



## Planning Commission Staff Report

Date: January 23, 2013

Case No.: 5.1292 CUP

Type: Conditional Use Permit

Location: 1330 North Indian Canyon Drive

APN: 507-030-013

Applicant: Craig Wireless on behalf of Rogers and Kahn Family Trust

General Plan: MU / MU (Mixed Use / Multi-Use)

Zone: R-3 (Multiple-family Residential and Hotel)

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 Craig Wireless for a Type II Conditional Use Permit to install and operate commercial communication antennas on the rooftop of the existing office building located 1330 North Indian Canyon Drive. The antennas are proposed to extend eleven feet (11') above the roof surface.

### **RECOMMENDATION:**

That the Planning Commission recommends approval of the Conditional Use Permit to the City Council for the installation of commercial communication antennas on the roof of the existing office building located at 1330 North Indian Canyon Drive.

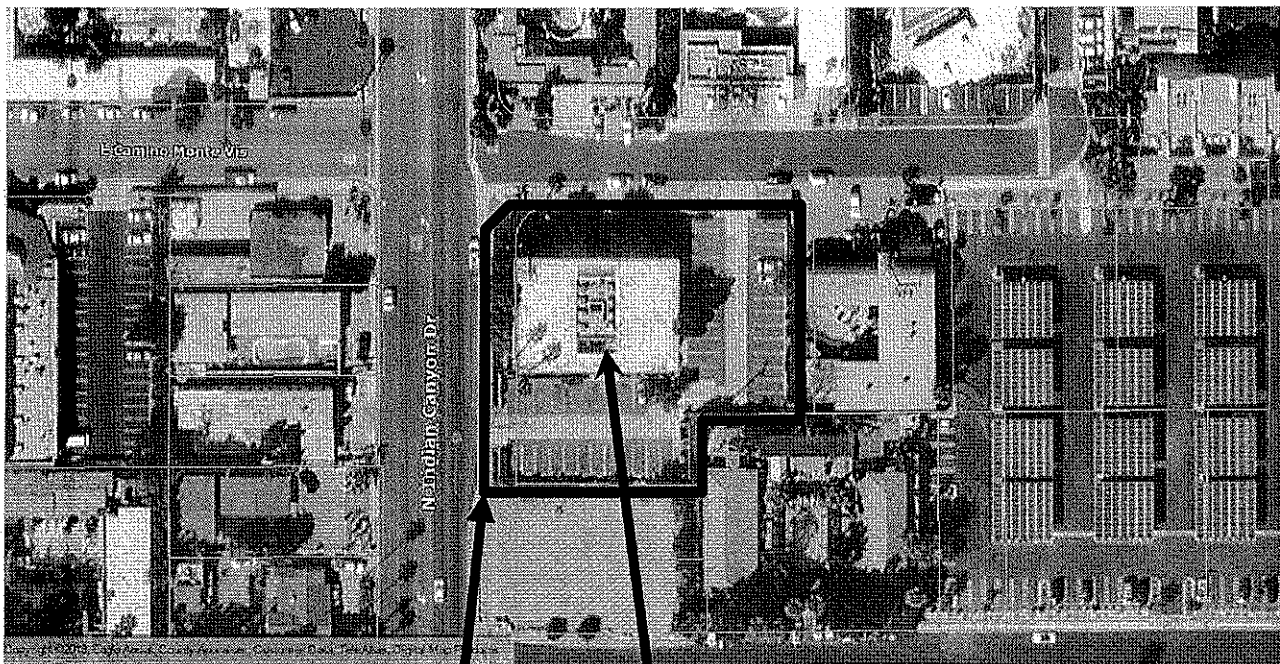
### **PRIOR ACTIONS:**

On January 7, 2013, the Architectural Advisory Committee (AAC) reviewed the proposed project and unanimously recommended approval as submitted.

### **BACKGROUND AND SETTING:**

Craig Wireless has submitted an application for a Type II Conditional Use Permit. The applicant has secured a Letter of Authorization with the property owner to proceed with the application.

In 1977, the City Council approved a conditional use permit to allow the construction of the existing medical office building on the 0.74-acre site. The two-story building is located at the northwest corner of the site and surrounded by landscaping and parking. An aerial depicting existing site and surrounding conditions is found below.



Site

Proposed  
Wireless Facility  
Location

The proposed wireless communication facility will be located on top of the building in the middle where mechanical equipment exists in a well. Three antenna panels will be located on a metal frame rack structure. The associated equipment enclosure will be located adjacent to the frame structure on the roof and stand approximately fifty-two inches (52") tall above the surface. This equipment enclosure exceeds the existing well walls by approximately two feet.

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

	<b>General Plan</b>	<b>Zoning</b>	<b>Existing Land Uses</b>
North	MU / MU (Mixed Use / Multi-Use)	R-3 (Multi-family Residential & Hotel)	Multi-family Residential
South	MU / MU (Mixed Use / Multi-Use)	R-3 (Multi-family Residential & Hotel)	Vacant
East	MU / MU (Mixed Use / Multi-Use)	R-3 (Multi-family Residential & Hotel)	Residential Care Facility
West	MU / MU (Mixed Use / Multi-Use)	R-3 (Multi-family Residential & Hotel)	Office and Multi-family Residential

**ANALYSIS:**

The General Plan designation of the subject site is MU / MU (Mixed Use / Multi-Use). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, staff believes that the use as proposed is compatible with this designation as it supports cellular needs of the surrounding residential and commercial uses.

The zoning designation is R-3 (Multi-family Residential & Hotel), and the use is permitted with the approval of a Type II Conditional Use Permit, pursuant to Section 93.23.08 and 94.02.00(A)(2)(f) of the Palm Springs Zoning Code (PSZC). A Type II Conditional Use Permit is required for commercial communication antennas that may have a visual impact in the surrounding area as determined by the Director of Planning Services. Type II CUP's require City Council Approval.

The proposed communication antennas conform to the height limits of Section 92.23.08 (Antennas) of the Zoning Code. The Zoning Code permits antenna heights of up to twenty-five feet above the highest roof of the principal building. The proposed commercial communication system will extend eleven feet above the roof surface and forty-one feet above the finished floor surface.

As previously mentioned above in this staff report, an equipment cabinet will be installed adjacent to the antennas on the roof and extend about two feet above the existing equipment well. Pursuant to Section 93.03.00(B) of the PSZC, all buildings are subject to the following:

*No mechanical equipment or duct work shall be allowed on the roof unless it is located in an orderly fashion to blend in with its surroundings and is concealed by roof structure, or other approved screening, which is no less than six (6) inches greater in height than the equipment being screened. Required screening shall be an integral part of the architecture. The planning commission or the director of planning and building may*

*otherwise approve such equipment which may not meet this requirement if it is located in an orderly fashion to blend in with its surroundings...*

The existing rooftop equipment well has multiple mechanical units that extend above the roof surface. Staff recommends that screening be installed around the proposed cabinet and existing rooftop equipment. A Condition of Approval (PLN 1) is included in the draft resolution that requires the installation of a parapet wall for screening all existing and proposed mechanical equipment in the equipment well.

#### **REQUIRED FINDINGS:**

The Planning Commission must make certain findings in order to approve this Conditional Use Permit pursuant to Section 94.02.00 of the Palm Springs Zoning Code; those findings are analyzed by staff below:

- 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 the R-3 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 MU / MU (Mixed Use / Multi-Use). 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. Further, the development of adequate cellular phone levels of service serves the ultimate benefit of the community.

The antennas will be installed on a metal frame, lattice-like structure on the roof and painted to minimize appearance. The structure and antennas will extend eleven feet above the roof surface, but could easily be removed in the future. 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 subject site is approximately 0.74 acres in size and developed with a medical office building. The antennas will be located on an existing roof. The facility will require no additional parking since it will be unmanned and only requires quarterly maintenance. The use will occupy only a small portion of the site. Therefore, the site for the intended use will 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 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:**

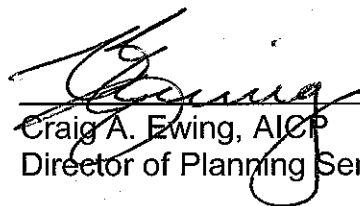
This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

#### **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.



David A. Newell  
Associate Planner



Craig A. Ewing, AICP  
Director of Planning Services

**ATTACHMENTS:**

**ATTACHMENTS:**

- 400' Radius Map
- Draft Resolution with Conditions of Approval
- Site Plans
- Elevations
- Photographic Simulations

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL CASE NO. 5.1292, A TYPE II CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A ROOFTOP COMMERCIAL COMMUNICATION ANTENNA FACILITY AT THE PROPERTY LOCATED AT 1330 NORTH INDIAN CANYON DRIVE.

WHEREAS, Craig Wireless ("Applicant") has filed an application with the City pursuant to Sections 94.02.00 and 93.23.08 of the Palm Springs Zoning Code (PSZC) for the installation of commercial communication antennas on the rooftop of an existing office building located at 1330 North Indian Canyon Drive, APN: 507-030-013, R-3 Zone, Section 11; 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. 5.1292, was given in accordance with applicable law; and

WHEREAS, on January 23, 2013, a public hearing on the application for Conditional Use Permit, Case No. 5.1292, was held by the Planning Commission in accordance with applicable law; 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: 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 the R-3 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 MU / MU (Mixed Use / Multi-Use). 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. Further, the development of adequate cellular phone levels of service serves the ultimate benefit of the community.

The antennas will be installed on a metal frame, lattice-like structure on the roof and painted to minimize appearance. The structure and antennas will extend eleven feet above the roof surface. 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 subject site is approximately 0.74 acres in size and developed with a medical office building. The antennas will be located on an existing roof. The facility will require no additional parking since it will be unmanned and only requires quarterly maintenance. The use will occupy only a small portion of the site. Therefore, the site for the intended use will 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.



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NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Conditional Use Permit Case No. 5.1292 to the City Council, for the installation of commercial communication antennas on the roof of the existing office building located at 1330 North Indian Canyon Drive, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 23rd day of January, 2013.

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 5.1292 CUP  
Craig Wireless

1330 North Indian Canyon Drive  
APN: 507-030-013

January 23, 2013

**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 5.1292 CUP, 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 5.1292 CUP. 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. The time limit for commencement of construction under a conditional use permit shall be two (2) years from the effective date of approval. 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. Rooftop Equipment. Prior to final inspection, the applicant shall install a parapet with a height that is six inches above the proposed equipment cabinet.

- around all rooftop equipment. A building permit must be secured prior to installing the parapet.
- PLN 2. 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 3. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 4. Modification or Addition. If the communication antenna(s), their support structure or equipment cabinet 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 5. 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 antennas and frame structure shall be removed.
- PLN 6. 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(I) of the Zoning Code.
- PLN 7. Antenna Structure Height. The maximum height of the commercial communications antenna structure shall be thirty-three feet, as measured from finished grade to the highest point of the structure.
- PLN 8. 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 9. Use Abandonment. If the antenna(s) are ever abandoned, the monopole and antenna(s) shall be removed within 30 days.
- PLN 10. FAA & FCC Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).

## **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. Construction Permits. Prior to any construction on-site, all appropriate permits must be secured.

**END OF CONDITIONS**

# craigwireless<sup>TM</sup>

## N. PALM SPRINGS 1330 N. INDIAN CANYON PALM SPRINGS, CALIFORNIA 92262

**JRA**  
Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications  
1 San Joaquin Plaza, Suite 250  
Newport Beach, California 92660  
Phone: (949) 760-3929  
Fax: (949) 760-3931

**PROPRIETARY INFORMATION**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CRAIG WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92713-9707



APPROVALS

R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
SITE ACQUISITION \_\_\_\_\_  
OWNER APPROVAL \_\_\_\_\_

SITE NAME

**N. PALM SPRINGS**

1330 N. INDIAN CANYON  
PALM SPRINGS, CALIFORNIA 92262

DRAWING DATES

09/21/12 PRELIM CD'S (P1-B1)  
09/26/12 PRELIM CD'S (P1-B2)

SHEET TITLE

**TITLE SHEET**

**T-1**

### SPECIAL INSPECTIONS

1 CONCRETE	13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2 BOLTS INSTALLED IN CONCRETE	13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA
3 CONCRETE MOMENT-RESISTING SPACE FRAME	13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
4 REINFORCING STEEL AND PRESTRESSING STEEL	13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE
5.1 ALL STRUCTURAL WELDING	14 SMOKE CONTROL SYSTEM
5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME	15 SPECIAL CASES (DESCRIBE)
5.3 WELDING REINFORCING STEEL	16 OFF-SITE FABRICATION OF BUILDING COMPONENTS
6 HIGH-STRENGTH BOLTING	17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER
7 STRUCTURAL MASONRY	
8 REINFORCED GYPSUM CONCRETE	
9 INSULATING CONCRETE FILL	
10 SPRAY-APPLIED FIREPROOFING	
11 DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)	
12 SHOTCRETE	

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

### CONSULTANT TEAM

**CLIENTS REPRESENTATIVE:**

**CRAIG WIRELESS**  
71-713 HIGHWAY 111  
RANCHO MIRAGE, CALIFORNIA 92270  
**PHONE:** (760) 346-3282 EX 106  
**CONTACT:** RICH BRUNELLE

**ARCHITECT:**

**JEFFREY ROME & ASSOCIATES**  
1 SAN JOAQUIN PLAZA  
**SUITE:** 250  
NEWPORT BEACH, CALIFORNIA 92660  
**PHONE:** (949) 760-3929  
**FAX:** (949) 760-3931  
**CONTACT:** JEFFREY ROME

### DEVELOPMENT SUMMARY

**APPLICANT:** CRAIG WIRELESS  
71-713 HIGHWAY 111  
RANCHO MIRAGE, CALIFORNIA  
92270

**LAND OWNER:** TBD  
TBD

**EXISTING USE:** COMMERCIAL BUILDING

**PROPOSED USE:** COMMERCIAL UNMANNED WIRELESS FACILITY

**OTHER ON-SITE TELECOM FACILITIES:** TBD

**ASSESSORS PARCEL NUMBER:** TBD

**EXISTING ZONING:** TBD

**PROPOSED PROJECT AREA:** TBD

**EXISTING TYPE OF CONSTRUCTION:** TYPE V

**PROPOSED TYPE OF CONSTRUCTION:** TYPE V

**EXISTING OCCUPANCY:** U

**PROPOSED OCCUPANCY:** U

**JURISDICTION:** PALM SPRINGS

### SHEET INDEX

T-1 TITLE SHEET

A-0 SITE PLAN

A-1 ROOF PLAN

A-2 ELEVATIONS

A-2.1 ELEVATIONS

### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2010 EDITION  
CALIFORNIA BUILDING CODE, 2010 EDITION  
CALIFORNIA PLUMBING CODE, 2010 EDITION  
CALIFORNIA MECHANICAL CODE, 2010 EDITION  
CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
CALIFORNIA GREEN BUILDING CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

### ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

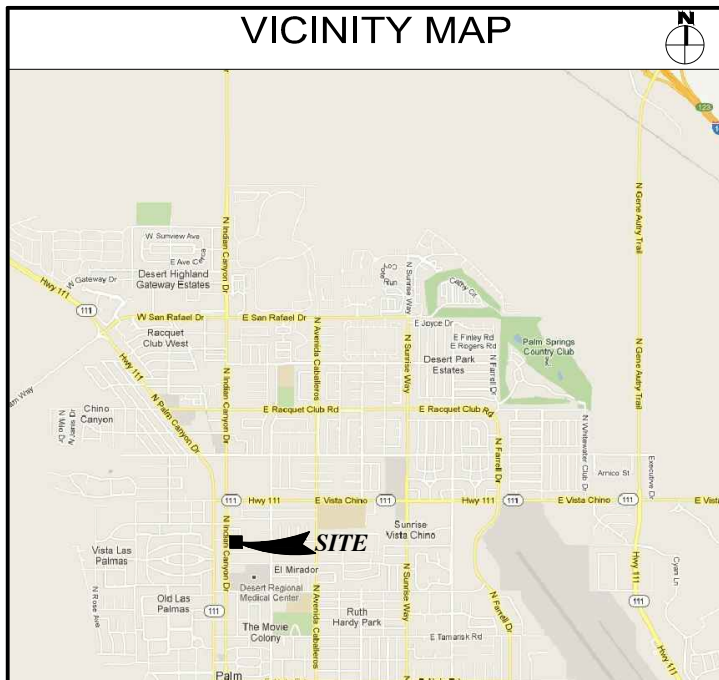
### NOTES

THE PROPOSED WIRELESS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCIES IN ACCORDANCE WITH THE TELECOMMUNICATIONS ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY THE STATE OR FEDERAL REGULATORY AGENCIES.

### SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

### VICINITY MAP



### LEGAL DESCRIPTION

TBD

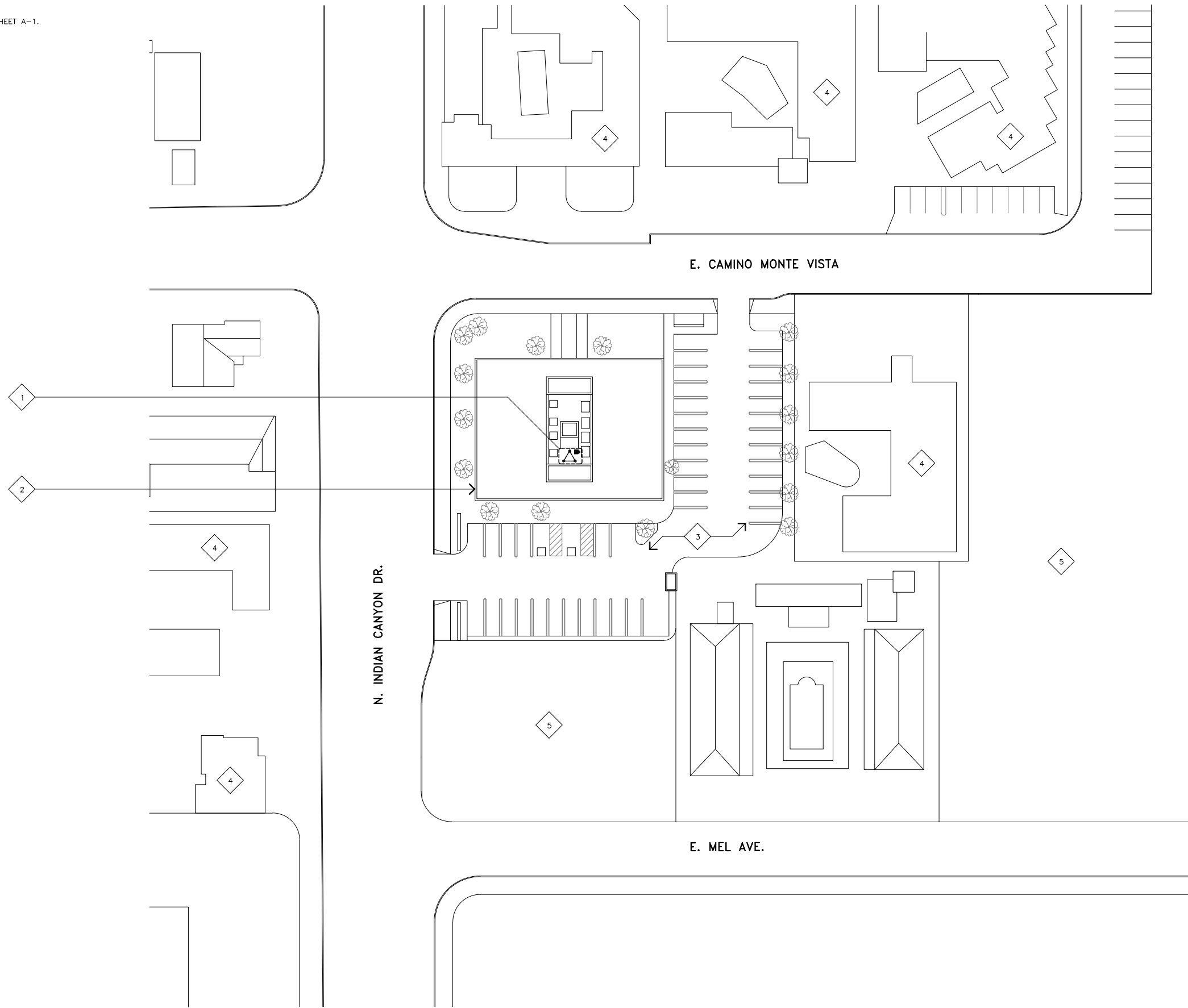
### PROJECT DESCRIPTION

CRAIG WIRELESS PROPOSES TO CONSTRUCT A NEW SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (3) (N) ANTENNAS MOUNTED TO (N) TOWER.
- INSTALL (1) (N) EQUIPMENT CABINET IN (E) ROOF WELL.
- INSTALL (N) UTILITY RUNS.

OVERALL SITE PLAN KEYNOTES

- 1 (N) CRAIG WIRELESS LEASE AREA, SEE SHEET A-1.
- 2 (E) BUILDING
- 3 (E) PARKING, TYP.
- 4 (E) SURROUNDING BUILDINGS.
- 5 (E) VACANT LOT.



**JRA**

Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications  
 1 San Joaquin Plaza, Suite 250  
 Newport Beach, California 92660  
 Phone: (949) 760-3929  
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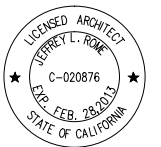
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PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92713-9707



APPROVALS

R.F. \_\_\_\_\_  
 ZONING \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_  
 SITE ACQUISITION \_\_\_\_\_  
 OWNER APPROVAL \_\_\_\_\_

SITE NAME

**N. PALM SPRINGS**

1330 N. INDIAN CANYON  
 PALM SPRINGS, CALIFORNIA 92262

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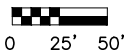
SHEET TITLE

**OVERALL SITE PLAN**

**A-0**

OVERALL SITE PLAN

SCALE:  
 1"=50'



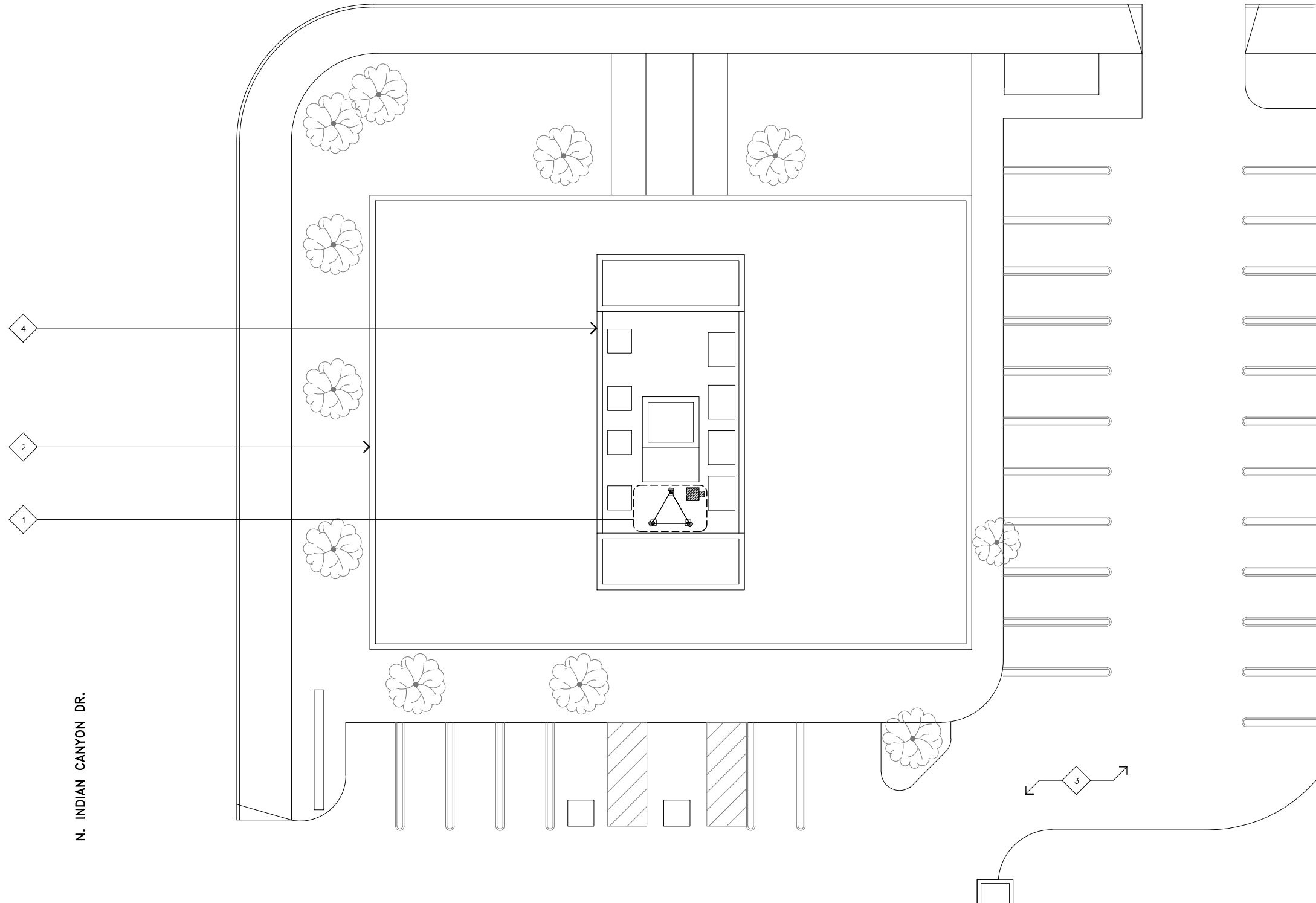
1



ROOF PLAN KEYNOTES

- 1 (N) CRAIG WIRELESS LEASE AREA  
ON (E) BUILDING ROOF.
- 2 (E) BUILDING
- 3 (E) PARKING, TYP.
- 4 (E) MECHANICAL WELL.

E. CAMINO MONTE VISTA



N. INDIAN CANYON DR.

ROOF PLAN

SCALE:  
1"=10'



**JRA**  
Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications  
1 San Joaquin Plaza, Suite 250  
Newport Beach, California 92660  
Phone: (949) 760-3929  
Fax: (949) 760-3931

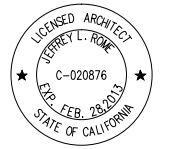
PROPRIETARY INFORMATION

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PREPARED FOR

**craigwireless™**

P.O. BOX 19707  
IRVINE, CA 92713-9707



APPROVALS

R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
SITE ACQUISITION \_\_\_\_\_  
OWNER APPROVAL \_\_\_\_\_

SITE NAME

**N. PALM SPRINGS**

1330 N. INDIAN CANYON  
PALM SPRINGS, CALIFORNIA 92262

DRAWING DATES

09/21/12 PRELIM CD'S (P1-B1)  
09/26/12 PRELIM CD'S (P1-B2)

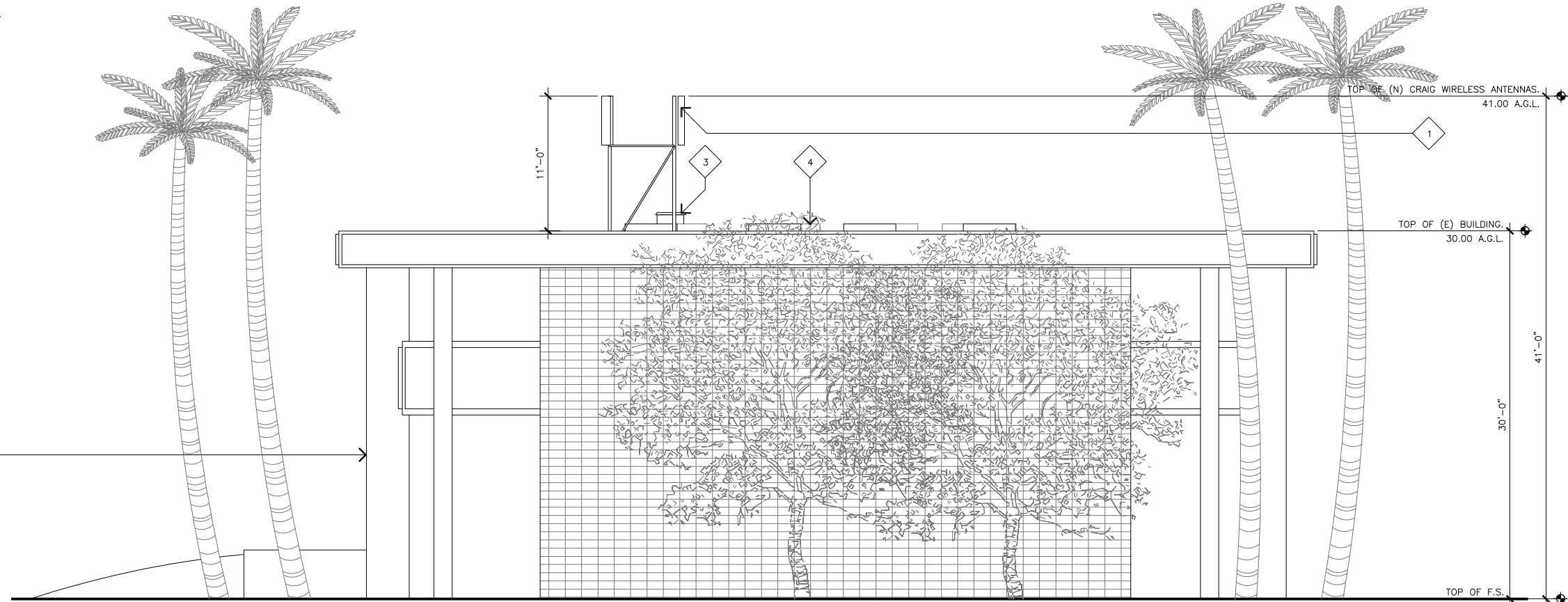
SHEET TITLE

**ROOF PLAN PLAN**

**A-1**

**EAST ELEVATION KEYNOTES**

- 1 (N) CRAIG WIRELESS ANTENNAS ON (N) TOWER.
- 2 (E) BUILDING
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED IN (E) MECHANICAL WELL.
- 4 (E) MECHANICAL EQUIPMENT.

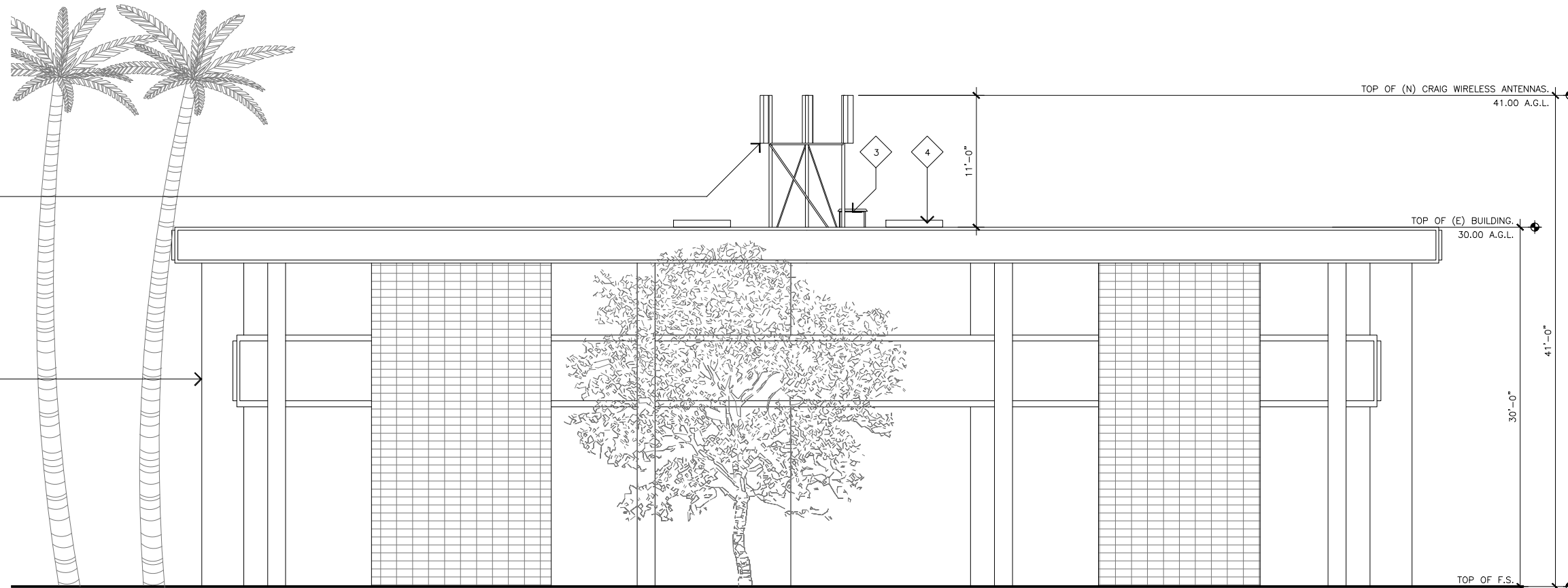


**EAST ELEVATION**

SCALE:  
3/16"=1'-0" 0 3' 6" **2**

**SOUTH ELEVATION KEYNOTES**

- 1 (N) CRAIG WIRELESS ANTENNAS ON (N) TOWER.
- 2 (E) BUILDING
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED IN (E) MECHANICAL WELL.
- 4 (E) MECHANICAL EQUIPMENT.



**SOUTH ELEVATION**

SCALE:  
3/16"=1'-0" 0 3' 6" **1**

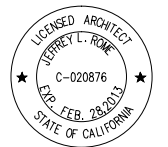
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IRVINE, CA 92713-9707



APPROVALS

R.F. \_\_\_\_\_

ZONING \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_

OWNER APPROVAL \_\_\_\_\_

SITE NAME

**N. PALM SPRINGS**

1330 N. INDIAN CANYON  
PALM SPRINGS, CALIFORNIA 92262

DRAWING DATES  
09/21/12 PRELIM CD'S (P1-B1)  
09/26/12 PRELIM CD'S (P1-B2)

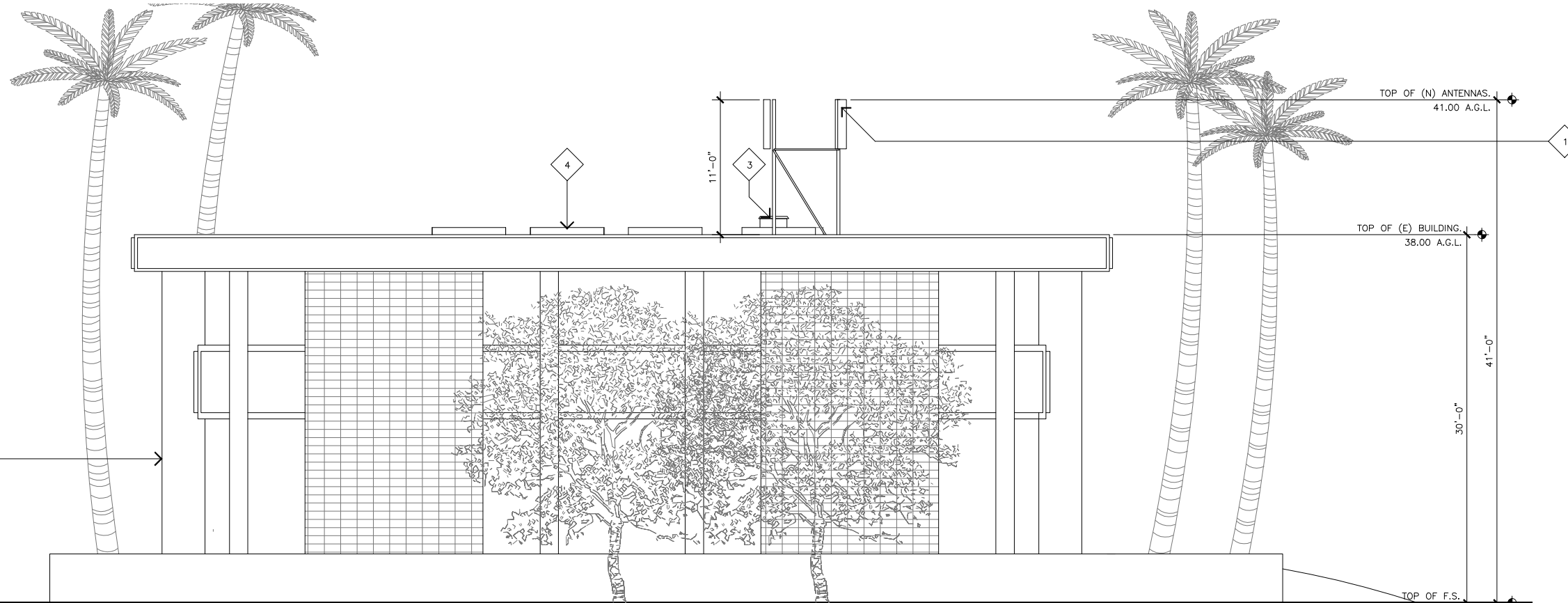
SHEET TITLE

**EAST AND SOUTH ELEVATIONS**

**A-2**

**WEST ELEVATION KEYNOTES**

- 1 (N) CRAIG WIRELESS ANTENNAS ON (N) TOWER.
- 2 (E) BUILDING
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED IN (E) MECHANICAL WELL.
- 4 (E) MECHANICAL EQUIPMENT.

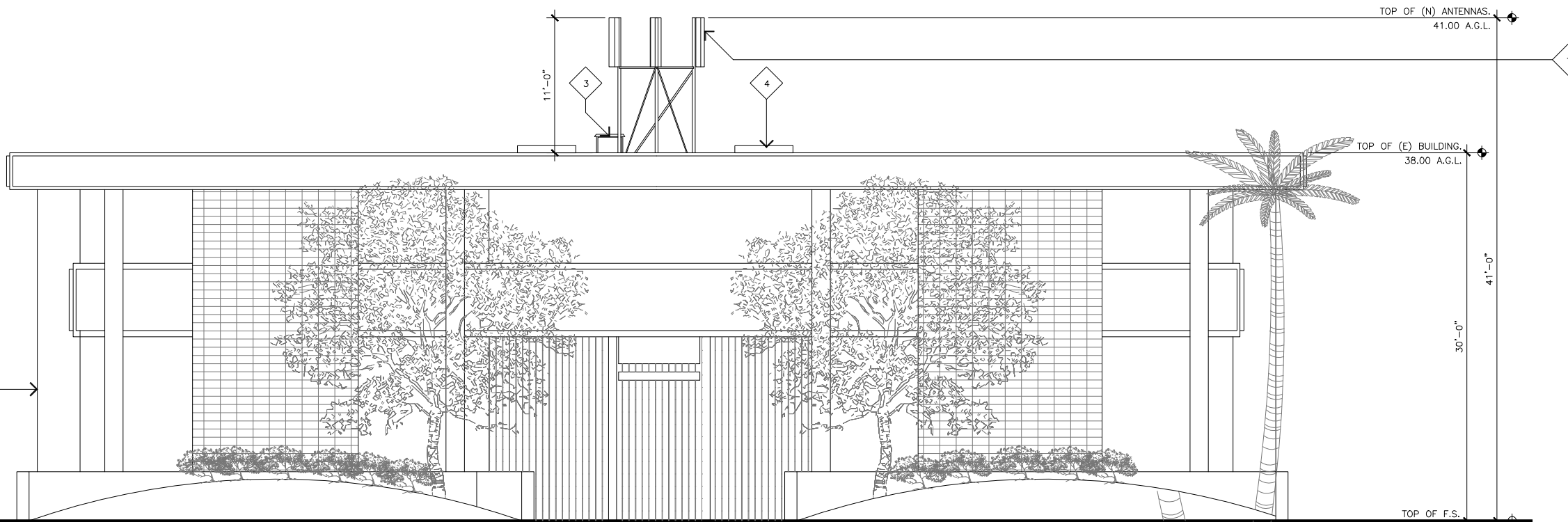


**WEST ELEVATION**

SCALE: 3/16" = 1'-0" 0 3' 6" **2**

**NORTH ELEVATION KEYNOTES**

- 1 (N) CRAIG WIRELESS ANTENNAS ON (N) TOWER.
- 2 (E) BUILDING
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED IN (E) MECHANICAL WELL.
- 4 (E) MECHANICAL EQUIPMENT.



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0" 0 3' 6" **1**

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P.O. BOX 19707  
IRVINE, CA 92713-9707



APPROVALS

R.F. \_\_\_\_\_

ZONING \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_

OWNER APPROVAL \_\_\_\_\_

SITE NAME  
**N. PALM SPRINGS**

1330 N. INDIAN CANYON  
PALM SPRINGS, CALIFORNIA 92262

DRAWING DATES  
09/21/12 PRELIM CD'S (P1-B1)  
09/26/12 PRELIM CD'S (P1-B2)

SHEET TITLE  
**WEST AND NORTH ELEVATIONS**

**A-2.1**

EXISTING



PROPOSED



PROPOSED CRAIG WIRELESS ANTENNAS  
MOUNTED ON PROPOSED TOWER ON  
(E) BUILDING ROOFTOP.



Photosimulation Viewpoint



**CRAIG WIRELESS PROJECT**  
**N. PALM SPRINGS**  
1330 N. Indian Springs  
Palm Springs, CA 92262

EXISTING



PROPOSED



PROPOSED CRAIG WIRELESS ANTENNAS MOUNTED ON PROPOSED TOWER ON (E) BUILDING ROOFTOP.



Photosimulation Viewpoint



CRAIG WIRELESS PROJECT  
N. PALM SPRINGS  
1330 N. Indian Springs  
Palm Springs, CA 92262

2

EXISTING



PROPOSED



PROPOSED CRAIG WIRELESS ANTENNAS MOUNTED ON PROPOSED TOWER ON (E) BUILDING ROOFTOP.



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3

EXISTING



PROPOSED



Photosimulation Viewpoint

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