among others.

**ENVIRONMENTAL DETERMINATION:**

This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

**NOTIFICATION:**

A notice was published in the Desert Sun and mailed to all property owners within a four hundred (400) foot radius in accordance with state law. As of the writing of this report, no correspondence from the public has been received by staff.

**CONCLUSION:**

The proposed project was reviewed by Staff and the AAC. Staff is able to make the required findings for both the Variance and Conditional Use Permit requests. Therefore, staff is recommending approval of the proposed sculptural monopole at a height of no more than forty-seven and one-half feet, subject to the conditions attached to the draft resolution.



David A. Newell  
Associate Planner



Craig A. Ewing, AICP  
Director of Planning Services

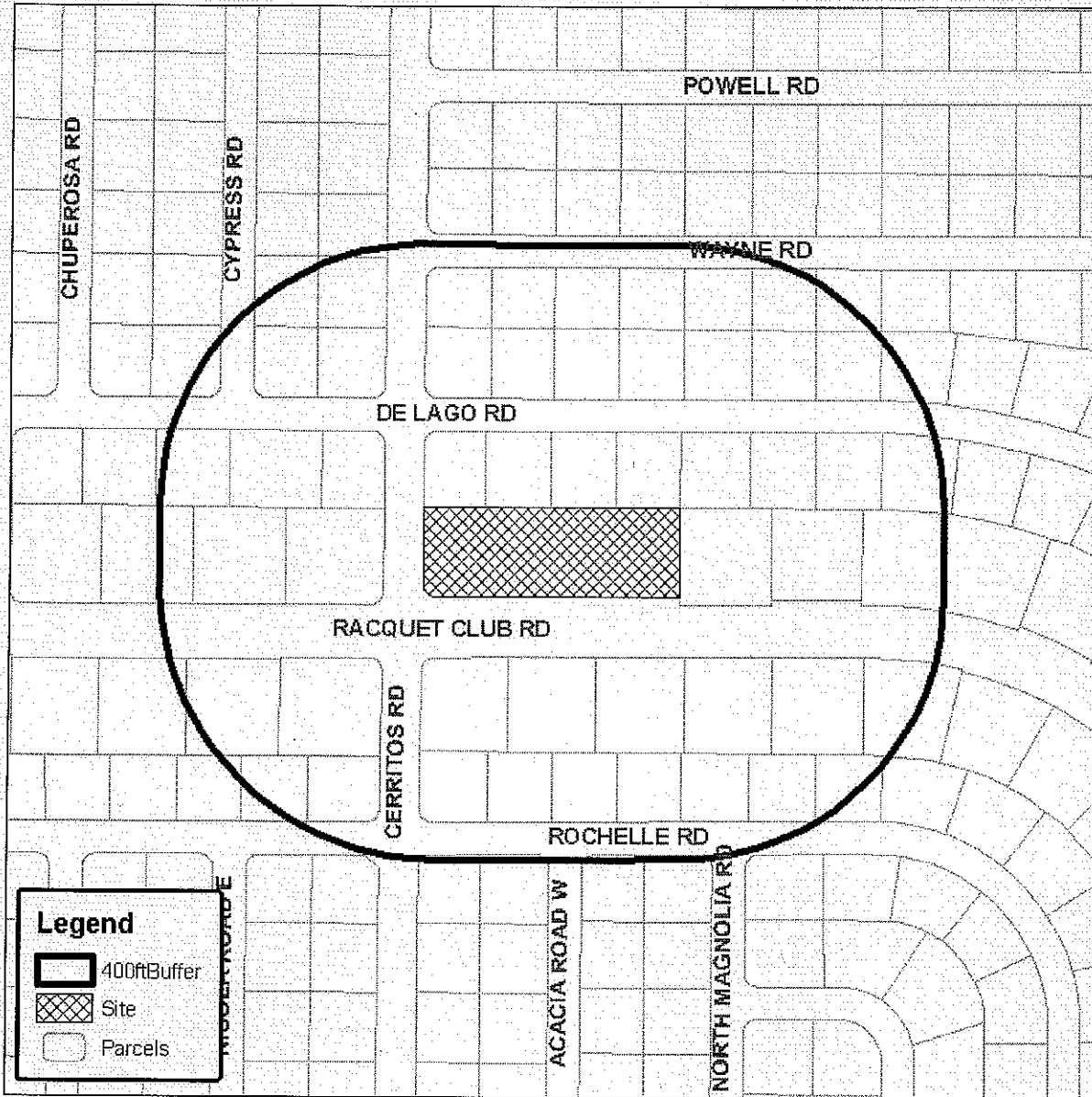
**ATTACHMENTS:**

- 400' Radius Map
- Draft Resolution with Conditions of Approval
- Site Plans
- Elevations
- Slim-line Monopole Design
  
- Height Study Maps





# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE:** 5.1246 CUP & 6.523 VAR

**APPLICANT:** T-Mobile West Corp.

**DESCRIPTION:** A request by T-Mobile West Corporation for a Conditional Use Permit and Variance application to construct a forty-seven and one-half foot high monopole at the property located at 2100 East Racquet Club Road, Zone PD 160, Section 1.

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL CASE NO. 5.1246, A TYPE II CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A FORTY-SEVEN AND ONE-HALF FOOT HIGH COMMERCIAL COMMUNICATIONS ANTENNA WITHIN A MONOPOLE AND CASE NO. 6.523, A VARIANCE TO EXCEED THE MAXIMUM ANTENNA HEIGHT FOR THE PROPERTY LOCATED AT 2100 EAST RACQUET CLUB ROAD.

WHEREAS, T-Mobile West Corporation ("Applicant") has filed an application with the City pursuant to Sections 94.02.00, 93.08.00 and 94.06.00 of the Palm Springs Zoning Code (PSZC) for the installation of a commercial communications antenna on a forty-seven and one-half foot tall monopole, which exceeds the maximum antenna height of thirty-nine feet, located at 2100 East Racquet Club Road, APN: 501-272-025, PD-160 Zone, Section 1; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the application for Conditional Use Permit, Case No. 5.1246, and Variance, Case No. 6.523, was given in accordance with applicable law; and

WHEREAS, on September 8, 2010, a public hearing on the application for Conditional Use Permit, Case No. 5.1246, and Variance, Case No. 6.523, was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed Conditional Use Permit is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

### THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The Planning Commission finds that this Conditional Use Permit is Categorically Exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act.

Section 2: State law requires four (4) findings be made for the granting of a variance. The Planning Commission finds as follows:

1. *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application*

*of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The subject property has properties in the vicinity that contain buildings and landscaping which inhibit cellular frequency at a height of thirty-nine feet. The applicant has provided radio frequency maps that display coverage of an antenna at thirty-nine feet and forty-seven and one-half feet in height. These maps show that a thirty-nine foot high antenna will not satisfy the necessary coverage due to inhibiting factors such as terrain variations, foliage and man-made structures enjoyed by other properties, or in this case cellular providers, in the vicinity.

- 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The subject property will be conditioned similar to other properties that have received height variances for antennas. These conditions include removal of the structure upon abandonment of the use, compliance with Federal Aviation Administration (FAA) requirements and restriction to limit the antenna structure to no more than forty-seven and one-half feet in height. Therefore, the approval of this Variance would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other providers in the vicinity and zoning designation.

- 3. The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The monopole will be structurally engineered in accordance with all applicable codes for the proposed height and location. Therefore, the project is unlikely to be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

- 4. The granting of such variance will not adversely affect the general plan of the city.*

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found.

Pursuant to Section 93.08.03(B) of the PSZC, in cases involving applications for height limit variances, no such variance shall be granted unless the Commission makes the following finding in addition to those required above. The Planning Commission finds as follows:

5. *That in the area involved, transmission or reception is adversely affected by obstructions and, as verified by at least one (1) person holding a valid radio-telephone first-class operator's license issued by the Federal Communications Commission, it is not feasible to achieve and maintain satisfactory communications within the specified height limitations.*

The applicant provided a study which shows that the height limit of thirty-nine feet will not provide the coverage necessary to serve the needs of wireless users in the area. Diagrams have been provided that show the top of the antenna at a height of thirty-nine feet compared to forty-seven and one-half feet, and the height of thirty-nine feet does not appear to achieve and maintain satisfactory coverage within the specified height limitations.

Section 3: Pursuant to Zoning Ordinance Section 94.02.00, the Planning Commission finds that:

- a. *The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by the City Zoning Ordinance.*

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Code, a commercial communications antenna is authorized within a planned development (PD-160) zone with the approval of a Type II Conditional Use Permit.

- b. *The use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The General Plan designation of the subject site is VLDR (Very Low Density Residential). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with this designation as it supports cellular needs of the surrounding commercial and residential uses and the development of adequate cellular phone levels of services serves the ultimate benefit of the community.

All of the antennas will be contained within the monopole structure which will be located at the center of the site. Therefore, the proposal is unlikely to be detrimental to existing or future uses permitted in the zone.

- c. *The site for the intended use is adequate in size and shape to accommodate said use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses of the land in the neighborhood.*

The proposal includes a variance to the antenna height requirement; the equipment will be contained within the monopole. Parking at the site will be adequate for the existing development. The use will occupy only a small portion

of the site. Therefore, the site for the intended use will easily accommodate the proposed facility.

- d. *The site for the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The only traffic generated from the said use to and from the site will be for maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

- e. *The conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare, including any minor modifications of the zone's property development standards.*

The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, removal of antenna upon use-change or abandonment of the subject property and compliance with all Federal Airport Administration requirements among others.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Conditional Use Permit Case No. 5.1246 and Variance Case No. 6.523 to the City Council, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 8<sup>th</sup> day of September, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1246 CUP and Case 6.523 VAR  
T-Mobile West Corporation

2100 East Racquet Club Road  
APN: 501-272-025  
IE24205E

September 8, 2010

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

**ADMINISTRATIVE CONDITIONS**

- ADM 1. Project Description. This approval is for the project described per Case 5.1246 CUP and Case 6.523 VAR, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans including site plans, architectural elevations and colors on file in the Planning Division except as modified by the approved by conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City, County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of

Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1243 CUP and Case 6.523 VAR. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause. Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 10. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

## PLANNING DEPARTMENT CONDITIONS

- PLN 1. Signage. The applicant shall remove references to signage on the elevation plan. Signage is prohibited on the exterior of the monopole.
- PLN 2. Landscape. The applicant shall either (a) install a new thirty-six inch box tree in the parking lot planter, or (b) re-locate the existing tree that will be removed as a result of the monopole installation. Prior to doing either option, the applicant shall submit their proposal to the Planning Department for approval.
- PLN 3. Outdoor Lighting Conformance. Exterior lighting shall conform to Section 93.21.00, Outdoor Lighting Standards, of the Palm Springs Zoning Code. Manufacturer's cut sheets of all exterior lighting shall be submitted to the Planning Department for approval prior to the issuance of building permits. No lighting of hillsides is permitted.
- PLN 4. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 5. Modification or Addition. If the communication antenna(s), monopole or equipment cabinets are ever proposed to be modified in any manner such as the inclusion of other antennas, satellite dishes and / or other support equipment, the proposed modifications shall be submitted to the Director of Planning Services for review and approval prior to installation.
- PLN 6. Obsolete Technology. If the technology regarding the communications antenna(s) changes in where the antenna(s) and / or equipment cabinets as approved become obsolete, then the antenna shall be removed.
- PLN 7. Property Use and CUP. If the use of the subject property is ever changed, the City reserves the right to modify or revoke this Conditional Use Permit application pursuant to Section 94.02.00(l) of the Zoning Code.
- PLN 8. Antenna Structure Height. The maximum height of the commercial communications antenna structure shall be forty-seven and one-half feet, as measured from finished grade to the highest point of the structure.
- PLN 9. Valid Lease Agreement Required. If the lease agreement between the property owner and the applicant expires and is not renewed, the CUP will become null and void, and the applicant shall remove the antenna and equipment to the satisfaction of the Director of Planning Services.
- PLN 10. Use Abandonment. If the antenna(s) and/or monopole are ever abandoned or if this Conditional Use Permit ever expires, the monopole and antenna(s) shall be removed within 30 days.



- PLN 11. FAA & FCC Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).
- PLN 12. Antenna Visibility and Safety. The City reserves the right to require, at any time in the future, one obstruction light on the tallest point of the structure extending 12" - 24" above the highest point of the pole / fronds if deemed necessary by the Director of Planning and Zoning.
- PLN 13. Co-location. The applicant / operator of the facility shall agree to allow the co-location of equipment of other wireless communications providers at this site when applications are received by the City and it is considered feasible, subject to an agreement between the applicant / operator, the other proposed wireless communications provider and the property owner.

#### **POLICE DEPARTMENT CONDITIONS**

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

#### **BUILDING DEPARTMENT CONDITIONS**

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

**END OF CONDITIONS**





PLANS PREPARED FOR:

**T-Mobile**  
Stick Together<sup>®</sup>  
3537 E. SUNDRI WAY, SUITE 200  
CANAAN, CA 94701

PROJECT INFORMATION:

IE24205E  
SPIRITUAL LIVING  
2100 E. RACQUET CLUB ROAD  
PALM SPRINGS, CA 92262  
RIVERSIDE COUNTY

CURRENT ISSUE DATE:  
08/06/2010

ISSUED FOR:  
REV. ZONING SUBMITTAL

REV.	DATE	DESCRIPTION	BY
1	08/02/2010	ISSUED FOR 300 ZONING REVIEW	JPM
2	08/15/2010	ISSUED FOR REVISED 300 ZONING REVIEW	MCS
3	08/24/2010	ISSUED FOR ZONING SUBMITTAL	MCS
4	08/06/2010	ISSUED FOR REVISED ZONING SUBMITTAL	MCS

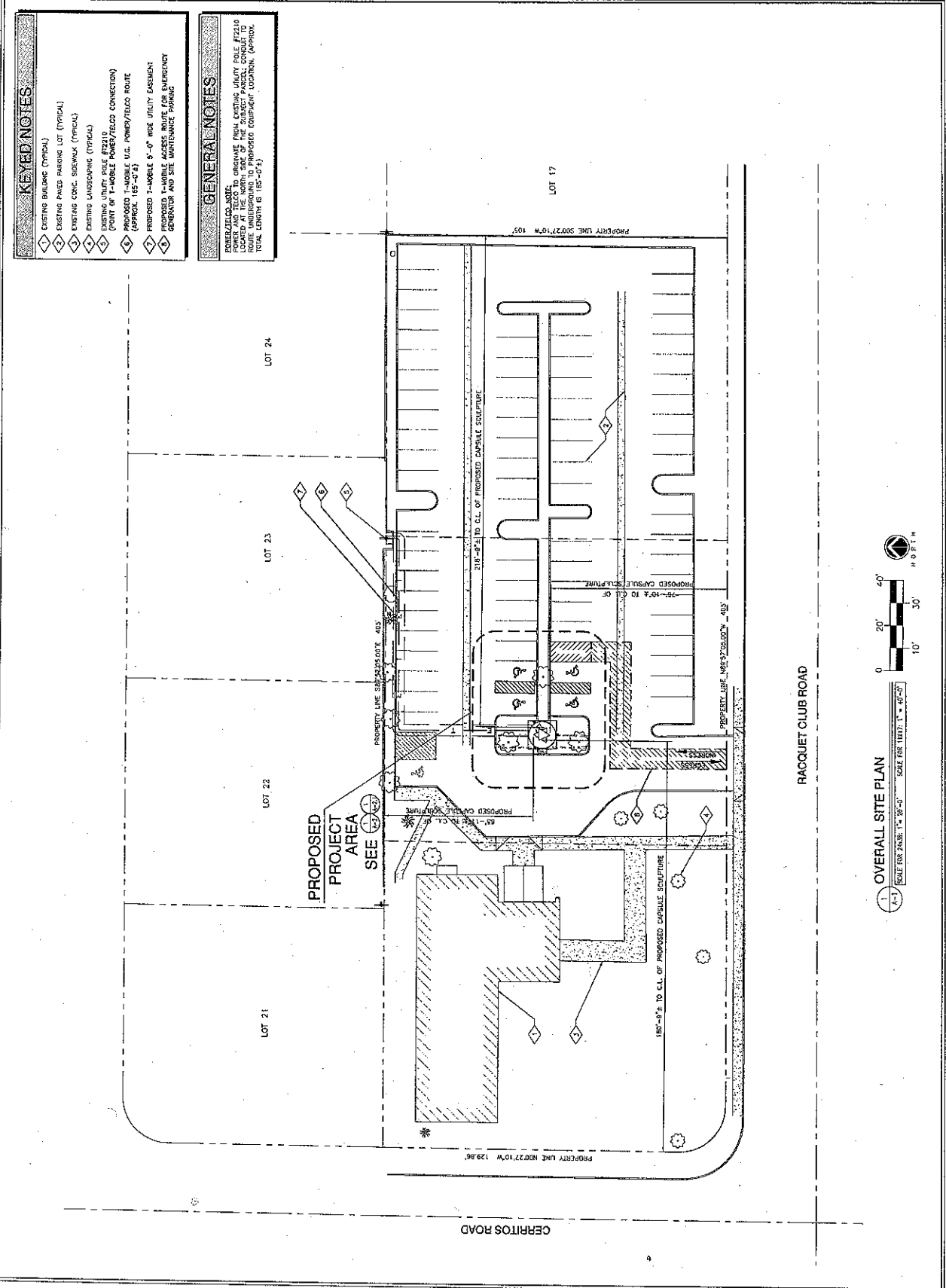
DRAWN BY: CLK/K  
CHECKED BY: CLK/K  
MGS: ARM: EJC  
PLANS PREPARED BY: CLK/K

LICENSED:

**KDC**  
ARCHITECTS/ENGINEERS P.C.  
1500 WOODLAND AVENUE, SUITE 100  
PALM SPRINGS, CA 92262  
PHONE: 951-851-8844  
FAX: 951-851-8844

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: A-1  
REVISION: 3  
209052



**T-Mobile**  
Stick Together®  
3227 E. CALSTI ROAD, SUITE 200  
CAGUIRO, CA 91761

PROJECT INFORMATION  
IE 24205E  
SPIRITUAL LIVING  
2100 E. RACQUET CLUB ROAD  
PALM SPRINGS, CA 92282  
RIVERSIDE COUNTY

CURRENT ISSUE DATE  
08/06/2010

ISSUED FOR  
REV. ZONING SUBMITTAL

REV.	DATE	DESCRIPTION	BY
1	06/02/2010	ISSUED FOR WORK ZONING REVIEW	JPM
2	06/15/2010	ISSUED FOR REVISED BAY ZONING REVIEW	MGS
3	06/04/2010	ISSUED FOR ZONING SUBMITTAL	MGS
4	06/04/2010	ISSUED FOR REVISED ZONING SUBMITTAL	MGS

DESIGNED BY: CHK  
MGS  
ARM  
EJC

PLANS PREPARED BY: CHK

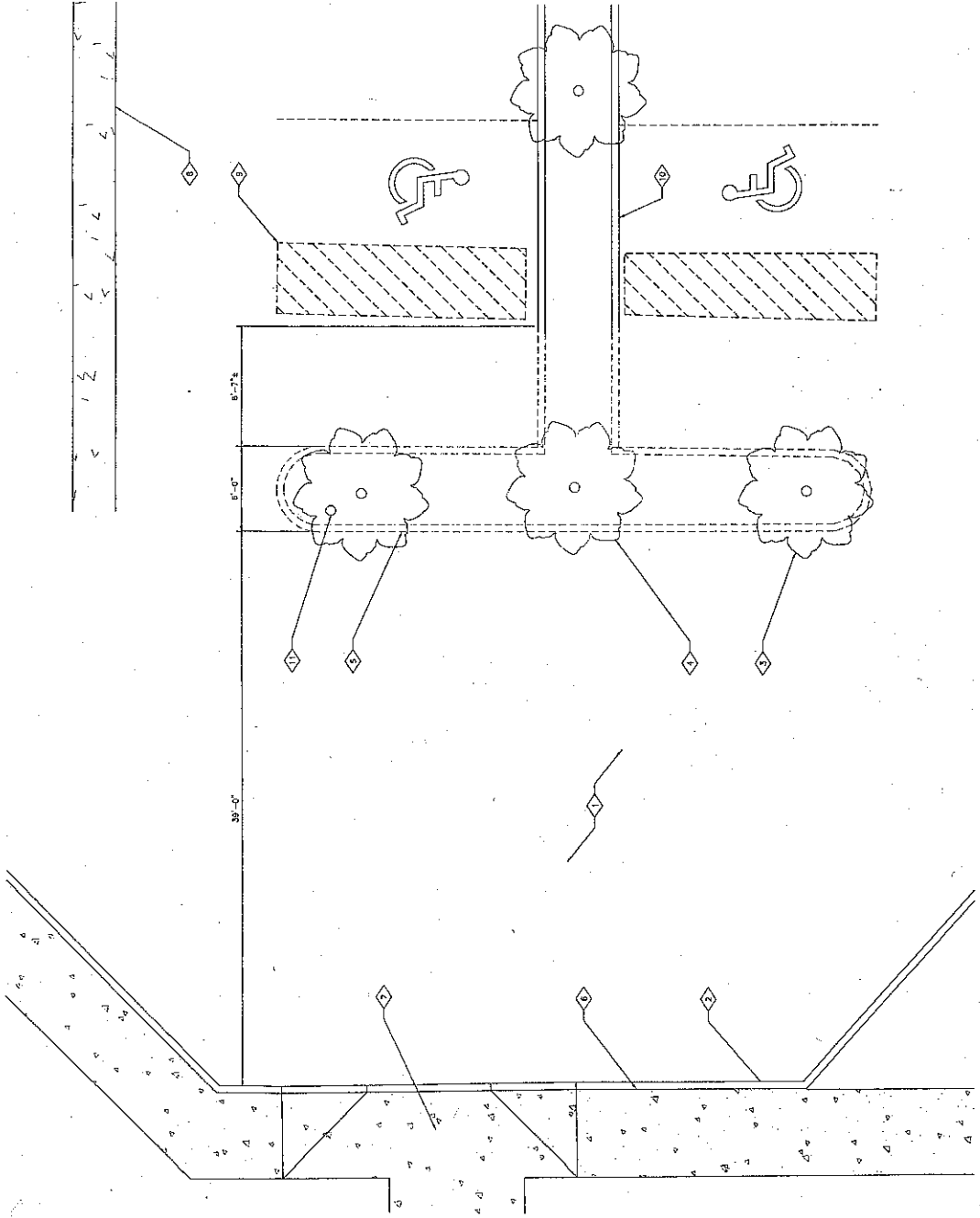
**KDC**  
ARCHITECTS ENGINEERS P.C.  
4702 SOUTH STREET SUITE 200  
CAGUIRO, CA 91761  
PHONE: 925-771-0861  
FAX: 925-771-0865

LICENSURE

SHEET TITLE  
EXISTING ENLARGED SITE PLAN

SHEET NUMBER  
A-2  
REVISION:  
3  
209052

- KEYED NOTES**
- 1 EXISTING PAVED PARKING LOT (TYPICAL)
  - 2 EXISTING VERTICAL CONC. CURB (TYPICAL)
  - 3 EXISTING LANDSCAPING TO REMAIN (TYPICAL)
  - 4 EXISTING LANDSCAPING TO BE REMOVED (1 TOTAL)
  - 5 EXISTING CONC. CURB TO BE REMOVED
  - 6 EXISTING CONC. SIDEWALK (TYPICAL)
  - 7 EXISTING LOT UNIT
  - 8 EXISTING PARKING LOT DRAINAGE GUTTER
  - 9 EXISTING PARKING STRIPES TO BE RELOCATED AS REQUIRED (TP)
  - 10 EXISTING CONC. CURB
  - 11 EXISTING CURB LIGHT



1 EXISTING ENLARGED SITE PLAN  
SCALE FOR 3430B: 1/4" = 1'-0" SCALE FOR 1111E: 1/8" = 1'-0"  
0 4' 8'  
2 6  
NORTH



PLANS PREPARED FOR:  
**AT-Mobile**  
**Stick Together**  
 3327 E. COAST ROAD, SUITE 200  
 ONTARIO, CA 91761

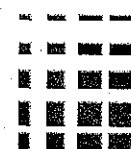
PROJECT INFORMATION:  
 IE24205E  
 SPIRITUAL LIVING  
 2100 E. RACQUET CLUB ROAD  
 PALM SPRINGS, CA 92262  
 RIVERSIDE COUNTY

CURRENT ISSUE DATE:  
 08/06/2010

ISSUED FOR:  
 REV. ZONING SUBMITTAL

REV.	DATE	DESCRIPTION	BY
1	08/02/2010	REVISED FOR 2010 ZONING REVIEW	JPM
2	08/13/2010	REVISED FOR 2010 ZONING REVIEW	MCS
3	08/24/2010	REVISED FOR 2010 ZONING SUBMITTAL	MCS
4	08/06/2010	REVISED FOR REVISED ZONING SUBMITTAL	MCS

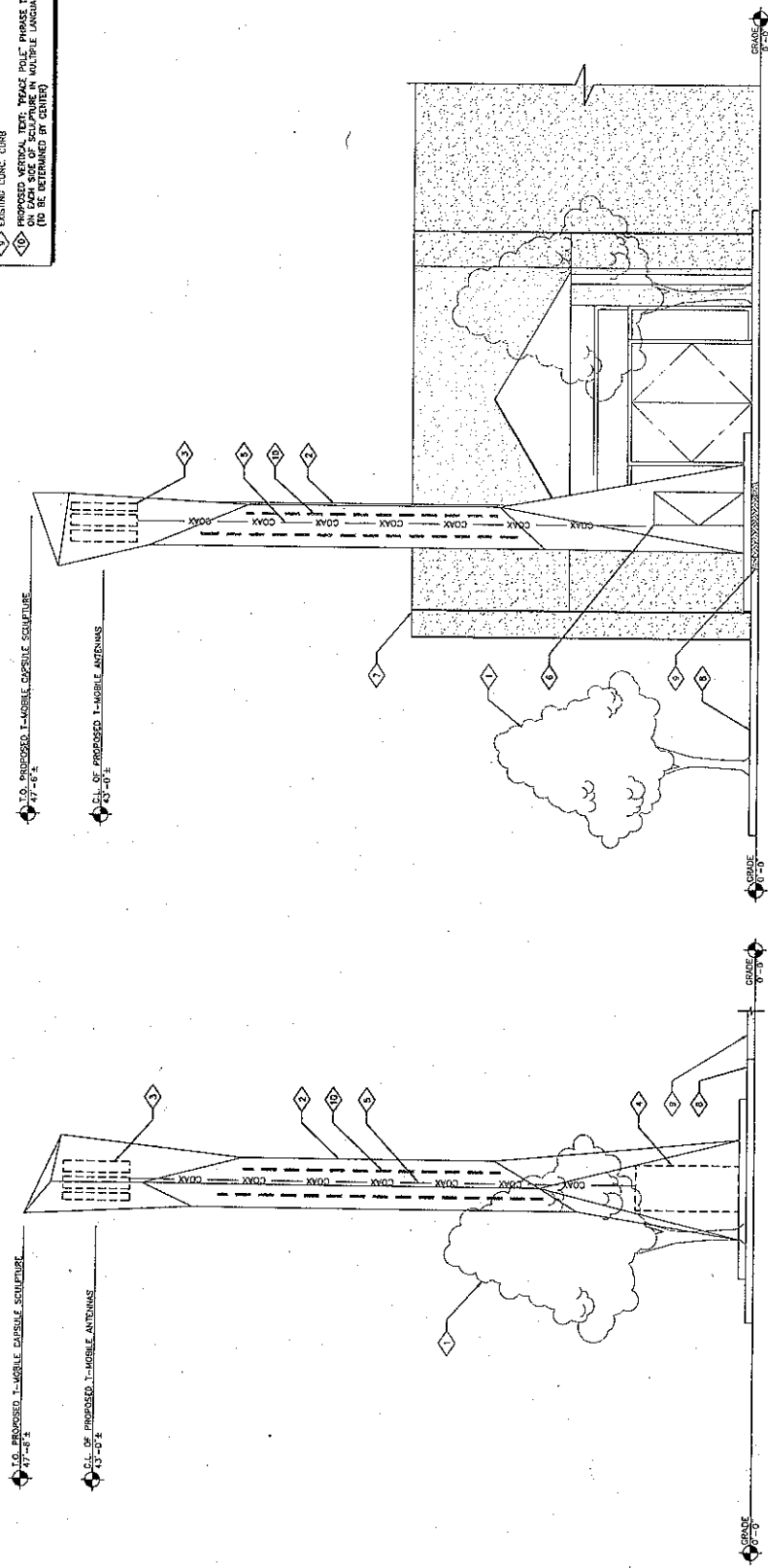
DRAWN BY: CHK: APPV:  
 MCS ARM EIC

PLANS PREPARED BY:  
  
**KDC**  
 ARCHITECTS ENGINEERS, P.C.  
 1400 ROCKY HILL ROAD, SUITE 200  
 PALM SPRINGS, CA 92262  
 PHONE: 425.870.2851  
 FAX: 425.870.2852  
 LICENSE # 125285

SHEET TITLE:  
 SOUTH & EAST ELEVATION

SHEET NUMBER: **A-3**  
 REVISION: **3**  
 209052

- KEYED NOTES**
- ◇ EXISTING LANDSCAPING TO REMAIN (TYPICAL)
  - ◇ PROPOSED T-MOBILE CAPSULE SCULPTURE
  - ◇ PROPOSED T-MOBILE PANEL ANTENNAS (6 TOTAL, 2 PER SECTION)
  - ◇ PROPOSED T-MOBILE EQUIPMENT MOUNTED WITHIN SCULPTURE
  - ◇ PROPOSED T-MOBILE COAX ROUTE WITHIN SCULPTURE
  - ◇ PROPOSED T-MOBILE 3'-0" WIRE CAPSULE ACCESS DOOR
  - ◇ EXISTING CHURCH BUILDING (IN BACKGROUND)
  - ◇ PROPOSED T-MOBILE REPLACEMENT CURB
  - ◇ EXISTING CONCRETE CURB
  - ◇ PROPOSED VERTICAL TOWER TYPICAL PHASE TO BE ADDED ON EACH SIDE OF SCULPTURE IN MULTIPLE LANGUAGES (TO BE DETERMINED BY CENTER)



**1 EAST ELEVATION**  
 SCALE FOR TOWER: 3/8" = 1'-0" SCALE FOR 1/112": 3/16" = 1'-0"



**1 SOUTH ELEVATION**  
 SCALE FOR TOWER: 3/8" = 1'-0" SCALE FOR 1/112": 3/16" = 1'-0"





# ERICSSON CAPSULE SITE

SUPERIOR SITE DESIGN, FOR FASTER  
MOBILE BROADBAND ROLLOUT





# ERICSSON CAPSULE SITE - WHAT IS IT?

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- > A piece of art intended for prime display
- > An all-in-one radio base station site



# THE SUPERIOR DESIGN

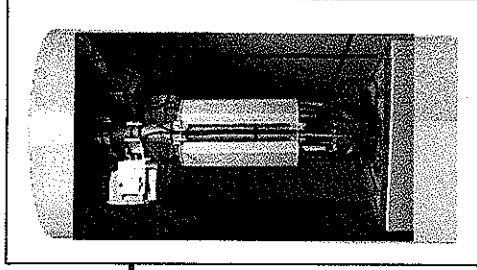
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- > Prime display and branding
- > Customized with colors and lighting

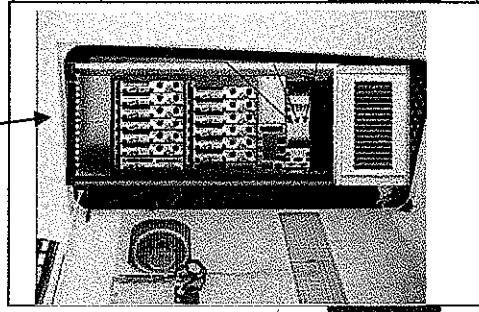


# ALL-IN-ONE

- > Encapsulated and pre-assembled
  - no climbing personell during installation
- > Footprint < 50% of standard site
  - Faster and easier site placement and lower rental costs
- > Up to 50 % faster installation than standard site
- > HEX cooler door: Acoustic Noise 57 – 63 dBA
- > Dimensions: 14m or 20 m tall, 2x2x2m triangle base
- > Wind speed : 45 m/s (max 80 m/s)



RBS6201 w BBU6201



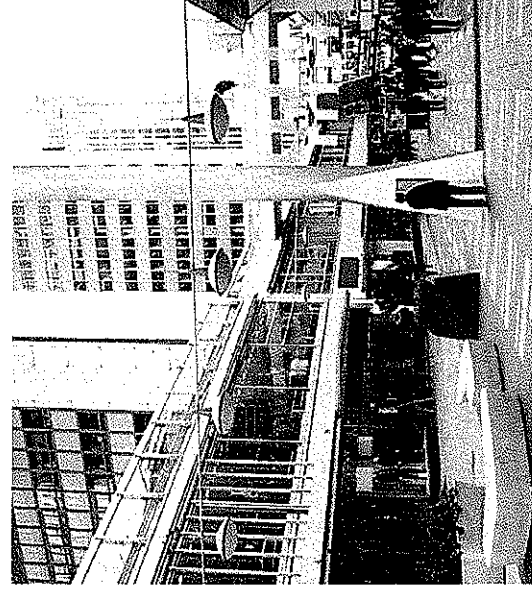
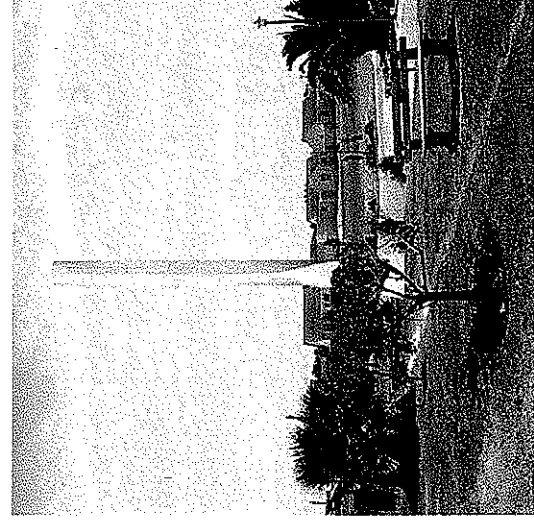
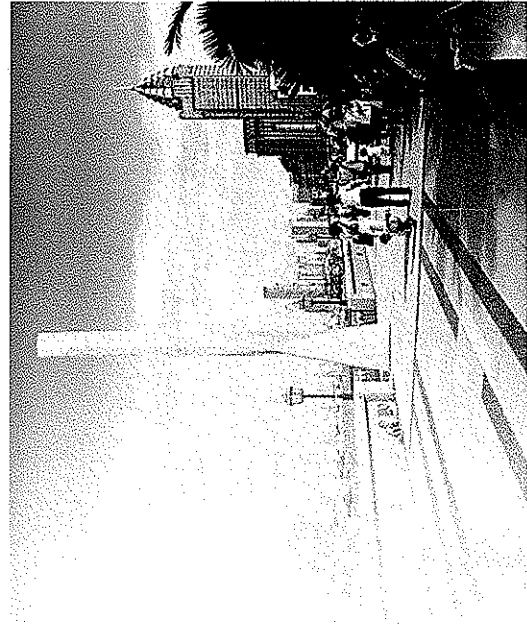
Lower site TCO



# CAPSULE SITE SUMMARY

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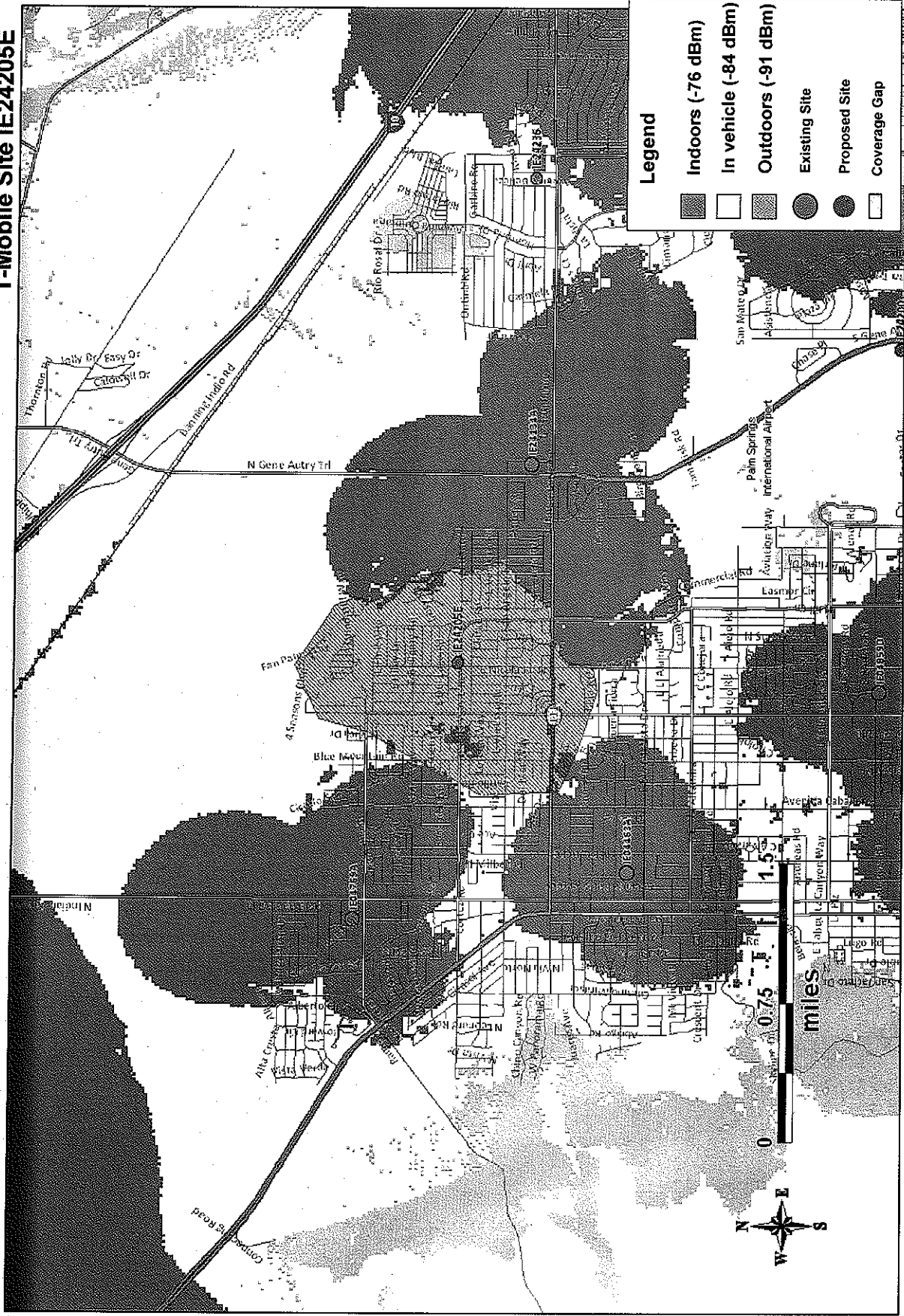
- › Mobile broadband coverage now!
  - Fast complement to inbuilding solutions
- › Branding opportunities with colors and lighting
- › Integrated touchscreen and scrolling advertising panel
  - Info central, wall-newspaper, time-table, promotions...



**Zoning RF Map Summary  
IE24205E**

# Predicted Coverage w/o the Proposed Site

T-Mobile Site IE24205E

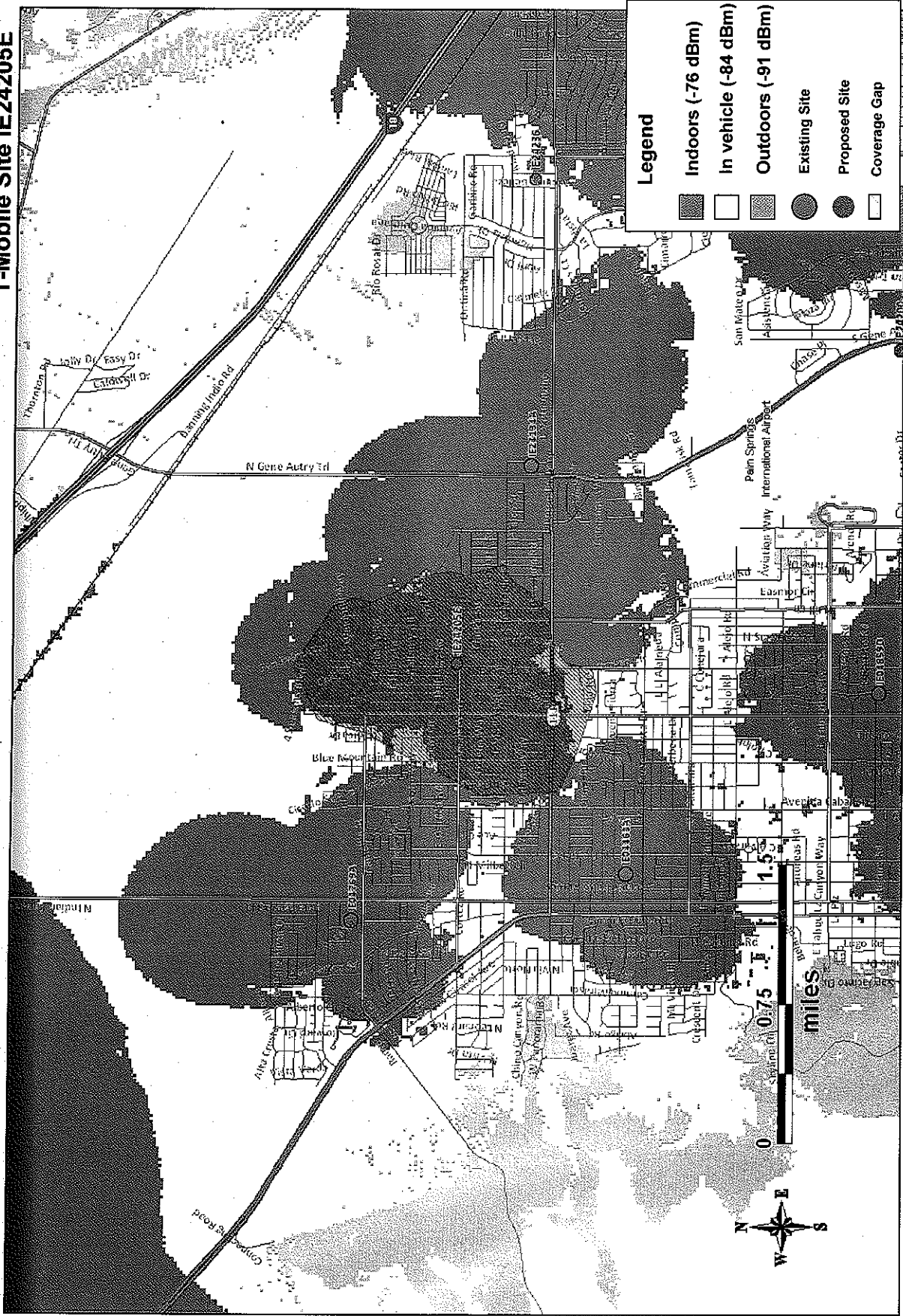


T-Mobile stick together



**Predicted Coverage with the Proposed Site @ 47' Top of Capsule**

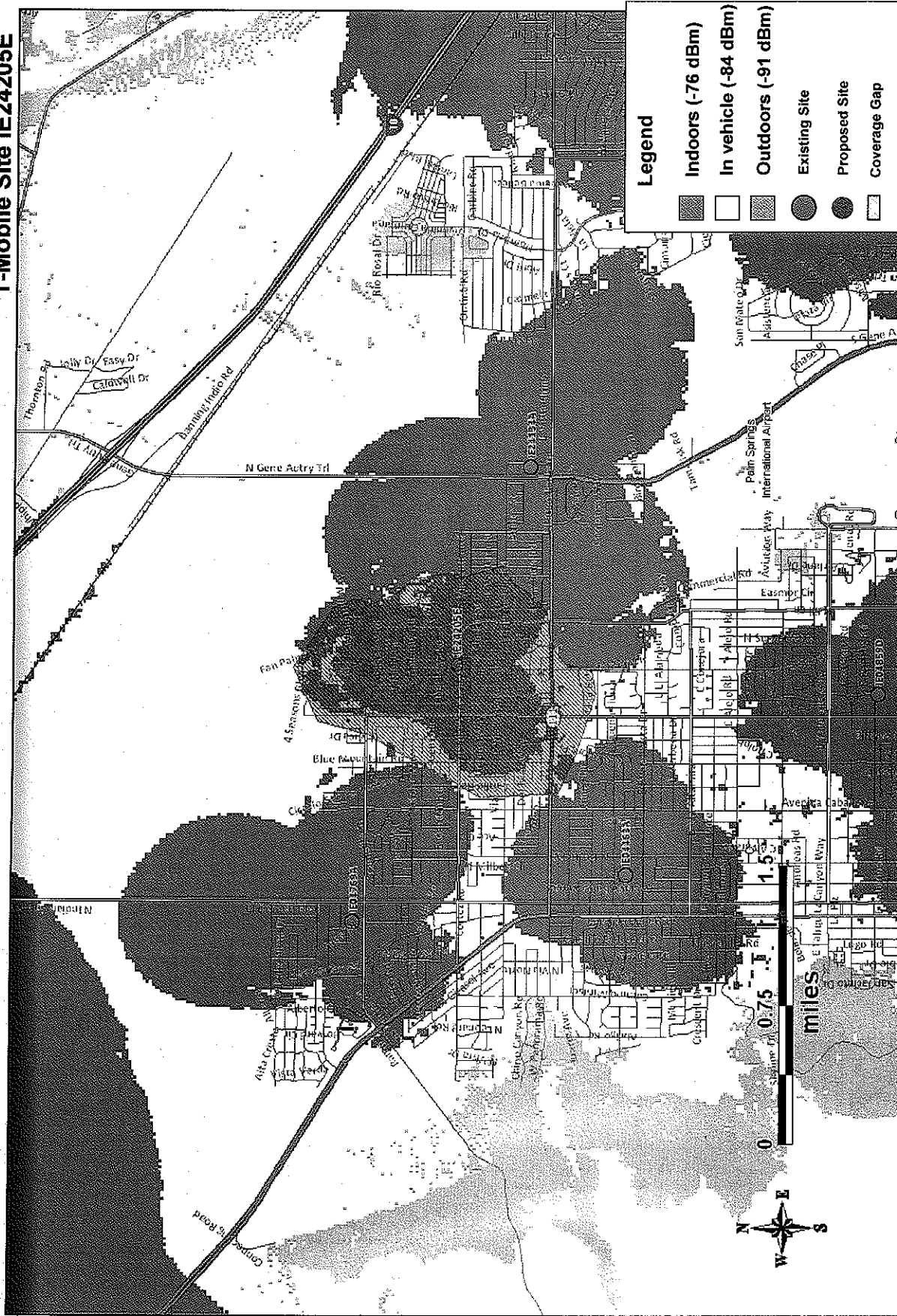
**T-Mobile Site IE24205E**



**T-Mobile stick together**

**Predicted Coverage with the Proposed Site @ 39' Top of Capsule**

**T-Mobile Site IE24205E**

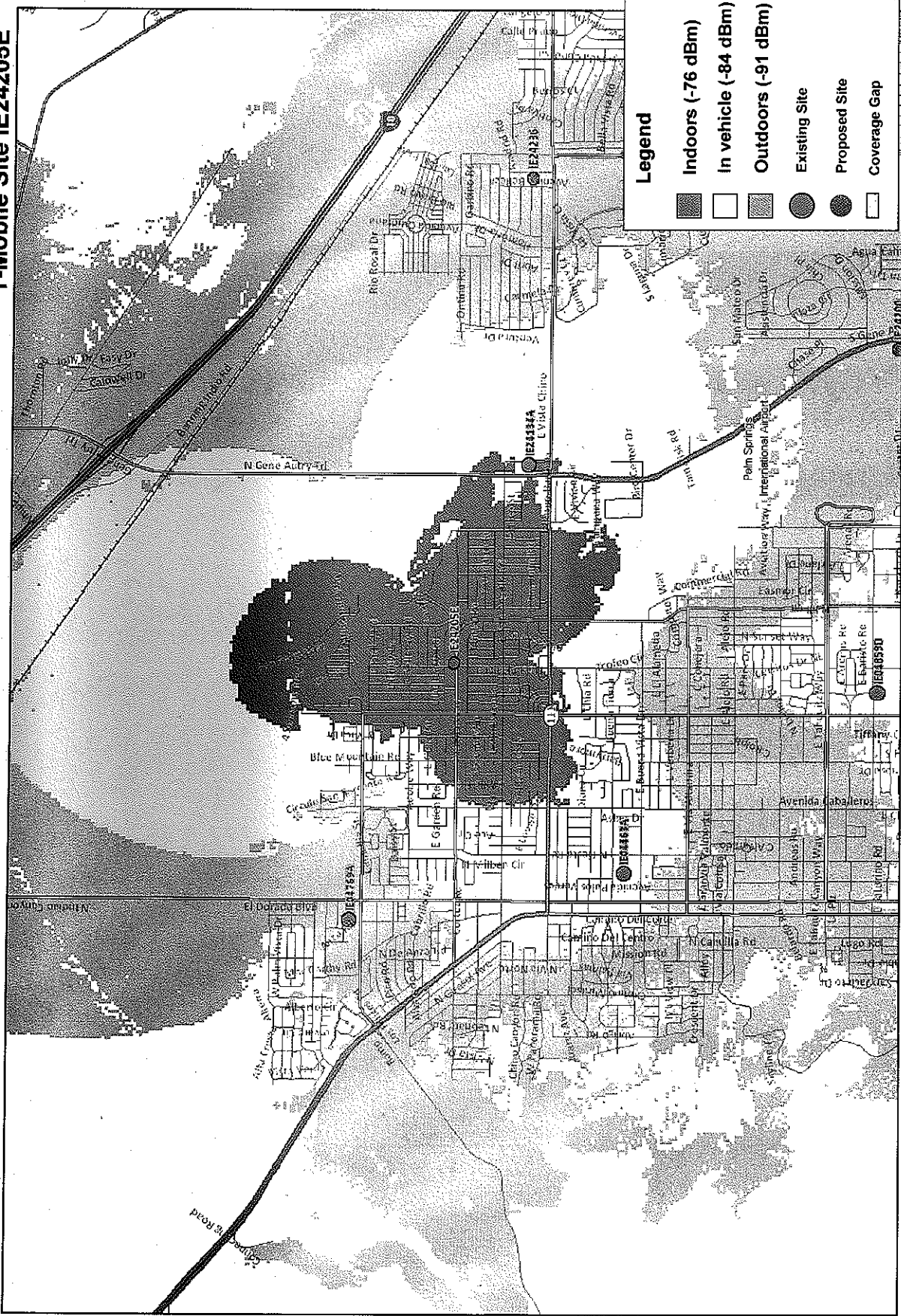


**T-Mobile stick together<sup>SM</sup>**



**Predicted Coverage with the Proposed Site only**

**T-Mobile Site IE24205E**



**T-Mobile stick together®**

## Coverage Improvement Comparison Table

<b>Overall Coverage Improvement comparison</b>		
<b>Coverage Gap</b>	1.35	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Overall)
Primary Site @ 47'	1.18	87%
Primary Site @ 39'	0.91	67%
~		
<p>*Losing approximately 20% of coverage improvement if the height is reduced by 8'</p>		