



PLANNING COMMISSION STAFF REPORT

DATE: September 24, 2014

SUBJECT: DOUGLAS C. JONES FOR A CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT TWO WIRELESS TELECOMMUNICATION FACILITIES CONSISTING OF SIXTY-SIX FOOT TALL MONOPOLES, EXCEEDING THE MAXIMUM PERMITTED ZONING HEIGHT, DESIGNED AS PALM TREES AT A VACANT PARCEL OF LAND LOCATED ON THE WEST SIDE OF THE GODLEN SANDS MOBILE HOME PARK AT 3430 NORTH SUNRISE WAY, ZONE O (CASE NOS. 5.1321 CUP & 6.533 VAR).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will consider a request to construct and operate two wireless telecommunications facilities at 3430 North Sunrise Way. The proposal includes two sixty-six (66) foot high monopoles designed as a Date Palm trees, equipment enclosure and block wall surrounding facility. The applicant has submitted a Variance request to exceed the maximum permitted antenna height of thirty-six (36) feet.

RECOMMENDATION:

Recommend the City Council (1) deny the Variance application and (2) approve the Conditional Use Permit subject to conditions, including modifications to the design as follows:

1. Reduce monopole structure heights to thirty-six (36) feet maximum
2. Modification of monopole designs to Washingtonia Robusta tree species
3. Addition of ten palm trees, also Washingtonian Robusta, to be five to ten feet of proposed monopole heights
4. Wall enclosure to be split-face block design

ISSUES:

- Variance is required to exceed antenna height limit of thirty-six feet.

BACKGROUND AND SETTING:

Planning Areas		
Specific Plan	None	
Airport Overlay	Yes	Airport Compatibility Zone C of Riverside County Airport Land Use Compatibility Plan. The applicant is working with the ALUC on review of proposal.
Indian Land	None	

Most Recent Ownership	
June. 2013	Douglas Jones and Terrence Jones purchased the property.

Neighborhood Meeting	
None	Not required; however, the applicant did provide a petition signed by 139 residents in Four Seasons supporting the monopalm telecommunication facilities under the following conditions: <ol style="list-style-type: none"> 1. At least 4 live palms, 40 feet minimum, per tower 2. A maintenance bond be placed on the upkeep of the facility

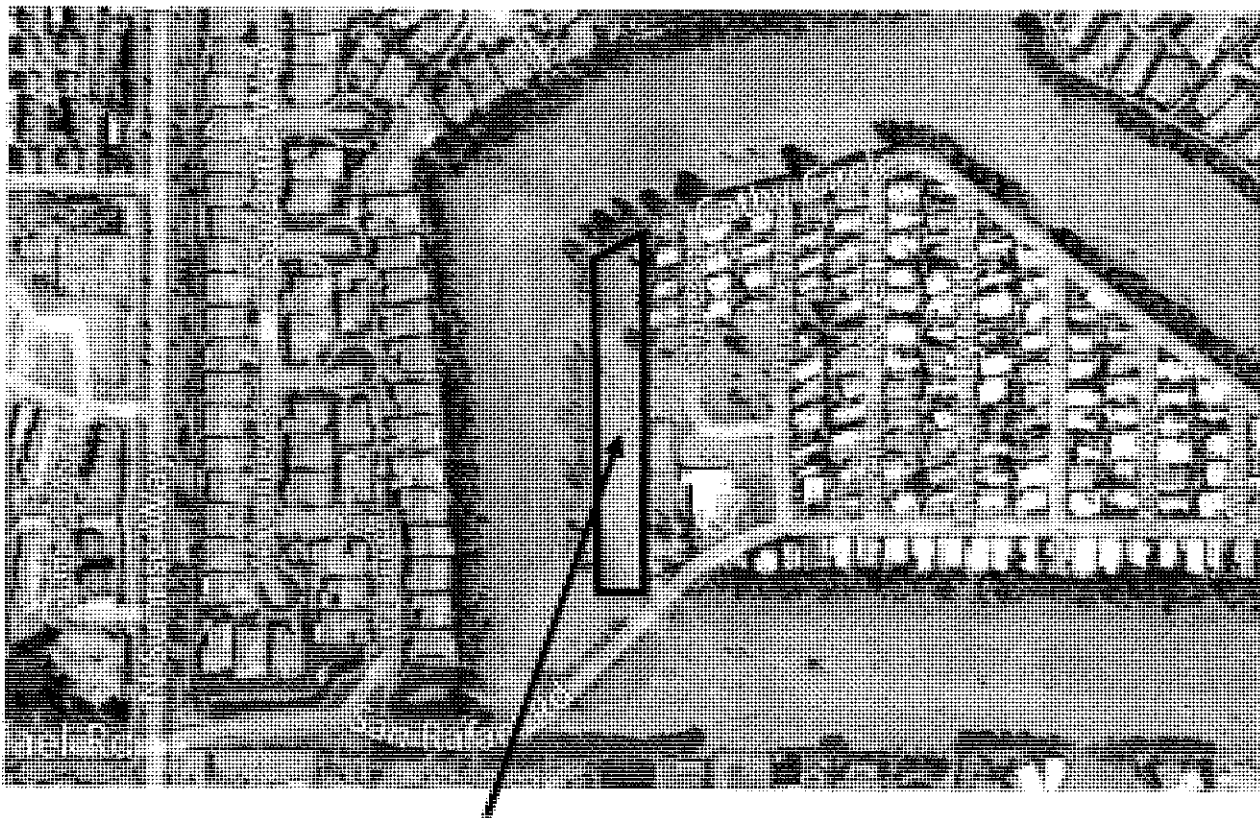
Sign Posting of Pending Project	
2/10/2014	The City received verification that one sign had been posted on-site as required by Section 94.09.00 of the Zoning Code.

Field Check	
Jan. 2014	Staff visited the site to observe existing conditions.

Related Relevant City Actions by Planning, Fire, Building, etc...	
3/24/2014	The Architectural Advisory Committee recommended approval of the subject project with the following conditions: <ul style="list-style-type: none"> • Stealth design to be changed to Washingtonian Robusta • Screening to consist of ten (10) palms also Washingtonian Robusta • Palms to be within five to ten feet of monopoles being studied by Planning Commission • Consider moving project to west to screen east • Enclosure to be split-faced block design
6/25/2014 7/23/2014 8/27/2014	The Planning Commission continued the subject project.

Site Area	
Net Area	1.33-acres

Surrounding Property	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Subject Site	MDR (Medium Density Residential)	O (Open Land)	Vacant
South	OS – P/R (Open Space – Parks / Recreation)	O	Vacant
East	MDR	RMHP (Residential Mobile Home Park)	Residential Mobile Home Park
West	OS – P/R	O	Vacant
North	OS – P/R	O	Vacant



PROJECT LOCATION

PROJECT DESCRIPTION:

The subject property is an irregular-shaped parcel that is approximately 1.33-acres in size. The landlocked lot borders the westerly property line of the Golden Sands Mobile Home Park and is otherwise encompassed by the former Palm Springs Golf Course.

The proposed wireless telecommunication facilities will be located near the center of the

site. Each monopole will be sixty-six feet in height from the grade to the top of the artificial palm fronds. Twelve antenna panels that are eight by one feet in size will be installed within the branch area near the top of each structure. Two remote radio units (RRU) will be mounted behind each panel antenna for a total of twenty-four RRU's per monopole. An artificial pineapple is proposed below the branches and will contain additional equipment.

ANALYSIS:

General Plan			
Land Use Designation	F.A.R. / Density	Request	Compliance
MDR (Medium Density)	Up to 15 dwelling units per acre	Cell Towers	Yes

Zoning			
Zone	Proposed Use	Permitted?	
O (Open)	Monopalm / Commercial Communication Antennas	Yes, proposed use allowed pursuant to Section 94.02.00(A)(2)(f) of Zoning Code.	
Development Standards	Proposed	Requirement	Compliance
Height	66 feet	25 feet above highest point of principal building. No building on-site, but with new 11 ft. equipment shelter max of 36 ft.	No, variance being requested
Setback			
Front (south property line)	230 feet	None	Yes
Side (east and west property lines)	45 feet from east property line 37 feet from west property line	None None	Yes
Rear (north property line)	330 feet	None	Yes

Above development standards may be found in Sections 93.23.08 and 92.21.03 of the Zoning Code.

Height: Pursuant to Section 93.23.08(C)(2)(c)(iii) of the PSZC, "No part of the antenna structure shall extend to a height of more than twenty-five (25) feet above the highest point of the roof of the principal building on the property." No building currently exists on-site. The proposed equipment shelter is eleven (11) feet in height and once built, the monopole permitted height would be thirty-six (36) feet. The top of the monopole structures are proposed at sixty-six (66) feet above the existing ground level. The applicant is requesting a variance to exceed the permitted height of thirty-six (36) feet.

In order to approve an antenna height variance, all of the following findings must be made:

Section 94.06.00 *Variances:*

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

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

2. *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*
3. *The granting of the variance will not be materially detrimental to the public health, safety, convenience or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*
4. *The granting of such variance will not adversely affect the general plan of the city.*

Section 93.23.08(D)(2) *Variances – Communication Antennas:*

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

The applicant has provided radio frequency maps prepared by an Engineer employed by AT&T showing coverage at heights of thirty-six (36), fifty-two (52) and fifty-seven (57) feet (see attached). Based on these exhibits, staff believes satisfactory transmission and reception can be achieved and maintained within the allowable height of (36) feet. There is little variation in terrain and structures in the area are primarily one-story and less than twenty (20) feet in height. No large obstructions exist in the area involved. Thus, staff is unable to provide a favorable recommendation on the above findings and recommends the Planning Commission deny the variance request.

REQUIRED FINDINGS:

Conditional Use Permit: 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 "O" zone with the approval of a 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 MDR (Medium Density Residential). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with this designation as it supports cellular needs of the surrounding residential uses and the development of adequate cellular phone levels of service to benefit of the community.

The proposed facilities will be developed on a 1.33-acre site. A palm tree design is proposed to lessen the visual impact to the existing and future uses specifically in the zone in which the proposed use is located. Live palm trees will be planted to soften the appearance of the facilities. Therefore, the proposal is not likely 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 overall site is 1.33-acres in size. An access easement will be provided for exclusive ingress / egress to site, which will adequately serve the proposed facility. The associated equipment will be screened behind a block wall. 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.*

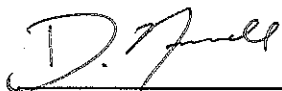
The only traffic generated from the said use to and from the site will be for maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

- 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.*

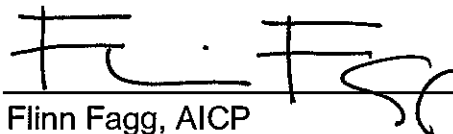
The project is likely to have no significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare have been met through setbacks, screening and new landscaping.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303 (New Construction or Conversion of Small Structures).



David A. Newell
Associate Planner



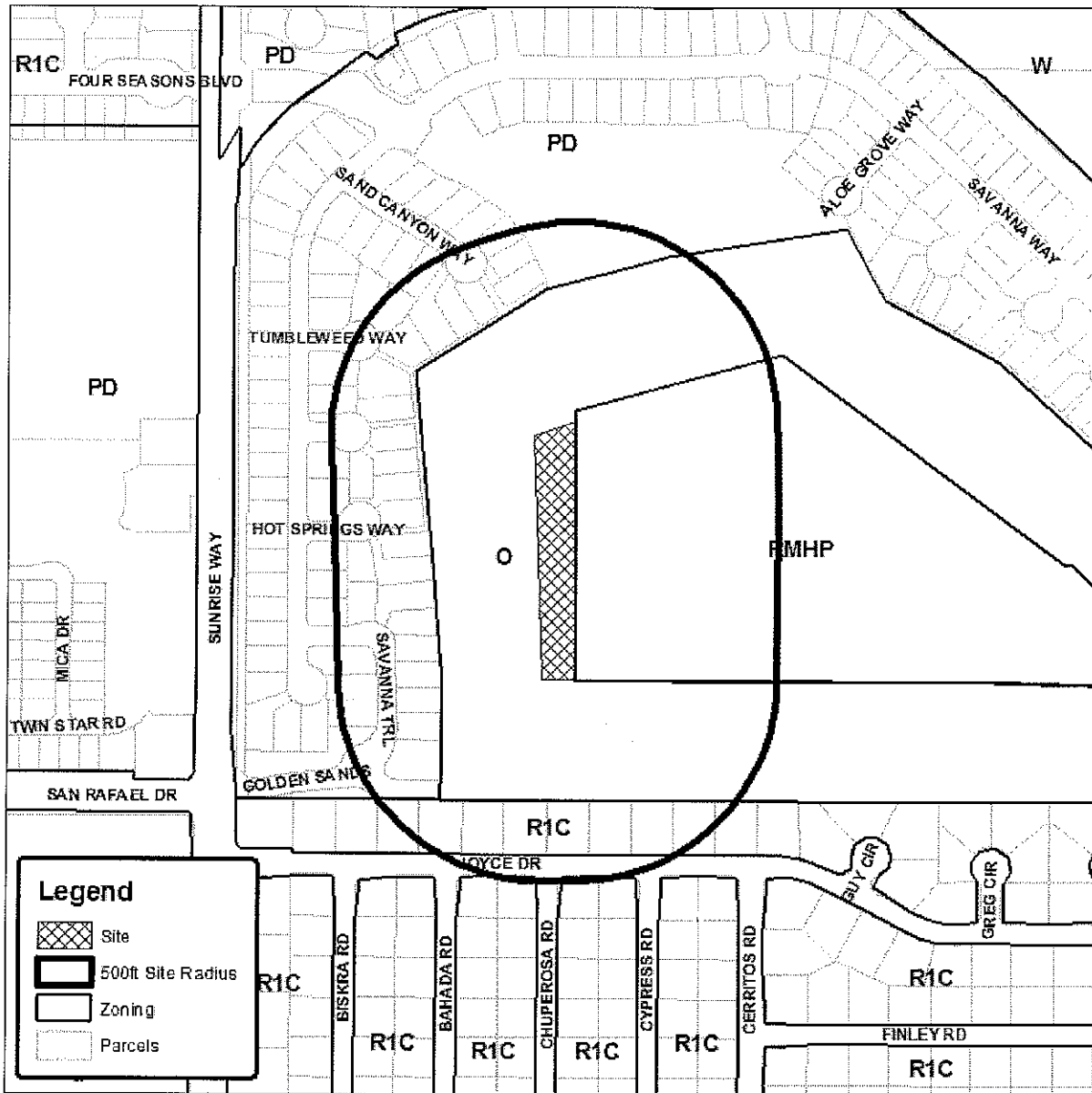
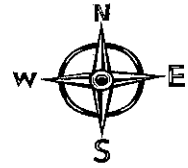
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. 3/24/2014 AAC Minutes (excerpt)
4. Reduced Plans
5. Coverage Maps
6. Photo Simulations
7. Applicant Justification Letter
8. Letter from Four Seasons HOA
9. Petition submitted by applicant



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1321 CUP &
6.533 VAR

APPLICANT: Doug & Terrence Jones

DESCRIPTION: A request to construct and operate two sixty-six foot tall tele-communications facilities at 3430 North Sunrise Way, Zone O, Section 36.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT, CASE NO. 5.1321 CUP, TO THE CITY COUNCIL FOR THE INSTALLATION OF A THIRTY-SIX FOOT HIGH COMMERCIAL COMMUNICATIONS ANTENNA STRUCTURE FOR A VACANT PARCEL OF APPROXIMATELY 1.33-ACRES IN SIZE LOCATED AT 3430 NORTH SUNRISE WAY.

WHEREAS, CIG Wireless ("Applicant") has filed an application on behalf of Douglas C. Jones ("Property Owner") with the City pursuant to Sections 94.02.00, 93.23.08 and 94.06.00 of the Palm Springs Zoning Code (PSZC) for the installation of two telecommunication facilities, including sixty-six foot tall monopoles and equipment shelters located at 3430 North Sunrise Way, APN: 669-480-010, "O" Zone, Section 36; 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. 5.1321 CUP and Variance, Case No. 6.533 VAR was given in accordance with applicable law; and

WHEREAS, on September 24, 2014, a public hearing on the application for Conditional Use Permit, Case No. 5.1321 and Variance, Case No. 6.533 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed Conditional Use Permit is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The Planning Commission finds that this Conditional Use Permit is Categorically Exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

Section 2: The Planning Commission is unable to approve Case No. 6.533 VAR, pursuant to the findings necessary for approving antenna height variances contained within Sections 93.23.08(D) and 94.06.00(B) of the Zoning Code, due to the following:

1. No large obstructions exist in the area involved.
2. There is little variation in terrain and structures in the area are primarily one-story and less than twenty (20) feet in height;
3. The radio frequency maps provided indicate coverage at heights of thirty-six (36), fifty-two (52) and fifty-seven (57) feet;
4. Based on these exhibits, satisfactory transmission and reception can be achieved and maintained within the allowable height of (36) feet.

Section 3: 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 "O" zone with the approval of a 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 MDR (Medium Density Residential). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with this designation as it supports cellular needs of the surrounding residential uses and the development of adequate cellular phone levels of service to benefit of the community.

The proposed facilities will be developed on a 1.33-acre site. A palm tree design is proposed to lessen the visual impact to the existing and future uses specifically in the zone in which the proposed use is located. Live palm trees will be planted to soften the appearance of the facilities. Therefore, the proposal is not likely 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 overall site is 1.33-acres in size. An access easement will be provided for exclusive ingress / egress to site, which will adequately serve the proposed facility.

The associated equipment will be screened behind a block wall. 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 likely to have no significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare have been met through setbacks, screening and new landscaping.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby denies Case No. 6.533 VAR and recommends approval of Conditional Use Permit Case No. 5.1321 CUP to the City Council, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 24th day of September, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1321 CUP
CIG Wireless on behalf of Douglas C. Jones

3430 North Sunrise Way
APN: 669-480-010

September 24, 2014

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.

PROJECT SPECIFIC CONDITIONS

- PSP 1. Monopole Structure Heights. Monopole structure heights shall not exceed thirty (36) feet in overall height.
- PSP 2. Monopole Structure Design. Monopoles shall be designed to mimic a Washingtonia Robusta tree species.
- PSP 3. Additional Planting. A total of ten Washingtonia Robusta palm trees shall be planted around the facilities at the time of construction. All palm trees shall be within five to ten feet of the monopole maximum height. Trees shall be irrigated and maintained at all times.
- PSP 4. Block Wall Enclosure. The block wall surround shall be a split-face block design.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1321 CUP, except as modified by these conditions.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped January 9, 2014,

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 5.1321 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 use or construction under a conditional use permit shall be two (2) years from the effective date of approval. Extensions of time may be approved by the commission upon demonstration of good cause by the applicant.

- 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.
- ADM 9. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 10. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Signage. Signage is prohibited on the exterior of the monopole structure.
- PLN 2. Landscape. Prior to final inspection, the applicant plant all landscaping in accordance with the approved landscape plan and these conditions.
- PLN 3. Outdoor Lighting Conformance. Exterior lighting shall conform to Section 93.21.00, Outdoor Lighting Standards, of the Palm Springs Zoning Code. Manufacturer's cut sheets of all exterior lighting shall be submitted to the Planning Department for approval prior to the issuance of building permits. No lighting of hillsides is permitted.
- PLN 4. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 5. Modification or Addition. If the communication antenna(s), monopole or equipment cabinets are ever proposed to be modified in any manner such as the inclusion of other antennas, satellite dishes and / or other support equipment, the proposed modifications shall be submitted to the Director of Planning Services for review and approval prior to installation.
- PLN 6. Obsolete Technology. If the technology regarding the communications antenna(s) changes in where the antenna(s) and / or equipment cabinets as approved become obsolete, then the antenna shall be removed.
- PLN 7. Property Use and CUP. If the use of the subject property is ever changed, the City reserves the right to modify or revoke this Conditional Use Permit application pursuant to Section 94.02.00(l) of the Zoning Code.
- PLN 8. Antenna Structure Height. The maximum height of the commercial communications antenna structure shall be thirty-six feet, as measured from finished grade to the highest point of the structure.

- PLN 9. Valid Lease Agreement Required. If the lease agreement between the property owner and the applicant expires and is not renewed, the CUP will become null and void, and the applicant shall remove the antenna and equipment to the satisfaction of the Director of Planning Services.
- PLN 10. Use Abandonment. If the antenna(s) and/or monopole are ever abandoned or if this Conditional Use Permit ever expires, the monopole and antenna(s) shall be removed within 30 days.
- PLN 11. FAA & FCC Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).
- PLN 12. Antenna Visibility and Safety. The City reserves the right to require, at any time in the future, one obstruction light on the tallest point of the structure extending 12" - 24" above the highest point of the pole / fronds if deemed necessary by the Director of Planning Services.
- PLN 13. Co-location. The applicant / operator of the facility shall agree to allow the co-location of equipment of other wireless communications providers at this site when applications are received by the City and it is considered feasible, subject to an agreement between the applicant / operator, the other proposed wireless communications provider and the property owner.

POLICE DEPARTMENT CONDITIONS

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

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

M/S/C (Secoy-Jensen/Fauber, 6-0-1 absent/Song) Approve with condition:

- Window mullion matches windows of the units.

5. DOUG AND TERRANCE JONES FOR ARCHITECTURAL REVIEW OF TWO SIXTY-SIX (66) FOOT TALL MONOPOLE STRUCTURES AND ASSOCIATED EQUIPMENT SHELTERS LOCATED ON VACANT LAND ON THE WEST SIDE OF GOLDEN SANDS MOBILE HOME PARK AT 3430 NORTH SUNRISE WAY, ZONE O. (CASE 5.1321 CUP & 6.533 VAR). (DN)

NORM MACLEOD, CIG WIRELESS, said he is working with staff. He submitted a material board. No parabolic here.

COMMITTEE MEMBER FREDRICKS said it appears to be date palms not Washingtonian.

TED SWEKANA, CIG WIRELESS, said they may have one that looks closer to Mexican fan palm.

VICE-CHAIR FAUBER asked if all the fronds cover the antennas.

TED SWEKANA responded that they will. He said there is no landscaping to screen the equipment wall. Will consider. They agreed to a maintenance bond with Four Seasons.

CHAIR SECOY-JENSEN asked what the wall material will be. And said she prefers split face.

APPLICANT agreed.

COMMITTEE MEMBER PURNEL asked why palms are not all around the towers. He wants greater setback and screening on the east.

APPLICANT indicated they had approval of the location by the trailer park.

CHAIR SECOY-JENSEN asked what height is acceptable.

APPLICANT said engineers say this is optimal. Others say 48' to 55'. He believes they can come down some.

DIRECTOR WHEELER repeated that the staff recommendation is denial and we cannot verify the veracity of the information of the applicant.

CHAIR SECOY-JENSEN agreed with increased planting and height, also that the wall to be landscaped.

M/S/C (Fredricks/Purnel, 6-0-1 absent Song) To approve, with conditions:

- Style be changed to Washingtonian Robusta
- Screening of 10 palms also Washingtonian Robusta
- Palms 5'-10' of eventual height of monopoles being studied by Planning Commission
- Consider moving project to west to screen east
- Enclosure to be split faced

Amendment by Purnel to screen building with 10 - 15 large desert shrubs, 15" gal., not vines. Amendment accepted.

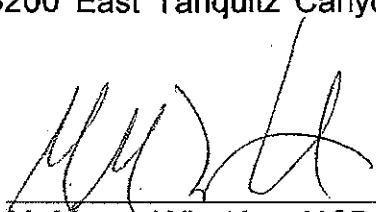
Amendment by Vice-Chair Fauber: 4 Seasons maintenance bond to be observed.

Amendments accepted by maker and second.

COMMITTEE MEMBER COMMENTS: Vice-Chair Fauber commented that he found analysis helpful this week.

STAFF MEMBER COMMENTS: Reminder about PSNIC picnic booth on Saturday.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 4:18 pm to April 7, 2014, at 3:00 pm, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.



M. Margo Wheeler, AICP
Director of Planning Services

OWNER'S NAME: GOAT HILL
 ASSESSOR'S PARCEL NUMBER(S) 669-480-010
 BASIS OF BEARINGS: (NAD 83; Epoch 2010 - CA SP ZONE - 6)
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE BUSINESS OFFICE SOFTWARE.
 BASIS OF ELEVATIONS: NAVD 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) MONP, ELEVATION = 6152.71' AND 2) PIN1, ELEVATION = 4233.46' WITH GEOID 2009 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
 County: RIVERSIDE Effective Date: 8/28/2008
 Panel: 1557G Community-Panel Number: 06065C
 The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

(WAITING FOR TITLE)

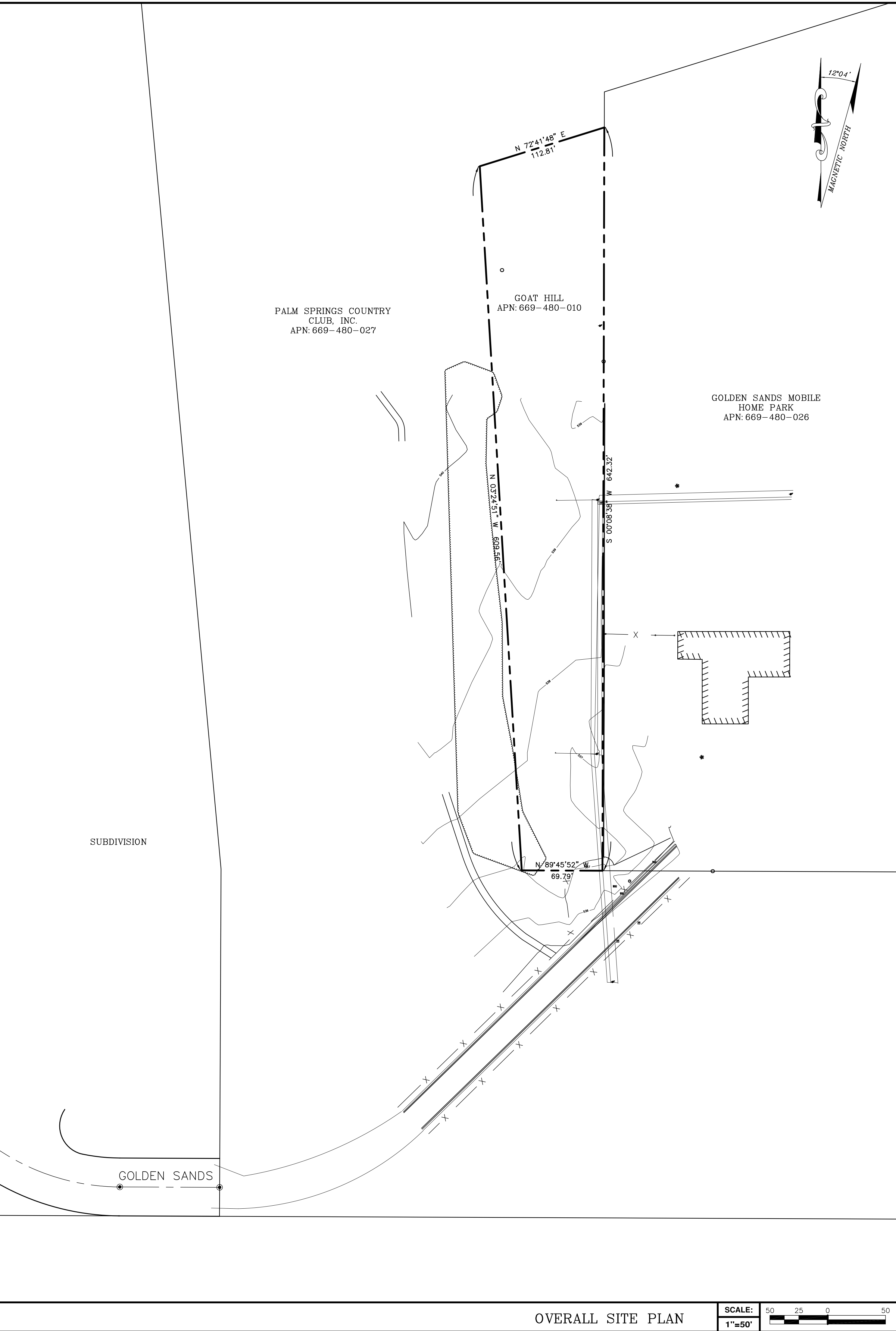
TITLE REPORT NOTES

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

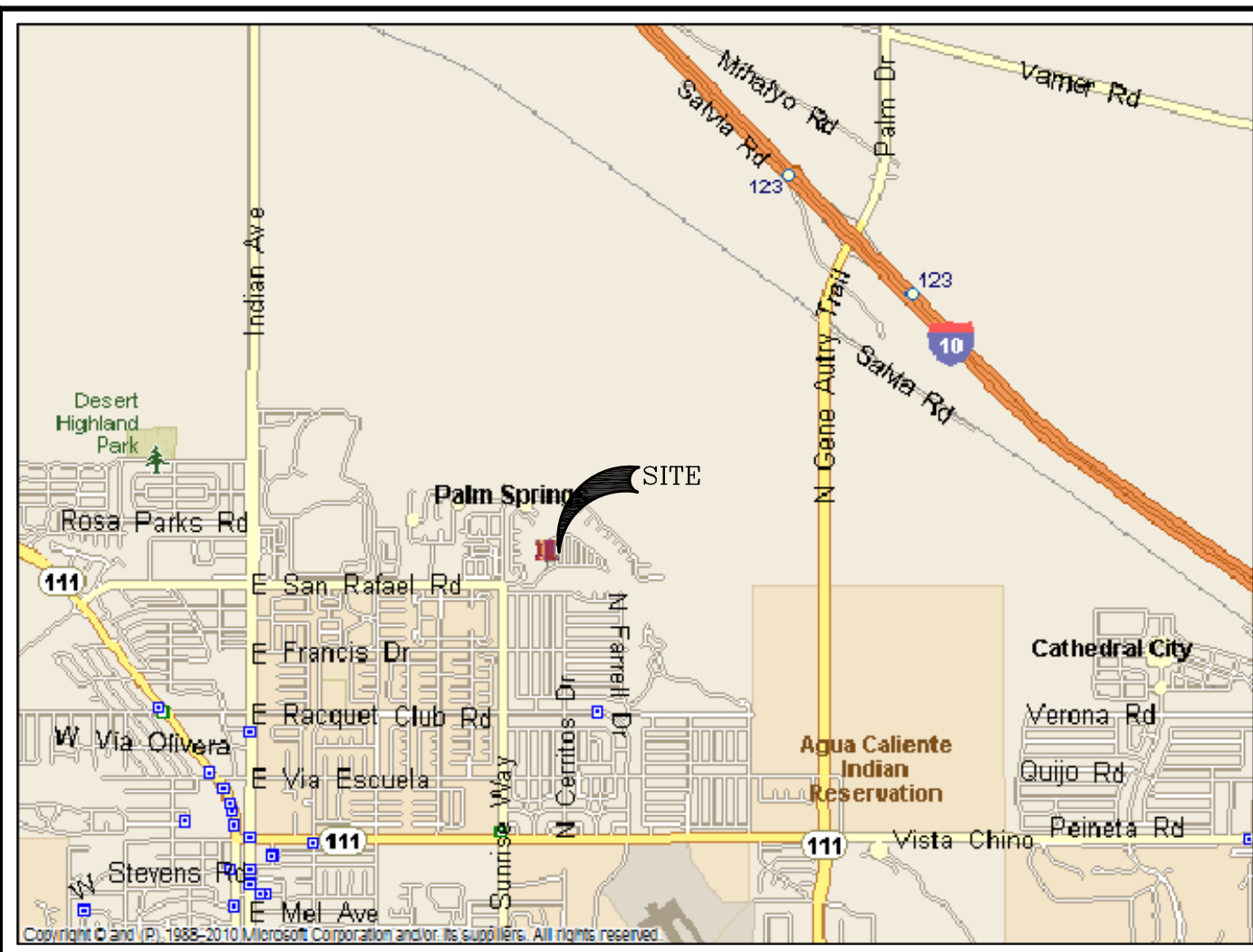
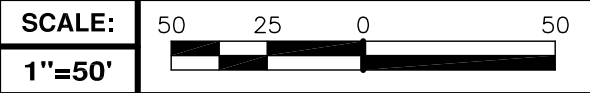
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER THAT IS SOUTH 89° 55' EAST, A DISTANCE OF 554 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00° 06' 05" EAST, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 300 FEET; THENCE SOUTH 89° 55' EAST, AND PARALLEL TO SAID SOUTH LINE, 260 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89° 55' EAST, AND PARALLEL TO SAID SOUTH LINE, 69.79 FEET; THENCE NORTH 00° 00' 30" WEST, 642.32 FEET; THENCE SOUTH 72° 32' 40" WEST, 112.81 FEET; THENCE SOUTH 3° 35' 15" EAST, 610.21 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM 1/2 INTEREST IN ALL REMAINING OIL, GAS AND OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED PROPERTY WITH THE REGULAR PROVISION PROVIDING ENTRY AND EXPLORATION, AS RESERVED BY CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, IN DOCUMENT RECORDED DECEMBER 20, 1956 IN BOOK 2014 PAGE 445 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROPERTY LEGAL DESCRIPTION



OVERALL SITE PLAN



VICINITY MAP

LEGEND

These standard symbols will be found in the drawing.

- + GUY WIRE ANCHOR
- ▣ IRRIGATION BOX
- ⊙ LIGHT POLE
- ⊙ MONUMENT FOUND
- ⊙ TELEPHONE PEDESTAL
- ⊙ TREE DECIDUOUS
- ⊙ TREE PALM
- ⊙ UTILITY POLE
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP LIP OF GUTTER
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- RW RETAINING WALL ROCK
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TRTP2 TREE TOP PALM
- TW WALL TOP
- WROH WIRE OVERHEAD
- BOUNDARY LINE
- - - CENTERLINE
- MISC. PROPERTY LINE
- - - MISC. TIE LINE
- RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- X — FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, relieves Floyd Surveying, of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on JANUARY 22, 2013.

GENERAL NOTES



PROJECT INFORMATION:

GOLDEN SANDS & SAN RAFAEL
 GOLDEN SANDS/SAN RAFAEL RD
 PALM SPRINGS, CA 92262

CURRENT ISSUE DATE:

1/24/2013

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY

1/24/13 80% SUBMITTAL DAF

PLANS PREPARED BY:

MSA
Architecture & Planning
 3194 Airport Loop Drive, Suite C1
 Costa Mesa, California 92626
 949.251.1177 fax 949.251.1120
 Santa Ana • San Diego • San Francisco
 www.msa-ap.com

CONSULTANT:

FLOYD SURVEYING
 2621 GREEN RIVER RD.
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 CORONA, CA 92882
 CELL: (949) 200-0626
 EMAIL: fsi@floydsurveying.com

DRAWN BY: CHK.: APV.:

DAF DAF DAF

LICENSURE:



SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:

LS1 1

PROJECT INFORMATION:

GOLDEN SANDS & SAN RAFAEL

GOLDEN SANDS/SAN RAFAEL RD
 PALM SPRINGS, CA 92262

CURRENT ISSUE DATE:

1/24/2013

ISSUED FOR:

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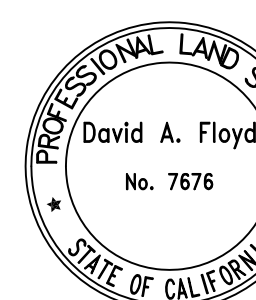
CONSULTANT:

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 STE 105--202
 CORONA, CA 92882
 CELL: (949) 200-0626
 EMAIL: fsi@floydsurveying.com

DRAWN BY: CHK.: APV.:

DAF	DAF	DAF
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LICENSURE:



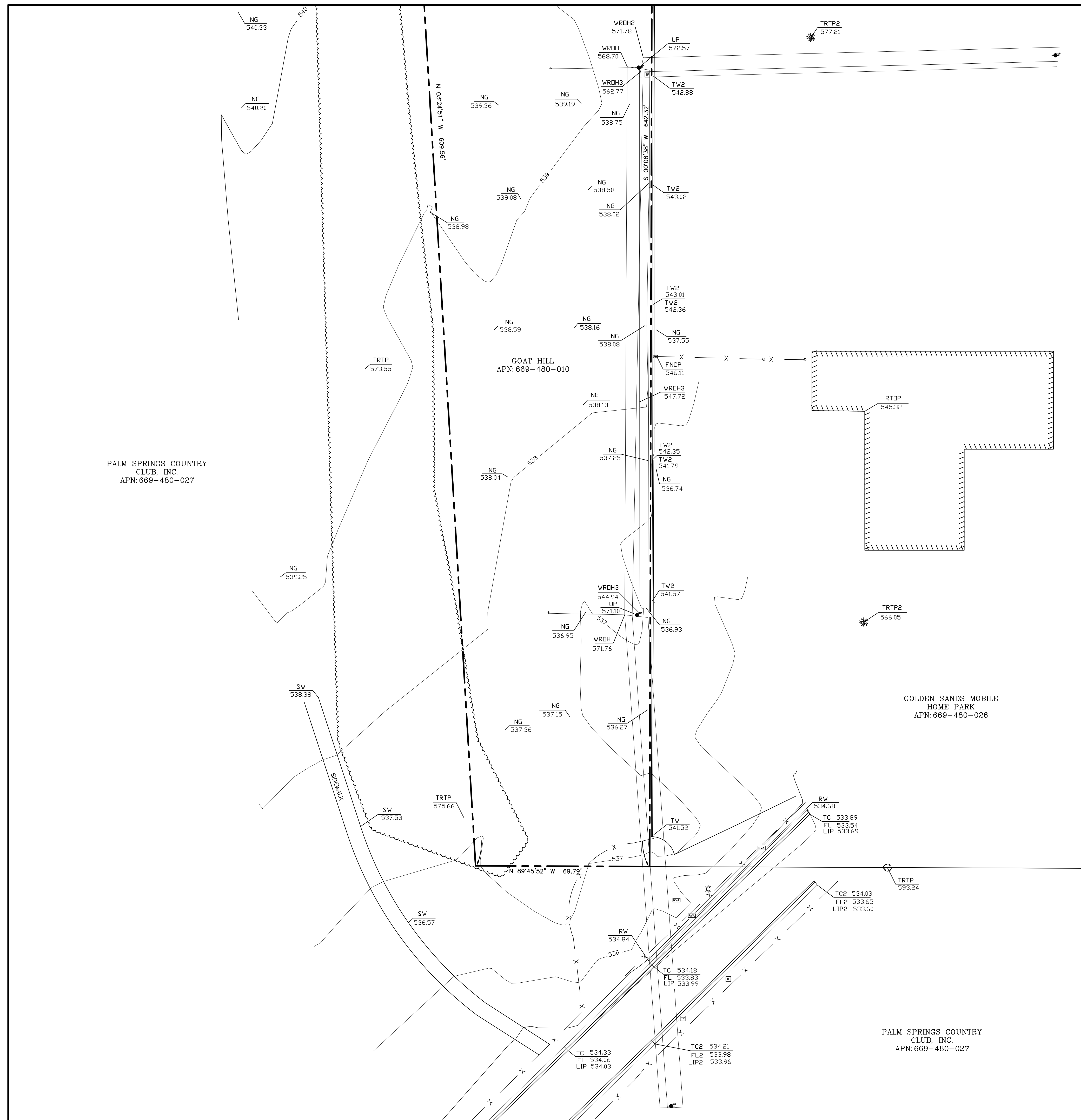
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:

LS2

1



LEGEND

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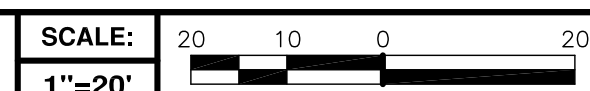
- + GUY WIRE ANCHOR
- ▣ IRRIGATION BOX
- ⊙ LIGHT POLE
- ⊙ MONUMENT FOUND
- ⊙ TELEPHONE PEDESTAL
- ⊙ TREE DECIDUOUS
- ⊙ TREE PALM
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- TW WALL TOP
- WROH WIRE OVERHEAD
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X- FENCE LINE

LEGEND

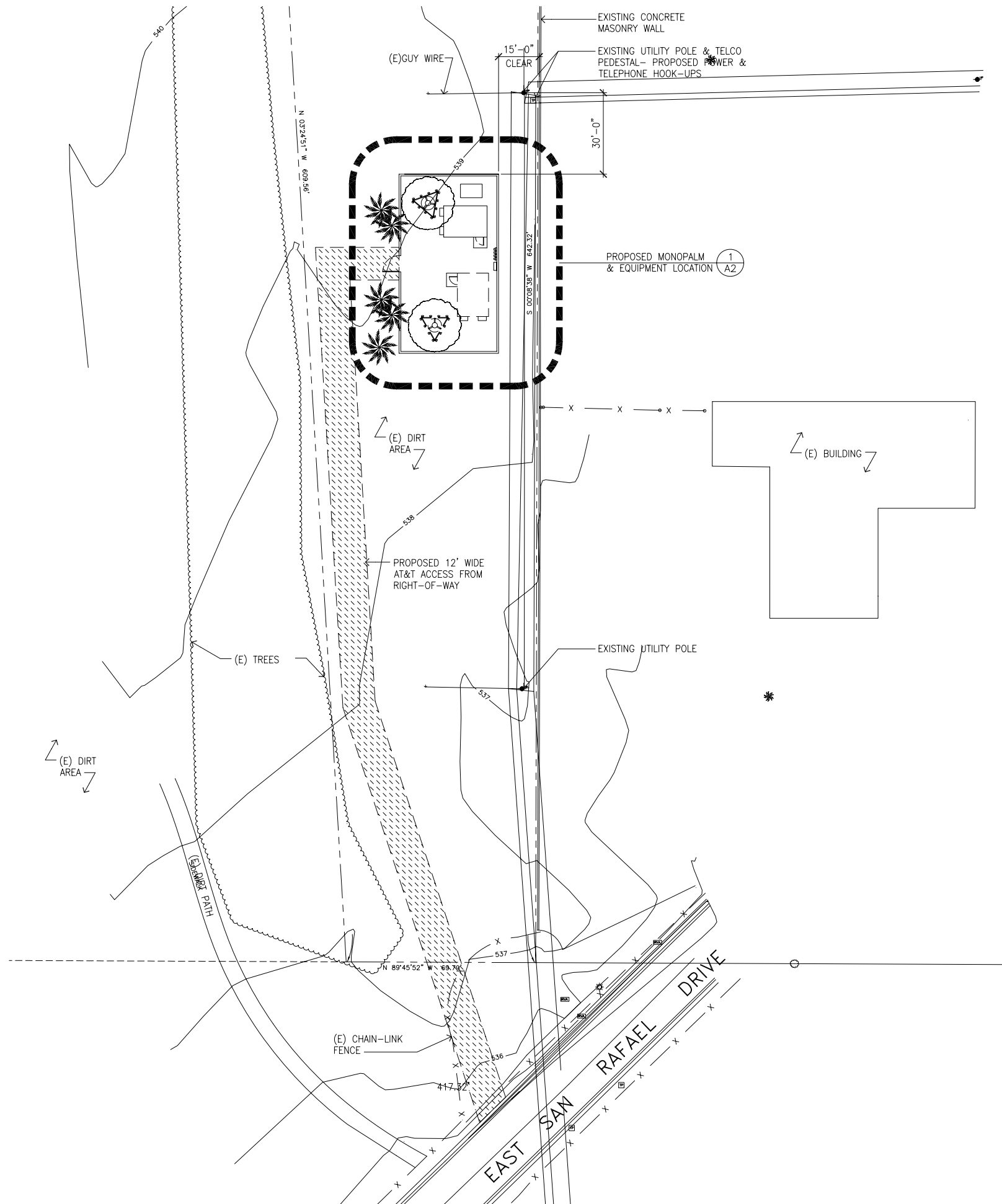
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- Field survey completed on JANUARY 22, 2013.

GENERAL NOTES

DETAIL SITE PLAN



Jul 26, 2013 3:28pm rulep P:\GOLDEN SANDS AND SAN RAFAEL\ZDs\ZD\ZD.dwg



SITE PLAN

SCALE 1"=20'
 0' 5' 10' 20' 40'

1

CiG WIRELESS
 5 CONCOURSE PARKWAY, SUITE 3100
 ATLANTA, GEORGIA 30328

PROJECT INFORMATION:

CURRENT ISSUE DATE:
 07-26-13

ISSUED FOR:
 ZONING

REV.:	DATE:	DESCRIPTION:	BY:
4	07-26-13	DESCRIPTION CHANGE	RU
3	05-14-13	ZD COMMENTS	RU
2	04-25-13	ZD COMMENTS	RU
1	01-29-13	PRELIMINARY ZONING FOR REVIEW	RU

PLANS PREPARED BY:
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 949.251.1177 fax 949.251.1120
 Santa Ana • San Diego • San Francisco
 www.msa-ap.com

CONSULTANT:

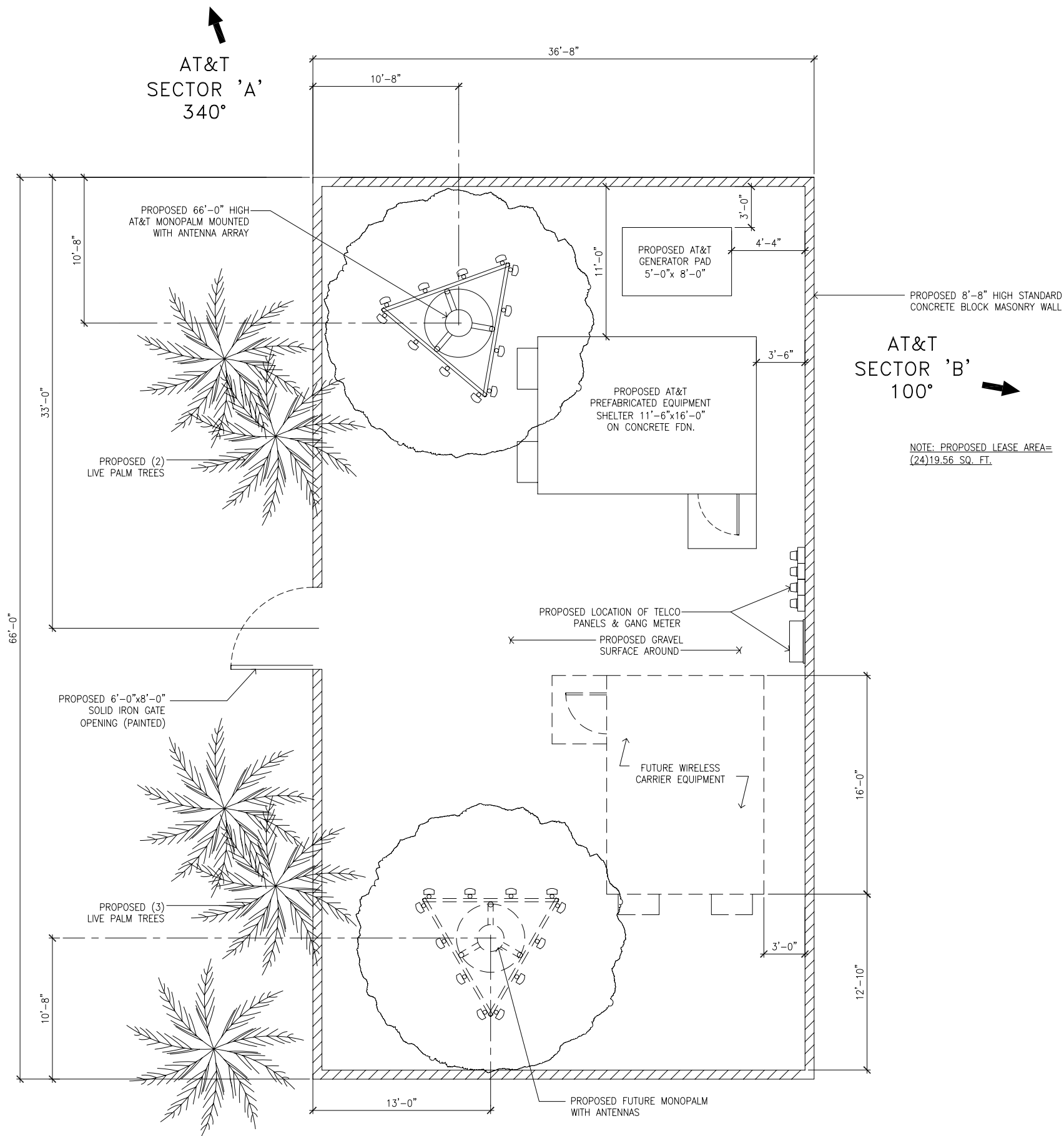
DRAWN BY: SE CHK.: MJS APV.: MJS

LICENSURE:

SHEET TITLE:
 SITE PLAN

SHEET NUMBER: **A1** REVISION: 4

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 Jul 26, 2013 3:28pm ruter



NOTE: PROPOSED LEASE AREA=
 (24)19.56 SQ. FT.

PROJECT INFORMATION:

CURRENT ISSUE DATE:

07-26-13

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
4	07-26-13	DESCRIPTION CHANGE	RU
3	05-14-13	ZD COMMENTS	RU
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1	01-29-13	PRELIMINARY ZONING FOR REVIEW	RU

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CONSULTANT:

DRAWN BY: CHK.: APV.:

SE MJS MJS

LICENSURE:

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER: REVISION:

A2

4

PROJECT INFORMATION:

CURRENT ISSUE DATE:

07-26-13

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
4	07-26-13	DESCRIPTION CHANGE	RU
3	05-14-13	ZD COMMENTS	RU
2	04-25-13	ZD COMMENTS	RU
1	01-29-13	PRELIMINARY ZONING FOR REVIEW	RU

PLANS PREPARED BY:

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CONSULTANT:

DRAWN BY: CHK.: APV.:

SE MJS MJS

LICENSURE:

SHEET TITLE:

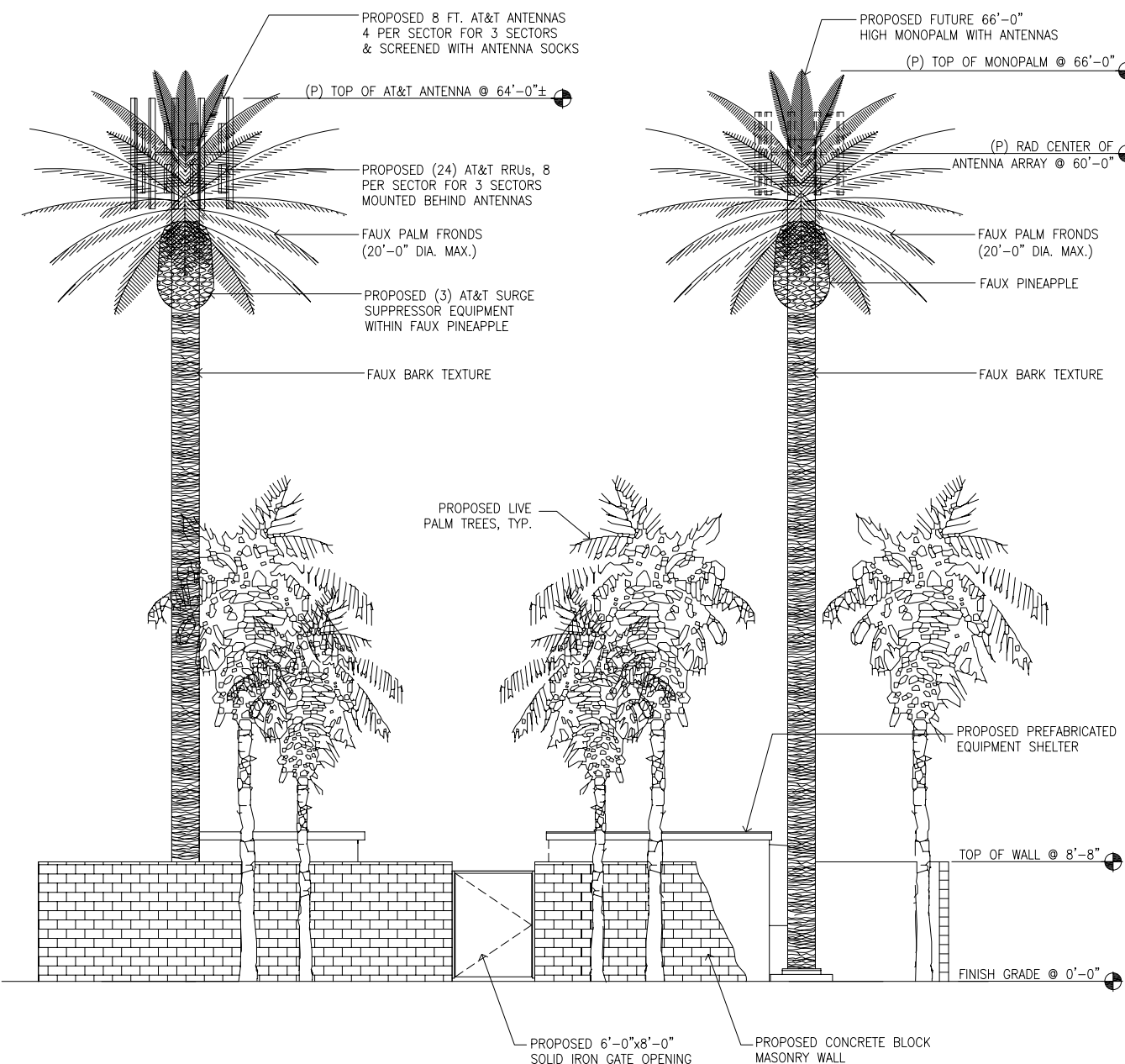
ELEVATIONS

SHEET NUMBER: REVISION:

A3

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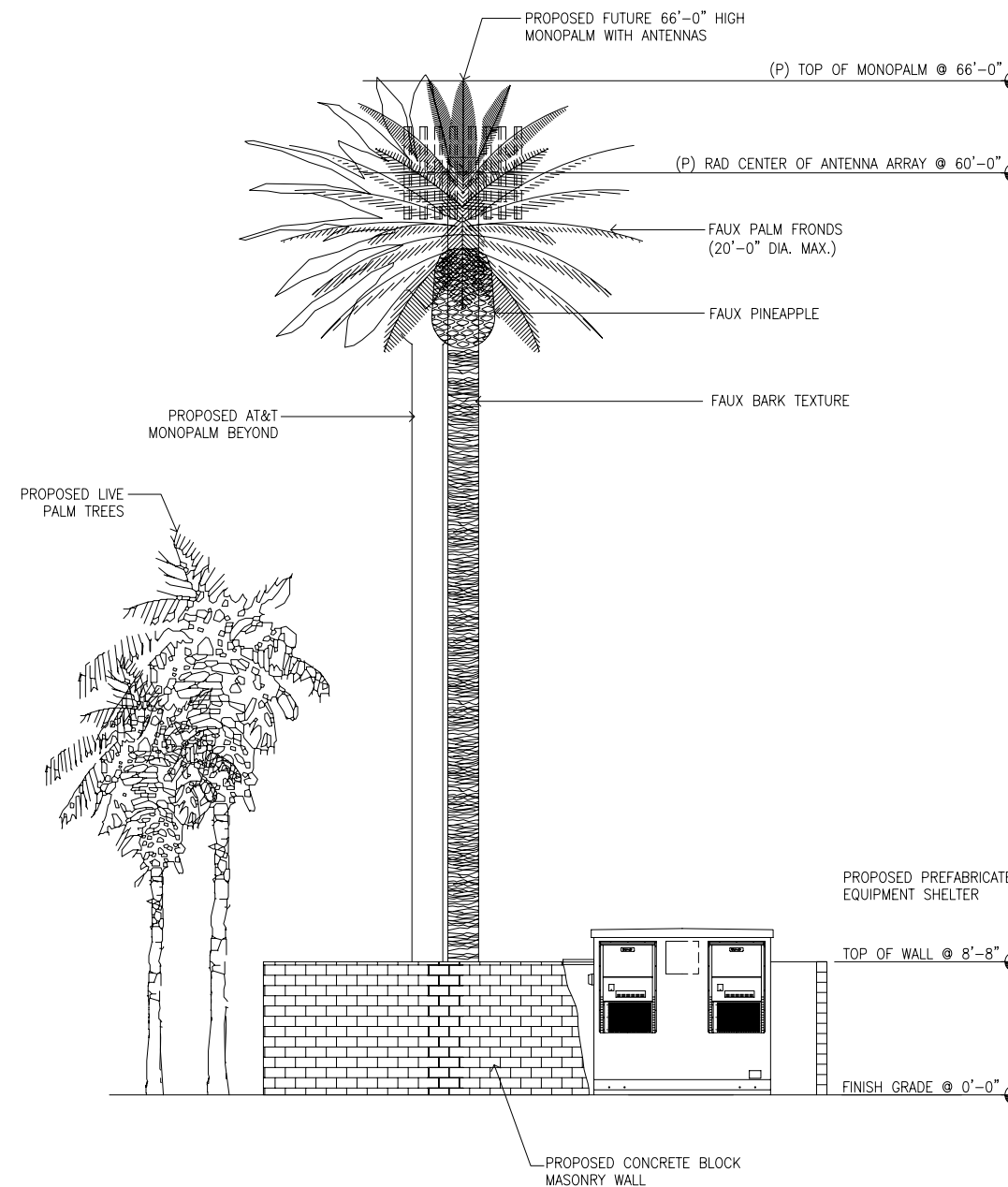


WEST ELEVATION

SCALE 3/16"=1'
0" 1' 3' 7'

2

SOUTH ELEVATION



SCALE 3/16"=1'
0" 1' 3' 7'

1

PROJECT INFORMATION:

CURRENT ISSUE DATE:

07-26-13

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
4	07-26-13	DESCRIPTION CHANGE	RU
3	05-14-13	ZD COMMENTS	RU
2	04-25-13	ZD COMMENTS	RU
1	01-29-13	PRELIMINARY ZONING FOR REVIEW	RU

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CONSULTANT:

DRAWN BY: CHK.: APV.:

SE MJS MJS

LICENSURE:

SHEET TITLE:

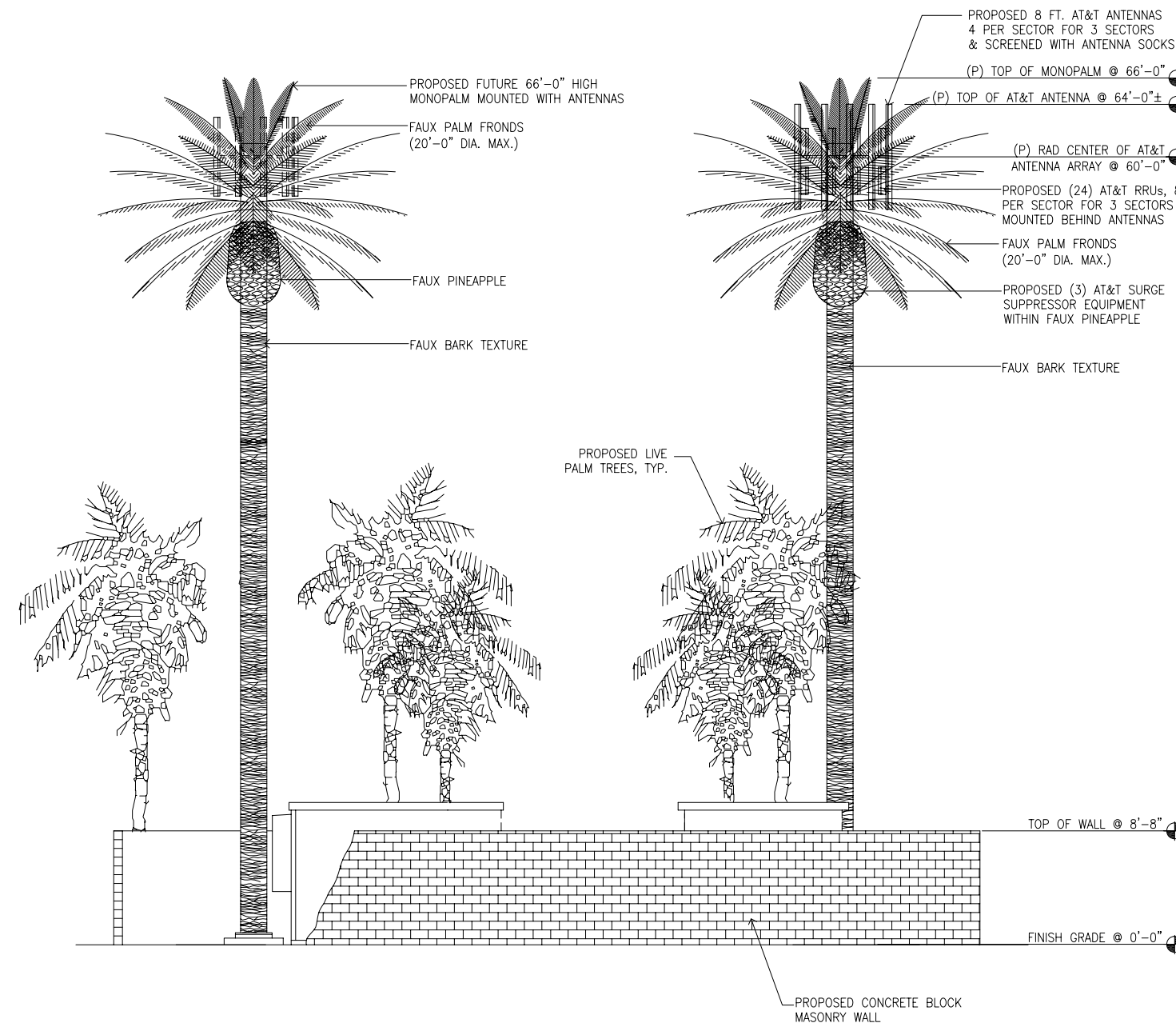
ELEVATIONS

SHEET NUMBER: REVISION:

A4

4

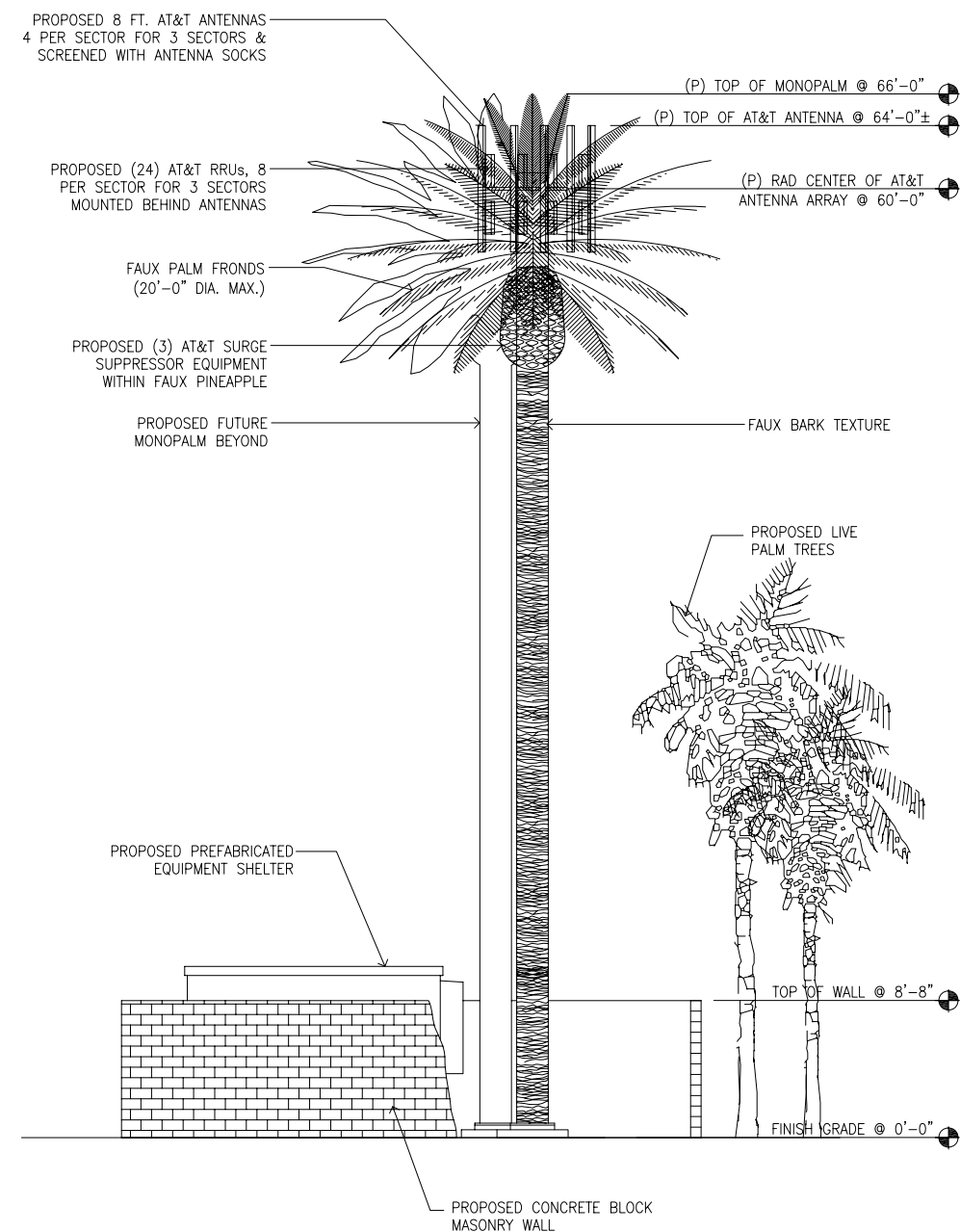
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EAST ELEVATION

SCALE 3/16"=1' 0" 1' 3' 7'

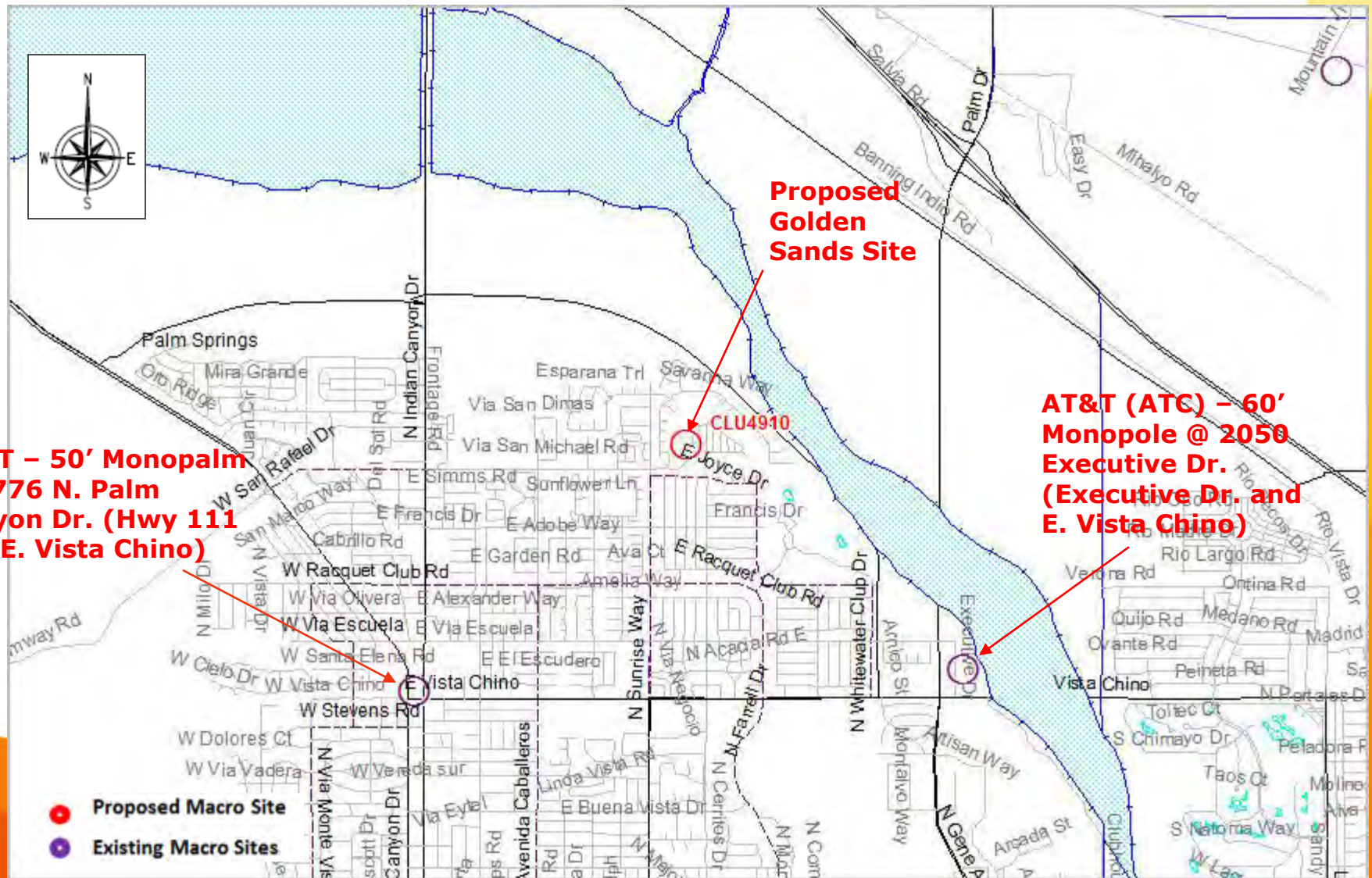
2 NORTH ELEVATION



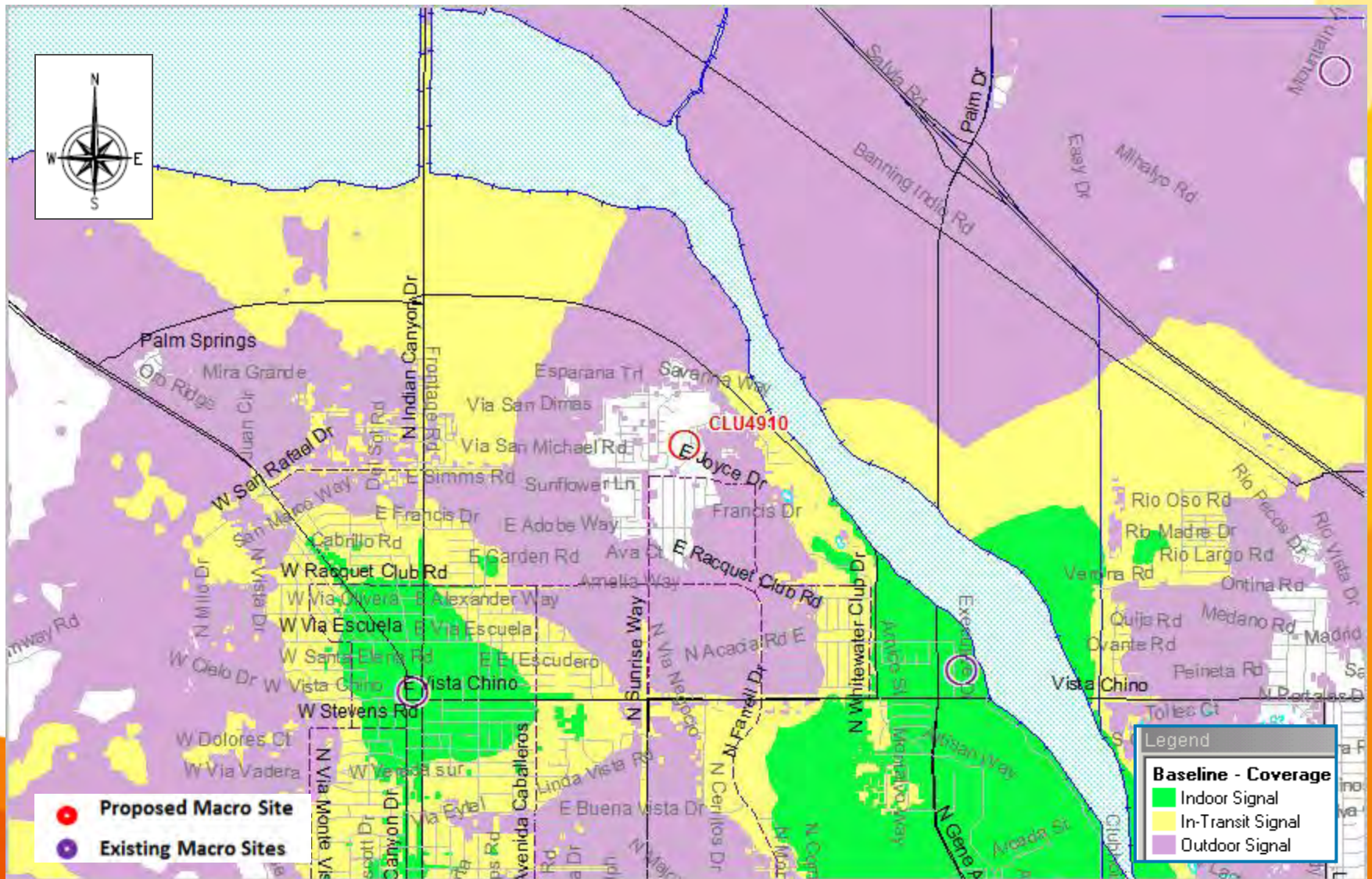
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1

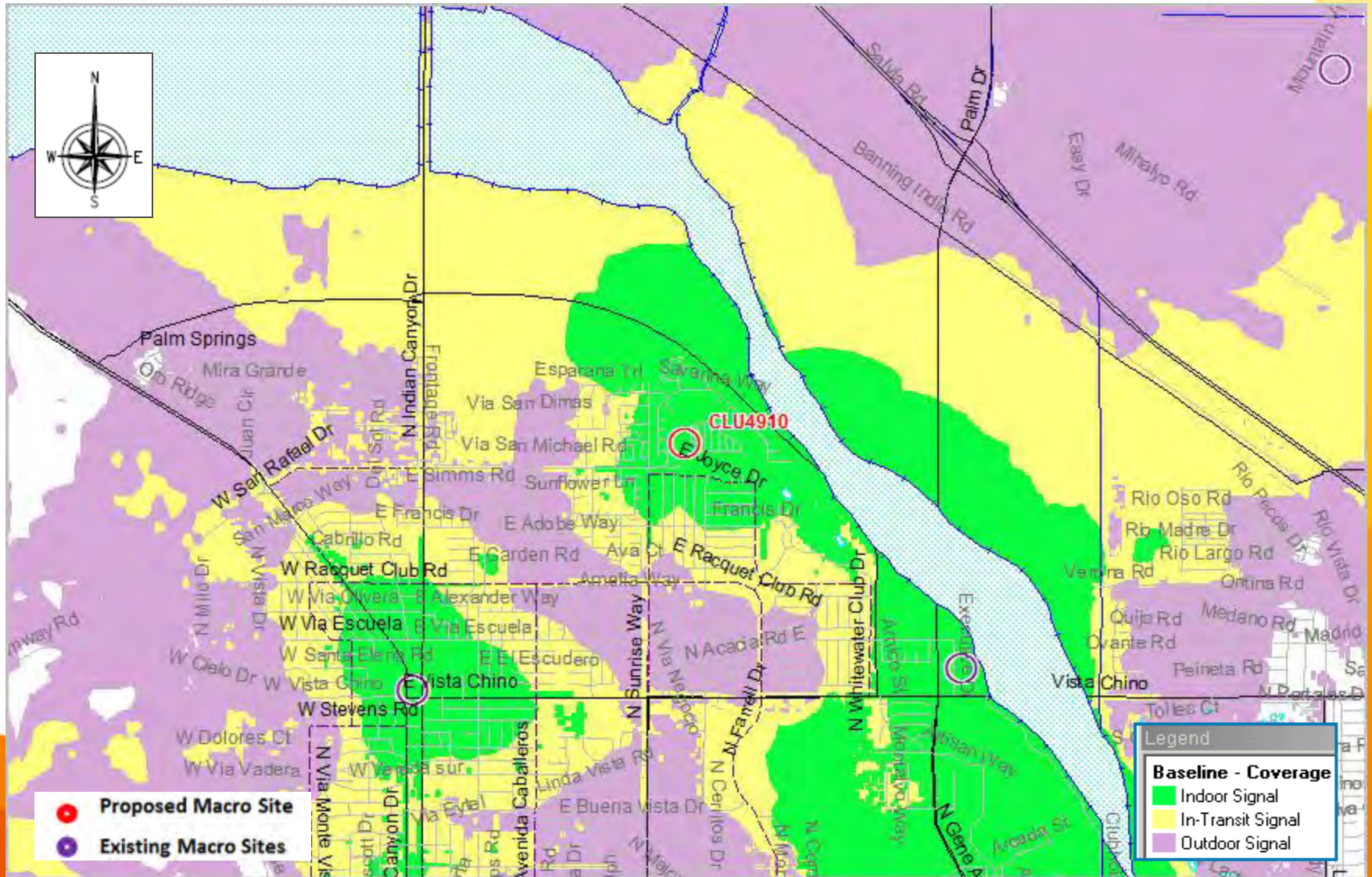
Coverage Site: CLU4910 (E. San Rafael Dr & Golden Sands Drive, Palm Springs, CA 92268)



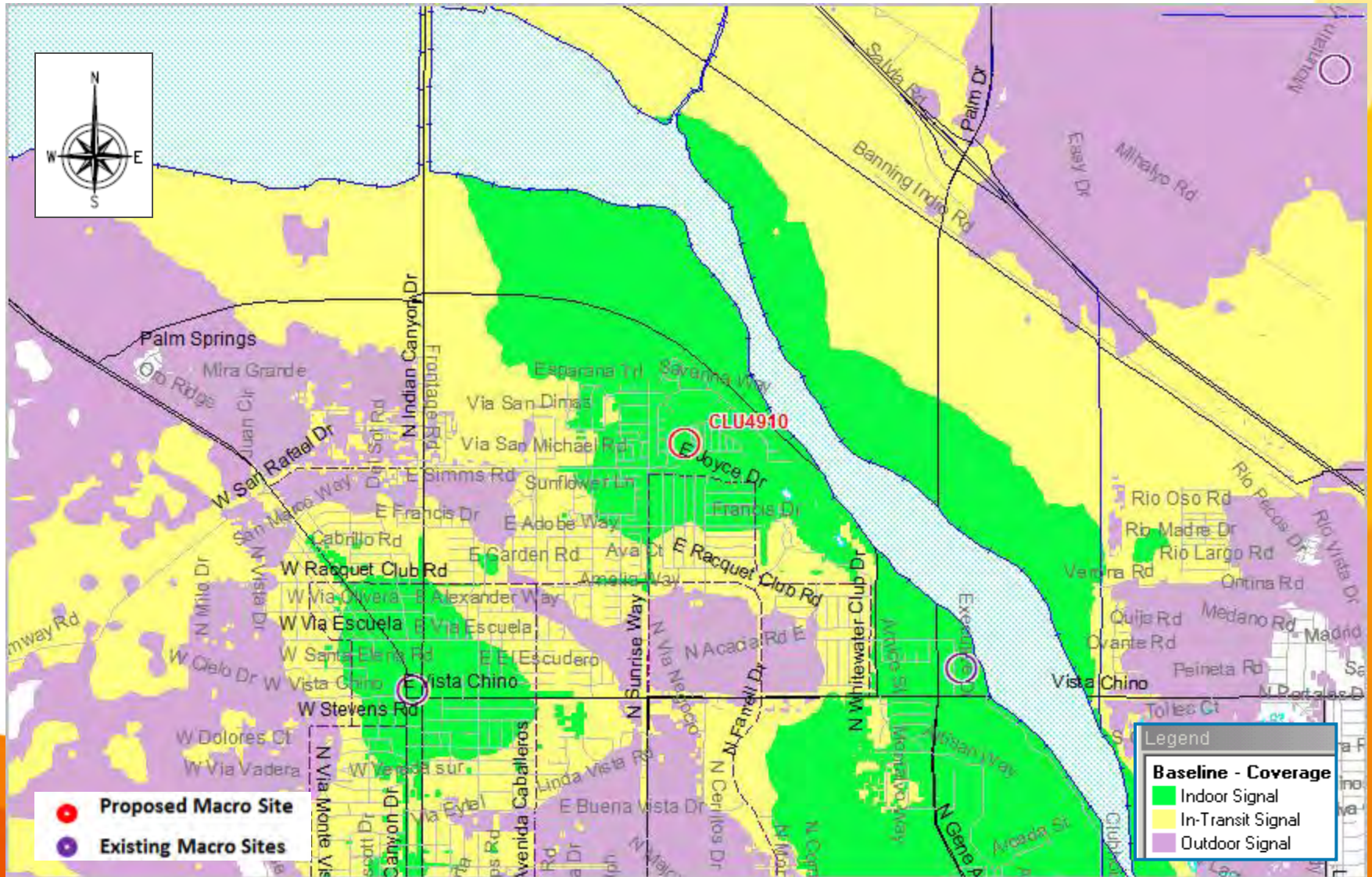
LTE Coverage -- Prior to NSB Site CLU4910



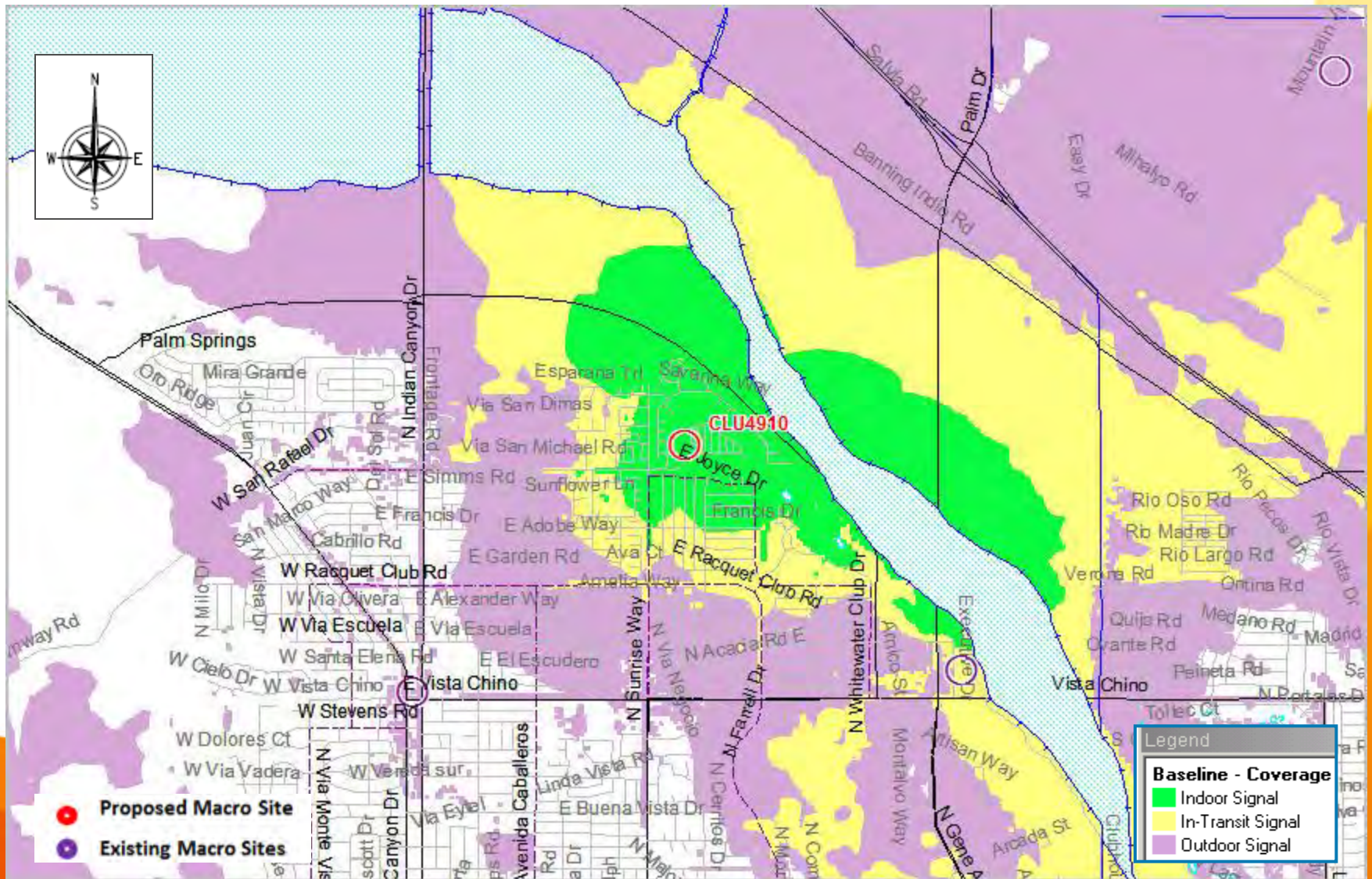
LTE Coverage - with CLU4910@52ft and Neighboring Sites



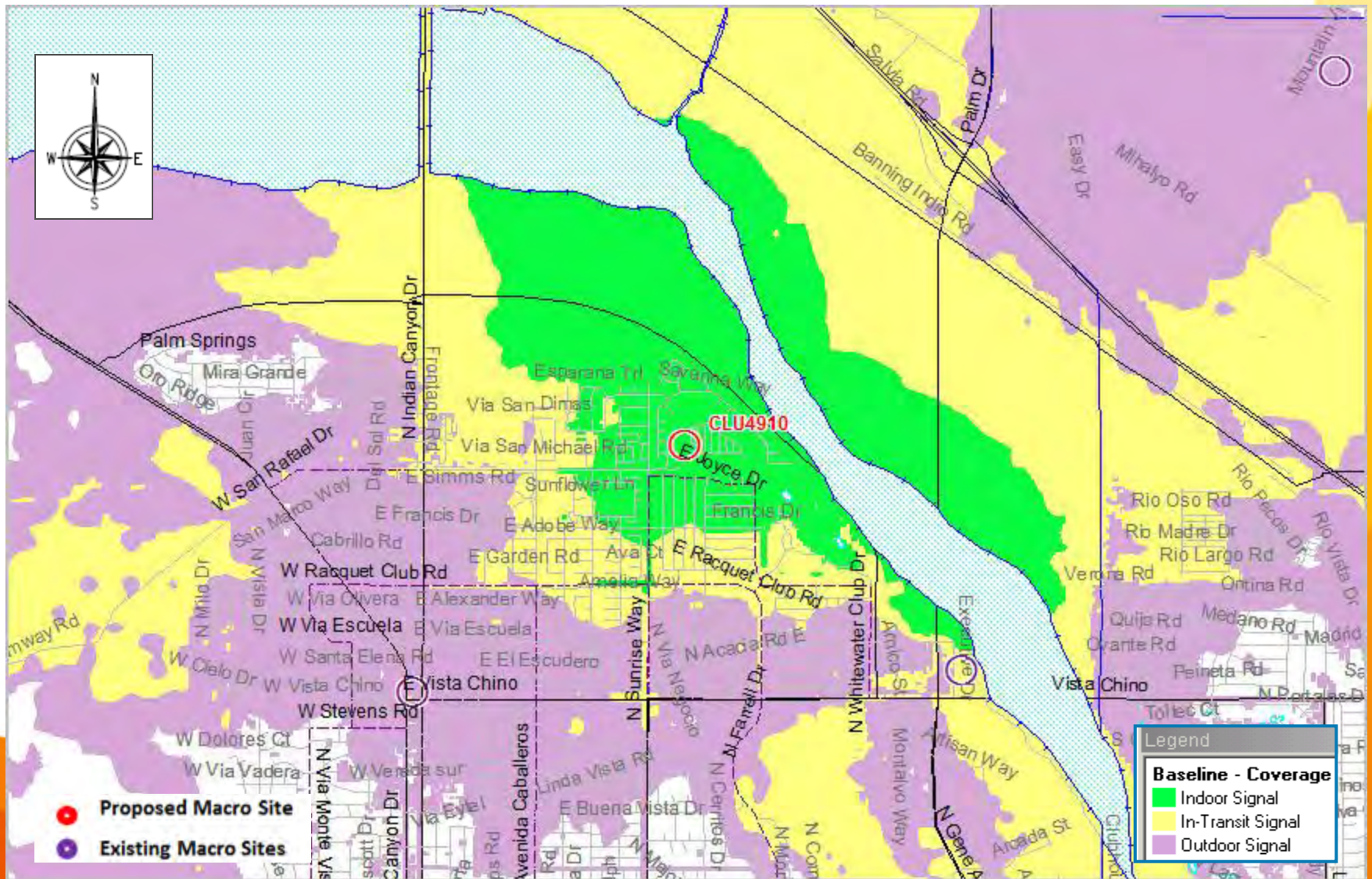
LTE Coverage - with CLU4910@57ft and Neighboring Sites



LTE Coverage – with Site CLU4910@52ft STANDALONE



LTE Coverage – with Site CLU4910@57ft STANDALONE



Coverage Legend

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



RS0298 GOLDEN SANDS



EAST SAN RAFAEL DRIVE & GOLDEN SANDS DRIVE PALM SPRINGS CA 92262

VIEW 1



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING SOUTHWEST FROM CHARLES STREET



RS0298 GOLDEN SANDS



EAST SAN RAFAEL DRIVE & GOLDEN SANDS DRIVE PALM SPRINGS CA 92262

VIEW 2



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING NORTHEAST FROM SAN RAFAEL DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



RS0298 GOLDEN SANDS



EAST SAN RAFAEL DRIVE & GOLDEN SANDS DRIVE PALM SPRINGS CA 92262



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING NORTH FROM SAN RAFAEL DRIVE



RS0298 GOLDEN SANDS



EAST SAN RAFAEL DRIVE & GOLDEN SANDS DRIVE PALM SPRINGS CA 92262

VIEW 4



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING NORTHWEST FROM SAN RAFAEL DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MacLeod Consulting Services

Golden Sands
CUP Proposal
CIG Wireless Facility
APN 669-480-010
Palm Springs, CA 92262

Norman MacLeod
Project Manager
949-235-8812

5 . 1321

RECEIVED

JAN 09 2014

PLANNING SERVICES
DEPARTMENT

Golden Sands
APN 669-480-010

CIG Wireless proposes the installation of a wireless telecommunications facility consisting of two (2) 66' monopalms and related equipment shelters located within a lease area on undeveloped parcel, APN# 669-480-010, off Golden Sands Drive. The proposed location is within the community of Golden Sands in the Northeast portion of the City of Palm Springs. The subject property is undeveloped land zoned O / Open Land on a rectangular parcel of approximately 1 acre and located in between, and adjacent to, a mobile home park and a golf course fairway.

Proposal

CIG is requesting the approval for the installation of a multiple carrier installation consisting of two (2) wireless facilities within one (1) lease area. The first of the two facilities will be occupied by AT&T with a second "future" facility to offer much needed wireless communication and data services to the neighboring community and surrounding area. The installation consists of two unmanned wireless telecommunications facilities designed as faux palm trees measuring 66' tall to the top of palm fronds. The first of the two facilities to be installed is for AT&T equipment with the second facility for a future carrier installation. Both facilities will contain related antenna panels at a centerline height of 60' each with a total of three (3) sectors containing four (4) panels each, for a total of twelve (12) panel antennas. The antenna panels will be mounted within the palm fronds and painted to match the foliage to help screen the antenna panels. The monopoles will be clad with faux palm tree bark textured and colored to match existing palm trees in the area. The related electrical cabinetry for each site will be contained within an equipment shelter measuring 11'6" x 16' and mounted on a concrete pad foundation. The monopalms and shelters will be developed within a lease area measuring 36'8" x 66' and fully enclosed by an 8'8" tall perimeter masonry block wall.

This particular location has been chosen to provide much needed wireless service to residents living within the community as well as commuters traveling in the area. The first of the two facilities will provide wireless communication and data service for AT&T customers with the second facility supporting any future carrier. The multiple carrier installation is designed to consolidate wireless facilities in a single location and provide wireless service in an area where it is most needed.

Subject property characteristics

The subject property is a flat level, rectangular-shaped unimproved parcel consisting of approximately 1.3 acres which is located between a mobile home park zoned R-MHP to the east; and a golf fairway to the west. A 5' block wall runs along the east property line with existing 20-35' trees along the west property line.

The subject property is zoned O / Open Space with surrounding properties to the north, south, east and west residentially zoned and fully developed with low density residential dwellings. The predominant characteristic and uses in the area is low density residential and a golf course fairway. Fully improved right of way corridors serve the area and bordered with mature vegetation.

Proposed AT&T installation

The physical lease area of the facility is setback 280' from Golden Sands Drive; 15' from the east property line; 32' from the west property line, and approximately 350' from the north property line. The proposed monopalm is setback 41' from the east property line and 43' from the west property line.

Adjoining property to the north is zoned PD/Planned Development with single family residential and setback from the nearest dwelling approximately 595 feet away.

Adjoining property to the south is zoned R-1C with single family residential dwellings and setback from the nearest dwelling at approximately 655 feet.

Adjoining property to the east is zoned R-MHP Mobile Home Park multi-density residential developed with mobile homes and setback from the nearest dwelling at approximately 118 feet.

Adjoining properties to the west are zoned PD/Planned Development with single family dwellings and setback from the nearest dwelling at approximately 343 feet.

Conditional Use Permit Findings

- a) That the project at this location is proper in order to perform a function and provides a service that is essential and beneficial to the community, city and region.

Wireless telecommunications have proven to be invaluable tools in providing communications to business/commercial/office professional users as well as everyday communications services and data features to the general public. The proposed installation at this particular location is to provide wireless communication services to the neighboring residents and surrounding community as current wireless services is poor. This facility is a two carrier site thereby providing a choice of existing and future wireless service providers made available to the end user and general public. This facility location is part of a larger wireless telecommunications network and will provide communication services to neighborhood users, home office, personnel use and emergency service.

As evident with the coverage maps provided the location is critical in providing wireless communication and data services to the end user, and, the new location being proven to be the most desirable and effective location. The facility will provide needed coverage in the area and fits within the existing surrounding wireless telecommunications network. The proposed location is to fill a gap in the telecommunications network as a whole with surrounding facilities thereby providing a beneficial service to the residential community as well as home based businesses, commuter traffic and emergency services.

- b) That the project is necessary and desirable for the community and is in harmony with the various elements or objectives of the General Plan and is not detrimental to existing uses or to use specifically permitted in the zone.

Surrounding properties are zoned and used for residential purposes as well as street corridor traffic. Unlike other land uses which can be spatially determined through the General Plan and/or other land use plans, the location of this wireless telecommunication facility is based on technical requirements that include service area, geographical elevations, alignment with neighboring sites and customer demand components. Placement within the urban geography is dependent on these requirements. According to customer demand, wireless telecommunication facilities have been located adjacent to and within major land use categories including residential, commercial, industrial, open space and public facilities. As such, due to customer on-going demand at the location of the subject facility the

proposed wireless telecommunications facility is proper in relation to adjacent uses and the development of the community.

The antennas for the wireless facility will be located within the palm fronds of the proposed monopalm with the antennas screened with material and painted to match the proposed tree. The related equipment cabinets will be located in an enclosed shelter and within the designated lease area surrounded by a block wall. The wireless facility antennas and related equipment have been designed and screened to blend with the color and character of the area and therefore the facility will not be materially detrimental to the character of development of the subject property as a whole and immediate neighborhood.

- c) That the project's site is adequate in size and shape to accommodate said use, yards, setbacks, walls, fences, landscaping and other features required in order to adjust said use to those existing or permitted future used on land in the neighborhood.

The proposed facility is located on a parcel measuring over 1 acre in size and is adequate to accommodate the proposed wireless facilities and related equipment. The location of the facility will be a minimum of 118' to a maximum 650' from the nearest residential unit. The facility lease area will be surrounded by a, 8'8" masonry block wall similar in color and texture to the existing block wall on site. The facilities proposed will be designed to resemble a palm tree which is in keeping with the predominant appearance of palm trees in the area. Additionally, live natural palm trees are proposed to surround the facility compound in order to blend in the monopalm facilities with the character of the area and therefore will not adversely affect or degrade surrounding properties.

- d) That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

The proposed facility is so located and readily accessible by the surrounding fully improved roads and corridors. No significant or noticeable traffic will be created with the proposed use. The proposed wireless facility will operate virtually noise-free and will not emit fumes, smoke, dust or odors. The unmanned facility will operate 24/7 and only require routine maintenance by a technician approximately once every six to eight weeks and will not generate traffic or associated problems.

Variance findings

CIG is requesting a height variance from the Open Space height limitation of 15' to an overall monopalm facility height of 66' to the top of palm frond. The center line of the antennas proposed will be at an elevation of 60' within proposed palm fronds. The General Plan promotes the provision of essential communication services throughout the city in locations that are convenient to the public yet do not impact nearby properties. As such, the request is in harmony with the various elements and objectives of the General Plan.

Variance four (4) conditions

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

The size and shape of the existing site is adequate and sufficient to accommodate the wireless facilities as proposed. The subject property is undeveloped and is located in an area lacking sufficient wireless services to the surrounding community. Given the need of the facility to interconnect with surrounding facilities and working on a line of site with these facilities, additional height is required for the facility to function effectively. The subject property is at a location key in optimizing the coverage objective of wireless services to provide much needed wireless services to the surrounding and neighboring community.

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

The location of this wireless telecommunication facility is based on technical requirements that include service area, geographical elevations, alignment with neighboring wireless sites and customer demand components. Placement within the urban geography is dependent on these requirements and coverage needs reflected in enclosed coverage propagation maps. Wireless facilities work on a line of sight with surrounding facilities, therefore, the additional height is critical in the optimization of the wireless facility's performance. This facility is proposed at this height and location in order to work in harmony with the surrounding facility network.

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

The granting of this variance for the additional height will not be detrimental to the public health, safety, convenience or welfare to the surrounding community as it will benefit the community with improved wireless, data and emergency communication services. Due to the current poor wireless coverage in the area this facility will bring much needed and improved capacity

wireless, data and emergency communication services to the surrounding community and commuter traffic in the area.

4) The granting of such Variance will not adversely affect the General Plan for the City.

The granting of this variance will not adversely affect the General Plan of the City in that the facility elevation is required in order to work effectively in providing much needed wireless coverage and service to the surrounding community. The surrounding community will benefit from the installations and enhanced with adequate wireless service not currently available due to inadequate wireless coverage in the area. The facility will resemble a palm tree with additional live palms planted surrounding the installation thereby blending with the visual character and landscape in the community.

RECEIVED

AUG 18 2014

PLANNING SERVICES
DEPARTMENT

K. HOVNIANIAN'S

FOUR SEASONS



AT PALM SPRINGS COMMUNITY ASSOCIATION, INC.

08/15/2014

City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Dear City Council and Planning Commissioners:

On behalf of the Four Seasons at Palm Springs Community Association, Inc., we are pleased to provide this letter in support of the telecommunication monopoles, located on the west side of the Golden Sands Mobile Home Park (Case no. 5.1321).

The GSM/GPRS technology will provide us with much needed coverage for the Members, Vendors, and this Community as a whole. As we all know, California is experiencing a historic drought, and Four Seasons is looking at the available technologies to manage our water usage throughout the Community. One of the systems we are looking at is to upgrade our 10-year-old Calsense irrigation controllers to a wireless GPRS network, which would provide us real-time central controlled data on our irrigation. Due to the location of the Calsense Controllers, and to provide the full coverage we would need, the monopoles would require a height of at least 50 feet.

Four Seasons at Palm Springs is going through a major landscape renovation and removal of turf grasses. This technology that is provided by AT&T would greatly assist this Community to become waterwise. Thank you for your consideration of the approval of this project.

Sincerely,

Craig Silver
President

Four Season's At Palm Springs Community Association

PETITION

PALM SPRINGS, CA

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1. At least 4 live palms, 40 feet minimum height, per tower
2. A maintenance bond be placed on the upkeep of the facility

We believe that this location has ample screening while providing the nearby residents sufficient cell phone coverage. The following residents support this effort:

Name of Resident

Address of resident

Signature of Resident

WILLIAM G. BARRY

2250 SAVANNA WAY

William G. Barry

JERI BARRY

2250 SAVANNA WAY

Jeri Barry

Joseph Seluv

3685 Serenity Tr

Joseph Seluv

Nancy Dushay

3660 Serenity Tr

Nancy Dushay

Hal Kellogg

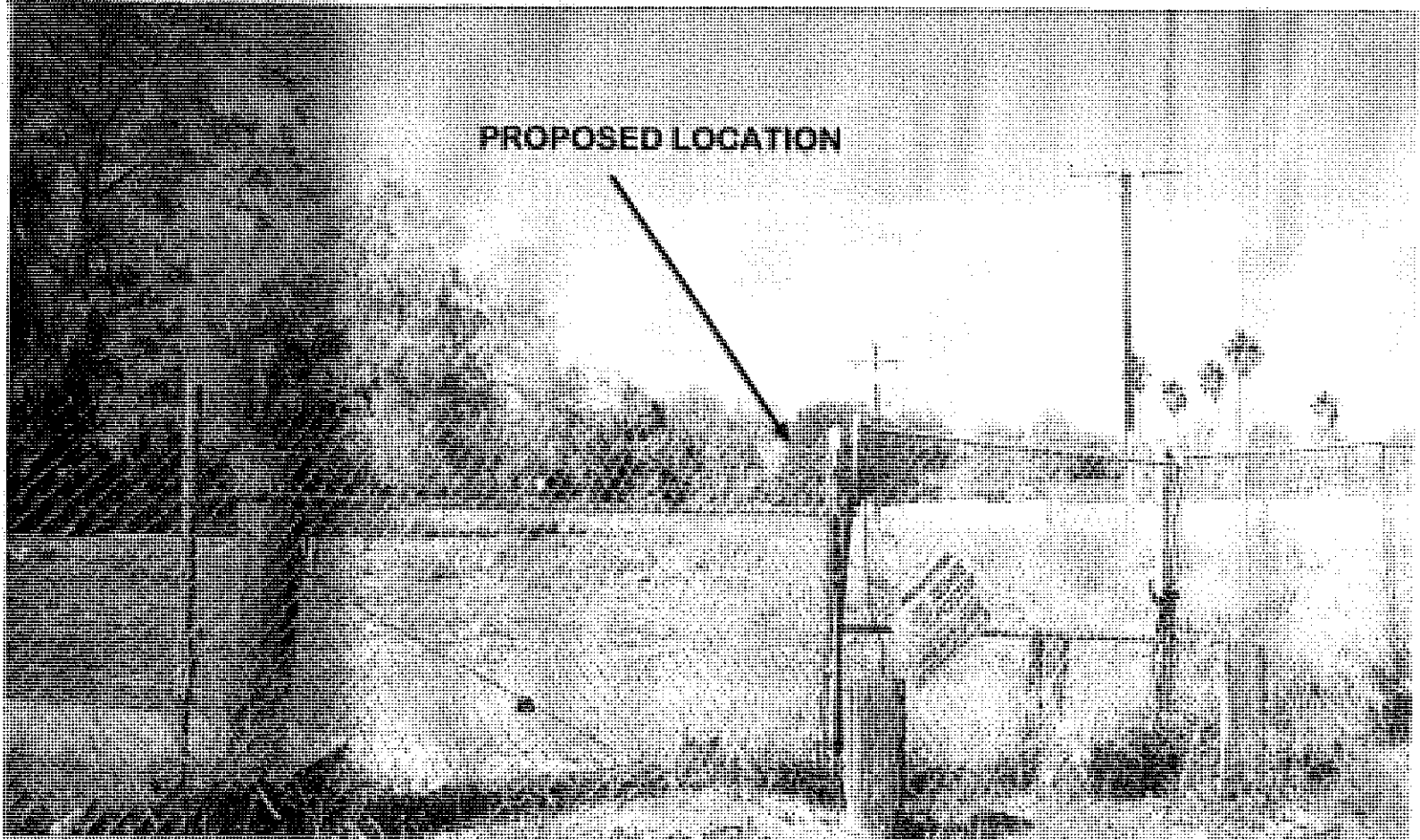
3350 Savanna Tr.

Hal Kellogg

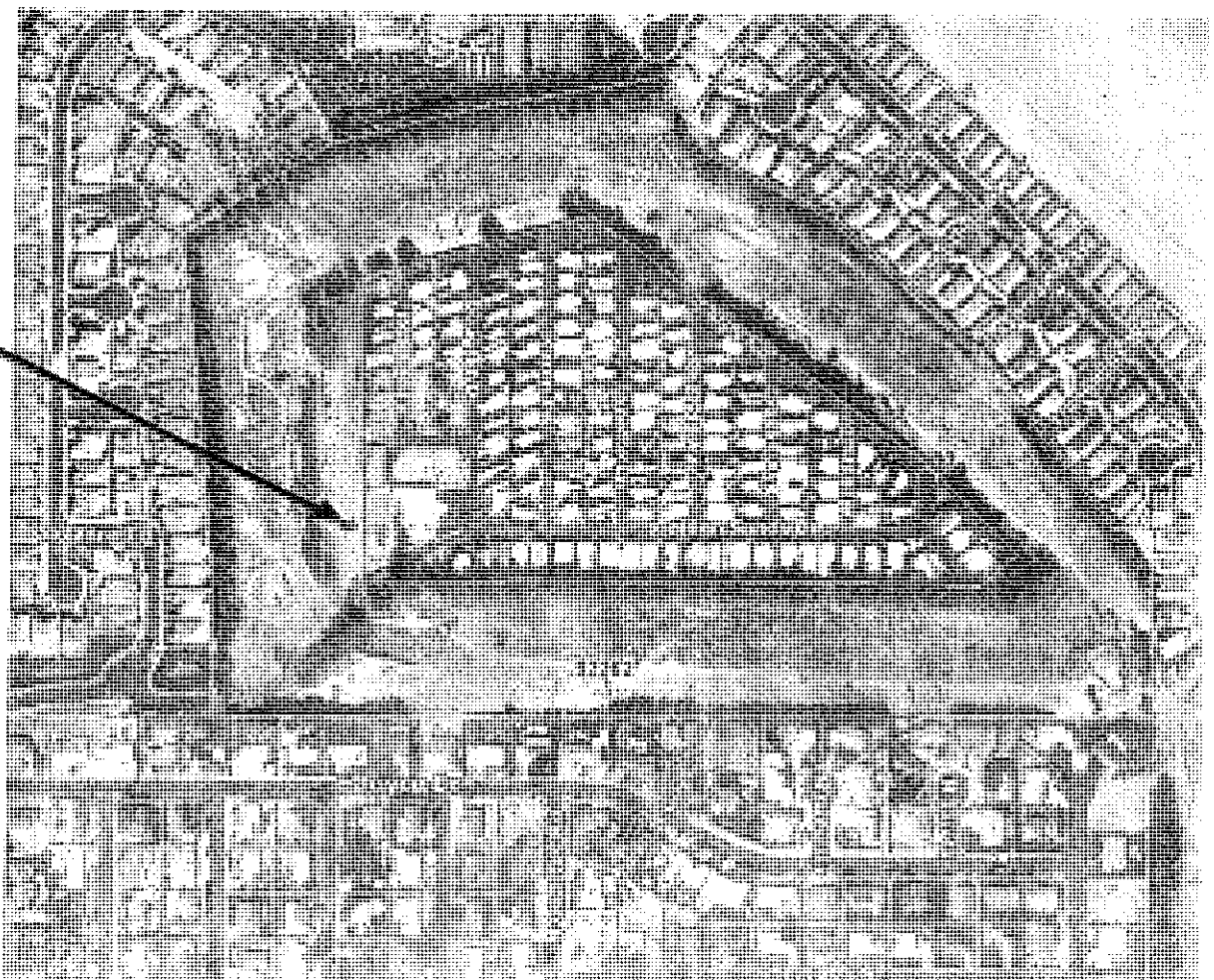
Name of Resident	Address of Resident	Signature of Resident
MARILYN O'NEILL	3391 SAVANNA TRAIL	Marilyn O'Neill
Robert Reed	3395 SAVANNAWAY	Robert Reed
MEHRAZAM SEHHI	3449 SAVAN WAY	sehhi
RICHARD PIEPHO	1805 SAVANNA WAY	Richard Piepho
FRED MARTIN	1802 SAVANNA WAY	Fred Martin
MARLA ROSSMAN	3476 Desert Creek Trl.	Marla Rossman
THOMAS E. BROWN	1401 FOUR SEASONS BLVD	T.E. Brown
Kay DiGregorio	1946 Savanna Way P.S.	Kay DiGregorio
JANNA JOOS	3359 SAVANNA WAY	Janna Joos
ALANA JOOS	3359 SAVANNAWAY	Alana Joos
Truman Dudley	3413 Savanna Way	Truman Dudley
JIM JULIAN	1802 SAVANNA WY.	Jim Julian
Cheryl Butts	2285 SAVANNA	Cheryl Butts
Susan Chen BOSE	2285 SAVANNA	Susan Chen Butts



PROPOSED LOCATION



**PROPOSED
LOCATION**



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Name of Resident	Address of resident	Signature of Resident
✓ <u>Dianna Kerr</u>	<u>2008 Joyce Dr.</u>	<u>Dianna Kerr</u>
✓ <u>Rosemary Weil</u>	<u>1840 Joyce Dr.</u>	<u>Rosemary Weil</u>
✓ <u>Robert Atzet</u>	<u>1800 Joyce Dr.</u>	<u>Robert Atzet</u>
<u>John Kelley</u>	<u>1700 Joyce</u>	<u>John Kelley</u>
<u>Susan Kelley</u>	<u>1702 Joyce</u>	<u>Susan Kelley</u>

Name of Resident

Address of Resident

Signature of Resident

Richard Deumer

3377 Savannah Way

Richard Deumer

MARTY HAYS

1716 Tumbledweed Way

Marty Hays

CARL GRANT

1815 SAND CANYON WAY

Carl Grant

RICHARD BERGSTROM

1710 HOT SPRINGS WY.

R.C. Bergstrom

Adelina V. Bergstrom

1710 Hot Springs Wy

Adelina V. Bergstrom

Kim Afan

3800 Four Seasons Blvd

Kim Afan

Hawthorne AFAN

3800 Four Seasons

[Signature]

ERIC AFAN

3800 four Seasons

[Signature]

LARRY SALINAS

1020 FOUR SEASONS

L. Salinas

Ana Cetina

3800 Four Seasons ^{Section}

Ana Cetina

GRACE JULIAN

1749 PRETTY PEAR

Grace M. Julian

JAMES B. JULIAN

1749 PRETTY PEAR

James B. Julian

JACKIE FREEBERGOS
Savanna
Jackie Freebegos
Way

[Signature]

Alice Donato

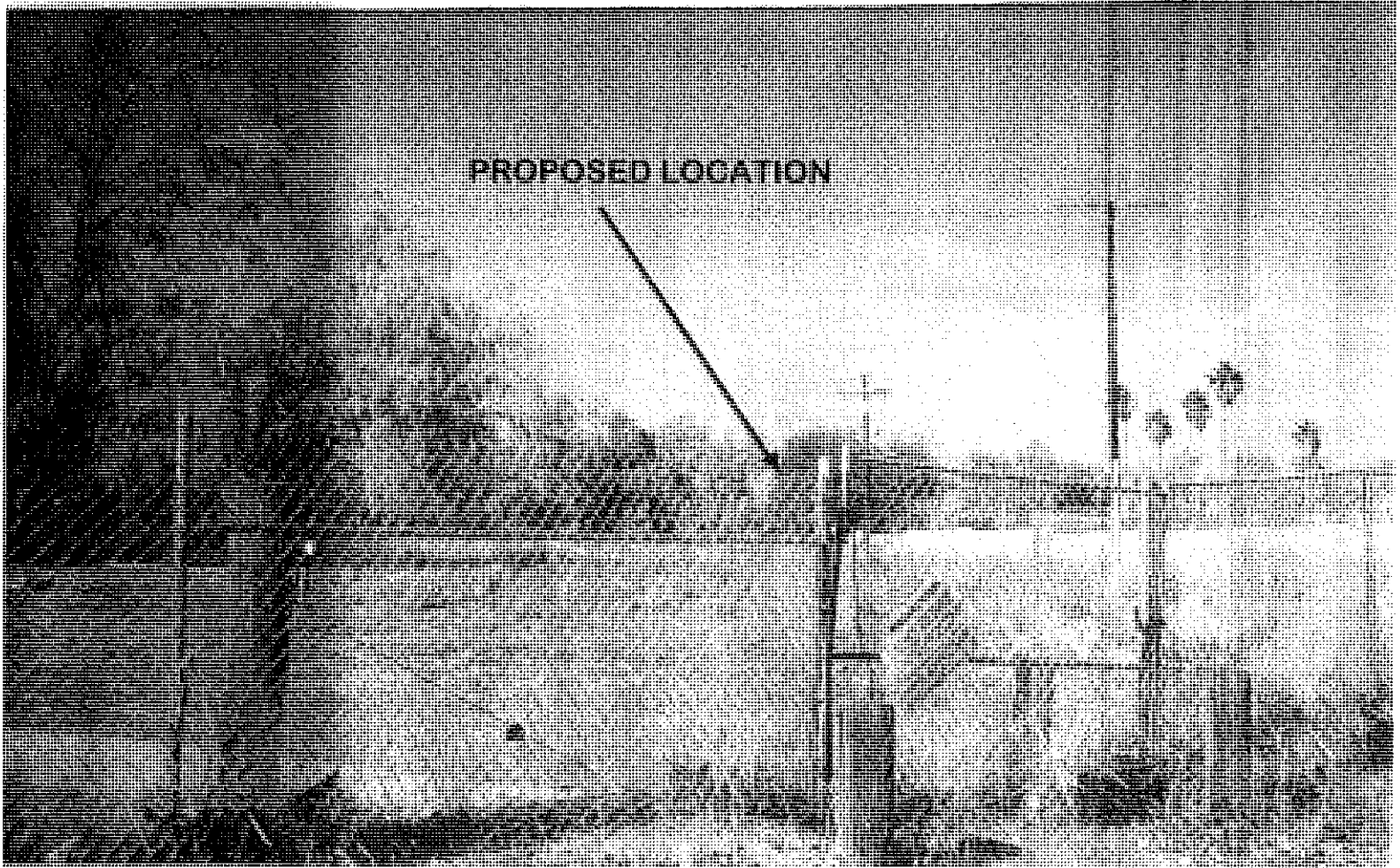
3584 CASSIA

ALICE DONATO

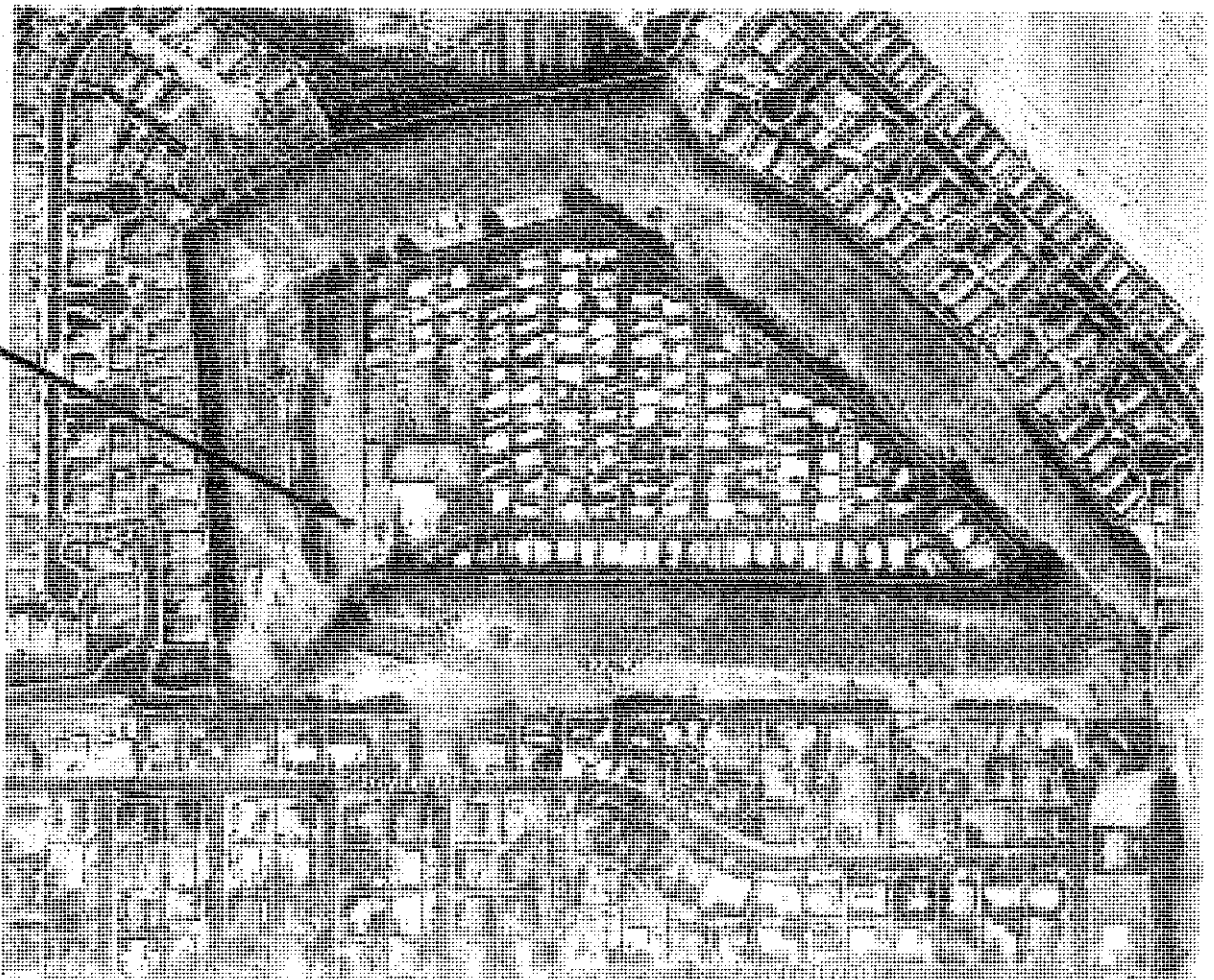
Business at Bistro Four Seasons

Business Salon

PROPOSED LOCATION



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LOCATION



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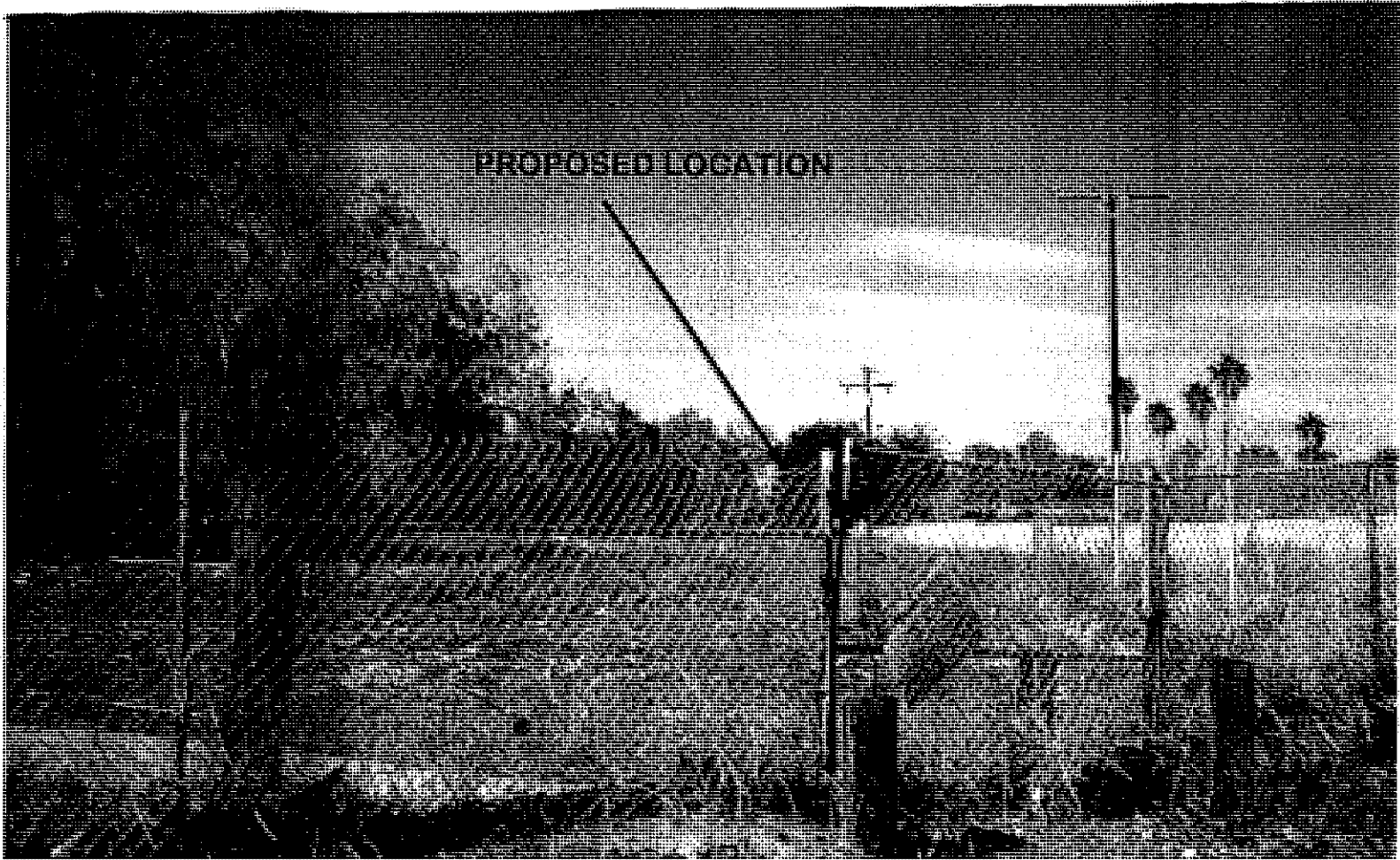
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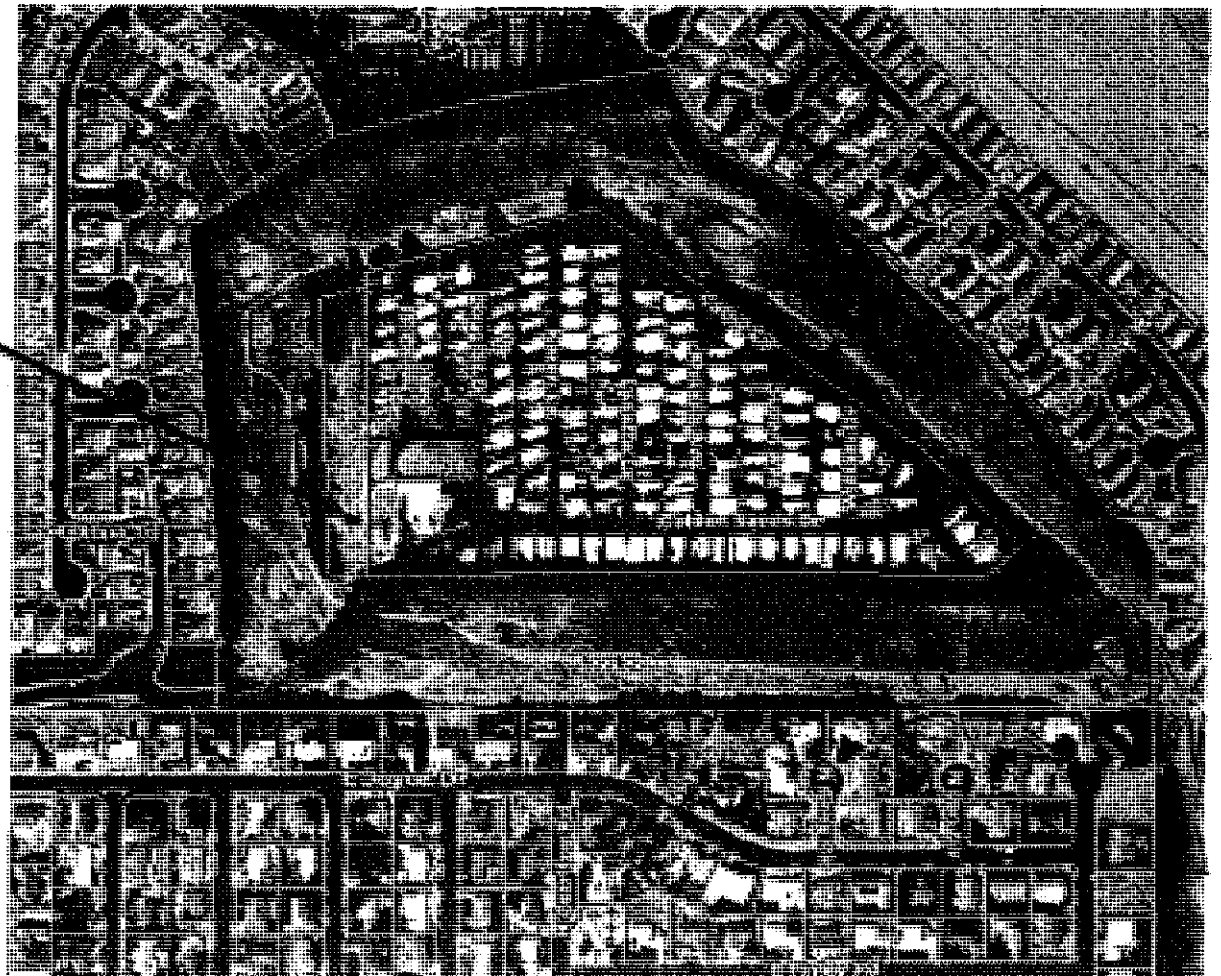
Name of Resident	Address of resident	Signature of Resident
SHIRLEY BUCH <u>Shirley Buch</u>	<u>2477 Savanna</u>	<u>Shirley Buch</u>
GREGORY MURRAY <u>Gregory C. Murray</u>	<u>2641 DESERT BREEZE</u>	<u>Gregory C. Murray</u>
<u>GEORGE TINTI</u>	<u>3791 SAVANNA Way</u>	<u>George Tinti</u>
<u>Joan Tinti</u>	<u>3791 SAVANNA Way</u>	<u>Joan Tinti</u>
<u>DOROTHY SPROUSE</u>	<u>1737 SAND CANYON Way</u>	<u>Dorothy Sprouse</u>

Name of Resident	Address of Resident	Signature of Resident
GUY RAINEY	1751 Sand Canyon	G.S. Rainey
ROBERT MERRIAM	"	R.L. Merriam
ROBERT MESSINEO	1219 SAND CANYON WAY	R. Messineo
Mel Shoemaker	3701 Savanna Way	Mel Shoemaker
Mimi Kiri	3916 Aloe Vera Rd	Mimi Kiri
Anita Julian	1882 SAVANNA	Anita Julian
Darlene Jackson	3755 SAVANNA	Darlene Jackson
Risa Durley	3413 Savanna	Risa Durley
ONEITHA WILSON	3688 CASSIA TR	Oneitha Wilson
Carol Castillo	1732 Umbelwood	Carol A. Castillo
ROBERT G. CLENDENING	1732 Umbelwood	Robert G. Clending
C. ANNE RANSOM	1164 Esperanza Trl Palm Spr ⁹²²⁶³	C. Anne Ransom
T. ALPERT	3668 SAVANNA PS	Tish Alpert
D. ALPERT	" " "	D. Alpert

PROPOSED LOCATION



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<u>CALVIN J RAHMANN</u>	<u>3688 WESTERN SKY WAY</u>	<u>Calvin J Rahmann</u>
<u>Louise E. Rahmann</u>	<u>3688 Western Sky Way</u>	<u>Louise E. Rahmann</u>
<u>Wanda Burns</u>	<u>3651 Western Sky</u>	<u>Wanda Burns</u>
<u>STEVEN ALONGE</u> <u>Shalange</u>	<u>3633 Western Sky</u>	<u>Shalange</u>
<u>Herbert Redman</u>	<u>2226 Sarunna Way</u>	<u>Herbert Redman</u>

Name of Resident

Address of Resident

Signature of Resident

Donald Lockard 2330 SAVANNA WAY Donald Lockard

Amita M. Krezman 2330 SAVANNA WAY Amita M. Krezman

MARILYN LEE WILLOUR 2442 SAVANNA WAY Marilyn Lee Willour

Ross W. Willour 2442 SAVANNA WAY Ross Willour

Virginia Bonnie Hodman 2317 SAVANNA WAY Virginia B. Hodman

William C. Hodman " William C. Hodman

PETER B SHAWL 2234 SAVANNA WAY Peter B Shawl

C CONSTANT 3724 ALOE GROVE WAY Constant

SUN EASTMAN 3724 ALOE GROVE Sun East

Luci Shy 3436 Sunbeam Luci Shy

Darrell Shy 3436 Sunbeam Darrell Shy

MARVIN Applbaum 2064 DESERT BREEZE WY Marvin Applbaum

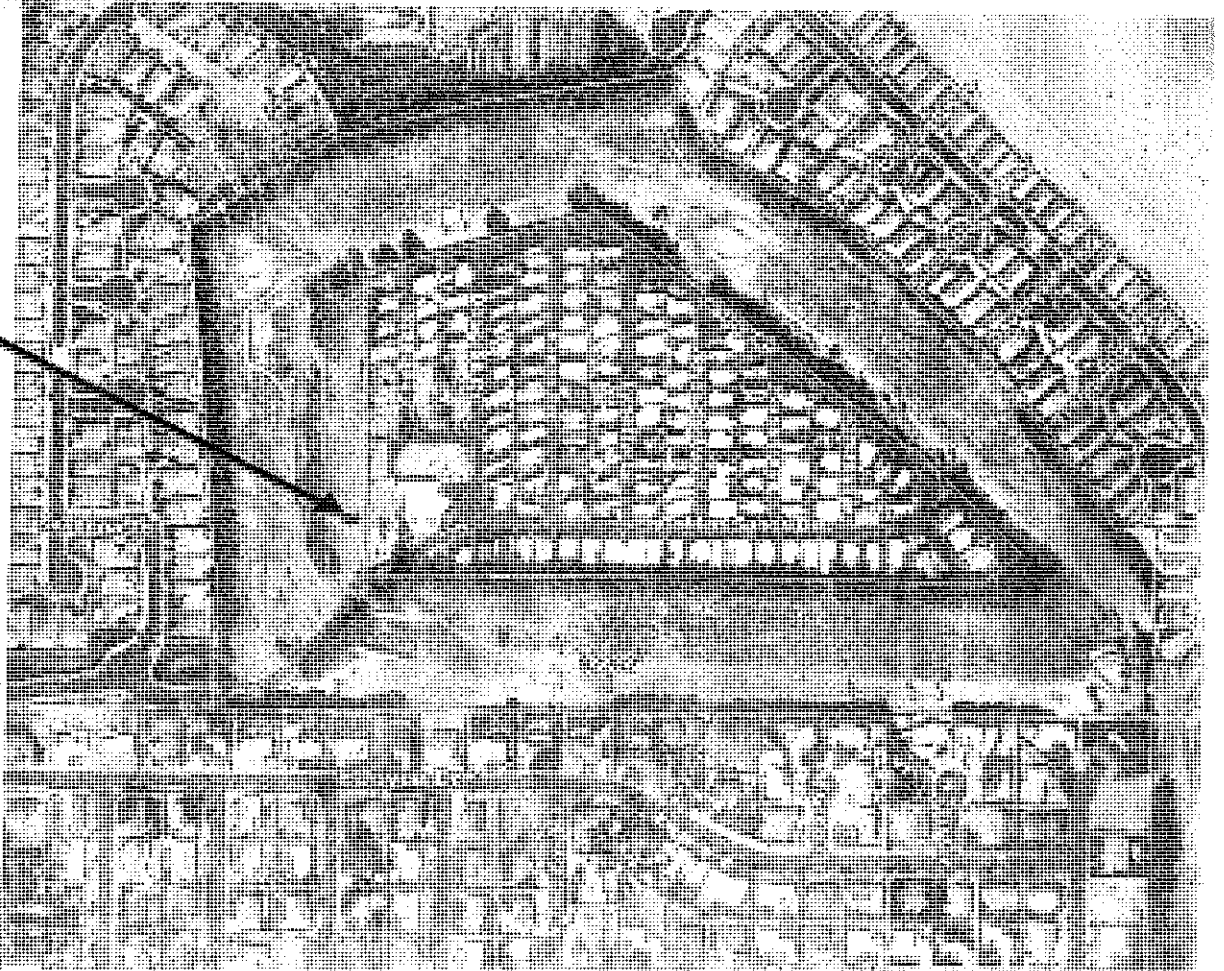
MICHAEL STORLIE " Michael Storlie

RONALD ARMSTRONGS 2650 DESERT BREEZE Ronald Armstrongs

PROPOSED LOCATION



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Name of Resident	Address of resident	Signature of Resident
<u>JONATHAN WILSON</u>	<u>3723 ALEX GARDEN</u>	<u>[Signature]</u>
<u>REBECCA WILSON</u>	<u>3723 ALEX GARDEN</u>	<u>[Signature]</u>
<u>RONALD LEY</u>	<u>3629 SAUVAGE WAY</u>	<u>[Signature]</u>
<u>Marylin A. Godinez</u>	<u>salon BUSINESS</u> <u>3800 FOUR SEASONS Blvd.</u>	<u>[Signature]</u>
<u>Osney Manuel</u>	<u>salon@the Lodge</u> <u>3800 FOUR SEASONS Blvd.</u> <u>BUSINESS</u>	<u>[Signature]</u>

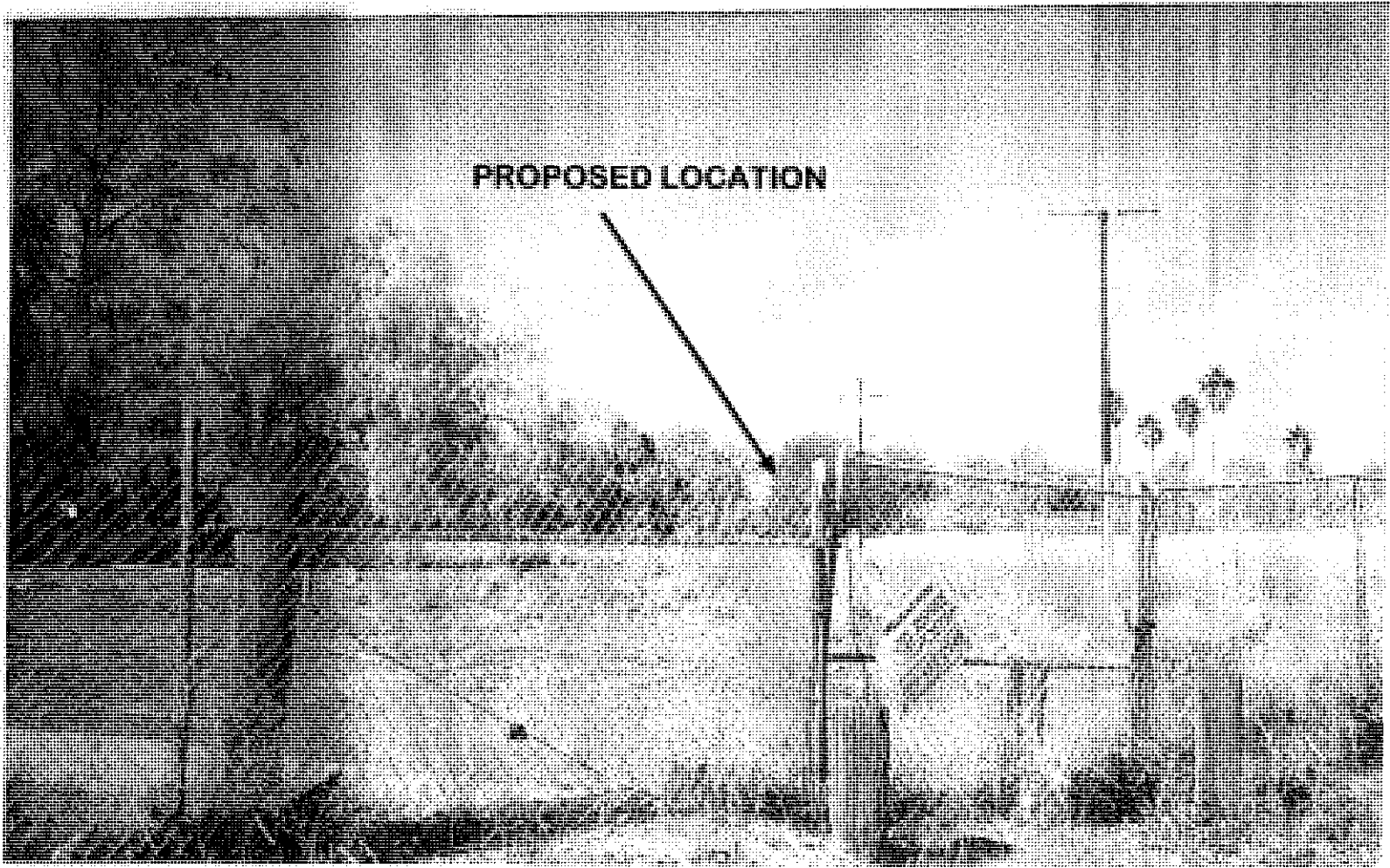
Name of Resident

Address of Resident

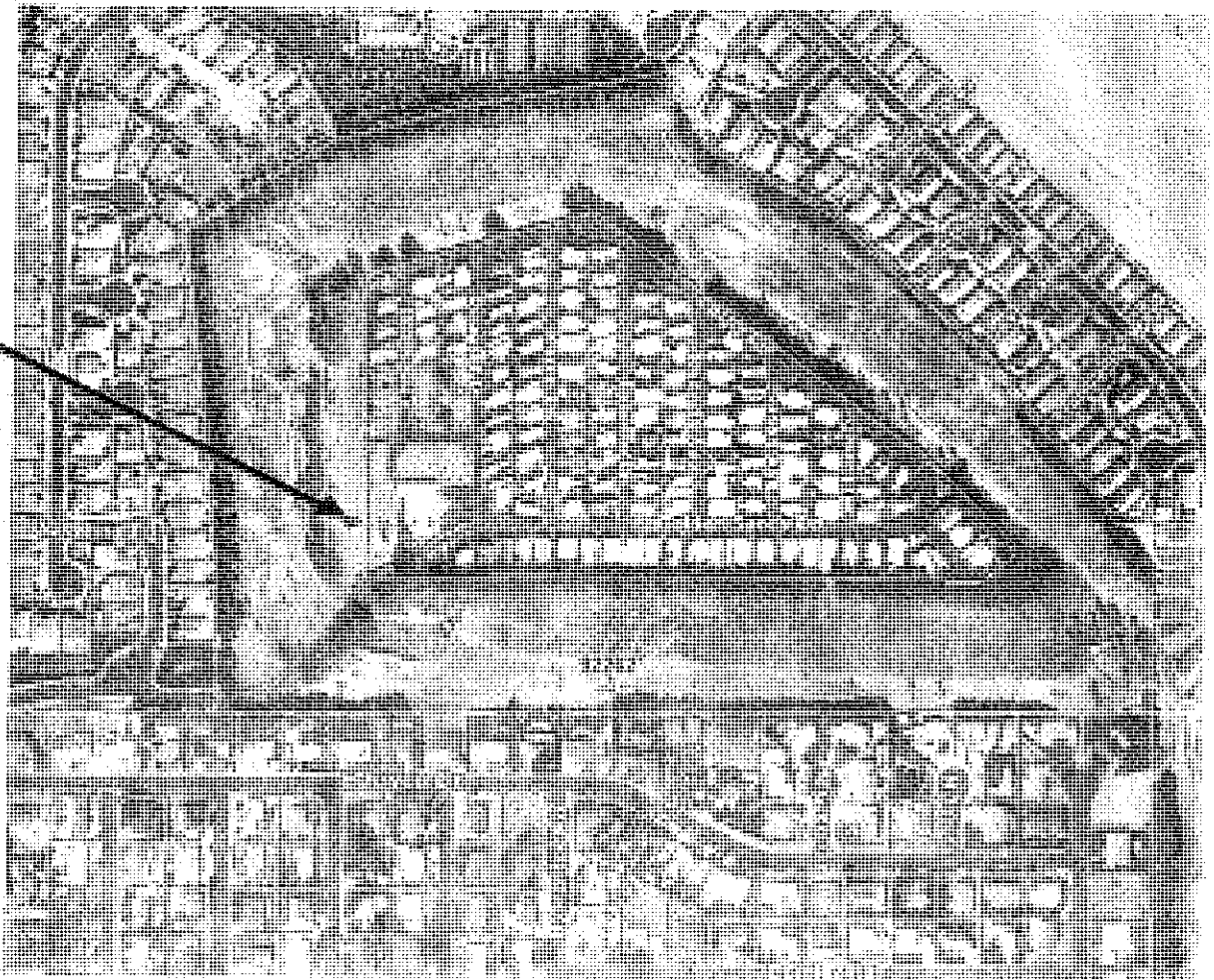
Signature of Resident

- | | | |
|----------------------------|------------------------------------|-----------------------|
| ✓ <u>Roger Conway</u> | <u>3310 Savannah</u> ^{TR} | <u>Roger Conway</u> |
| ✓ <u>Lucille Conway</u> | <u>3310 Savannah</u> ^{TR} | <u>Lucille Conway</u> |
| ✓ <u>MARIE JENKINSON</u> | <u>3434 SAVANNA</u> | <u>[Signature]</u> |
| ✓ <u>TOM JENKINSON</u> | <u>1718 HOT SPRINGS WAY</u> | <u>[Signature]</u> |
| <u>ELIZABETH JENKINSON</u> | <u>2541 SAVANNA</u> | <u>[Signature]</u> |
| ✓ <u>TOM JENKINSON</u> | <u>3434 SAVANNA</u> | <u>[Signature]</u> |
| <u>TOM JENKINSON</u> | <u>2541 SAVANNA</u> | <u>[Signature]</u> |
| ✓ <u>MARIE JENKINSON</u> | <u>1718 HOT SPRINGS WAY</u> | <u>[Signature]</u> |
| ✓ <u>D. MOORES</u> | <u>1729 HOT SPRINGS WAY</u> | <u>[Signature]</u> |
| ✓ <u>C. MOORES</u> | <u>1729 HOT SPRINGS WAY</u> | <u>[Signature]</u> |
| ✓ <u>AW DAWSON</u> | <u>1733 Prickly Pear Way</u> | <u>[Signature]</u> |
| ✓ <u>W. J DAWSON</u> | <u>" "</u> | <u>[Signature]</u> |
| ✓ <u>STEVE CORSER</u> | <u>1714 Prickly Pear</u> | <u>[Signature]</u> |
| ✓ <u>Wade W. Dorchow</u> | <u>1714 Prickly Pear</u> | <u>[Signature]</u> |

PROPOSED LOCATION



**PROPOSED
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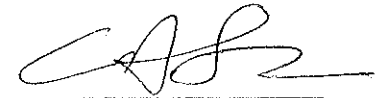
Name of Resident

Address of resident

Signature of Resident

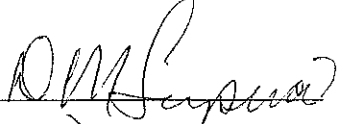
CRAIG SILVER

1850 Savanna Way PS



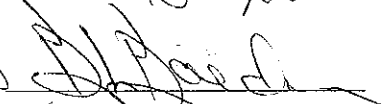
DAVID SUPINA

1308 Esperanza Tr



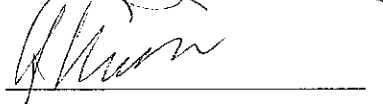
BRIAN JOECKMAN

1850 SAVANNA PS



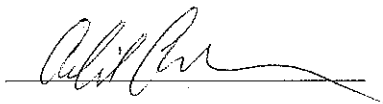
HOATE RUSSO

3558 CLIFFROSE TR



Adriel Ayon

The Lodge staff



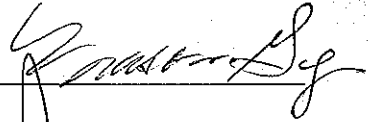
Name of Resident

Address of Resident

Signature of Resident

MASON D GY

3522 CLAFFROSE TR

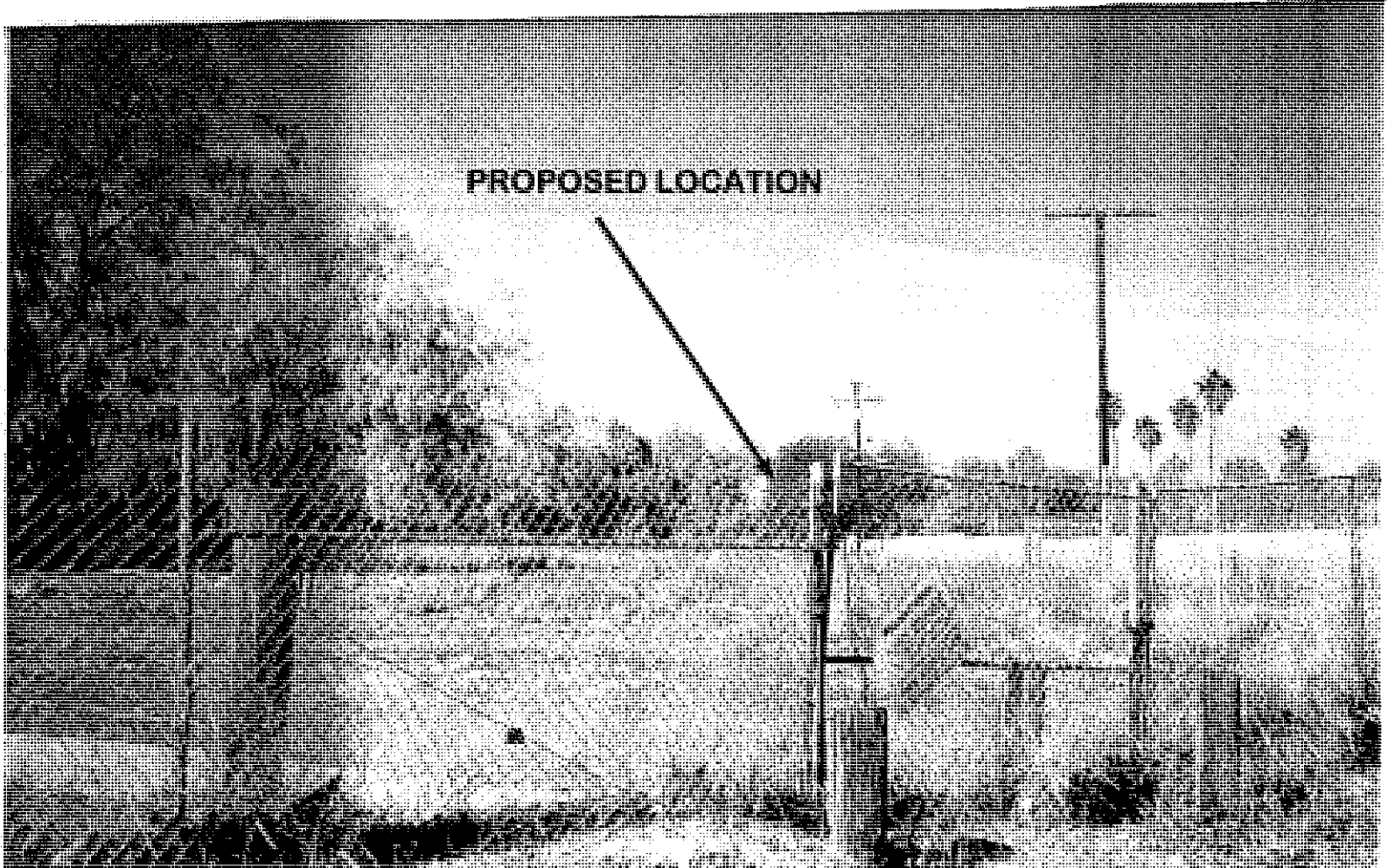


M WAGNER

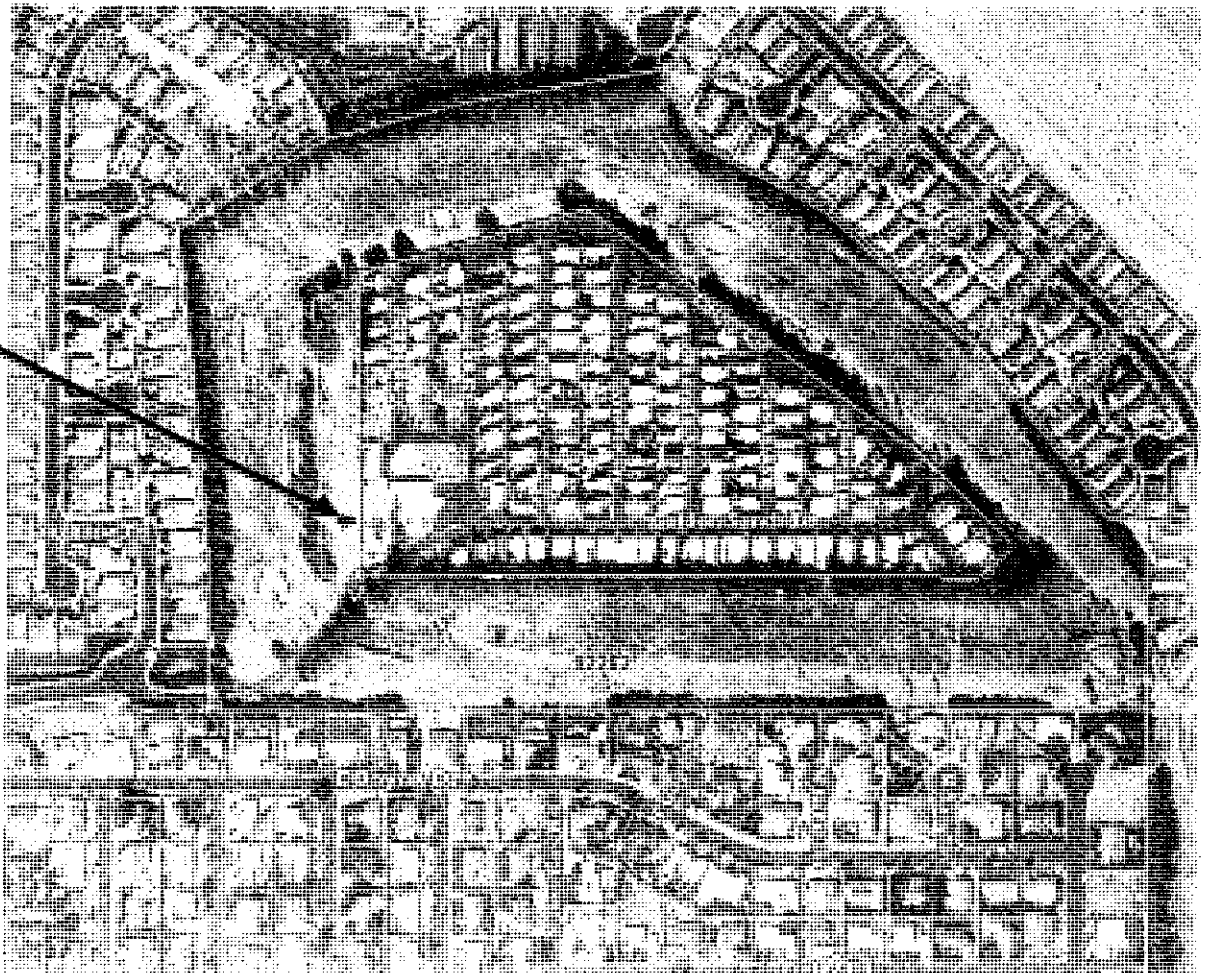
3652 WEST SKY WAY



PROPOSED LOCATION



**PROPOSED
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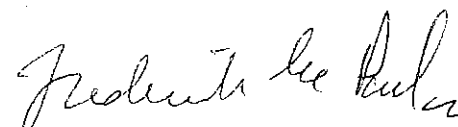
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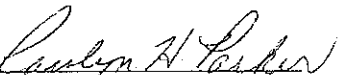
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Name of Resident

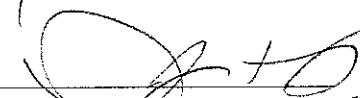
Address of resident

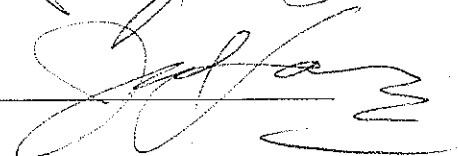
Signature of Resident


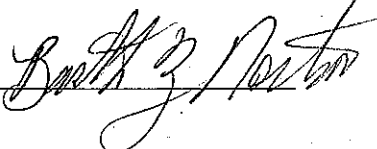

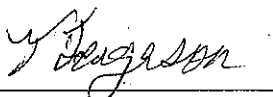
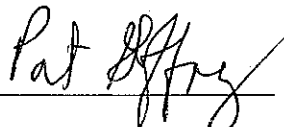
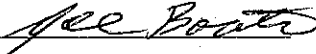
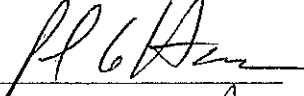

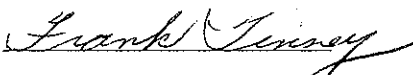

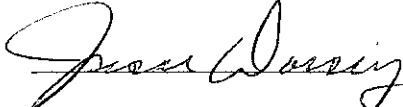
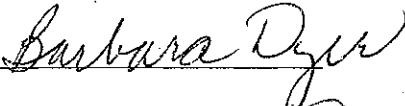
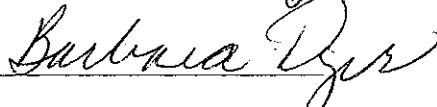
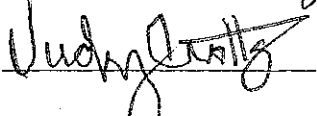
FREDERICK E. PARKER 2643 DESERT BREEZE WAY 

CAROLYN H. PARKER 2643 DESERT BREEZE WAY 

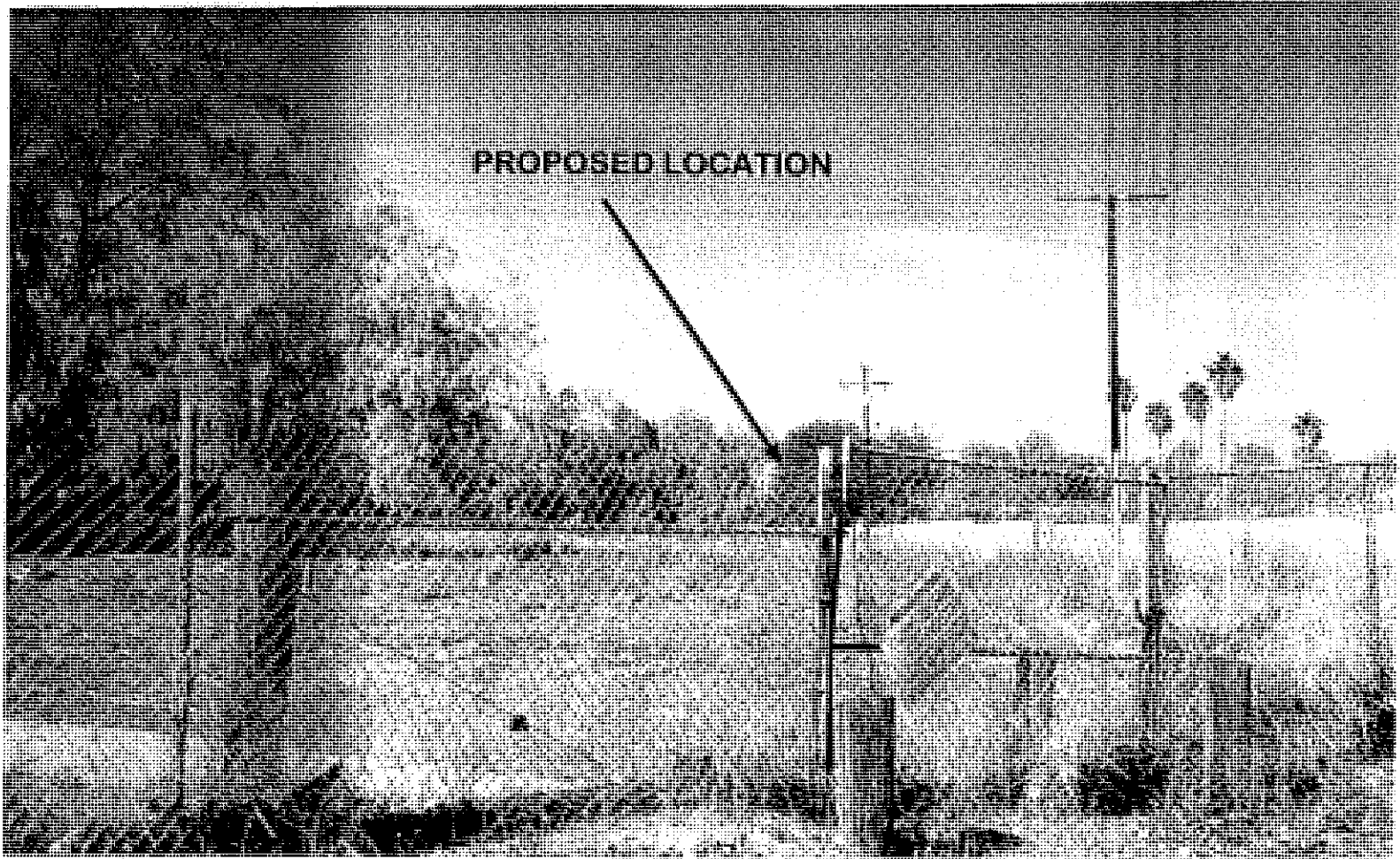
Gwen Bardwell 2635 Desert Br. 

Robert J Thorn 2591 Windmill Way 

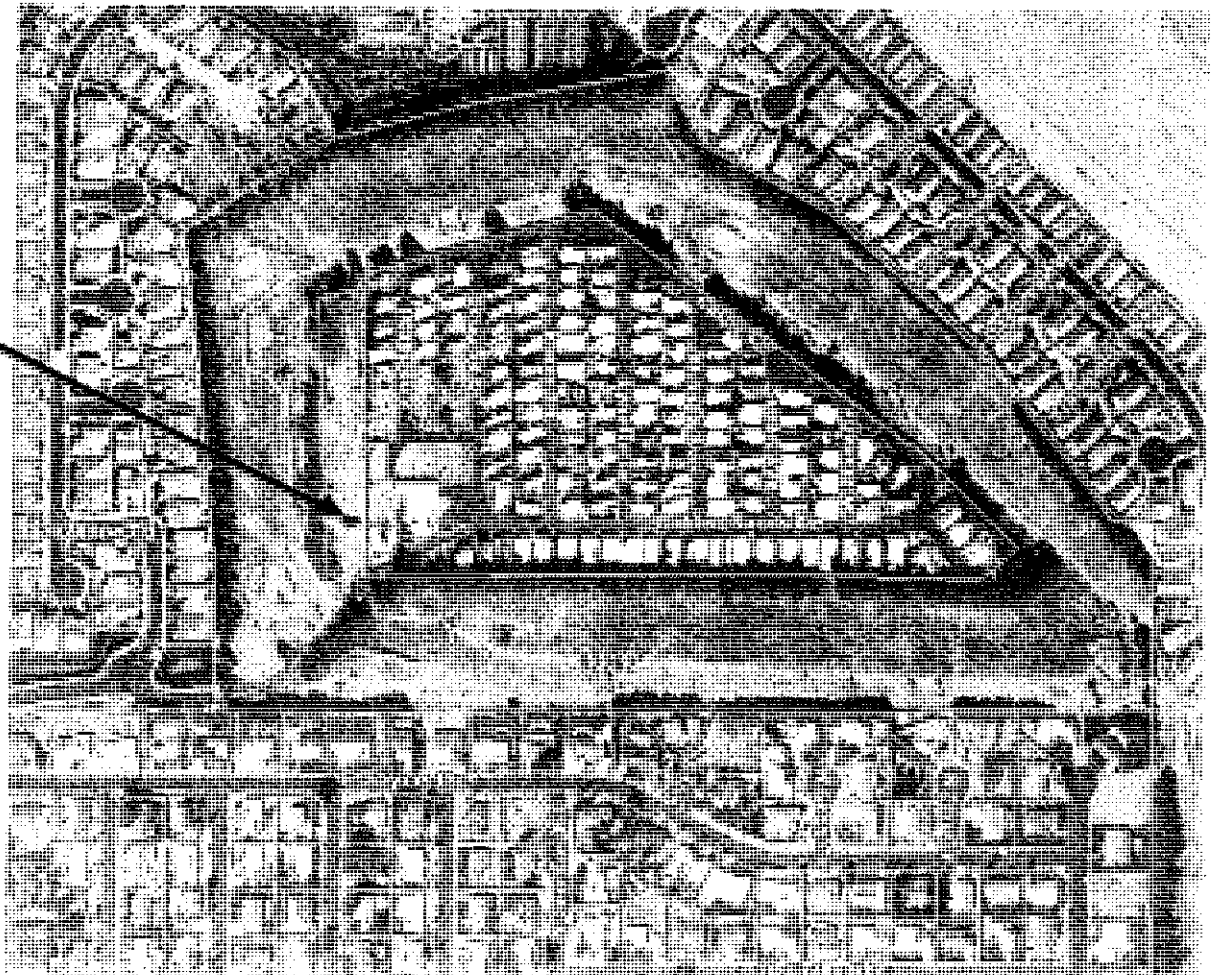
JOSEF SANDERS 2619 Windmill Way 

Name of Resident	Address of Resident	Signature of Resident
Diane Guerin	2538 Savannah Way	
Barth Norton	2391 Savannah Way	
Kevin Jenkins	2391 Savannah Way	
Tim Ferguson	2391 Savannah Way	
PAT GOFFNEY	2378 Savannah	
Lois Boosy	3545 Tuleet Dunes	
Paul Hansen	1959 Fan Palm	
Armand Roveau	1959 Fan Palm	
Frank Tinney	1950 Fan Palm Way	
DEBORAH DAHL	1960 Fan Palm Way	
Jesse Dorsey	1950 Fan Palm Way	
Barbara Dyer	3759 Aloe Grove	
A L Dyer	3759 Aloe Grove	
Judy Cratts	3611 Date Palm Trail	

PROPOSED LOCATION



**PROPOSED
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<u>THOMAS BLOFONCESSE</u>	<u>3430 SAVANNA TRAIL</u>	<u>Thomas B. Blofonesse</u>
<u>JUDY GORDON</u>	<u>3410 SAVANNA TR.</u>	<u>Judy Gordon</u>
<u>SHERON NANTALL</u>	<u>3410 SAVANNA TR.</u>	<u>Sharon C. Nantall</u>
<u>ROGER WESTMAN</u>	<u>3370 SAVANNA TR</u>	<u>Roger Westman</u>

Name of Resident

Address of Resident

Signature of Resident

BILL Combs

1933 SAVANNA WAY

Bill Combs

ROSEMARIE VIGIL

3760
ALOE GROVE WAY
1181. SO LANA TRAIL

Rose Marie Vigil

ROBERT SAENZ

SAVANNA
2009 WAY

Robert Saenz

Don Yambon

SAVANNA
2009 WAY

Don Yambon

WANDA MENTON

2013 SAVANNA
WAY

Wanda Menton

Shirita von Altenberg 2138 SAVANNA
WAY

Shirita von Altenberg

Stephanie K. von Altenberg 2138 SAVANNA
WAY

Stephanie K. von Altenberg

GARY D. COOPER

2010 SAVANNA WAY

Gary D. Cooper

JIM KEYES

3760 ALOE GROVE WAY

Jim Keyes

KAREN HANSEN

3760 ALOE GROVE WAY

Karen Hansen

TEKKI STAREKOW

1800 Sand Canyon Way

Tekki Starekow

Deborah Irish

3525 Daybreak Way

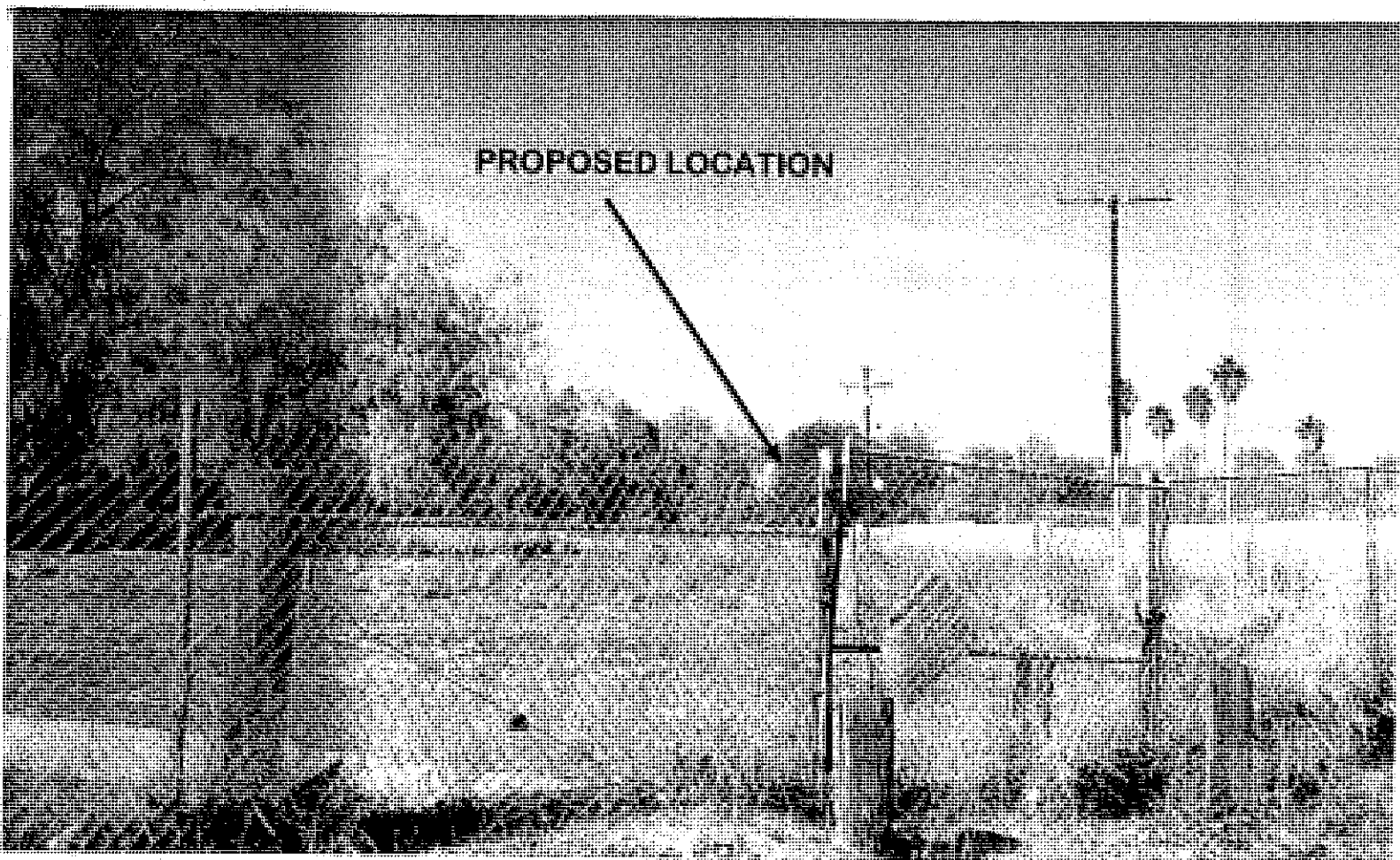
Deborah Irish

B & INTRAVARTOLO

3417 Sunbeam
Way

B. F. Intravartolo

PROPOSED LOCATION



PROPOSED
LOCATION

