



Planning Commission Staff Report

Date: January 23, 2013

Case No.: 5.1291 CUP

Type: Conditional Use Permit

Location: 401 Radio Road

APN: 669-430-014

Applicant: Craig Wireless on behalf of CubeSmart LP

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

Zone: M-1 (Service / Manufacturing) & PD 87 (Planned Development 87)

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

Project Planner: David A. Newell, Associate Planner

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 an existing building located in the business park at 401 Radio Road. The antennas are proposed to extend fifteen feet (15') above the roof surface.

RECOMMENDATION:

That the Planning Commission recommends approval of the Conditional Use Permit to the City Council for the installation of rooftop commercial communication antennas at 401 Radio Road.

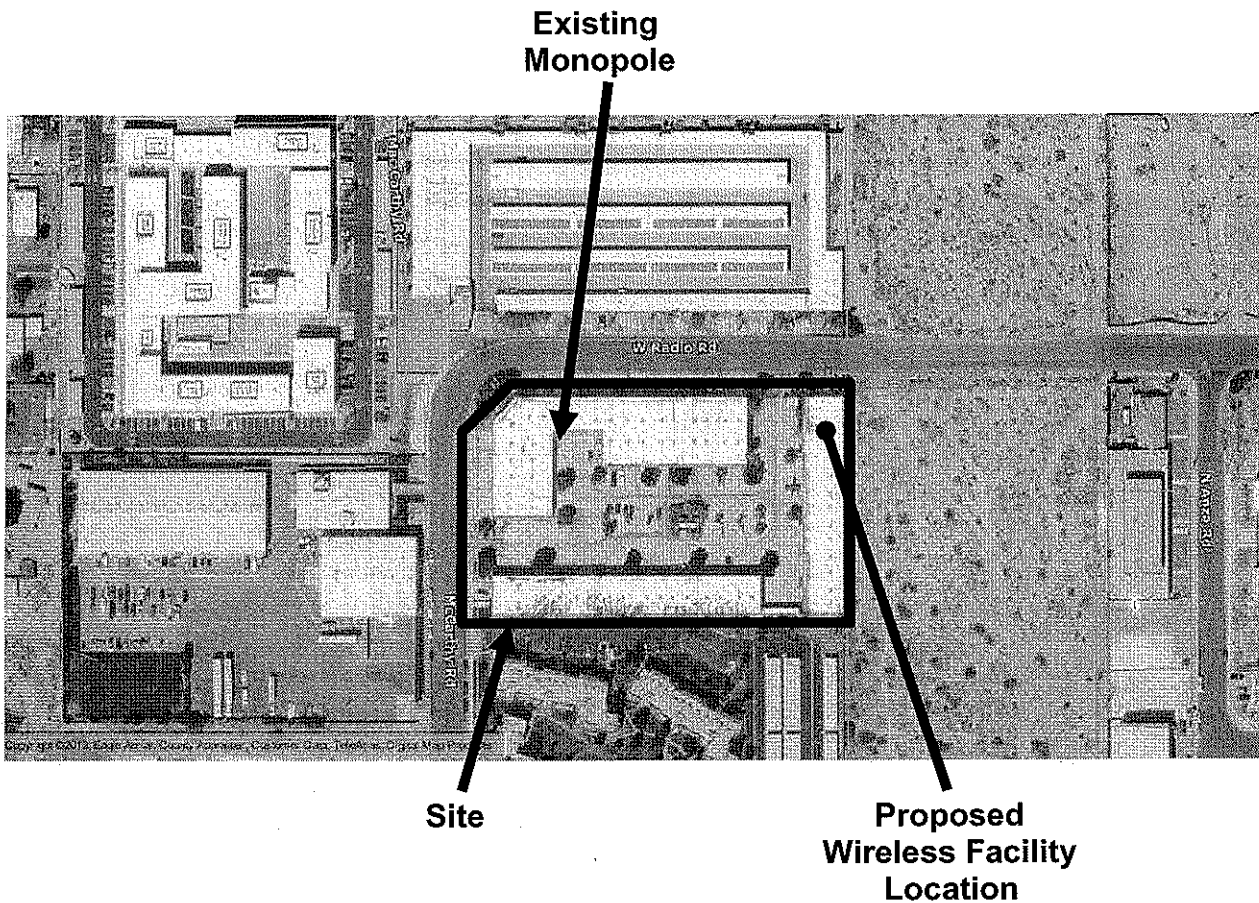
PRIOR ACTIONS:

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 1980, the City Council approved a Planned Development (PD 87) to allow construction of a mini-warehouse and industrial business park, including a 3.2 acre property located on the southeast corner of Radio Road and McCarthy Road. As constructed, the business park consists of three buildings, parking and landscaping.



A commercial communication monopole exists at the northwest corner of the site. The proposed wireless communication facility will be located on the roof of the building at the northeast corner of the site. Three antenna panels will be located on a metal frame rack structure. The associated equipment cabinet will be located adjacent to the frame structure on the roof and stand approximately fifty-two inches (52") tall above the

surface. This cabinet will exceed the existing parapet by approximately six to eight inches.

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

	General Plan	Zoning	Existing Land Uses
North	MU / MU (Mixed Use / Multi-Use)	PD 87, M-1 & R-2 (Planned Development 87, Service / Manufacturing, and Limited Multi-family Residential)	Mini-warehouse
South	MDR (Medium Density Residential)	PD 167 (Planned Development 167)	Apartment Complex
East	MU / MU (Mixed Use / Multi-Use)	M-1 (Service / Manufacturing)	Vacant
West	MU / MU (Mixed Use / Multi-Use)	PD 109 (Single Family Residential)	Industrial Park

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 M-1 (Service / Manufacturing) & PD 87 (Planned Development 87), 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 sixty feet above the ground in M-1 Zone. The proposed commercial communication system will extend fifteen feet above the roof surface and thirty-three 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 eight inches above the existing parapet. 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...

Staff is not requesting that additional screening be installed around the cabinet, since most of the cabinet will be screened by the existing parapet wall. Staff also believes an additional screening plane would draw more attention to the wireless facility. However, staff has included a Condition of Approval (PLN 1) that requires the applicant paint the equipment cabinet a medium brown or gray.

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 M-1 Zone and a planned development (PD-87) 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. Another monopole structure exists on site and is taller than the proposed facility. The proposed structure and antennas will extend fifteen 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 3.2 acres in size and developed with an industrial business park. The antennas will be located on an existing roof. The facility will require no additional parking since it will be unmanned and only require 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.*

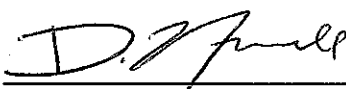
The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant and include, but are not limited to, removal of antenna upon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

ENVIRONMENTAL DETERMINATION:

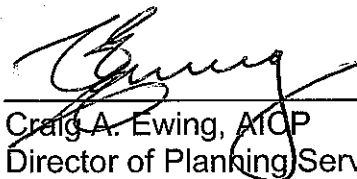
This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

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



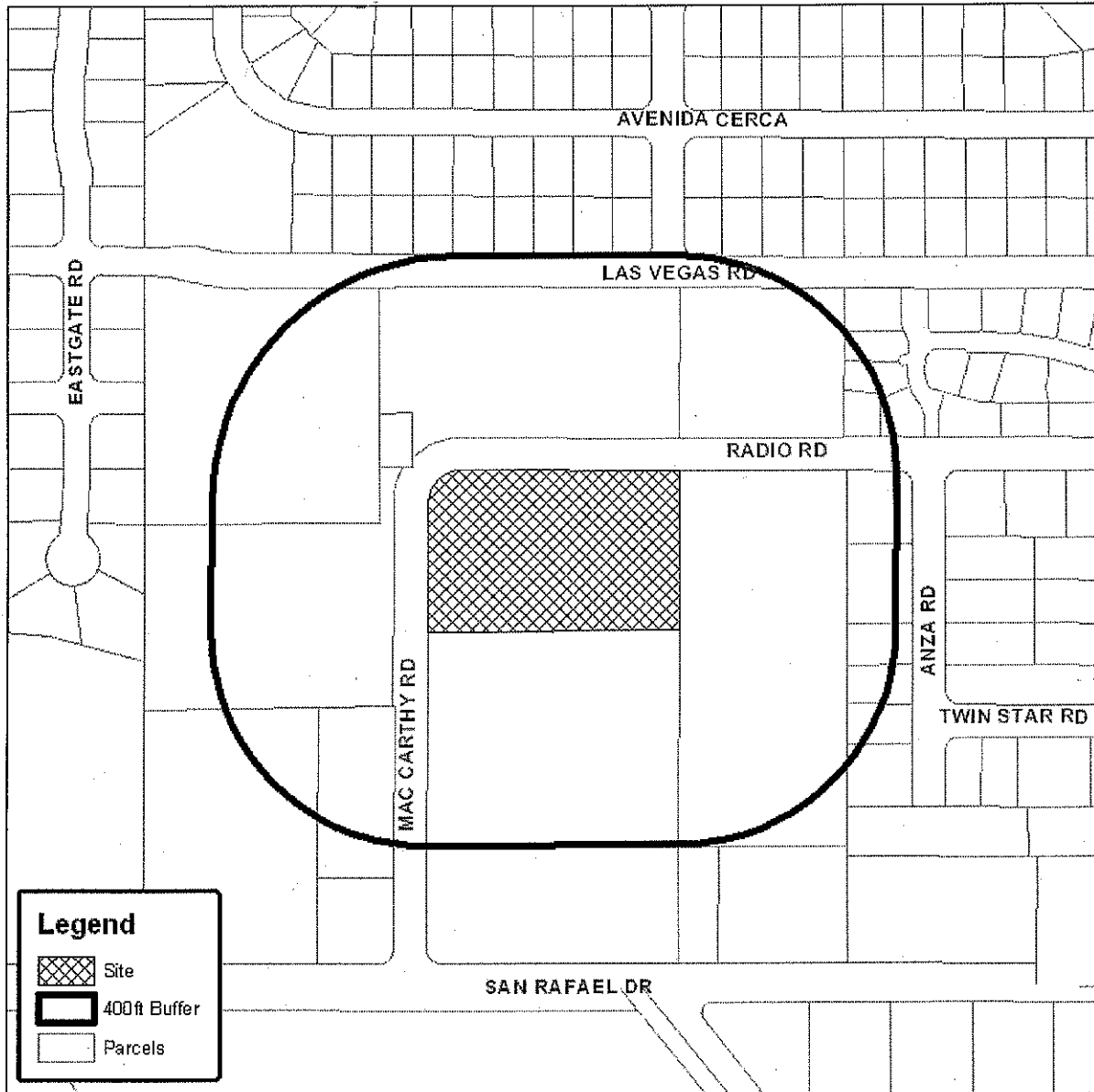
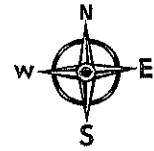
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:




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



Department of Planning Services Vicinity Map



Legend

-  Site
-  400ft Buffer
-  Parcels

CITY OF PALM SPRINGS

CASE: 5.1291 CUP
APPLICANT: Craig Wireless

DESCRIPTION: A request for a Conditional Use Permit to construct and operate a wireless communication facility on the rooftop of one of the existing buildings located in the business park at 401 Radio Road, Zone M-1, Section 34.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL CASE NO. 5.1291, A TYPE II CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A ROOFTOP COMMERCIAL COMMUNICATION ANTENNA FACILITY AT THE PROPERTY LOCATED AT 401 RADIO ROAD.

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 rooftop of an existing building located at 401 Radio Road, APN: 669-430-014, M-1 & PD 87 Zones, Section 34; 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. 5.1291, 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. 5.1291, 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 M-1 Zone and a planned development (PD-87) 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. Another monopole structure exists on site and is taller than the proposed facility. The proposed structure and antennas will extend fifteen 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 3.2 acres in size and developed with an industrial business park. The antennas will be located on an existing roof. The facility will require no additional parking since it will be unmanned and only require 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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Conditional Use Permit Case No. 5.1291 to the City Council, for the installation of a commercial communication antennas on the roof of the existing building located at 401 Radio Road, 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

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1291 CUP
Craig Wireless

401 Radio Road
APN: 669-430-014

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 5.1291 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 5.1291 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. Equipment Cabinet. The applicant shall paint the equipment cabinet a medium brown or gray so as to minimize appearance from surrounding views to the satisfaction of the Director of Planning Services or designee.
- 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.

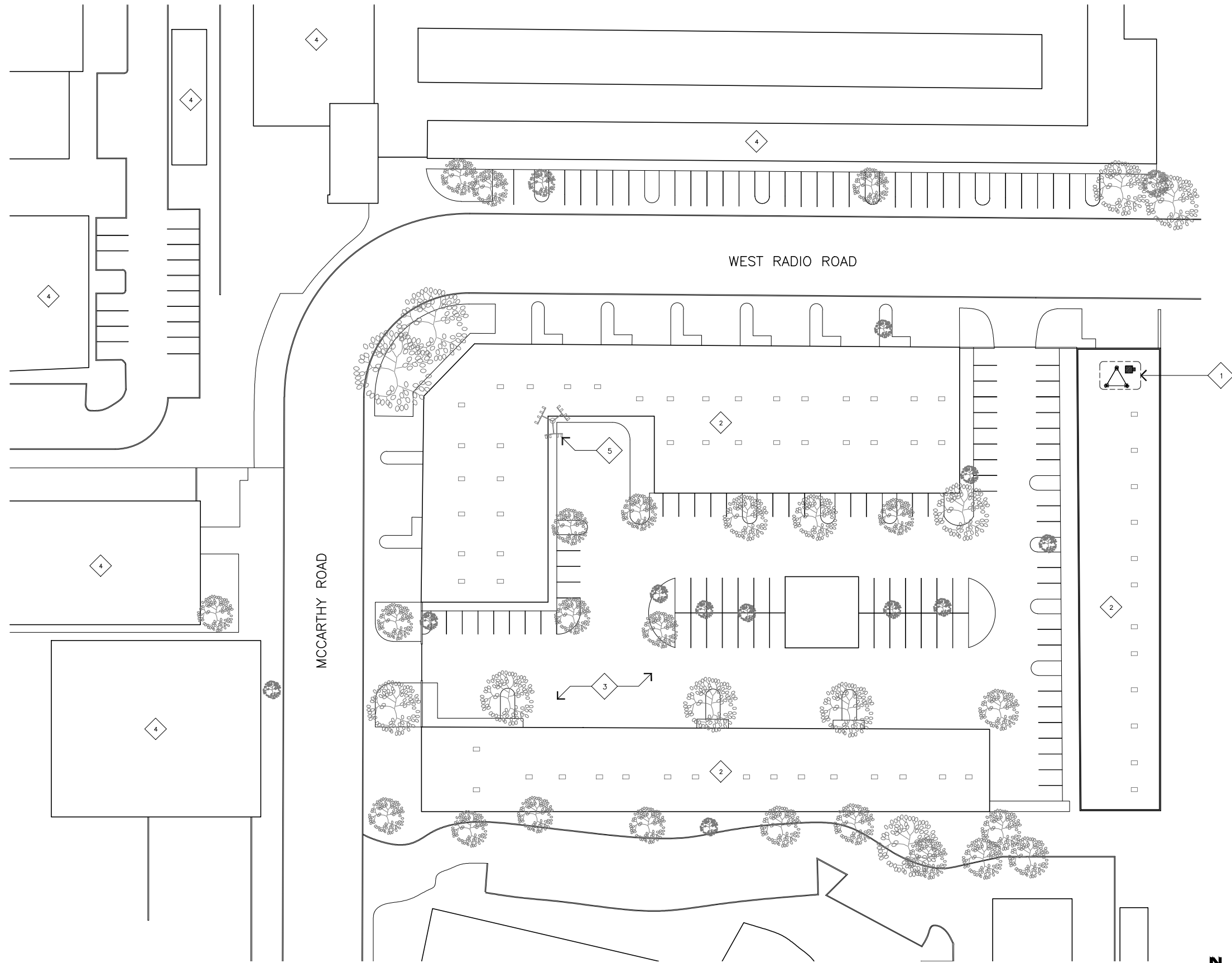
BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

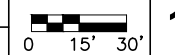
OVERALL SITE PLAN KEYNOTES

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



OVERALL SITE PLAN

SCALE:
1"=30'



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

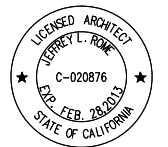
PROPRIETARY INFORMATION

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

WEST RADIO ROAD

401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES

09/24/12 PRELIM ZD'S (P1)
10/05/12 100% ZD'S (P2)
12/04/12 PLANNING COMMENTS (P3)

SHEET TITLE

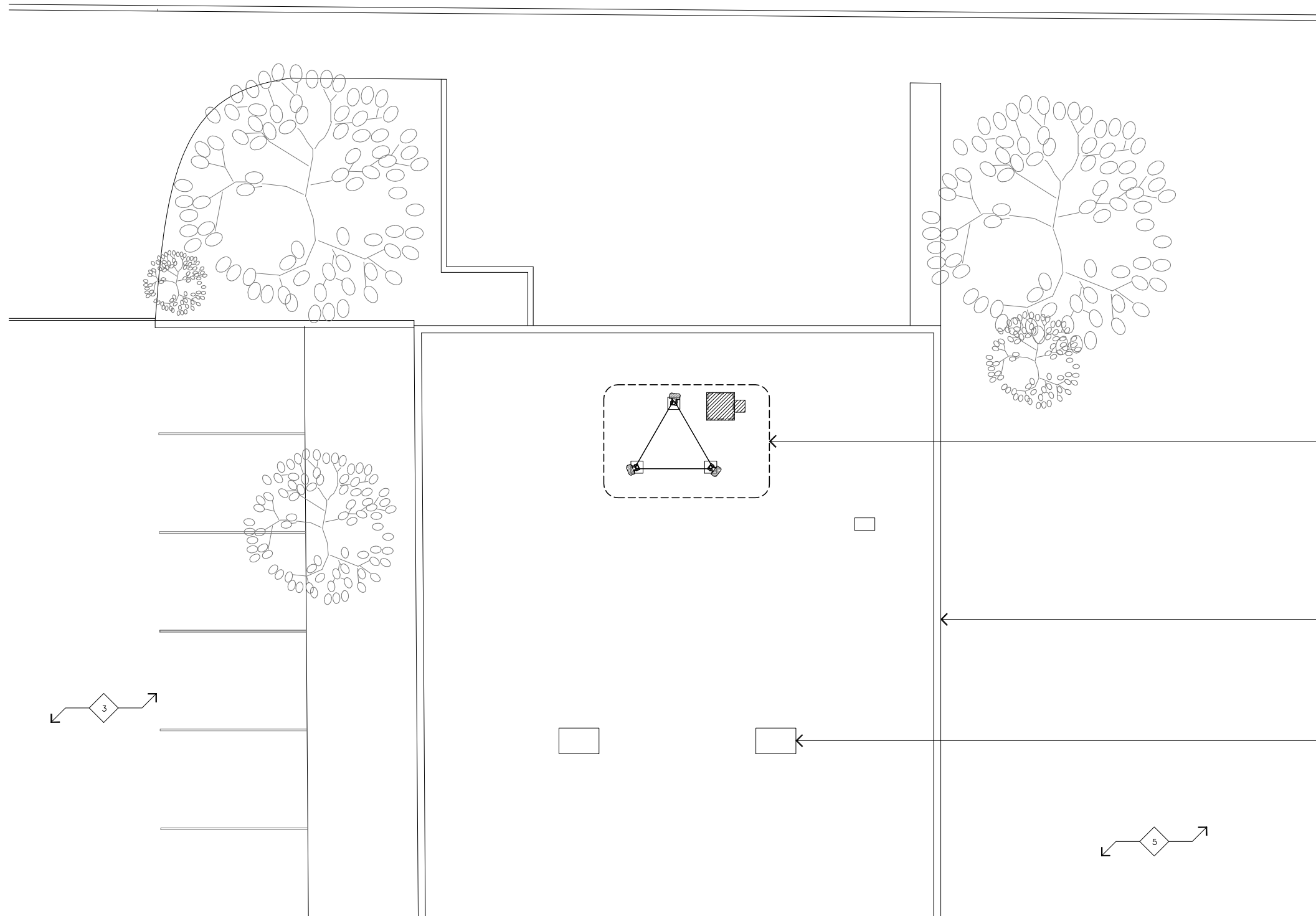
OVERALL SITE PLAN

A-0

PARTIAL ROOF PLAN KEYNOTES

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

WEST RADIO ROAD



PARTIAL ROOF PLAN

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

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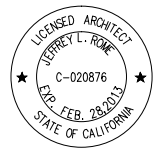
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PREPARED FOR

craigwireless™

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



APPROVALS

R.F. _____
ZONING _____
CONSTRUCTION _____
SITE ACQUISITION _____
OWNER APPROVAL _____

SITE NAME

WEST RADIO ROAD

401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES

09/24/12 PRELIM ZD'S (P1)
10/05/12 100% ZD'S (P2)
12/04/12 PLANNING COMMENTS (P3)

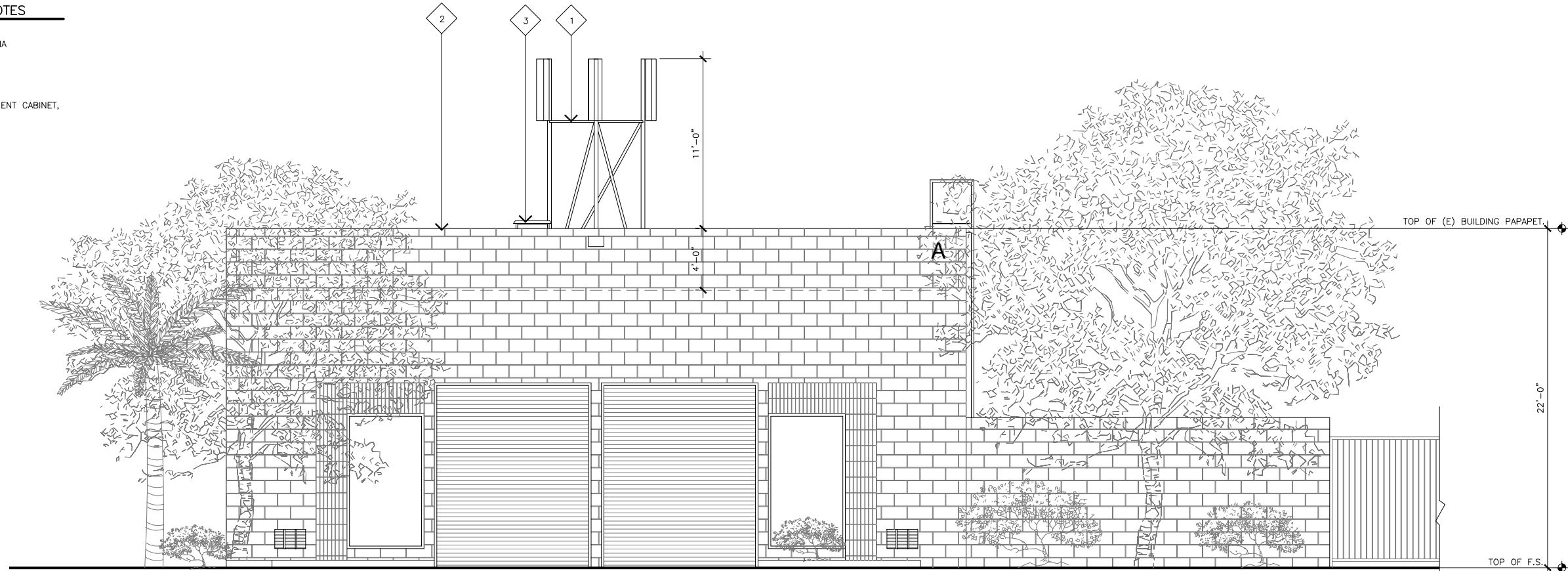
SHEET TITLE

PARTIAL ROOF PLAN

A-1

NORTH ELEVATION KEYNOTES

- 1 (N) CRAIG WIRELESS ANTENNA RACK.
- 2 (E) BUILDING.
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED.

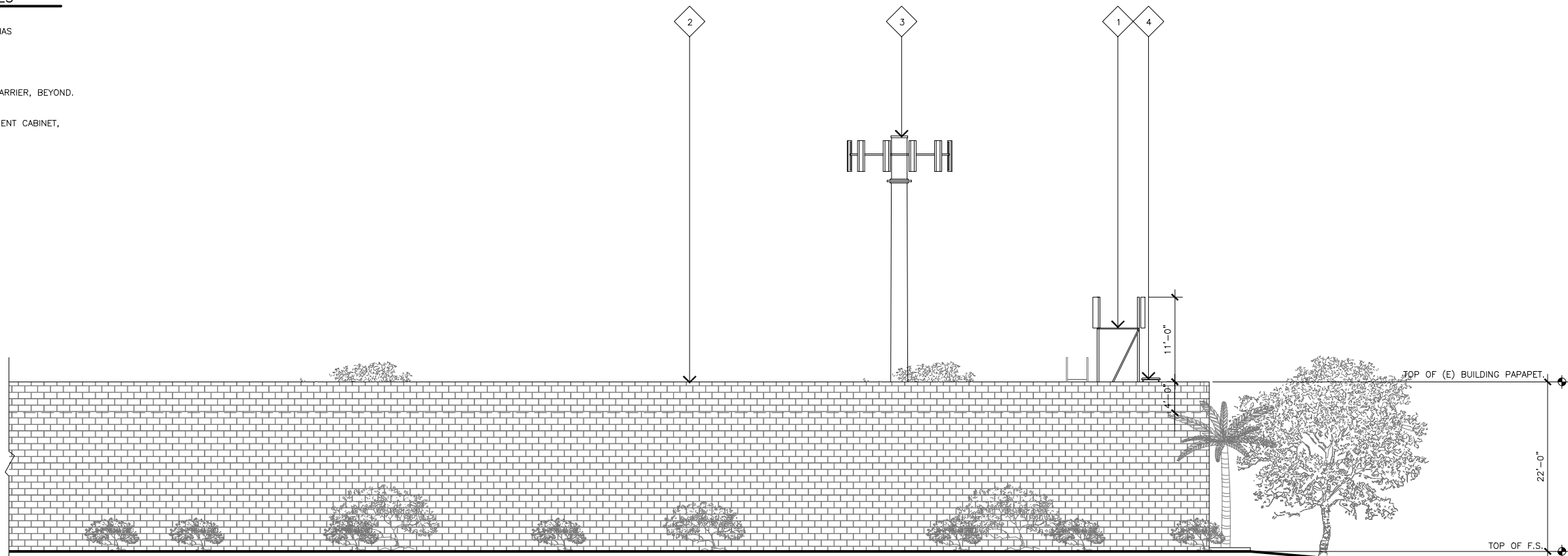


NORTH ELEVATION

SCALE: 1/4"=1'-0"
 0 2' 4' **2**

EAST ELEVATION KEYNOTES

- 1 (N) CRAIG WIRELESS ANTENNAS ON (N) ANTENNA RACK.
- 2 (E) BUILDING.
- 3 (E) MONOPOLE BY OTHER CARRIER, BEYOND.
- 4 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED.



EAST ELEVATION

SCALE: 1/8"=1'-0"
 0 4' 8' **1**

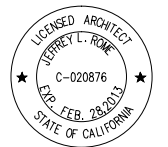
PROPRIETARY INFORMATION

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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

WEST RADIO ROAD

401 WEST RADIO ROAD
 PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES

09/24/12 PRELIM ZD'S (P1)
 10/05/12 100% ZD'S (P2)
 12/04/12 PLANNING COMMENTS (P3)

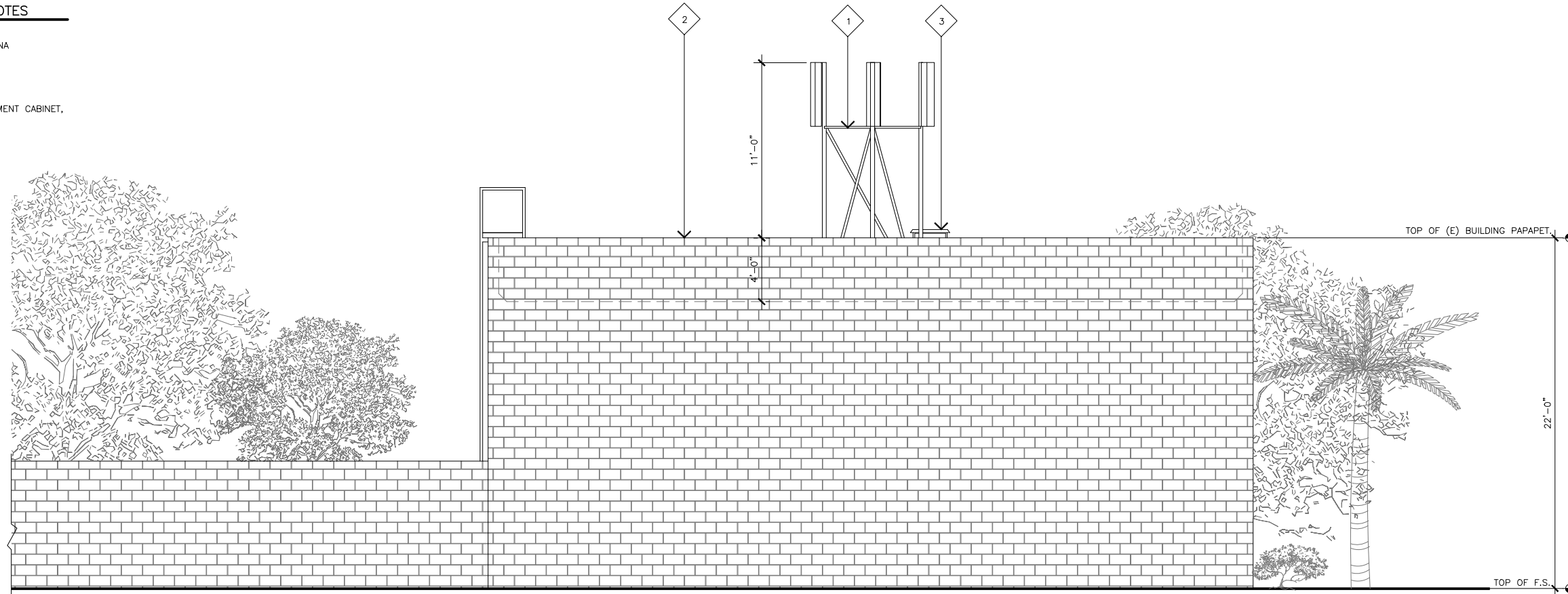
SHEET TITLE

NORTH AND EAST ELEVATIONS

A-2

SOUTH ELEVATION KEYNOTES

- 1 (N) CRAIG WIRELESS ANTENNA RACK.
- 2 (E) BUILDING.
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED.

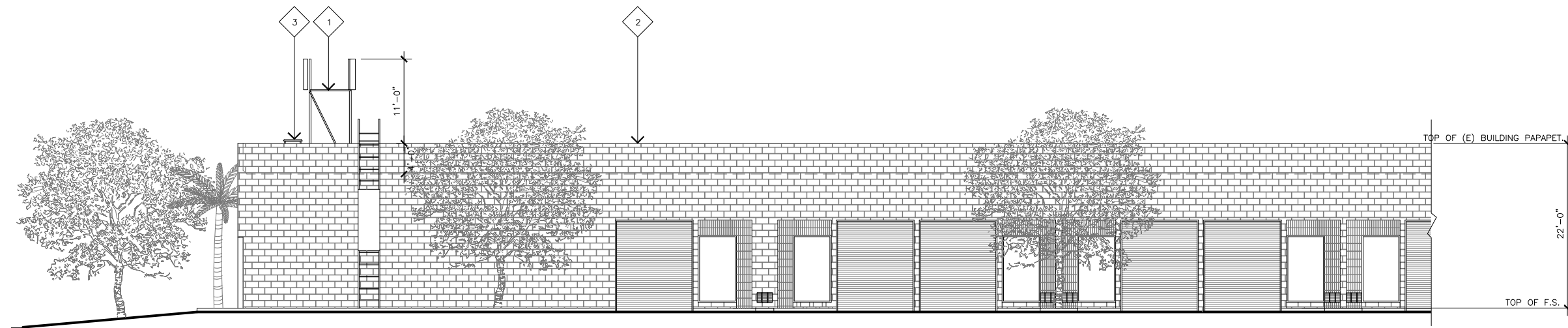


SOUTH ELEVATION

SCALE: 1/4"=1'-0"
 0 2' 4' **2**

WEST ELEVATION KEYNOTES

- 1 (N) CRAIG WIRELESS ANTENNA RACK.
- 2 (E) BUILDING.
- 3 (N) CRAIG WIRELESS EQUIPMENT CABINET, ROOF MOUNTED ON (E) ROOF.



WEST ELEVATION

SCALE: 1/8"=1'-0"
 0 4' 8' **1**

JRA

Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
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 Newport Beach, California 92660
 Phone: (949) 760-3929
 Fax: (949) 760-3931

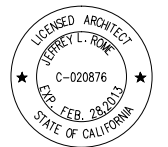
PROPRIETARY INFORMATION

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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

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 PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES

09/24/12 PRELIM ZD'S (P1)
 10/05/12 100% ZD'S (P2)
 12/04/12 PLANNING COMMENTS (P3)

SHEET TITLE

SOUTH AND WEST ELEVATIONS

A-2.1

EXISTING



PROPOSED



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



Photosimulation Viewpoint

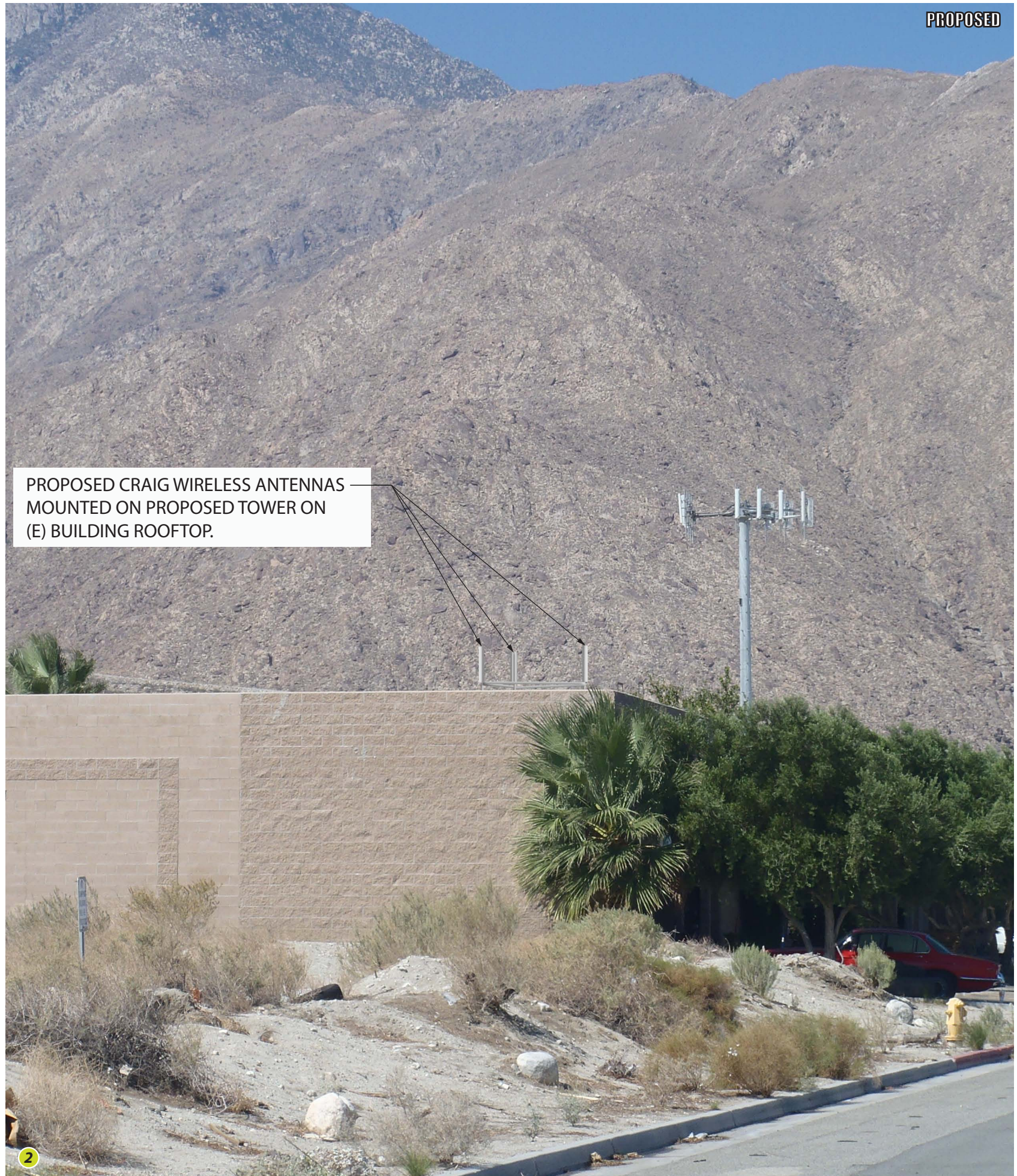


CRAIG WIRELESS PROJECT
WEST RADIO ROAD
401 West Radio Road
Palm Springs, CA 92258

EXISTING



PROPOSED



Photosimulation Viewpoint

craigwireless™

CRAIG WIRELESS PROJECT
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 Palm Springs, CA 92258