



CITY COUNCIL STAFF REPORT

DATE: May 1, 2013

PUBLIC HEARING

SUBJECT: CRAIG WIRELESS FOR A CONDITIONAL USE PERMIT TO INSTALL AND OPERATE COMMERCIAL COMMUNICATION ANTENNAS EXTENDING FIFTEEN FEET ABOVE THE ROOF SURFACE OF AN EXISTING BUILDING LOCATED AT 401 RADIO ROAD, CASE 5.1291 CUP.

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

The City Council will consider a proposed telecommunications facility on the rooftop of an existing building located within an industrial business park at 401 Radio Road. The antennas will extend fifteen feet above the roof surface. Staff has noticed this meeting for a public hearing.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. 5.1291, TO INSTALL AND OPERATE A WIRELESS COMMERCIAL COMMUNICATIONS FACILITY ON THE ROOF OF AN EXISTING BUILDING LOCATED 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.

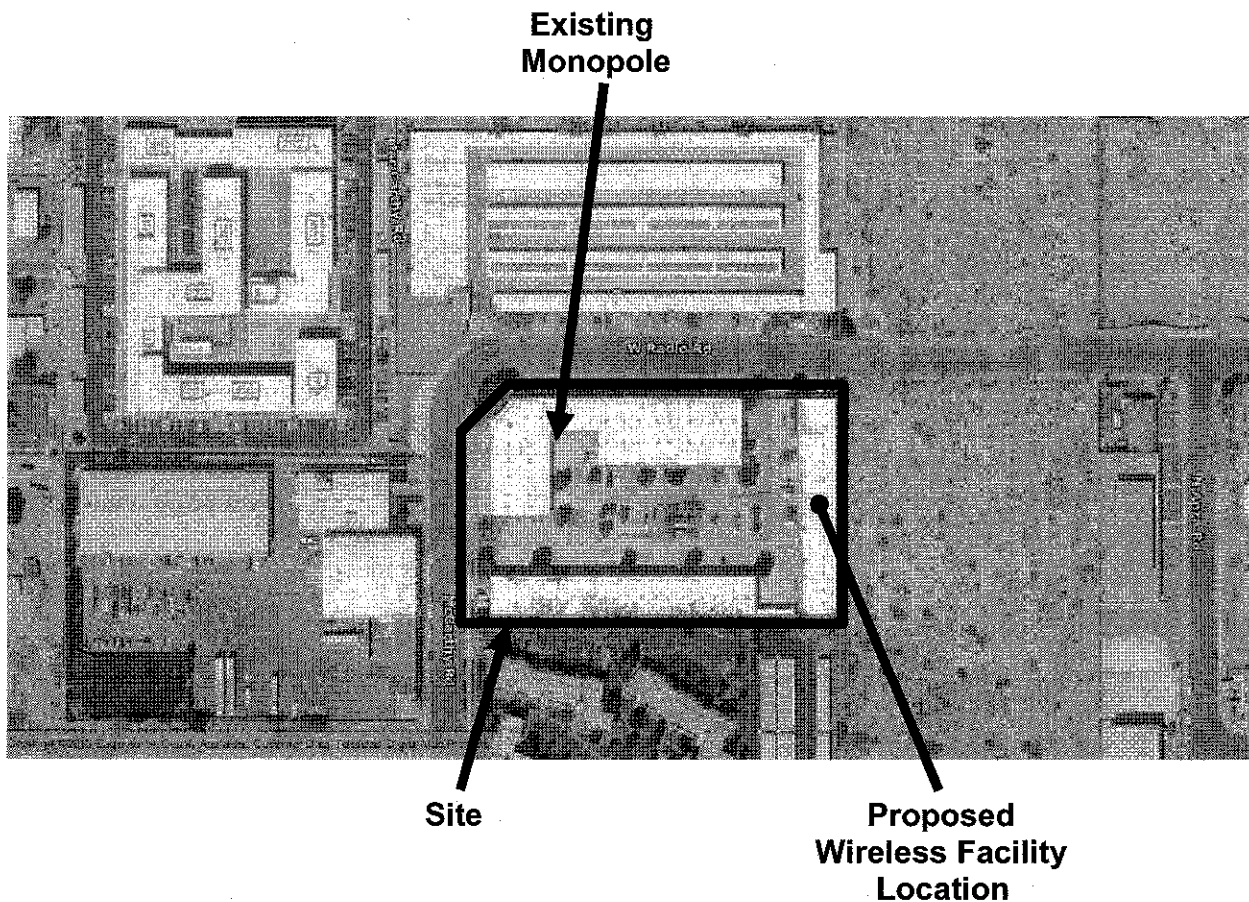
ITEM NO. 1A

On January 23, 2013, the Planning Commission reviewed the proposed antenna facility and unanimously recommended approval to the City Council, subject to locating the antennas towards the center of the building (further south).

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

STAFF ANALYSIS:

The General Plan designation of the subject site is MU / MU (Mixed Use / Multi-Use).

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...

Most of the cabinet will be screened by the existing parapet wall. An additional screening plane would draw more attention to the wireless facility. Staff has included a Condition of Approval (PLN 1) that requires the applicant paint the equipment cabinet a medium brown or gray.

Conditional Use Permit Analysis

The request is subject to the required findings of a Conditional Use Permit as contained in Section 94.02.00 of the PSZC. The findings require that the use is properly one for the said location, is necessary or desirable for the development of the community and is not detrimental to existing uses or to future uses in the zone.

The development of adequate wireless data transmission levels of service (LOS) serves the ultimate benefit of the community, including surrounding residential and commercial uses. The antennas will be installed on a metal frame, lattice-like structure on the roof and painted to minimize appearance.

As of the writing of this staff report, no public correspondence has been received.

Riverside County Airport Land Use Commission

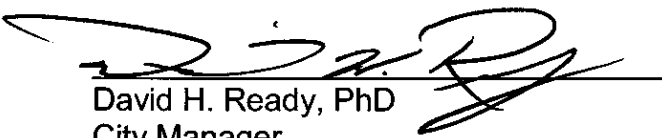
The subject property is located with the Airport Influence Area of The Riverside County Airport Land Use Compatibility Plan (RCALUCP). This Plan is administered by the Riverside County Airport Land Use Commission (RCALUC) and has review authority of private development around airports throughout the County.

The RCALUC reviewed the proposal and recommended certain conditions related to aviation safety (see attached letter). Staff has included these conditions in the draft resolution attached to this report.

FISCAL IMPACT:

There is no cost to the City associated with the construction of the proposed wireless communications facility.


Margo Wheeler, AICP
Director of Planning Services


David H. Ready, PhD
City Manager

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. Planning Commission staff report dated 01/23/13
4. Planning Commission minutes 01/23/13 (excerpt)
5. Letter from Riverside County Airport Land Use Commission
6. Site Plan & Elevation Exhibits
7. Photo-Simulations

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



Date: May 1, 2013

Subject: Case 5.1291 CUP Craig Wireless 401 Radio Road

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on April 20, 2013.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk and on April 17, 2013.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on April 16, 2013, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (243 notices)

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

CASE NO. 5.1291 CONDITIONAL USE PERMIT
CRAIG WIRELESS
401 RADIO ROAD

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of May 1, 2013. The City Council meeting begins at 6:00 p.m. in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider an application by Craig Wireless on behalf of CubeSmart LP for a Conditional Use Permit to install commercial communication antennas on the roof 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.

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).

REVIEW OF PROJECT INFORMATION: The proposed application, site plan, and related documents are available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

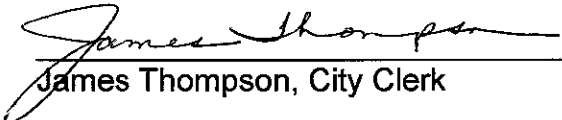
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009[b](2)).

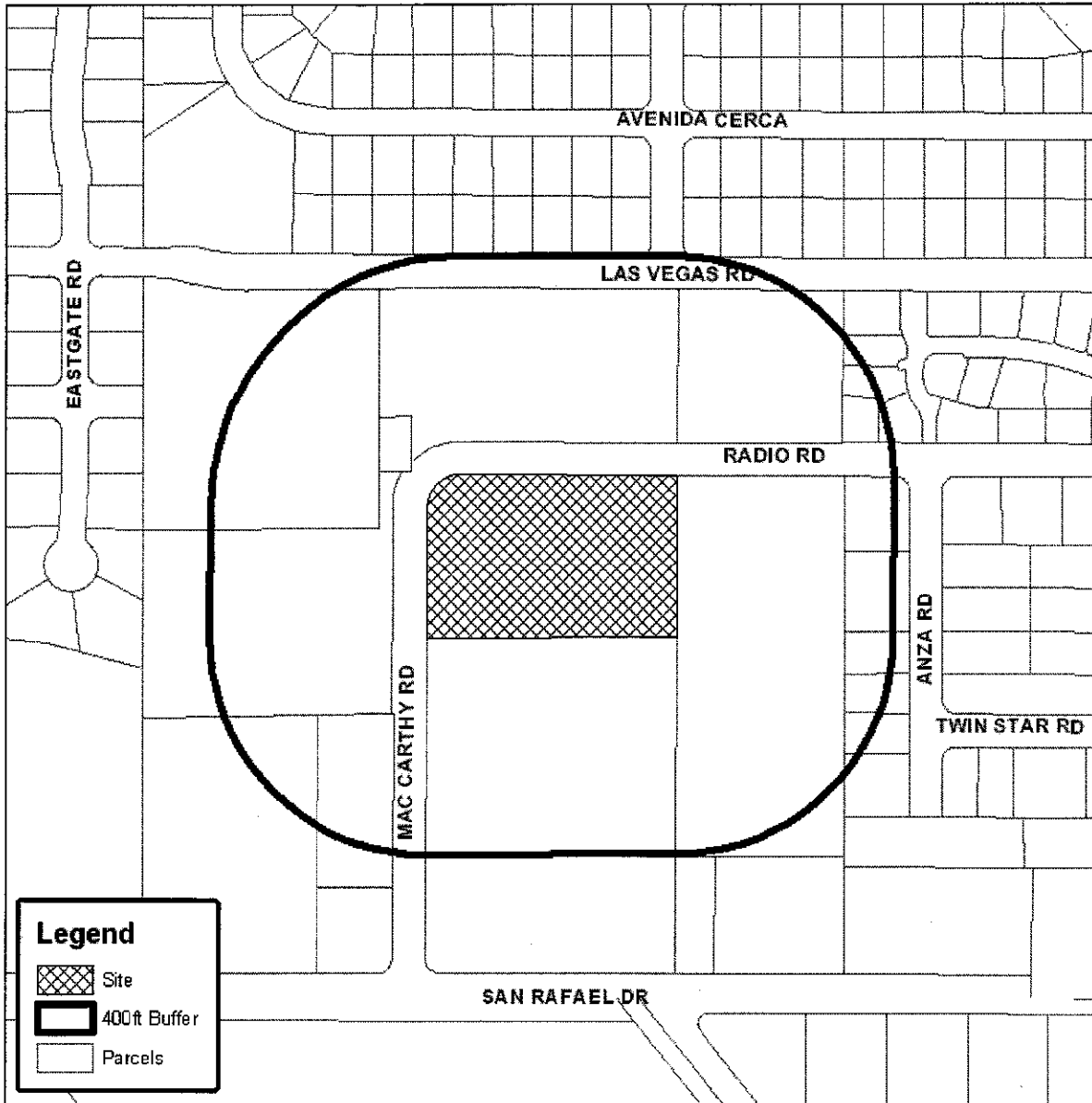
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to David A. Newell, Associate Planner, at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.





James Thompson, City Clerk



Department of Planning Services Vicinity Map



Legend

-  Site
-  400ft Buffer
-  Parcels

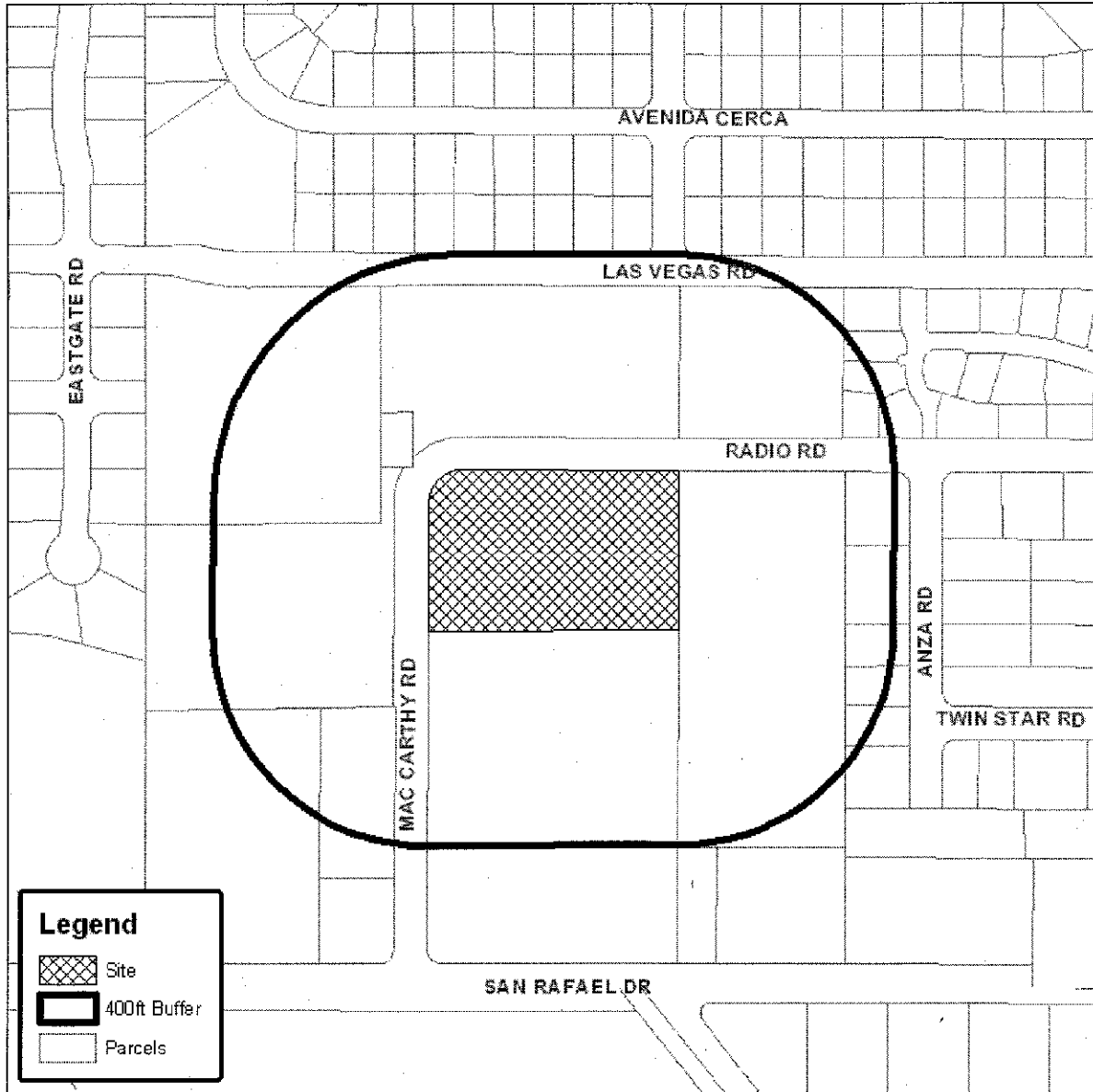
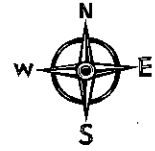
CITY OF PALM SPRINGS

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 an existing building located at 401 Radio Road, Zone M-1, Section 34.



Department of Planning Services Vicinity Map



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 CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. 5.1291, TO INSTALL AND OPERATE A WIRELESS COMMERCIAL COMMUNICATIONS FACILITY ON THE ROOF OF AN EXISTING BUILDING LOCATED AT 401 RADIO ROAD.

WHEREAS, Craig Wireless ("Applicant") has filed an application with the City pursuant to Section 94.02.00 of the Palm Springs Zoning Code (PSZC) for the installation of a fifteen foot tall antenna structure on the rooftop of an existing building located within an industrial business park at 401 Radio Road, M-1 Zone, 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, on January 23, 2013, the Planning Commission recommended approval of Conditional Use Permit Case No. 5.1291 to the City Council; and

WHEREAS, notice of public hearing of the City Council 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 May 1, 2013, a public hearing on the application for Conditional Use Permit Case No. 5.1292 was held by the City Council 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 (In-fill Development) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council 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 CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that this Conditional Use Permit is Categorically Exempt from environmental review pursuant to Section 15332 (In-fill Development) of the California Environmental Quality Act (CEQA).

SECTION 2. Pursuant to Zoning Ordinance Section 94.02.00, the City Council 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 the City Council approves Conditional Use Permit Case No. 5.1291, to install and operate a commercial communications antenna facility on the roof of the existing building located within a planned industrial park at 401 Radio Road, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 1st day of May, 2013.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

EXHIBIT A

CONDITIONAL USE PERMIT CASE NO. 5.1291

CRAIG WIRELESS

401 RADIO ROAD

MAY 1, 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, 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(l) 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.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- AIR 1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
- AIR 2. The following uses shall be prohibited:
- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- AIR 3. The attached notice shall be provided to all potential purchasers and lessees of the property or any portion thereof.
- AIR 4. Within five (5) days after construction reaches its greatest height, the project developer shall e-file Form 7460-2, Part II Notice of Actual Construction or Alteration, to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Boulevard, Fort Worth TX 76137 (www.oaaaa.faa.gov), in accordance with the requirements of the Determination of No Hazard to Air Navigation letter dated March 14, 2013. The requirement for submittal is also applicable in the event the project is abandoned.

- AIR 5. The Federal Aviation Administration has conducted an aeronautical study of the proposed antenna tower (2013-AWP-1210-OE) and has determined that neither marking nor lighting of the proposed structure is necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
- AIR 6. The maximum height of the proposed tower, including all mounted appurtenances and obstruction or aviation safety lighting (if any), shall not exceed 33 feet above ground level, and the maximum elevation at the top of the tower shall not exceed 660 feet above mean sea level.
- AIR 7. The specific coordinates, height, top point elevation, power, and frequencies of the proposed facility shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in tower height or elevation shall not require further review by the Airport Land Use Commission.
- AIR 8. Temporary construction equipment used during actual construction of the structure shall not exceed 33 feet above ground level, and the maximum elevation at the top of any equipment shall not exceed 660 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

END OF CONDITIONS



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.

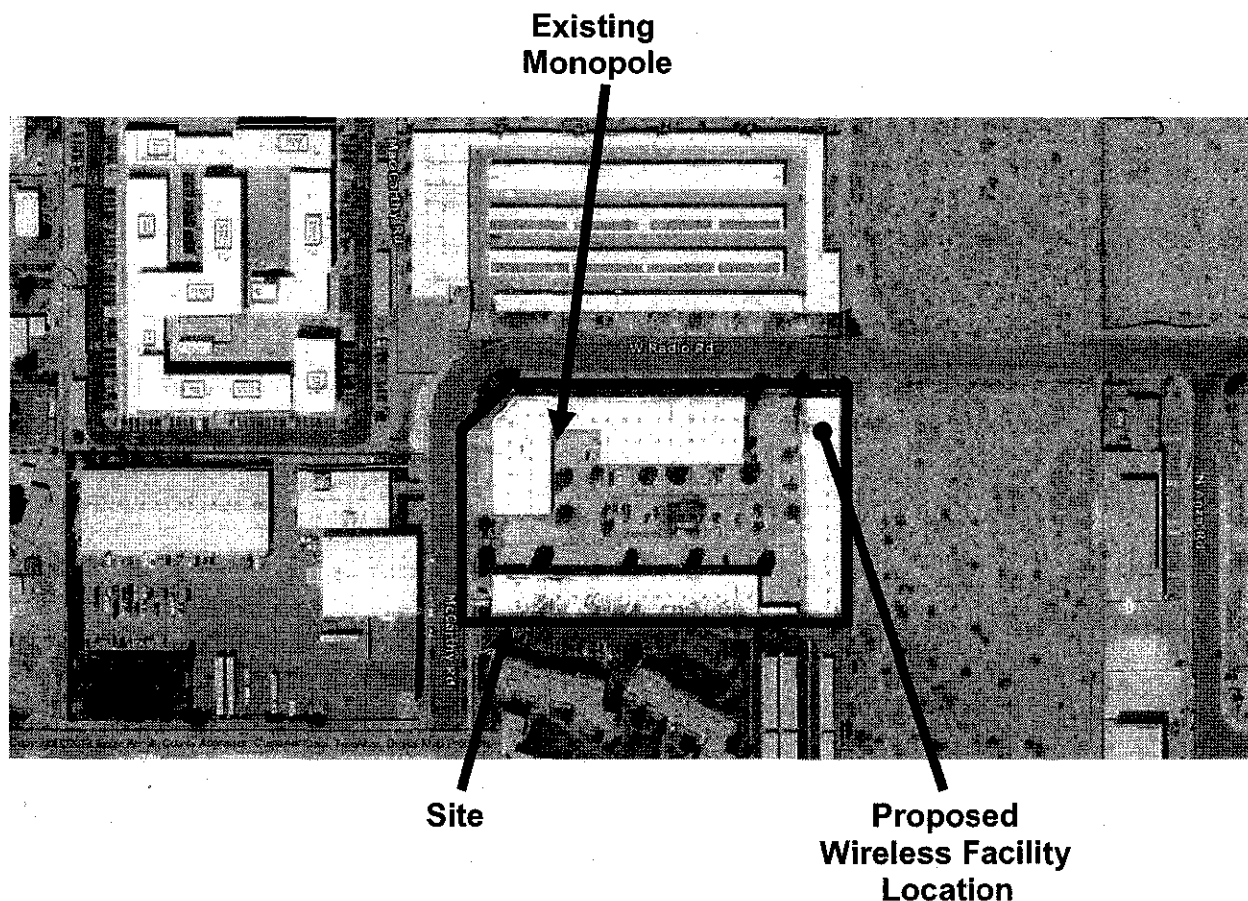
PRIOR ACTIONS:

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
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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.

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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:

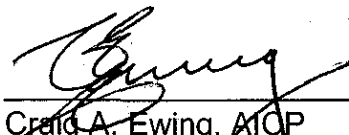
This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

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

- 1B. Case 3.3108 MAJ - A request for a one-year time extension by Indian Oasis Self Storage, LP, for the previously approved construction of a 65-unit self storage facility located at 900 San Luis Rey Drive, Zone M-1, Section 20. (Project Planner: Glenn Mlaker, Assistant Planner)**

Approved, as presented.

- 1C. Case 5.0996-PD 294 - A request for a one-year time extension by Wessman Development for the previously approved Crescendo Planned Development District 294; a 79-lot high-end single-family residential development in a 42.2-acre parcel located along West Racquet Club Road and Vista Grande Avenue; Zone R-1-A/PDD-294, Section 3. (Project Planner: Edward Robertson, Principal Planner)**

Approved, as presented.

2. OTHER BUSINESS:

- 2A. Case 5.1282 CUP and 5.1283 CUP Intervention 911 - Appeal of Planning Director's determination.**

ACTION: To continue to a date certain of February 13, 2013.

Motion Lyn Calerdine, seconded by Vice Chair Hudson and unanimously carried 5-0 on a roll call vote.

AYES: Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine

ABSENT: Leslie Munger, Kathy Weremiuk

3. PUBLIC HEARINGS:

- 3A. Case 5.1291 CUP - A request by Craig Wireless for a Conditional Use Permit to install commercial communication antennae on the roof of an existing building located in the business park at 401 Radio Road, Zone M-1, Section 34. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report in the staff report dated January 23, 2013.

Chair Donenfeld opened the public hearing:

-Bob Lienhard, applicant, addressed questions from the Commission and provided further details.

There being no further appearances the public hearing was closed.

ACTION: To recommend approval to the City Council, subject to Conditions of Approval, as amended:

-Location of communication antenna shall be on rooftop towards the center of the building.

Motion Lyn Calerdine, seconded by Philip Klatchko and unanimously carried 5-0 on a roll call vote.

AYES: Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine

ABSENT: Leslie Munger, Kathy Weremiuk

3B. Case 5.1292 CUP - A request by Craig Wireless for a Conditional Use Permit to install commercial communication antennae on the roof of an existing office building located at 1330 North Indian Canyon Drive, Zone R-3, Section 11. (Project Planner: David A. Newell, Associate Planner)

Vice Chair Hudson noted his abstention on this item and left the Council Chamber at 2:11 pm.

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated January 23, 2013.

Chair Donenfeld opened the public hearing:

-Bob Lienhard, applicant, responded to questions from the Commission and provided further details.

There being no further comments the public hearing was closed.

Associate Planner Newell noted a correction on the draft resolution, PLN 7, the maximum height of the antenna is 41 feet from finished grade.

ACTION: To recommend approval to the City Council, subject to Conditions of Approval.

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



RECEIVED

PLANNING SERVICE
DEPARTMENT

April 3, 2013

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Leron St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. David Newell, Associate Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs CA 92262

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1013PS13
Related File No.: CUP No. 5.1291
APN: 669-430-014

Dear Mr. Newell:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above- referenced proposal to establish an unmanned telecommunications facility consisting of antennas on a 15-foot tower located atop the roof of an existing building (rising a total of 11 feet above the roof parapet) with an address of 401 West Radio Road, within a fully developed 3.18-acre parcel located at the southeast corner of Radio Road and McCarthy Road in the City of Palm Springs.

The site is located in Airport Compatibility Zone E of the 2005 Palm Springs International Airport Land Use Compatibility Plan. The maximum height at the top of the tower will not exceed 33 feet above ground level, but, as the site elevation was considerably greater than the elevation of the runway, review by the Federal Aviation Administration (FAA) Obstruction Evaluation Service was required. This review has been completed, resulting in an FAA Determination of No Hazard to Air Navigation for the proposed project.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft

engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and lessees of the property or any portion thereof.
 4. Within five (5) days after construction reaches its greatest height, the project developer shall e-file Form 7460-2, Part II Notice of Actual Construction or Alteration, to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Boulevard, Fort Worth TX 76137 (www.oceaaa.faa.gov), in accordance with the requirements of the Determination of No Hazard to Air Navigation letter dated March 14, 2013. The requirement for submittal is also applicable in the event the project is abandoned.
 5. The Federal Aviation Administration has conducted an aeronautical study of the proposed antenna tower (2013-AWP-1210-OE) and has determined that neither marking nor lighting of the proposed structure is necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
 6. The maximum height of the proposed tower, including all mounted appurtenances and obstruction or aviation safety lighting (if any), shall not exceed 33 feet above ground level, and the maximum elevation at the top of the tower shall not exceed 660 feet above mean sea level.
 7. The specific coordinates, height, top point elevation, power, and frequencies of the proposed facility shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in tower height or elevation shall not require further review by the Airport Land Use Commission.
 8. Temporary construction equipment used during actual construction of the structure shall not exceed 33 feet above ground level, and the maximum elevation at the top of any equipment shall not exceed 660 feet above mean sea level, unless separate notice

AIRPORT LAND USE COMMISSION

April 3, 2013

is provided to the Federal Aviation Administration through the Form 7460-1 process.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2013-AWP-1210-OE

cc: Thomas Nolan, Manager, Palm Springs International Airport
Richard Burnelle, Craig Wireless Palm Springs, Inc. (representative/payee)
Cube Smart L.P.
U Store It (Alexandria, VA)
ALUC Staff

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1013PS13\ZAP1013PS13LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2013-AWP-1210-OE

Issued Date: 03/14/2013

Rich Brunelle
 Craigwireless
 71-713 Highway 111
 Rancho Mirage, CA 92270

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: radio road
 Location: Palm springs, CA
 Latitude: 33-51-42.30N NAD 83
 Longitude: 116-33-03.67W
 Heights: 627 feet site elevation (SE)
 33 feet above ground level (AGL)
 660 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 09/14/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-1210-OE.

Signature Control No: 183861276-185432325

(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

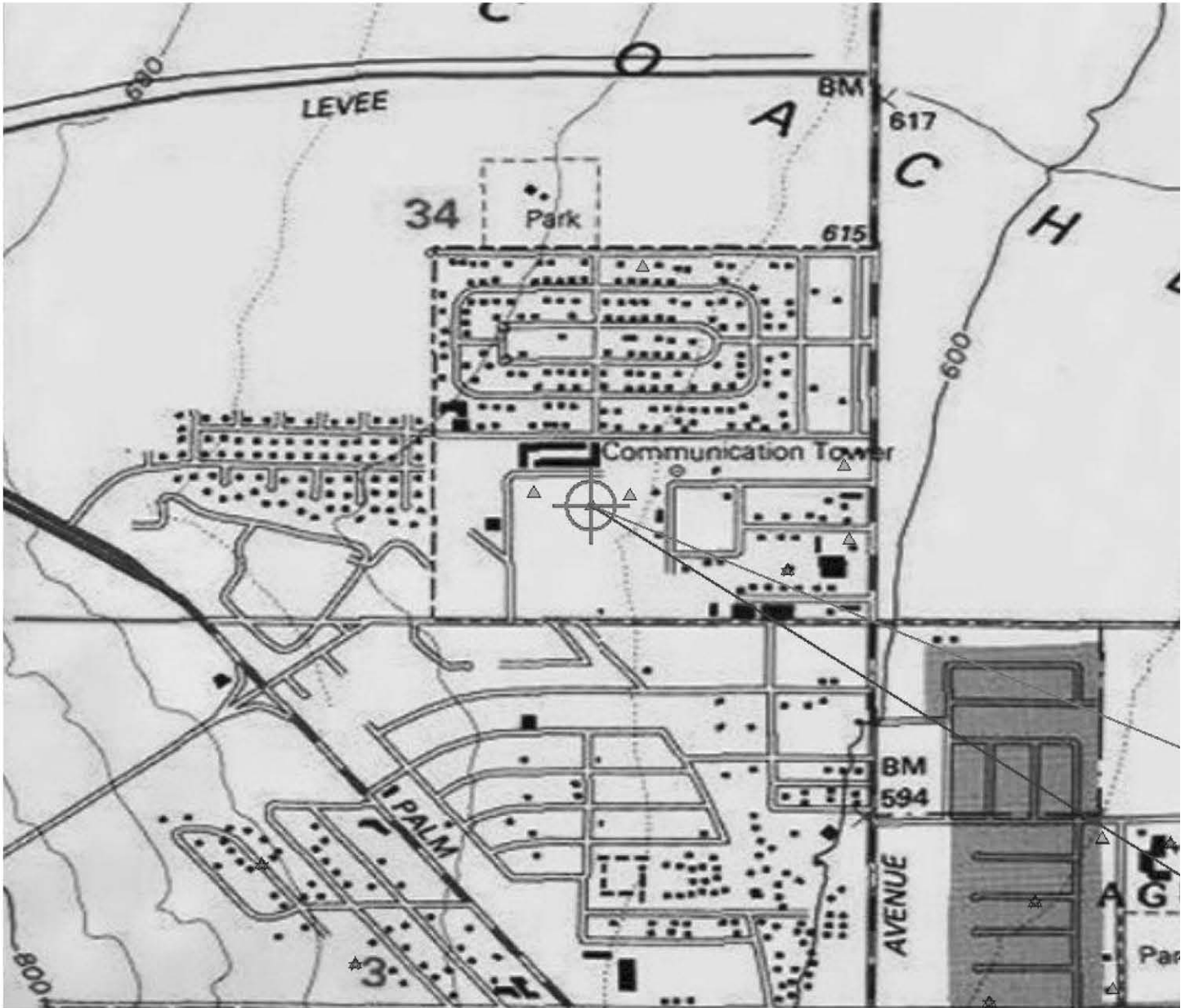
cc: FCC

Case Description for ASN 2013-AWP-1210-OE

add 3 sector antenna's on 15 ft tri pod rack on an existing building

Frequency Data for ASN 2013-AWP-1210-OE

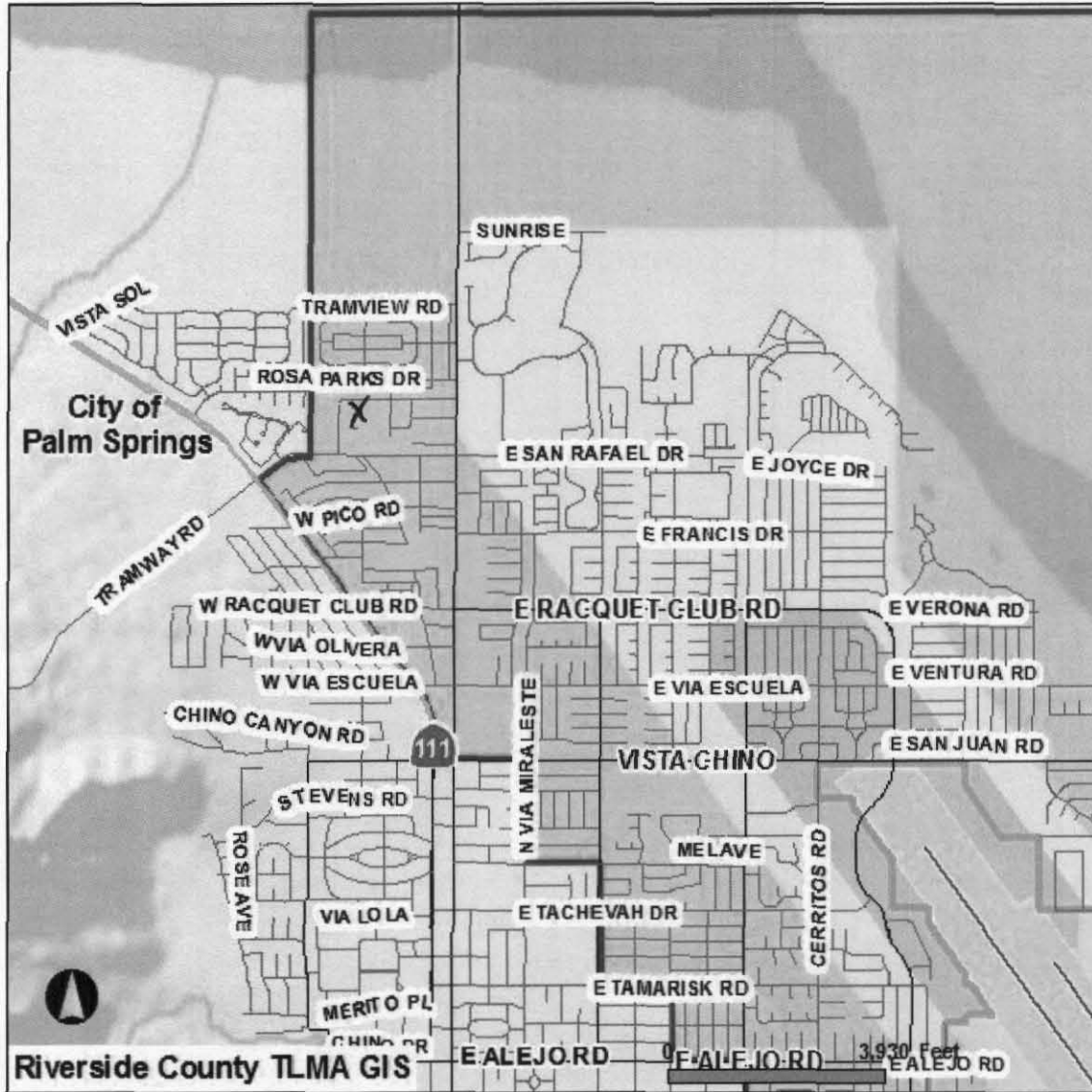
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
18	19.6	GHz	65	W
2507	2682	MHz	5	W



Sectional Map for ASN 2013-AWP-1210-OE



RIVERSIDE COUNTY GIS



Selected parcel(s):
669-430-014

AIRPORTS

- | | | | |
|-------------------------|----------------------|----------------------|-----------------------|
| INTERSTATES | HIGHWAYS | STREETS | AIRPORT RUNWAYS |
| AIRPORT INFLUENCE AREAS | AIRPORT BOUNDARIES | COMPATIBILITY ZONE A | COMPATIBILITY ZONE B1 |
| COMPATIBILITY ZONE B2 | COMPATIBILITY ZONE C | COMPATIBILITY ZONE D | COMPATIBILITY ZONE E |

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Apr 02 16:33:07 2013

Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-430-014

AIRPORTS

- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- INTERSTATES
- HIGHWAYS
- COMPATIBILITY ZONE D
- COMPATIBILITY ZONE E
- PARCELS

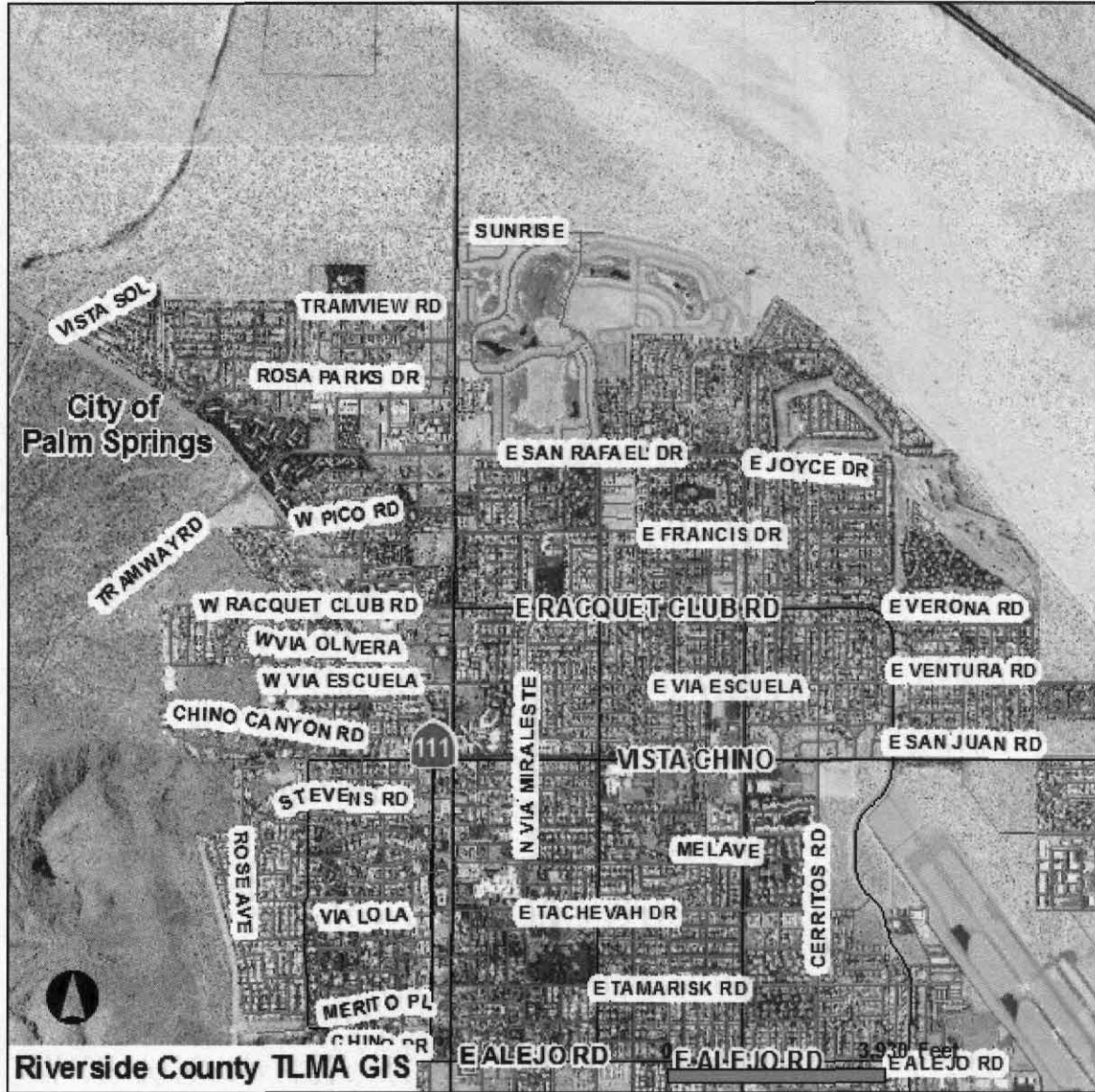
IMPORTANT

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Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-430-014

LEGEND

INTERSTATES

HIGHWAYS

STREETS

CITY

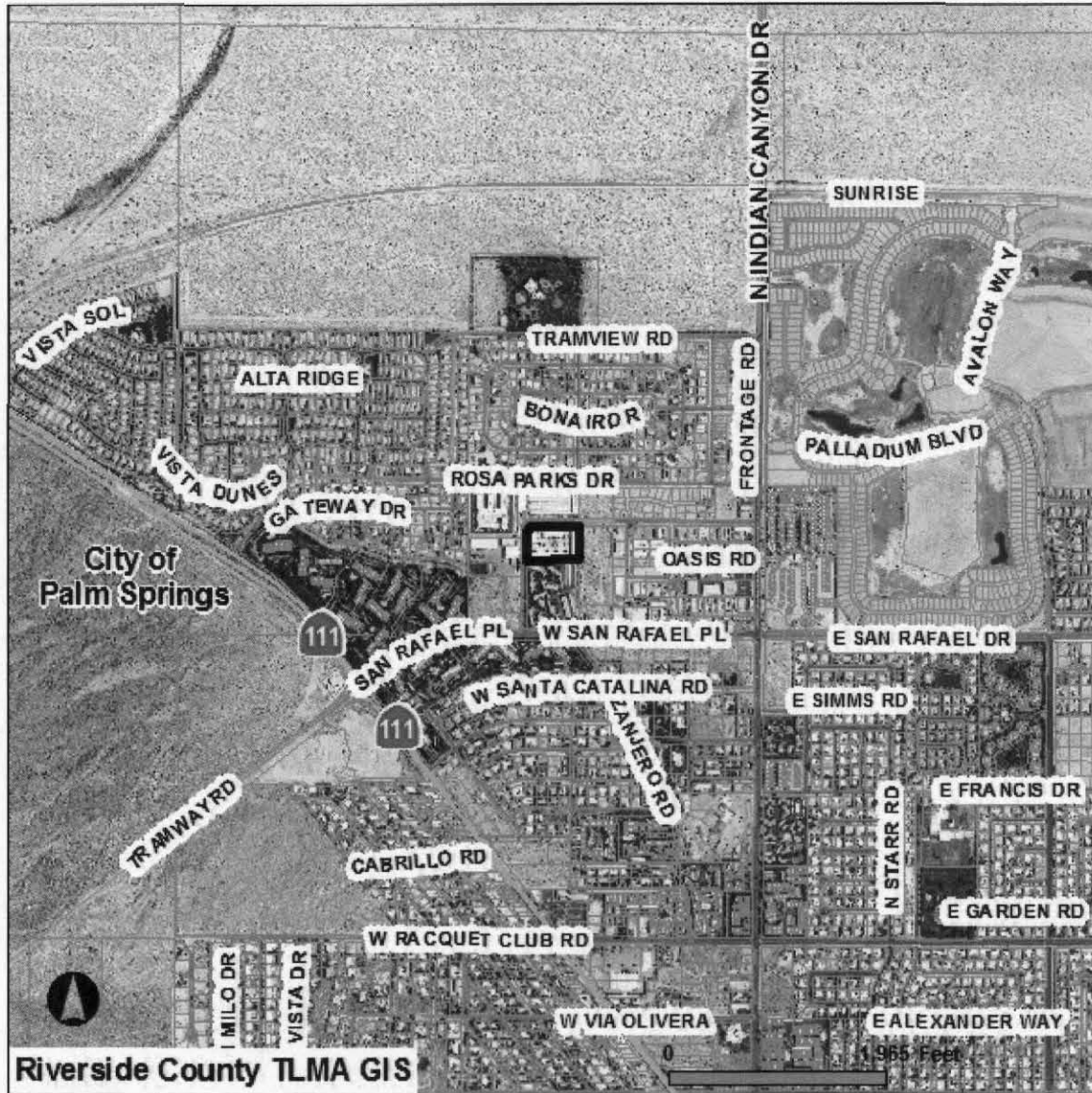
IMPORTANT

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Version 130225


RIVERSIDE COUNTY GIS




Selected parcel(s):
669-430-014

LEGEND

-  SELECTED PARCEL
-  CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

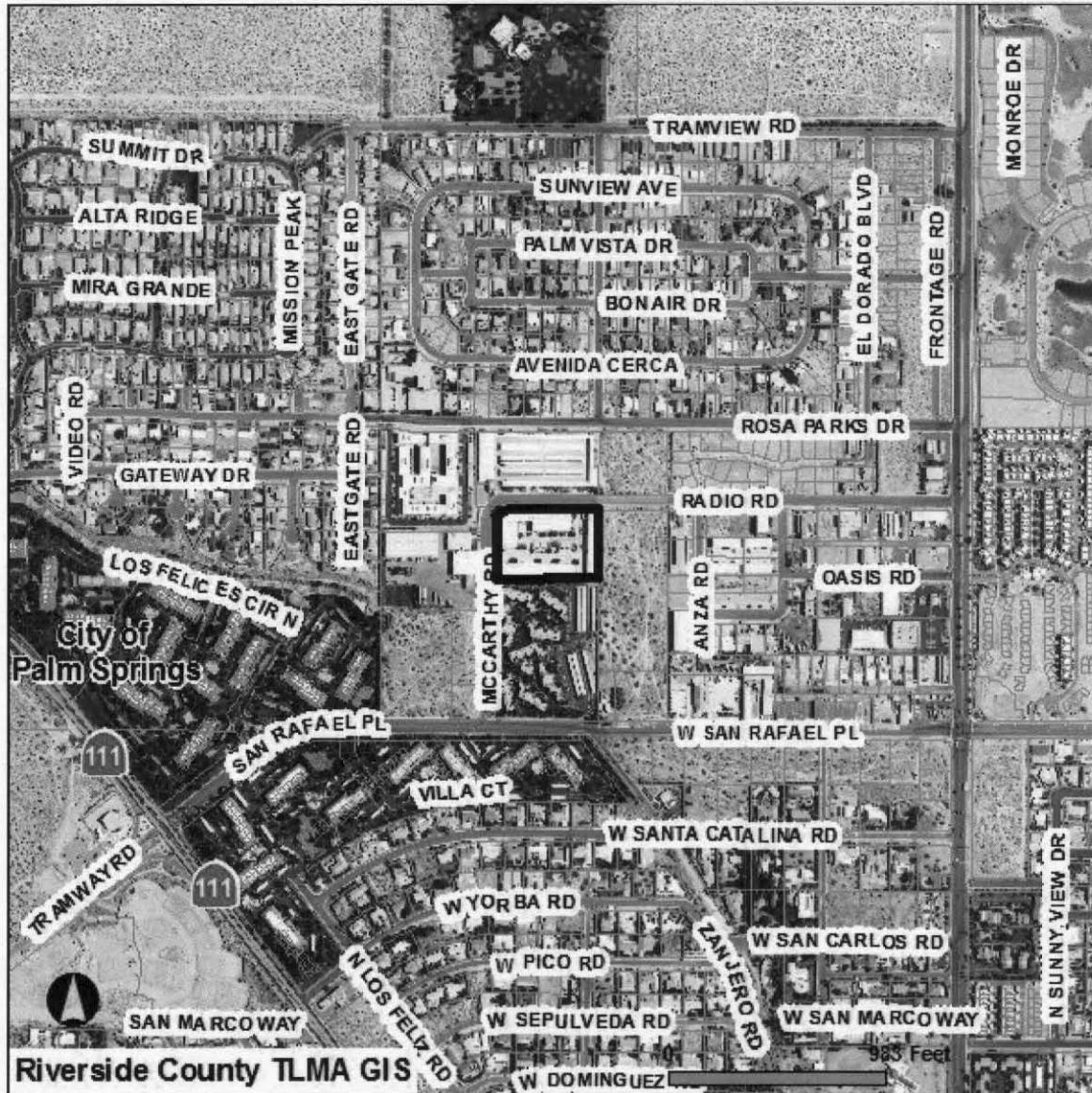
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RIVERSIDE COUNTY GIS



Selected parcel(s):
669-430-014

LEGEND

- SELECTED PARCEL
- CITY
- INTERSTATES
- HIGHWAYS
- PARCELS

IMPORTANT

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Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-430-014

LEGEND

- SELECTED PARCEL
- CITY
- INTERSTATES
- HIGHWAYS
- PARCELS

IMPORTANT

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STANDARD REPORT

APNs

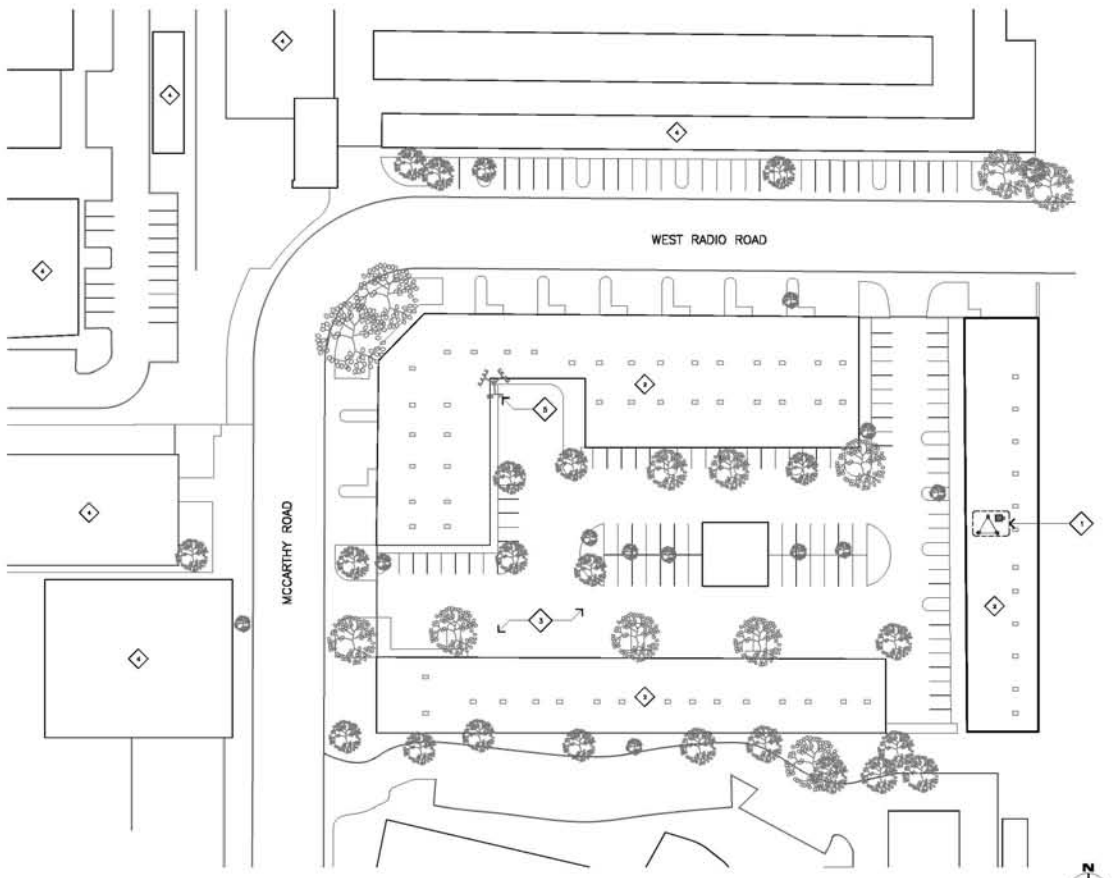
669-430-014-9

OWNER NAME / ADDRESS

U STORE IT LP
401 W RADIO RD
PALM SPRINGS, CA. 92262

OVERALL SITE PLAN KEYNOTES

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



OVERALL SITE PLAN

SCALE: 1"=30'
0 15' 30'

JRA
Jeffrey Rowe & Associates, Inc.
Architecture & Telecommunications
1 San Joseph Plaza, Suite 300
Orange, CA 92668
Phone: (714) 798-8833
Fax: (714) 798-8831

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

PREPARED FOR
craigwireless
P.O. BOX 19707
IRVINE, CA 92713-9707



APPROVALS

A/E: _____

ZONING: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

OWNER APPROVAL: _____

SITE NAME
WEST RADIO ROAD
401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES
08/24/12 PRELIM 20'S (P1)
10/02/12 ISSUE 20'S (P2)
12/04/12 PLANNING COMMENTS (P3)
01/24/13 CLIENT COMMENTS (P4)

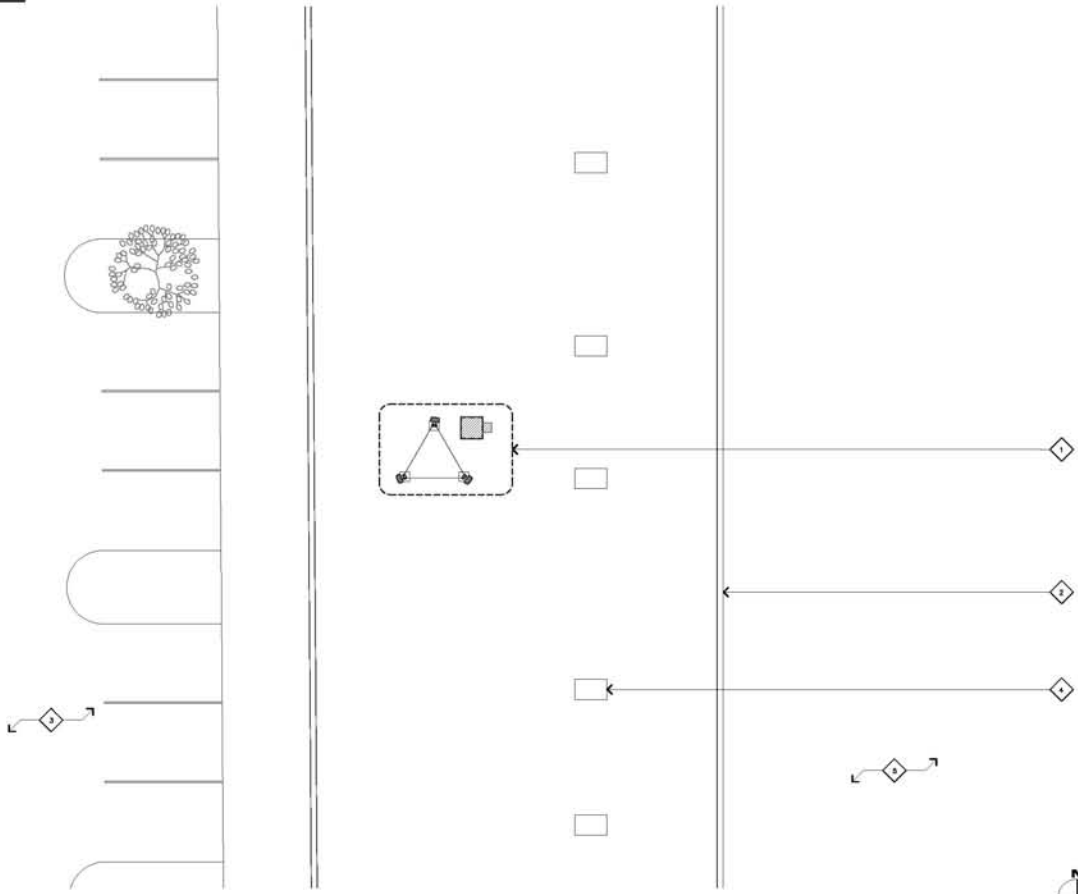
SHEET TITLE
OVERALL SITE PLAN

A-0

SHEET NUMBER: 13323

PARTIAL ROOF PLAN KEYNOTES

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



PARTIAL ROOF PLAN

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

JRA
Jeffrey Rowe & Associates, Inc.

Architecture & Intercommunications
1300 Joseph Place, Suite 100
Irvine, CA 92614
Phone: (949) 752-8522
Fax: (949) 752-8521

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

PREPARED FOR
craigwireless
P.O. BOX 19707
IRVINE, CA 92713-9707



APPROVALS

A.P. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME
WEST RADIO ROAD
401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

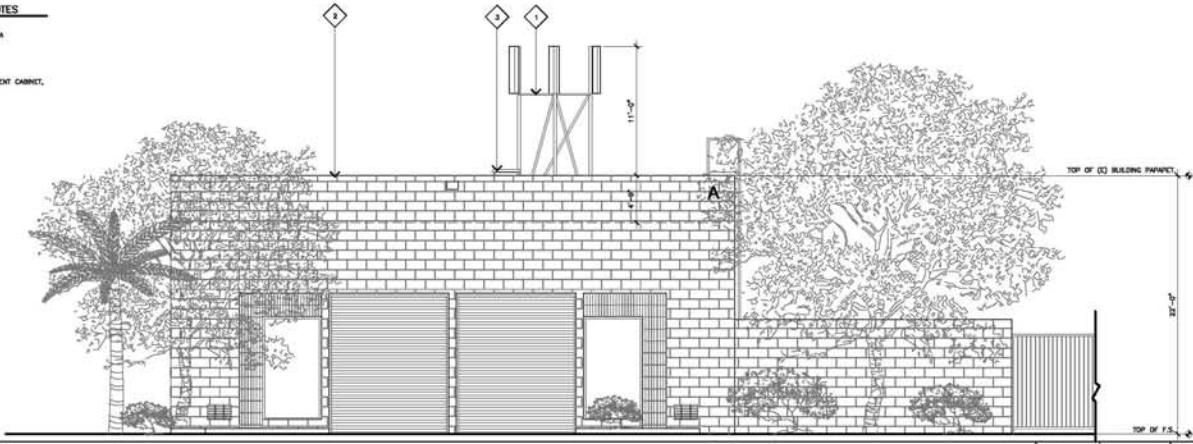
DRAWING DATES
08/24/12 PRELIM 20'S (P1)
10/02/12 ISSUE 20'S (P2)
12/04/12 PLANNING COMMENTS (P3)
01/24/13 CLIENT COMMENTS (P4)

SHEET TITLE
PARTIAL ROOF PLAN

A-1

NORTH ELEVATION KEYNOTES

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

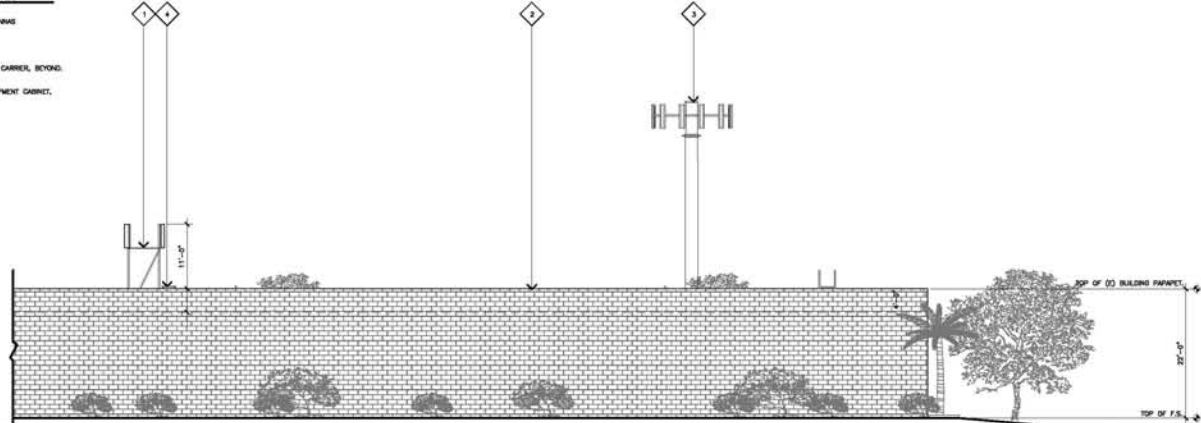


NORTH ELEVATION

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

EAST ELEVATION KEYNOTES

- 1 (N) CRAIG WIRELESS ANTENNA
- 2 (B) 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**

JRA
Jeffrey Rowe & Associates, Inc.

Architecture & Telecommunications
1 San Joseph Plaza, Suite 300
Houston, Texas, California 92688
Phone: (415) 788-8822
Fax: (415) 788-8831

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

PREPARED FOR
craigwireless
P.O. BOX 19707
IRVINE, CA 92713-9707



APPROVALS

A.J. _____

CONSTRUCTION

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME

WEST RADIO ROAD

401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES

08/24/12 PRELIM 20'S (P1)
10/02/12 ISSUE 20'S (P2)
12/04/12 PLANNING COMMENTS (P3)
01/24/13 CLIENT COMMENTS (P4)

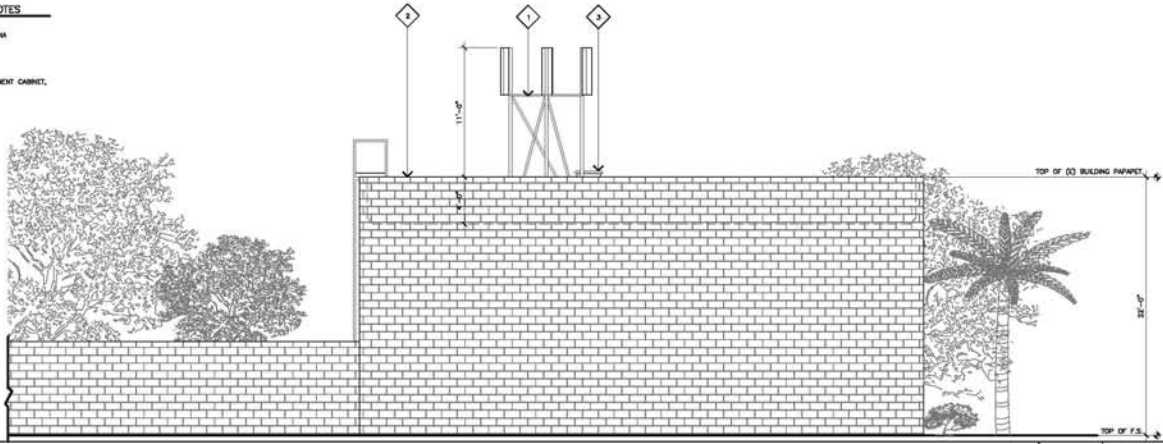
SHEET TITLE

NORTH AND EAST ELEVATIONS

A-2

SOUTH ELEVATION KEYNOTES

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

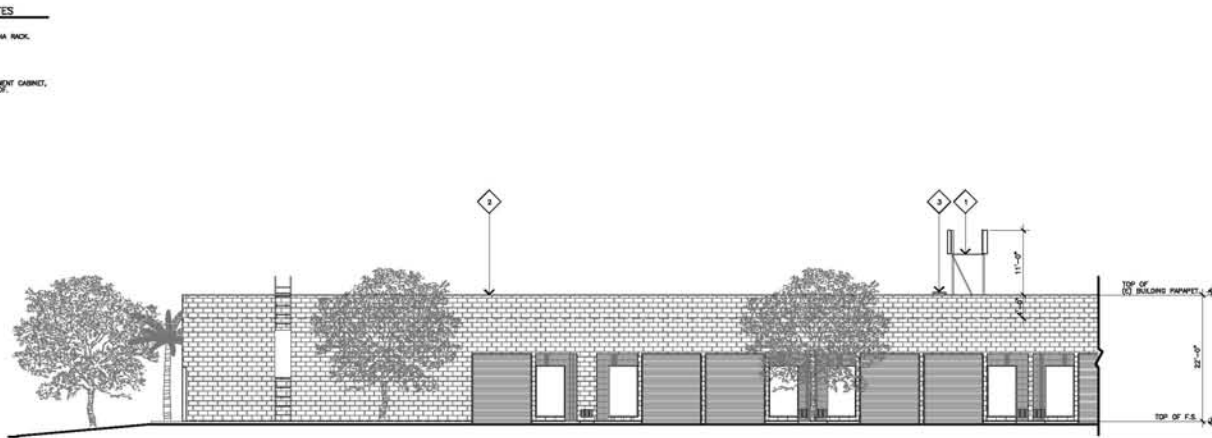


SOUTH ELEVATION

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

WEST ELEVATION KEYNOTES

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



WEST ELEVATION

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

JRA
Jeffrey Rowe & Associates, Inc.
Architecture & Telecommunications
1 San Joseph Plaza, Suite 300
Hayward, CA 94542
Phone: (415) 782-8522
Fax: (415) 782-8521

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



APPROVALS

A.J. _____

CONSTRUCTION

OWNER APPROVAL

SITE NAME
WEST RADIO ROAD
401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

DRAWING DATES
08/24/12 PRELIM 20'S (P1)
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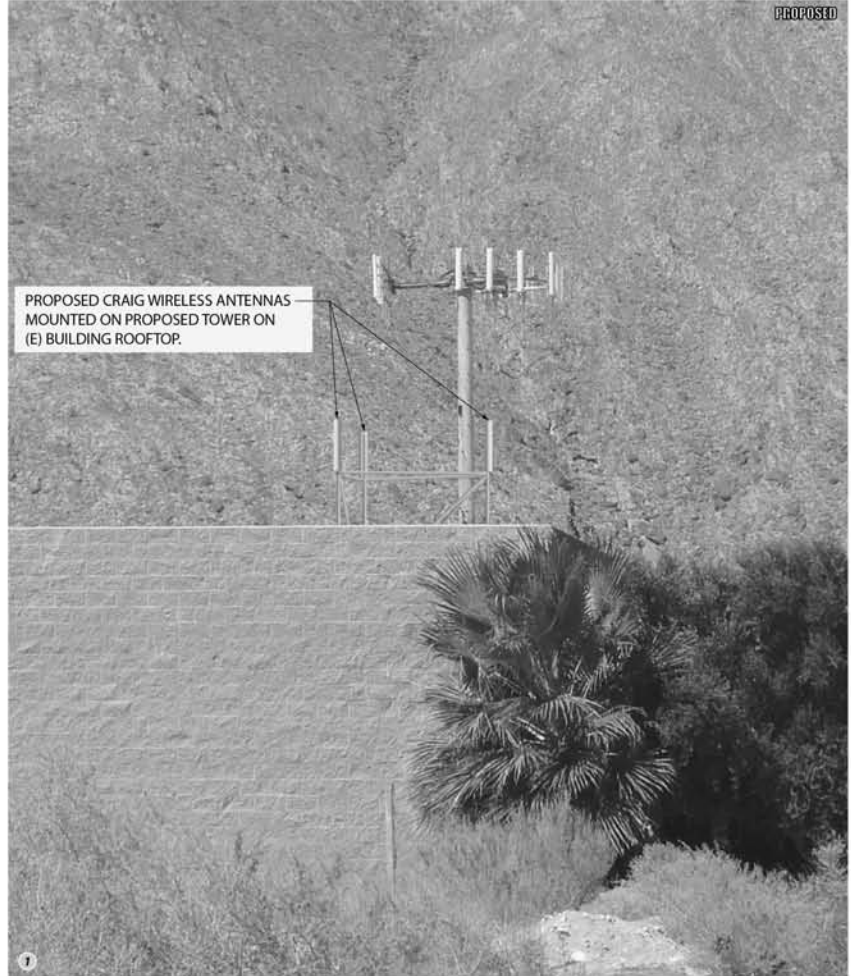
SHEET TITLE
SOUTH AND WEST ELEVATIONS

A-2.1

EXISTING



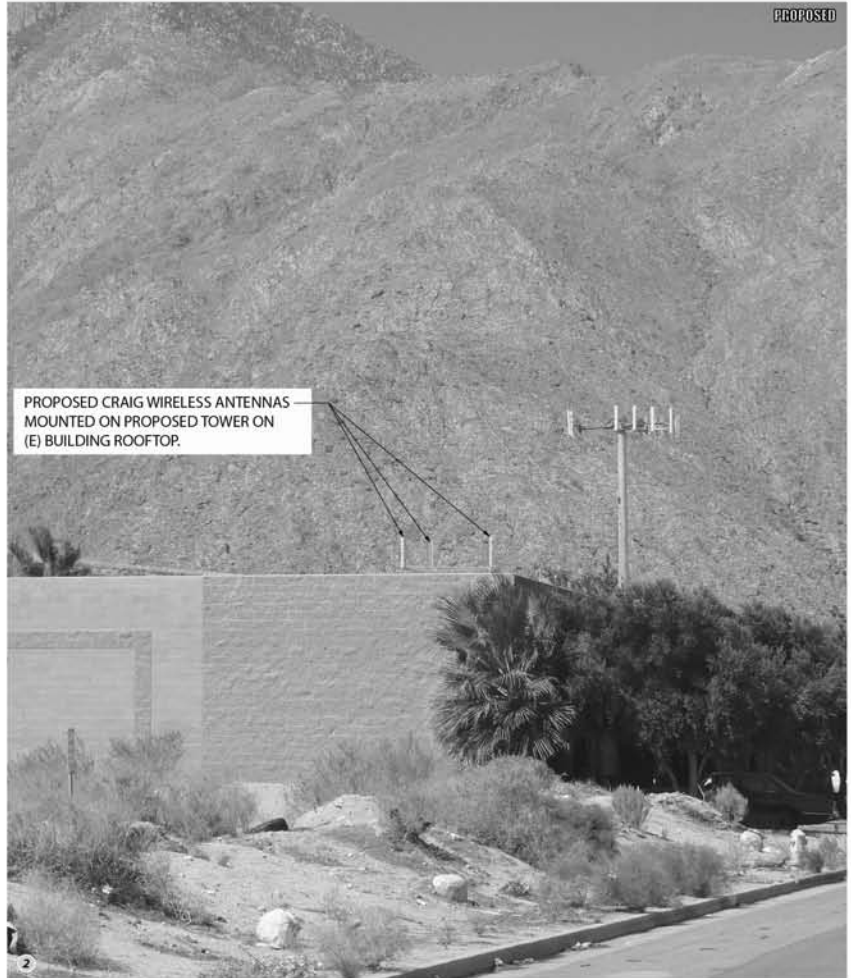
PROPOSED



Photosimulation Viewpoint

craigwireless™

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



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



Photosimulation Viewpoint

craigwireless™

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

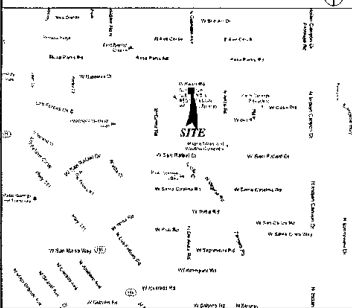
craigwireless™

401 WEST RADIO ROAD
PALM SPRINGS, CALIFORNIA 92258

SPECIAL INSPECTIONS

1	CONCRETE	131	VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2	REBAR INSTALLED IN CONCRETE	132	VERIFY THAT FOUNDATION EXTERMINATORS EXTEND TO PROPER DEPTH AND BEARING STRATA
3	CONCRETE MASONRY-REINFORCING SPACE FRAME	133	VERIFY THAT FOUNDATION EXTERMINATORS EXTEND TO PROPER DEPTH AND BEARING STRATA
4	REINFORCING STEEL AND PRESTRESSING STEEL	134	VERIFY SOIL COMPACTNESS TEST RESULTS, DEPTH OF TEST, RELATIVE DENSITY, BURSTING VALUES
5	WELDING REINFORCING STEEL	135	VERIFY SOIL EXPANSION TEST RESULTS, EXPANSION TESTS, RECOMMENDATIONS FOR FOUNDATIONS, ON-PIECE
6	WELDING REINFORCING STEEL	136	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE
7	WELDING REINFORCING STEEL	137	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE
8	WELDING REINFORCING STEEL	138	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE
9	WELDING REINFORCING STEEL	139	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE
10	WELDING REINFORCING STEEL	140	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE
11	WELDING REINFORCING STEEL	141	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE
12	WELDING REINFORCING STEEL	142	VERIFY FLOOR SLAB DESIGN FOR EACH BUILDING SIZE

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:
 CRAIG WIRELESS
 71-713 HIGHWAY 111
 RANCHO MIRAGE, CALIFORNIA 92270
 PHONE: (714) 346-1282 EX 106
 CONTACT: RICH BRUNELLE

ARCHITECT:
 JEFFREY ROME & ASSOCIATES
 1 SAN JOAQUIN PLAZA
 SUITE 200
 NEWPORT BEACH, CALIFORNIA 92660
 PHONE: (949) 780-3900
 FAX: (949) 780-3933
 CONTACT: JEFFREY ROME

LEGAL DESCRIPTION

TRD

DEVELOPMENT SUMMARY

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

LAND OWNER: TRD

EXISTING USE: COMMERCIAL BUILDING
PROPOSED USE: COMMERCIAL UNBANKED WIRELESS FACILITY

OTHER ON-SITE TELECOM FACILITIES: YES

ADDRESSING PARCEL NUMBER: TRD

EXISTING ZONING: TRD

PROPOSED PROJECT AREA: TRD

EXISTING TYPE OF CONSTRUCTION: TYPE V

EXISTING OCCUPANCY: B

PROPOSED OCCUPANCY: U

JURISDICTION: PALM SPRINGS

PROJECT DESCRIPTION

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

- INSTALL (3) (M) ANTENNAS MOUNTED TO (N) ROOF MOUNTED FRAME.
- INSTALL (1) (M) EQUIPMENT CABINET ON (E) ROOF.
- INSTALL (N) UTILITY TUBS.

SHEET INDEX

T-1 TITLE SHEET
 A-0 SITE PLAN
 A-1 FINISH FLOOR 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 REQUIREMENTS 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 BY A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

JRA

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 Architecture & Telecommunications
 1 San Joaquin Plaza, Suite 200
 Newport Beach, California 92660
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 Fax: (949) 780-3933

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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 20'S (P1)

10/09/12 100S 20'S (P2)

12/04/12 PLANNING COMMENTS (P3)

01/23/13 CLIENT COMMENTS (P4)

SHEET TITLE

TITLE SHEET

T-1