



CITY COUNCIL STAFF REPORT

DATE: October 15, 2014

PUBLIC HEARING

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, AT A VACANT PARCEL OF LAND LOCATED ON THE WEST SIDE OF THE GOLDEN 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 City Council 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, equipment enclosures and a block wall surrounding each facility. The applicant has submitted a Variance request to exceed the maximum permitted antenna height of thirty-six (36) feet.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Determine preference for final design of monopoles as either standard monopole or palm tree design. If a palm tree design is desired, determine the preferred palm tree species to mimic.
3. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, CASE NO. 5.1321, FOR THE INSTALLATION AND OPERATION OF TWO FIFTY-SEVEN FOOT HIGH COMMERCIAL COMMUNICATION ANTENNA MONOPOLES; AND A VARIANCE APPLICATION, CASE NO. 6.533, TO EXCEED THE MAXIMUM ANTENNA HEIGHT FOR A VACANT PARCEL LOCATED AT 3430 N. SUNRISE WAY; WEST OF GOLDEN SANDS MOBILE HOME PARK AND LANDLOCKED BY PALM SPRINGS GOLF COURSE "

ISSUES:

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

ITEM NO. 1A

- Since Planning Commission review, public correspondence received is in favor of monopoles with palm tree design which is contrary to the recommendation of the Commission.

BACKGROUND AND SETTING:

Planning Areas		
Specific Plan	None	
Airport Overlay	Yes	Airport Compatibility Zone C of Riverside County Airport Land Use Compatibility Plan. The Airport Land Use Commission will review the proposal on October 9, 2014.
Indian Land	None	

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

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.

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 Washingtonia Robusta • Screening to consist of ten (10) palms also Washingtonian Robusta • Palms to be within five to ten feet of the height 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.
9/24/2014	The Planning Commission recommended approval of the project, subject to conditions, including the following design modifications: <ol style="list-style-type: none"> 1. Pole heights not to exceed 57-feet 2. Remove palm tree design enhancement and construct standard monopoles 3. Plant 10 live palm trees within five to ten feet of monopole maximum height 4. Block wall surround to be a split-face block design 5. Final location of monopole structures to be reviewed and approved by Planning Director, after considering adjacent property uses.

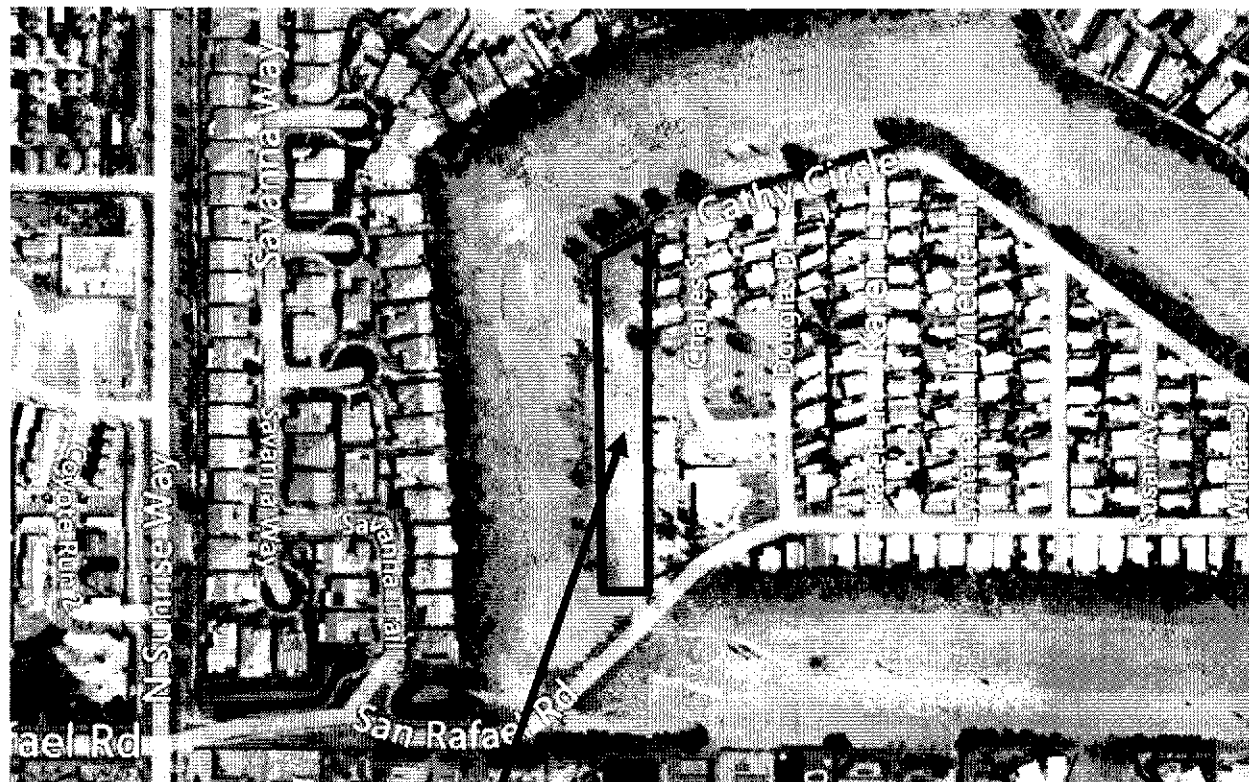
Neighborhood Meeting

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
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Site Area

Net Area	1.33-acres
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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, initially proposed at sixty-six feet in height, will be fifty-seven feet from the grade to the top of the overall structure. Twelve antenna panels that are eight by one foot in size will be installed at 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.

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 (57 feet recommended by PC)	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 applicant filed a Variance application to allow a height of sixty-six feet and provided information and propagation coverage maps showing the need for the increase in structure height. After reviewing the details of the proposal, the Planning Commission recommended approval of antenna structures heights of no more than fifty-seven (57) feet.

PLANNING COMMISSION REVIEW:

During its review of the project, the Planning Commission considered a number of items prior to approving the applications, including:

1. Height. The Commission reviewed the propagation maps provided by the applicant, the findings necessary for approving a variance and the public testimony and correspondence. With this information, the Commission concluded the monopole heights of fifty-seven (57) feet were justified.
2. Placement. The application included a central location on-site for the towers. The Commission expressed concern with the close proximity to the mobile home park common area.
3. Design. The application proposed a Date Palm tree design for the monopole structures. The AAC recommended approval with a Fan Palm design. The Commission recommended a standard monopole design to allow co-location.

Additional details on the Commission's discussions are available in the attached meeting minutes.

REQUIRED FINDINGS:

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

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

The subject site is surrounded by low density development and landscaping which inhibit cellular frequency at a height of thirty-six feet. The applicant has provided radio frequency maps that display coverage of an antenna at thirty-six (36) feet and fifty-seven (57) feet. It has been determined that the applicant has sufficiently demonstrated that a height of 57-feet will provide greater coverage over a 36-foot tower and the finding has been met.

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

The variance request for monopoles at fifty-seven (57) feet tall will not constitute a granting of special privilege being that similar towers exist at comparable heights, including 3601 E. Mesquite Avenue and 2050 Executive Drive. The proposed tower will be designed in a similar manner. Therefore, the approval of this Variance would not constitute a special privilege and finding has been met.

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

The monopoles will be structurally engineered in accordance with all applicable codes for the proposed heights and locations. The towers at fifty-seven (57) feet will be consistent as compared to other existing monopoles. Therefore, the project is likely to not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

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

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

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

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

The applicant has provided coverage maps showing that the height limit of thirty-six (36) feet will not provide satisfactory coverage for the proposed area and that the height of fifty-seven (57) feet will achieve and maintain satisfactory communications.

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. 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.*

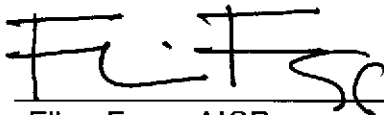
The only traffic generated from the said use to and from the site will be for maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

- 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.*

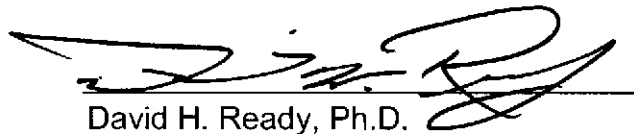
The project is likely to have no significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare have been met through setbacks, screening and new landscaping.

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).



Flinn Fagg, AICP
Director of Planning Services



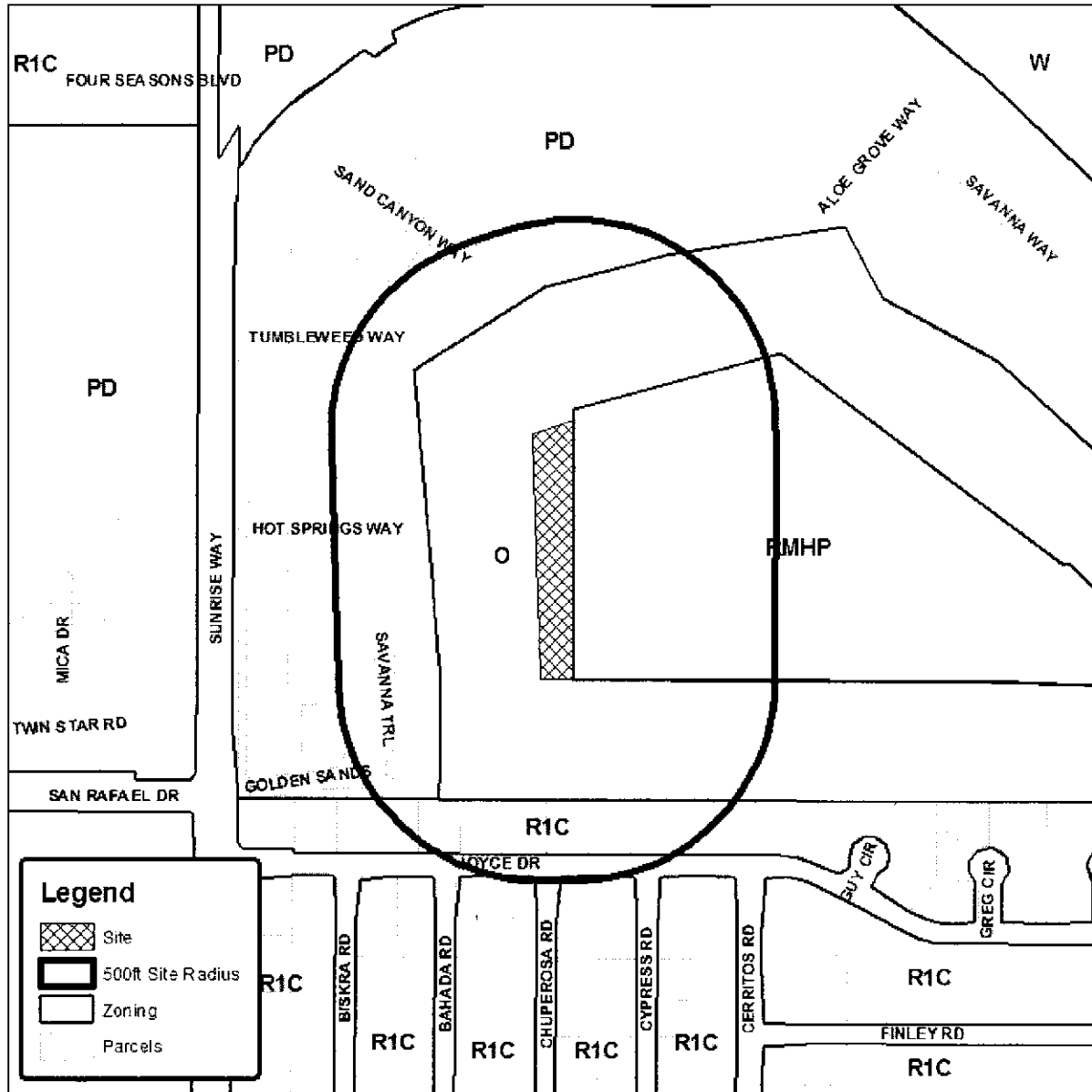
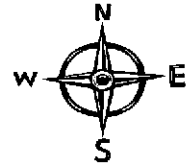
David H. Ready, Ph.D.
City Manager

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. 9/24/2014 draft PC Minutes (excerpt)
4. 3/24/2014 AAC Minutes (excerpt)
5. Coverage maps
6. Reduced plans
7. Photograph simulations
8. Applicant justification letter
9. Public correspondence:
 - a. Four Seasons HOA, dated 10/06/2014
 - b. Somis Investments, dated 10/03/2014
 - c. Four Seasons HOA, dated 8/15/2014
 - d. 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 CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, CASE NO. 5.1321, FOR THE INSTALLATION AND OPERATION OF TWO FIFTY-SEVEN FOOT HIGH COMMERCIAL COMMUNICATION ANTENNA MONOPOLES; AND A VARIANCE APPLICATION, CASE NO. 6.533, TO EXCEED THE MAXIMUM ANTENNA HEIGHT FOR A VACANT PARCEL LOCATED AT 3430 N. SUNRISE WAY; WEST OF GOLDEN SANDS MOBILE HOME PARK AND LANDLOCKED BY PALM SPRINGS GOLF COURSE.

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 (designed as palm trees) 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 the subject Conditional Use Permit and Variance applications was held by the Planning Commission in accordance with applicable law; and after receiving public testimony and all evidence in connection with the project, the Planning Commission voted 6-0 to recommend approval of the proposal, subject to conditions; 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. 5.1321 and Variance Case No. 6.533 was given in accordance with applicable law; and

WHEREAS, on October 15, 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 City Council in accordance with applicable law; and

WHEREAS, the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) 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 and Variance are Categorically Exempt from environmental review pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

SECTION 2. State law requires four (4) findings be made for the granting of a variance. Pursuant to the procedure set forth in Section 94.06.00 of the Zoning Code, the City Council finds as follows:

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

The subject site is surrounded by low density development and landscaping which inhibit cellular frequency at a height of thirty-six feet. The applicant has provided radio frequency maps that display coverage of an antenna at thirty-six (36) feet and fifty-seven (57) feet. It has been determined that the applicant has sufficiently demonstrated that a height of 57-feet will provide greater coverage over a 36-foot tower and the finding has been met.

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

The variance request for monopoles at fifty-seven (57) feet tall will not constitute a granting of special privilege being that similar towers exist at comparable heights, including 3601 E. Mesquite Avenue and 2050 Executive Drive. The proposed tower will be designed in a similar manner. Therefore, the approval of this Variance would not constitute a special privilege and finding has been met.

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

The monopoles will be structurally engineered in accordance with all applicable codes for the proposed heights and locations. The towers at fifty-seven (57) feet will be consistent as compared to other existing monopoles. Therefore, the

project is likely to not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

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

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

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

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

The applicant has provided coverage maps showing that the height limit of thirty-six (36) feet will not provide satisfactory coverage for the proposed area and that the height of fifty-seven (57) feet will achieve and maintain satisfactory communications.

SECTION 3. 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 "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. 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 the City Council approves Conditional Use Permit Case No. 5.1321 and Variance Case No. 6.533, to install and operate two telecommunications monopoles and related equipment at a vacant parcel of land located on the west side of the Golden Sands Mobile Home Park and landlocked by Palm Springs Golf Course, addressed at 3430 N. Sunrise Way; subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 15th day of October, 2014.

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. 5.1321
VARIANCE CASE NO. 6.533

CIG WIRELESS ON BEHALF OF DOUGLAS C. JONES

3430 N. SURNISE WAY

OCTOBER 15, 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, 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 fifty-seven (57) feet in overall height.
- PSP 2. Monopole Structure Design. Monopoles shall not include any design enhancements.
- 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.
- PSP 5. Monopole Locations. Prior to issuance of building permits, the applicant shall coordinate a final location of the monopole structures with the Director of Planning Services. The final location shall be located on the subject property and consider recreation / community areas of adjacent properties.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1321 CUP and 6.533 VAR, 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 and 6.533 VAR. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. 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 structures.
- 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(I) of the Zoning Code.
- PLN 8. Antenna Structure Height. The maximum height of the commercial communications antenna structures shall be fifty-seven (57) 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

- Provide better shading along the Indian Canyon and Alejo Road frontages.
- Screening of the parking areas (along the Indian Canyon and Alejo Road) frontages needs to be improved.
- Provide better articulation especially of the guest rooms.
- Revise the upper stories of the building to reduce the massing and incorporate more sculptural elements.
- Remove the angled parking and replace with additional landscaping on Indian Canyon.

Motion: Commissioner Roberts, seconded by Commissioner Weremiuk and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk and Chair Hudson

ABSENT: Vice-Chair Klatchko

3. PUBLIC HEARINGS:

3A. CONT'D - BARISTO GROUP, LLC FOR A ZONE CHANGE FROM R-3 TO R-2 AND AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT (PD-288) FOR THE THIRD AND FINAL PHASE OF THE PD INCLUDING NEW ARCHITECTURE AND SITE CHANGES FOR THE 11 REMAINING UNITS ON THE VACANT LAND LOCATED ON THE EAST SIDE OF LUGO ROAD, BETWEEN ARENAS ROAD AND BARISTO ROAD (CASE 5.0977- PD288 AMND, ZC AND TTM 36626). (DN)

ACTION: To table and remove from agenda.

Motion: Commissioner Weremiuk, seconded by Commissioner Lowe and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Chair Hudson

ABSENT: Vice-Chair Klatchko

3B. CONT'D - 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 GOLDEN SANDS MOBILE HOME PARK AT 3430 NORTH SUNRISE WAY, ZONE O (CASE NOS. 5.1321 CUP AND 6.533 VAR). (DN)

Associate Planner Newell presented the proposed project as outlined in the staff report.

Commissioner Roberts questioned the possibility of having an analysis by an independent engineer on the cell tower antenna applications. Planning Director Fagg responded that the department does not have the budget to bring in independent analysis.

Commissioner Middleton said it is not acceptable to provide notice only to the owners of the adjacent mobile home park but the tenants need to be notified as well.

Chair Hudson opened the public hearing:

NORM MACLEOD, representing CIG Wireless, spoke about the need for coverage in this area.

JIM RUSH, general manager, Four Seasons, stated that the board has reviewed the proposed project and they are in favor of increasing the height of the tower to over 50 feet; the area to the west that lacks coverage.

DOUG JONES, applicant, commented that he assisted in obtaining the signatures and walked the trailer park and they were not interested in signing the petition.

ROSA MARIE KEYES, resides at Four Seasons, commented on the lack of cellular coverage at their home and recently had to add a landline.

RUTH SIGORIE, resident at FOUR SEASONS, suggested the Commission take into consideration a higher tower to avoid them coming back for more height.

JULIO FIGUEROA, director, external affairs, provided information on updating AT & T's network.

MIKE HAYES, commented on palm tree versus poles and was available for further discussion.

NORM MACLEOD, spoke on their intent to bring service to the community.

There being no further appearances the public hearing was closed.

Commissioner Weremiuk asked for clarification on the height required to allow for co-location (without the palm fronds). The applicant responded that the height of 57 feet pole would be necessary.

Commissioner Middleton clarified her statement about notifying the tenants of the adjacent mobile home park.

Associate Planner Newell clarified that a sign was posted on the site several months ago to provide notification of the proposed cell tower.

ACTION: Approve the 57 foot antenna height, and recommend City Council approve Conditional Use Permit, subject to Condition of Approval, as amended:

- The Planning Director to approve the precise location of the antennas to be located as far as possible from the adjacent recreation building.

Motion: Commissioner Calerdine, seconded by Commissioner Lowe and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Chair Hudson

ABSENT: Vice-Chair Klatchko

A break was taken at 3:19 pm. The meeting resumed at 3:29 pm.

3C. CAROLYN FELDSINE, OWNER, REQUESTING A CONDITIONAL USE PERMIT TO CONSTRUCT AN 803-SQUARE FOOT CASITA WITH KITCHEN FACILITIES THAT IS GREATER THAN 1/50TH OF THE LOT SIZE LOCATED AT 1150 VIA MONTE VISTA, ZONE R-1-A, SECTION 10. (CASE NO. 5.1349 CUP) (GM)

Associate Planner Mlaker presented the proposed project as outlined in the staff report.

Chair Hudson disclosed he lives just outside the 500 foot radius of this property.

Commissioner Weremiuk requested a smart water controller be installed.

Chair Hudson opened the public hearing and with no appearances coming forward the public hearing was closed.

ACTION: Approve, as amended:

- The applicant shall install a Smart Water Controller.

Motion: Commissioner Weremiuk, seconded by Commissioner Middleton and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Chair Hudson

ABSENT: Vice-Chair Klatchko

4. NEW BUSINESS:

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.

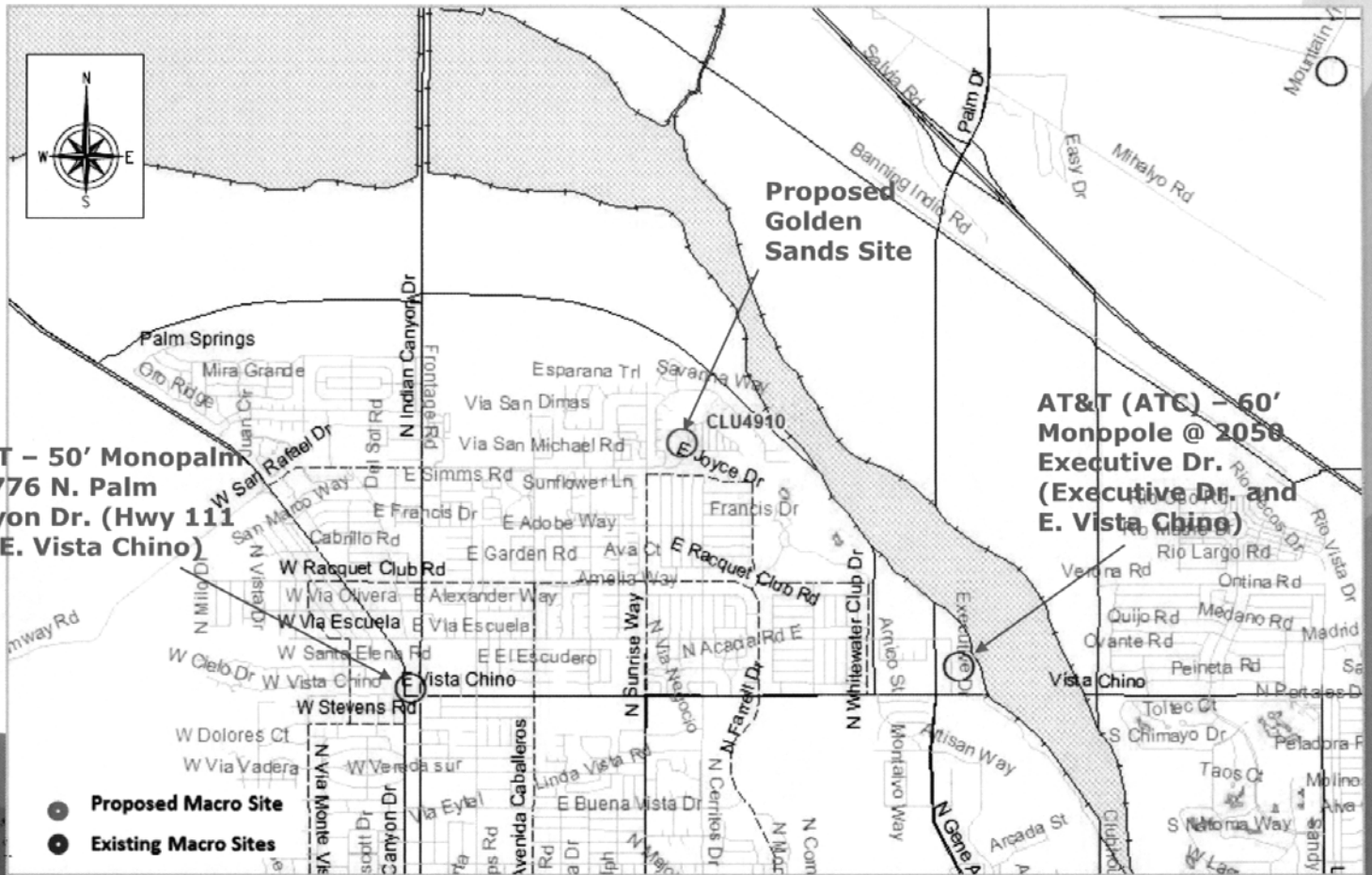
STAFF MEMBER COMMENTS: Reminder about PSNIC picnic booth on Saturday.

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.

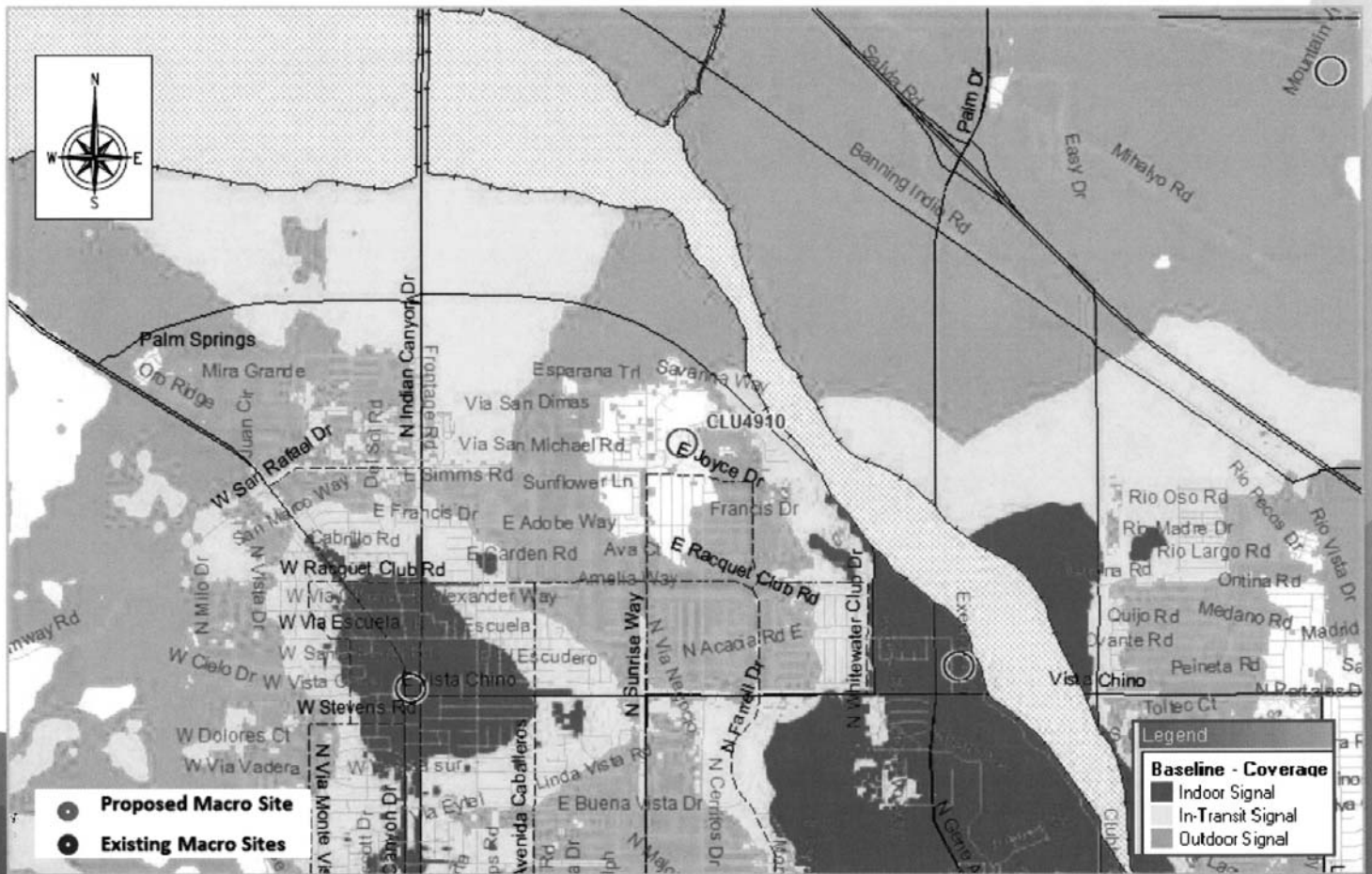


M. Margo Wheeler, AICP
Director of Planning Services

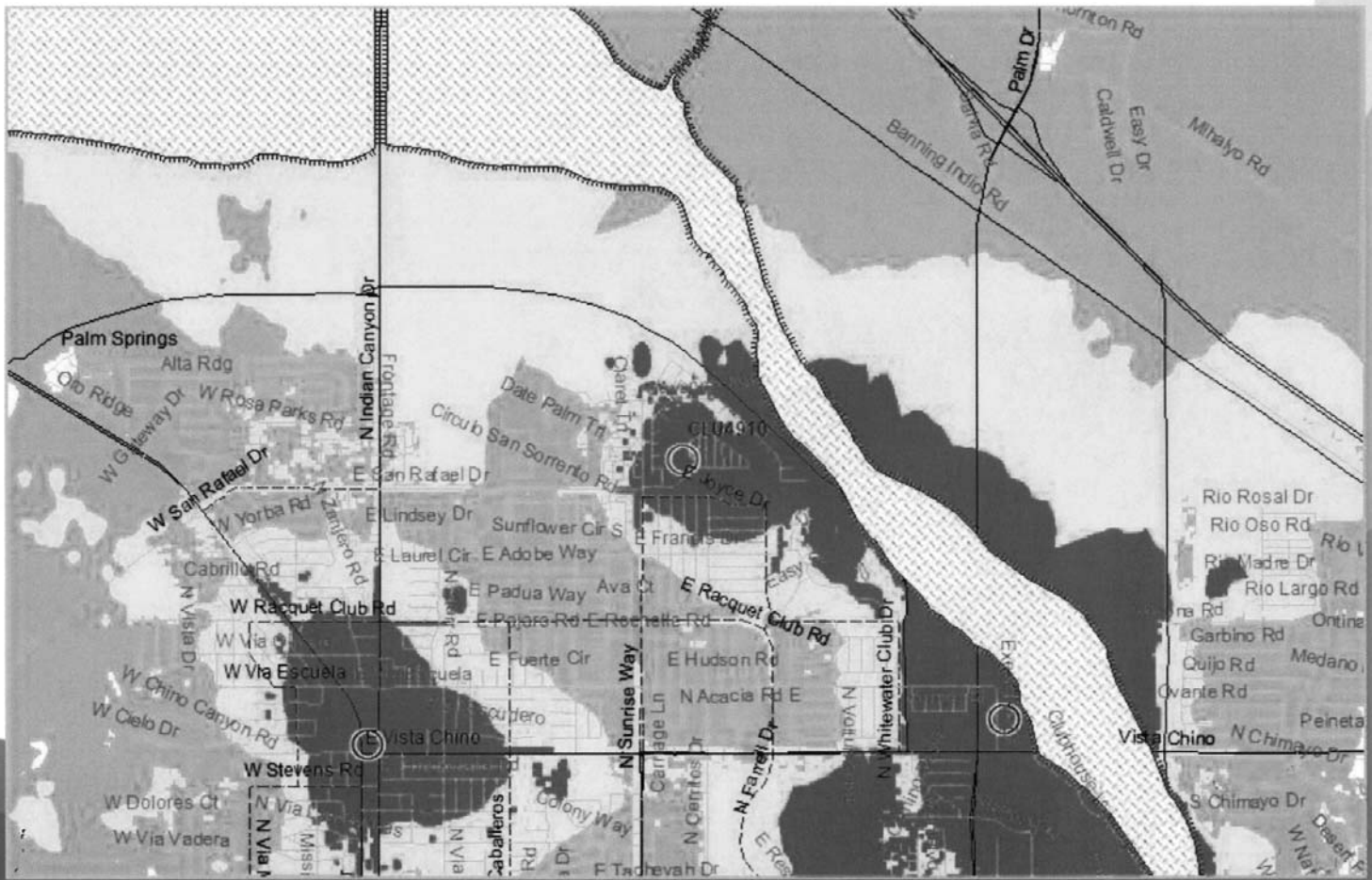
Coverage Site: CLU4910 (E. San Rafael Dr & Golden Sands Drive, Palm Springs, CA 92268)



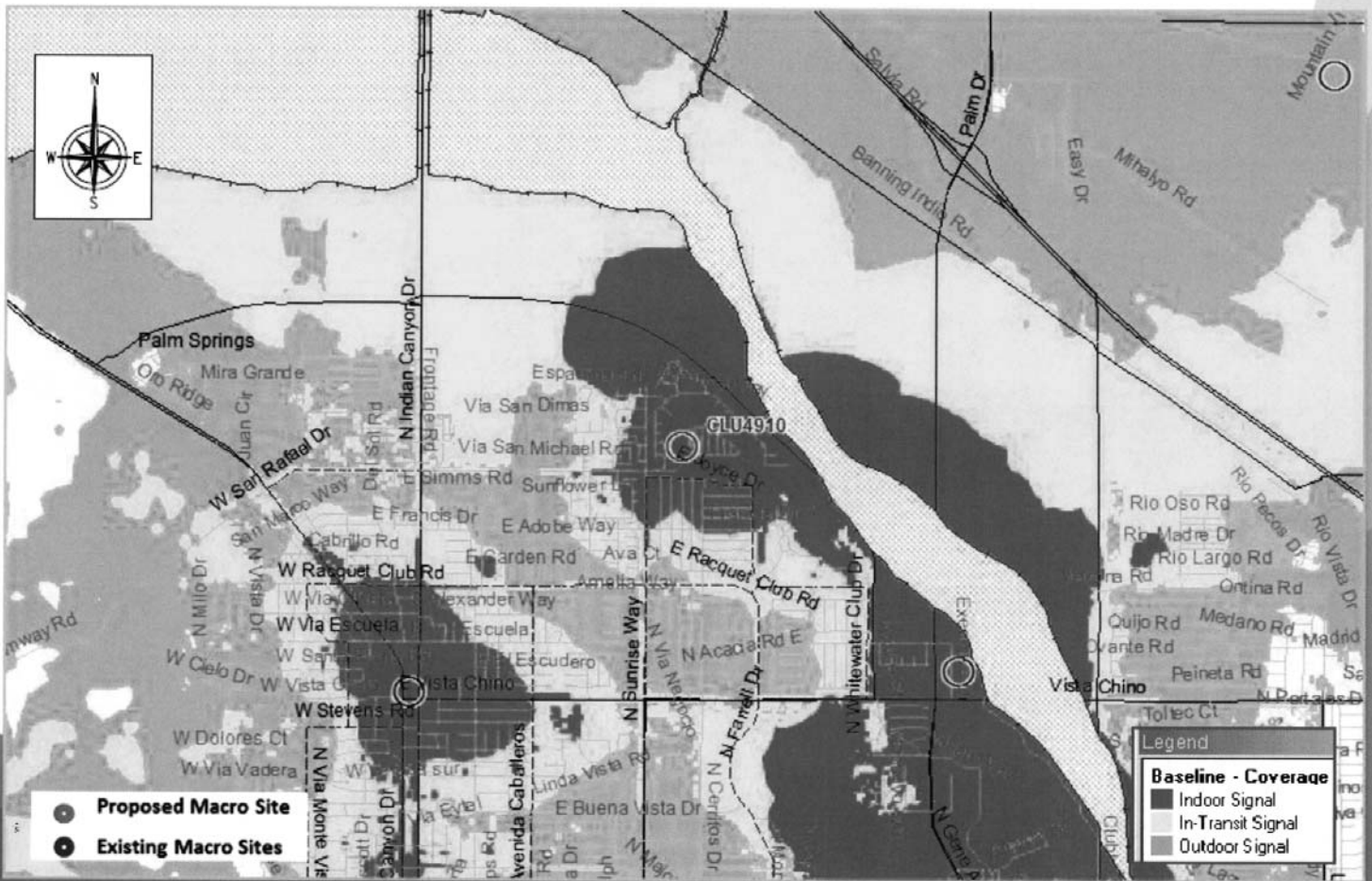
LTE Coverage -- Prior to NSB Site CLU4910



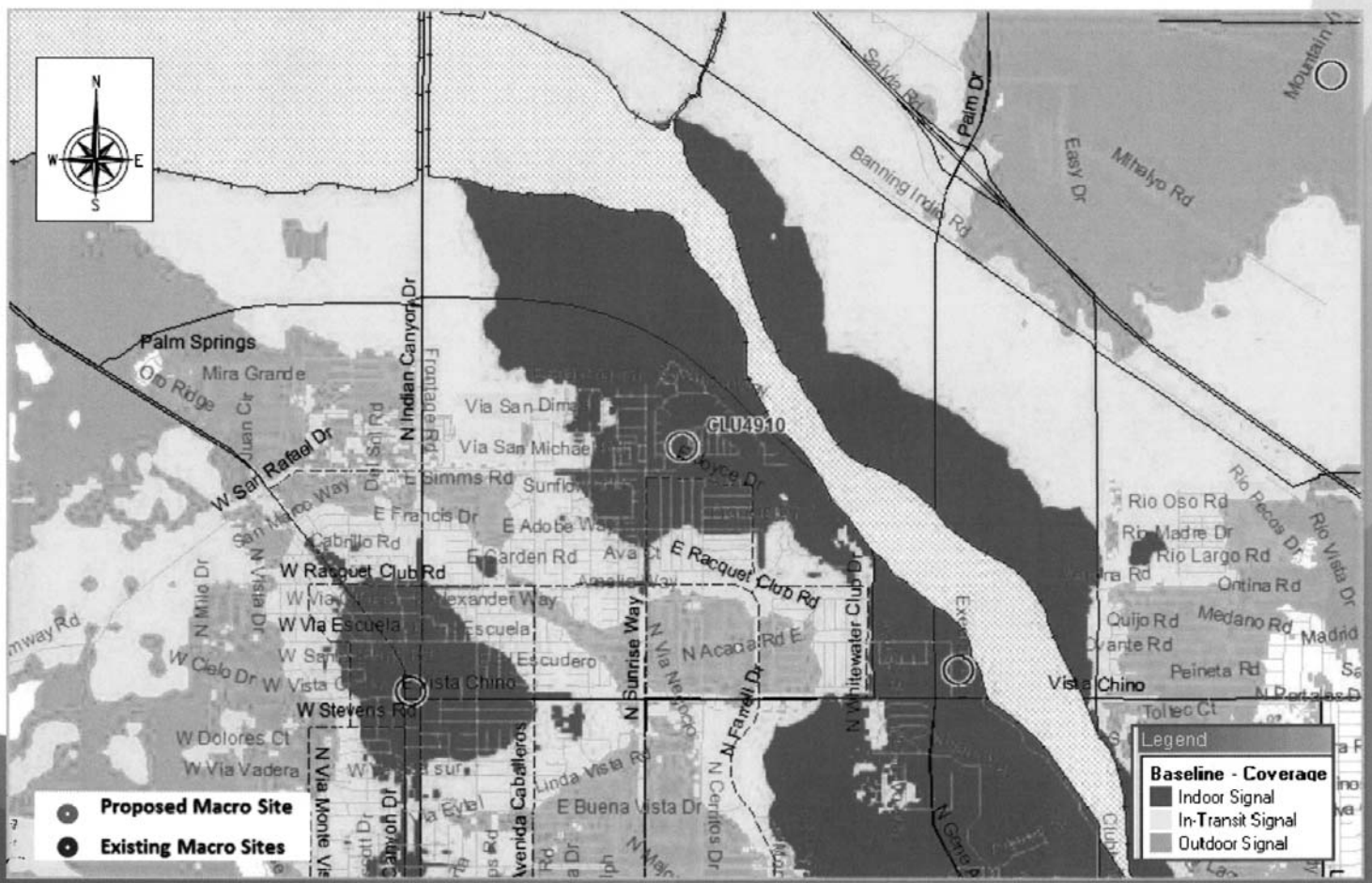
LTE Coverage - with CLU4910@36ft and Neighboring Sites



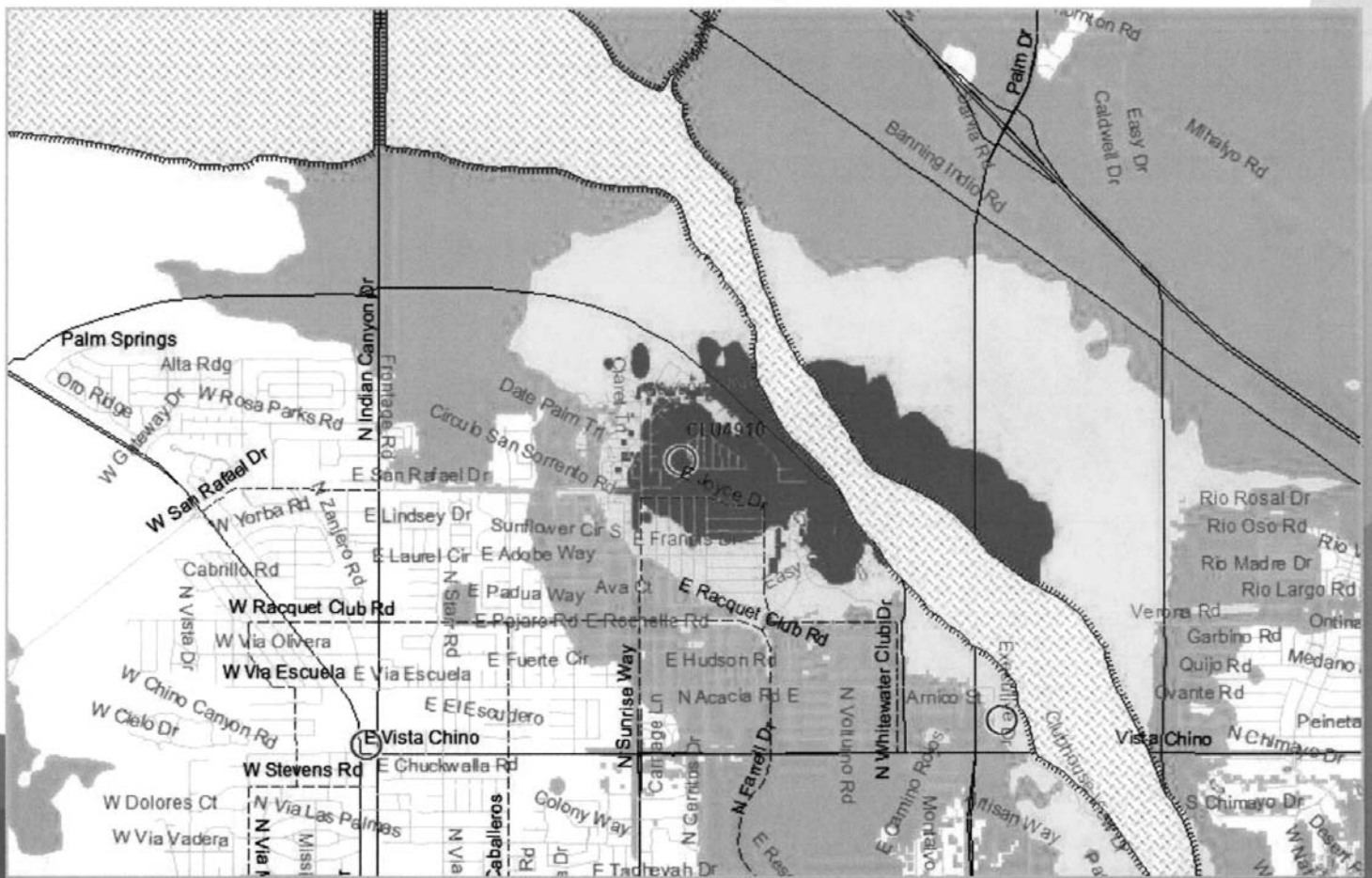
LTE Coverage - with CLU4910@52ft and Neighboring Sites



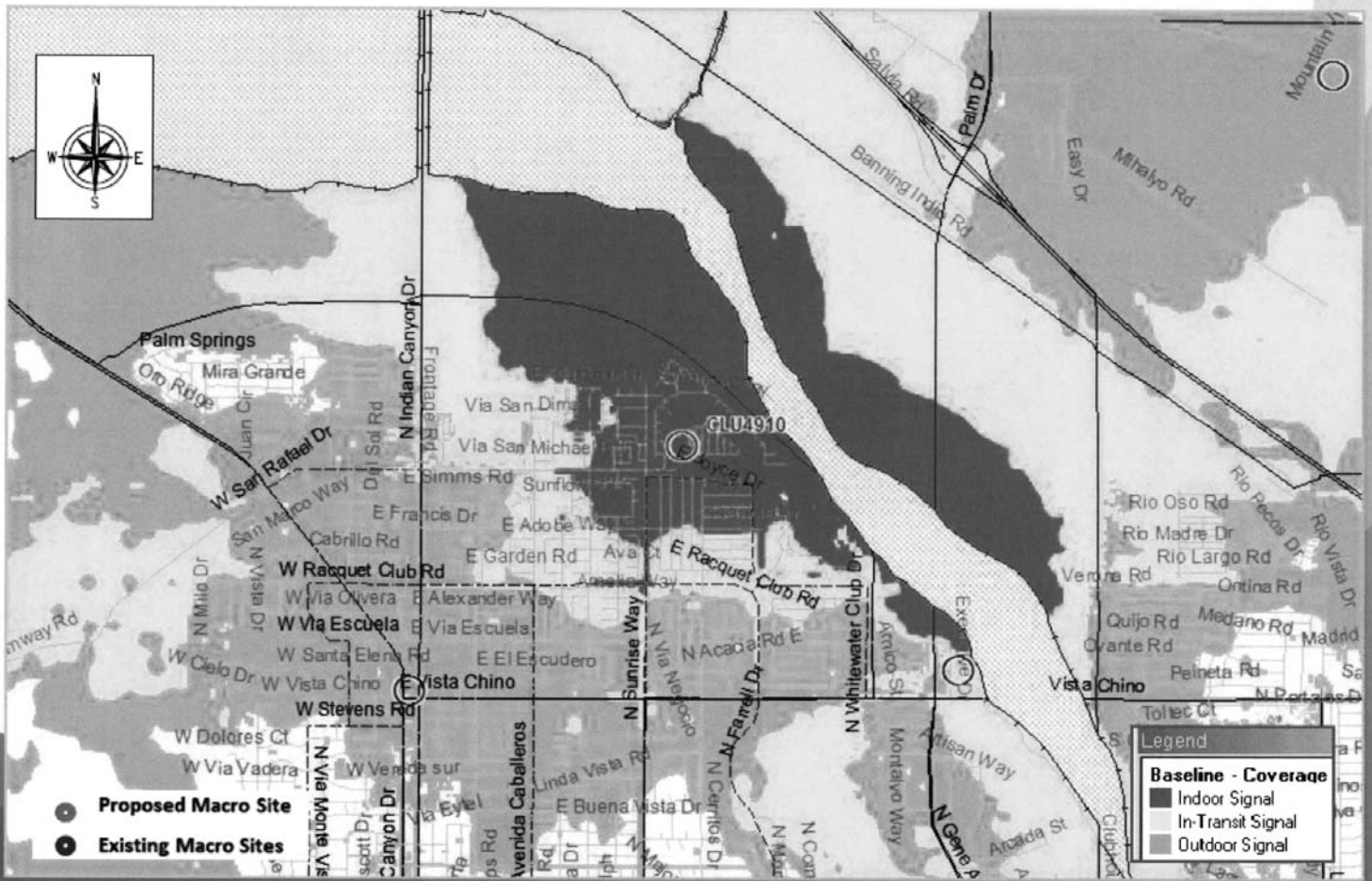
LTE Coverage - with CLU4910@57ft and Neighboring Sites



LTE Coverage – with Site CLU4910@36ft 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.

5.1321

5.1321

RECEIVED

JAN 09 2014

PLANNING SERVICES DEPARTMENT

SITE NAME: GOLDEN SANDS
SITE TYPE: MONOPALM
CITY: PALM SPRINGS
COUNTY: RIVERSIDE
JURISDICTION: CITY OF PALM SPRINGS



PROJECT INFORMATION

CURRENT ISSUE DATE: 07-26-13

ISSUED FOR: ZONING

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

MSA
Architecture & Planning
 2140 Market Loop, Suite C
 Costa Mesa, California 92626
 949.281.1177 RU, WIRELESS
 949.444.4444 San Diego San Francisco
 www.msa-inc.com

CONSULTANT

DRAWN BY: _____ CHK. _____ APV. _____
SE M/S M/S

LICENSE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: **T1** REVISION: **4**

PROJECT SUMMARY

SITE ADDRESS:
NOT AVAILABLE

PROPERTY OWNER CONTACT:
BOUD AND ELEANORE JONES
804 S. TANGHART ROAD
PALM SPRINGS, CALIFORNIA 92262
PHONE: (760) 375-4979

APPLICANT:
CiG WIRELESS
5 CONCOURSE PARKWAY,
SUITE 3100
ATLANTA, GEORGIA 30339
CONTACT: TED SUEKKA
PHONE: (770) 771-5010

PROJECT DESCRIPTION:
PROPOSE TO INSTALL (2) 88 FOOT MONOPALM & AUXILIARY
EQUIPMENTS FOR MULTIPLE WIRELESS CARRIERS WITHIN AN
ENCLOSURE.

AP#: 689-480-010

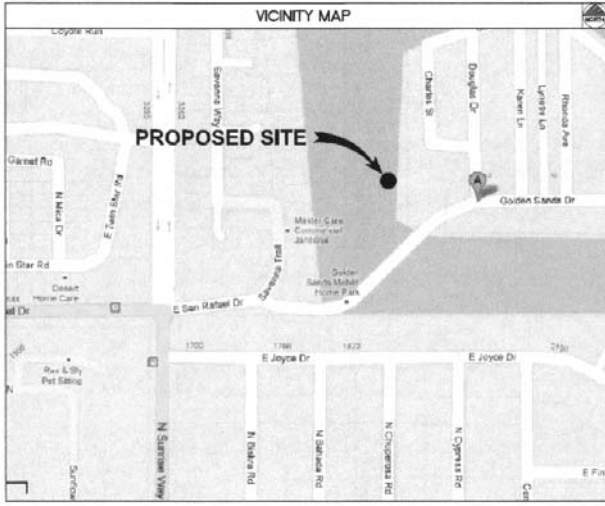
BUILDING SUMMARY:
TELECOM CLASSIFICATION: UNMANNED FACILITY
TELECOM OCCUPANCY/CONSTRUCTION TYPE: 2-2/P-2

JURISDICTION: CITY OF PALM SPRINGS
ZONING: CD-100 (L) (M)
LEGAL DESCRIPTION: SEE SHEET L51.
LATITUDE: 33° 51' 40.24" N
LONGITUDE: -116° 31' 30.89" W

SHEET INDEX

SHEET	DESCRIPTION
T1	011 SHEET
L51	TOPGRAPHIC SURVEY
L52	TOPGRAPHIC SURVEY
A1	USE PLAN
A2	ENCLOSURE PLAN
A3	ELEVATIONS
A4	UTILITIES

VICINITY MAP



DIRECTIONS:
 TAKE 91 FREEWAY EAST TO 80 FREEWAY EAST TO
 10 FREEWAY EAST TO HIGHWAY 111 PALM SPRINGS,
 TURN LEFT EAST ON WEST SAN RAFAEL DRIVE, PASS
 NORTH SANDS WAY & STREET TURNS INTO GOLDEN
 SANDS DRIVE, SET IS ON NORTH LEFT SIDE OF STREET
 ADJACENT TO TRAILER PARK.

POWER AND TELCO UTILITY CONTACTS:
 POWER: COMPANY: SCE
 TELCO: COMPANY: AT&T

- APPLICABLE CODES:**
- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES (24) & (25) 2010)
 - CALIFORNIA BUILDING CODES 2010
 - CALIFORNIA ELECTRICAL CODES 2010
 - CALIFORNIA MECHANICAL CODES 2010
 - CALIFORNIA PLUMBING CODES 2010
 - ASD / ESD-222 LAB
 - LOCAL BUILDING CODES
 - CITY / COUNTY ORDINANCES
 - CALIFORNIA FIRE CODE 2010 EDITION

CONSULTING TEAM

SAC/ZONING/PERMITTING:
 M/S TRISTAN LEO
 2830R BLUEBELL DRIVE
 COSTA MESA, CA 92626
 CONTACT: NORM MANIOTTO
 PHONE: (949) 255-8812

ARCHITECTURAL / ENGINEERING:
 MSA
 ARCHITECTURE & PLANNING, INC.
 5124 SANDER LOOP DRIVE
 COSTA MESA, CA 92626
 CONTACT: MRS. SHERIDANE
 PHONE: (949) 231-1177
 FAX: (949) 231-1120

SUPERVISOR:
 PLANS SUPERVISING
 2831 GREEN RIVER ROAD
 SUITE 105-205
 COSTA MESA, CA 92626
 CONTACT: DAVID FLORES
 PHONE: (949) 200-0333

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE Easements AND
 AUTHORIZES THE CONSULTANT TO PROCEED WITH THE CONSTRUCTION DESCRIBED
 HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL
 BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
SR. RF ENGINEER			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

Jul 30, 2013 2:22pm msp... D:\GOLDEN SANDS AND 501 IMP\MPL\T1\T1.DWG

33

OWNER'S NAME: GSI HOLDINGS
 ASSESSOR'S PARCEL NUMBER(S): 691-490-049
 BASIS OF BEARINGS: (NAD 83 Epoch 2010 - CA SP ZONE - 03)
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS
 DETERMINED BY GPS OBSERVATIONS USING TRIMBLE 5700/5623
 RECEIVERS AND TRIMBLE BUSINESS OFFICE SOFTWARE.

BASES OF ELEVATIONS: NAOD 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL
 ELECTRIC SURVEY CENTER REFERENCE STATIONS (3) WITH
 ELEVATION = 4332.71 AND 2) WITH ELEVATION = 4233.46 WITH
 NOAA 2009 CORRECTIONS APPLIED.

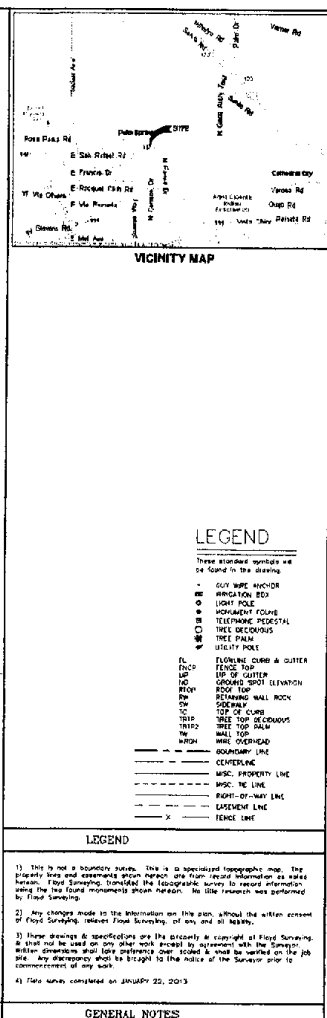
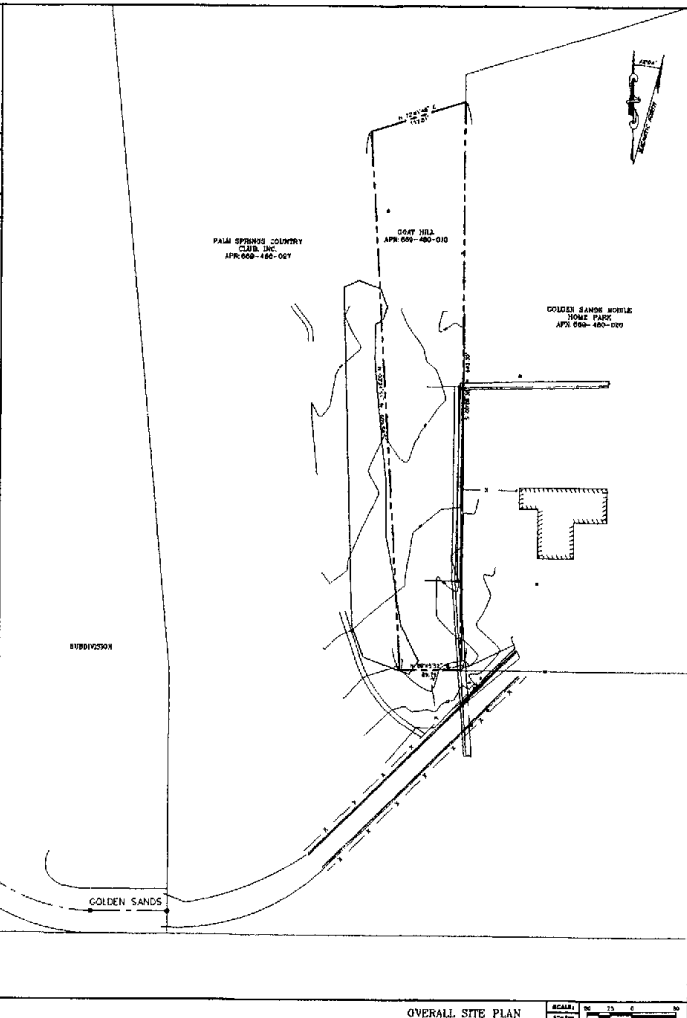
SITE DATA
 FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program
 County: SPRING Effective Date: 8/28/2010
 Panel: 15530 Community-Parcel Number: 006850
 The Flood Zone Designation for this site is: ZONE: x

FEMA FLOOD ZONE INFORMATION
 (PRINTED FOR TITLE)

TITLE REPORT NOTES
 ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SAN BERNARDINO COUNTY AND MESHON,
 DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST
 QUARTER THAT IS SOUTH 89° 35' EAST, A DISTANCE OF 354 FEET FROM
 THE SOUTHWEST CORNER THEREOF, THENCE NORTH 00° 00' EAST, AND
 PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF
 300 FEET, THENCE SOUTH 89° 35' EAST, AND PARALLEL TO SAID SOUTH
 LINE, 200 FEET TO THE TRUE POINT OF BEGINNING,
 THENCE CORRECTION SOUTH 89° 35' EAST, AND PARALLEL TO SAID SOUTH
 LINE, 84.78 FEET, THENCE NORTH 00° 00' WEST, 842.32 FEET,
 THENCE SOUTH 72° 32' 00' WEST, 17.97 FEET, THENCE SOUTH 73° 15'
 EAST, 840.21 FEET TO THE TRUE POINT OF BEGINNING.

EXISTING THEREFROM 1/2 INTEREST IN ALL REMAINING OIL, GAS AND
 OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED PROPERTY WITH
 THE REGULAR PROVISION PROVIDED ENTRY AND EXPLORATION, AS
 RESERVED BY CERTAIN NATIONAL TRUST AND SAVINGS BANK OF OREGON
 AS DOCUMENT RECORDED DECEMBER 29, 1908 IN BOOK 2014 PAGE 443 OF
 OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROPERTY LEGAL DESCRIPTION



CIG
 3 CONDORSE BURNWAY, SUITE 300
 PALM SPRINGS, CALIF. 92262

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

PLANS PREPARED BY
MSA
 Architecture & Planning
 2144 Albert Loop Blvd, Suite C1
 Costa Mesa, California 92626
 949.261.1777 fax 949.261.1700
 www.msa.net • San Diego • San Francisco
 1414010101010101

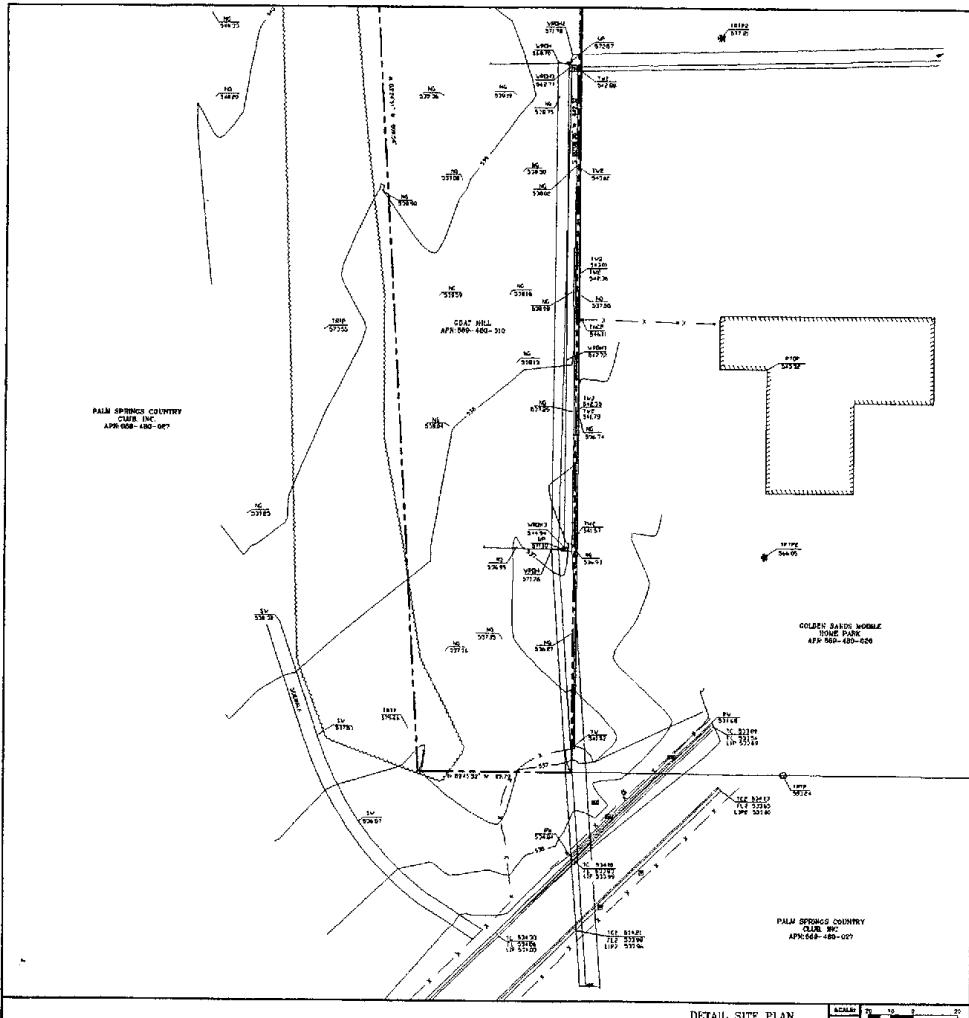
CONSULTANTS
FLOYD SURVEYING
 8451 OLIVE TREE RD
 COSTA MESA, CA 92626
 CELL: (949) 266-9626
 EMAIL: floyd@floydsurveying.com


DRAWN BY: [] [] []
CHECKED BY: [] [] []
APPROVED BY: [] [] []

PLACESURE

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER DIVISION
LS1 **1**





LEGEND

These standard symbols are to be found in the drawing:

- GUY WIRE ANCHOR
- ⊙ BENCHMARK
- ⊙ LIGHT POLE
- ⊙ MONUMENT FOUND
- ⊙ TELEPHONE PEG/STAKE
- ⊙ TREE DECIDUOUS
- ⊙ TREE PALM
- ⊙ UTILITY POLE

FL FLOWLINE CURB & CURB
 FENCE TOP
 EDGE TOP
 NO TOP OF SUTTER
 NO GROUND SPOT ELEVATION
 NOG TOP
 RW RETURNED WALL ROCK
 SORME
 SO TOP OF CURB
 TOP TREE TOP DECIDUOUS
 TOP TREE TOP PALM
 TW WALL TOP
 WOP WIRE OVERHEAD
 WOPN

--- SOLIDITY LINE
 --- CENTERLINE
 --- NPLC PROPERTY LINE
 --- NPLC TIE LINE
 --- RIGHT-OF-WAY LINE
 --- EASEMENT LINE
 --- FENCE LINE

LEGEND

1) This is not a boundary survey. This is a topographic map. The property lines and easements were taken from record information as noted herein. Flood zoning, if needed, the topographic survey to record information herein. Flood zoning, if needed, the topographic survey to record information herein. No tie research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, reflects that surveying of the spot of 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 precedence over scaled & shall be verified on the job site. Any discrepancies shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on JANUARY 22, 2013

CIG

5 CONCHO DRIVE, SUITE 3100
ATLANTA, GEORGIA 30328

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

1/24/13 90% SUBMITTAL DAF

PLANS PREPARED BY:

MSA
Architectural & Planning
3114 Alvarado Loop, Suite C1
San Diego, CA 92128
619-581-1111
San Diego • San Francisco
www.msa-arch.com

CONSULTANT:

FLOYD SURVEYING
2005 ORANGE TREE RD.
SUITE 105-106
CORONA, CA 92626
(714) 999-2068
www.floydsurveying.com

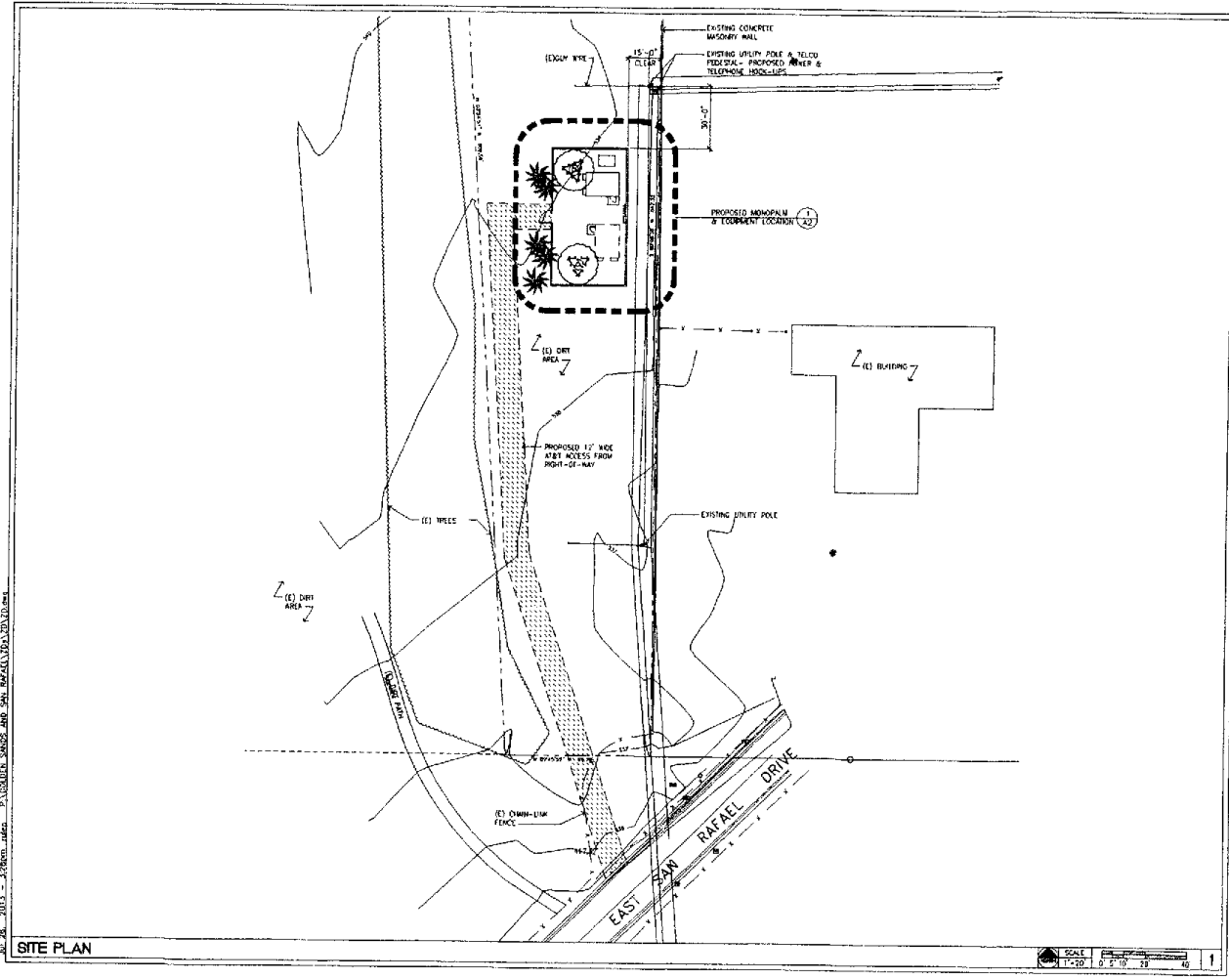
DRAWN BY: DAF DAF DAF

CHECKED BY: DAF DAF

SCALE: 1"=40'

TOPOGRAPHIC SURVEY

SHEET NUMBER: **LS2** REVISION: **1**



ciG
 2 CONGRESS PARKWAY, SUITE 1100
 ATLANTA, GEORGIA 30329

PROJECT INFORMATION:

CURRENT ISSUE DATE:
 07-26-13

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
▲	07-26-13	DESCRIPTION CHANGE	RJ
▲	05-14-13	2D COMMENTS	RJ
▲	04-25-13	2D COMMENTS	RJ
▲	01-29-13	PRELIMINARY ZONING FOR REVIEW	RJ

PLANS PREPARED BY:
MSA
 Architecture & Planning
 370 Airport Loop Drive, Suite 201
 Conley, Georgia 30130
 404.881.1117
 Mark M. MSA - Lic. 01965
 Ken P. MSA - Lic. 01966

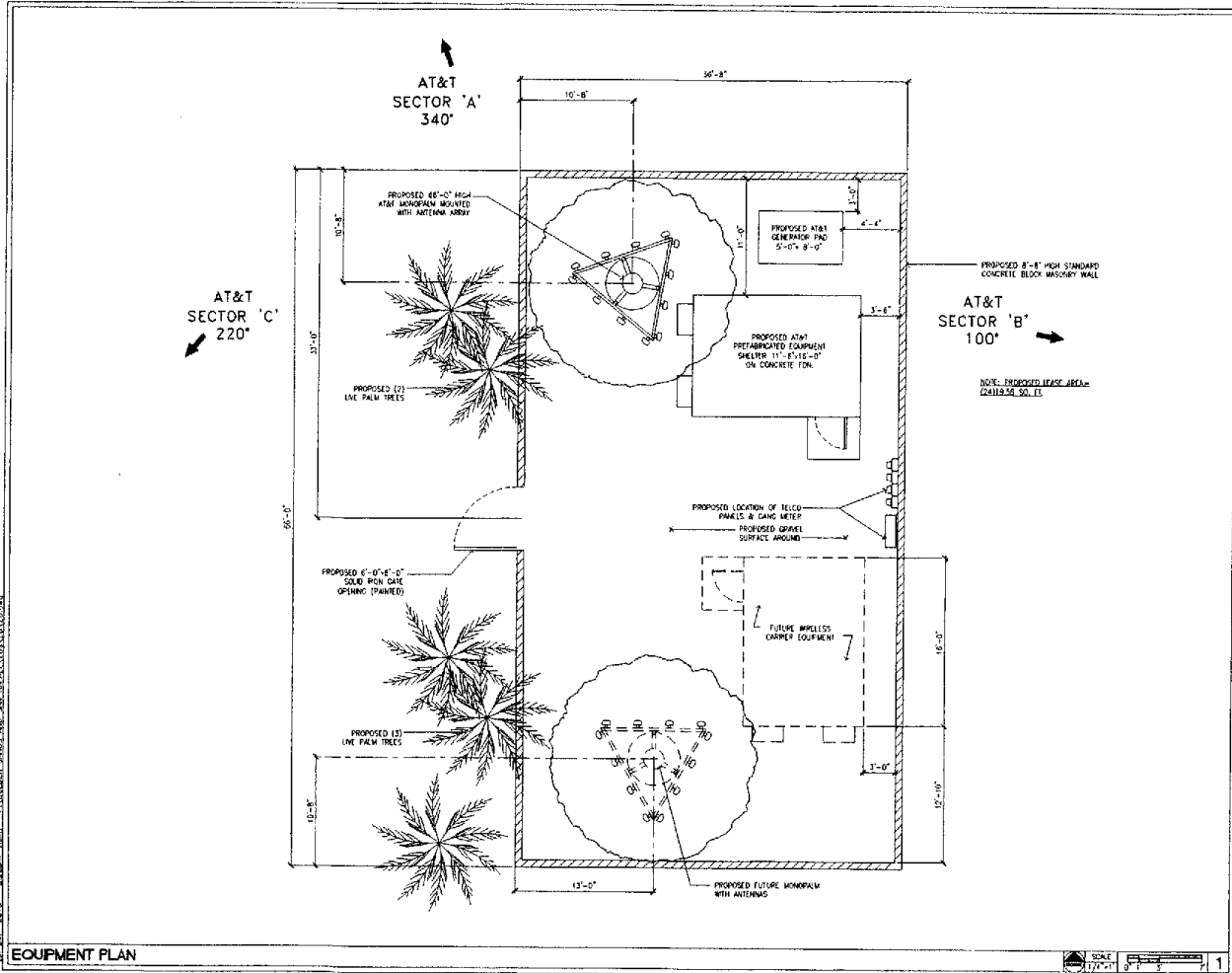
CONSULTANT:

DRAWN BY: _____ CHK: _____ APY: _____
 SE: _____ MJS: _____ MJS: _____

ENCLOSURE:

SHEET TITLE:
 SITE PLAN

SHEET NUMBER: _____ REVISION:
A1 4



CIG
 3 CONCOURSE PARKWAY, SUITE 3100
 ATLANTA, GEORGIA 30328

PROJECT INFORMATION

EQUIPMENT ISSUE DATE: 07-26-13

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION	BY
07-26-13		DESCRIPTION CHANGE	MJS
05-14-13		ID COMMENTS	MJS
04-26-13		ID COMMENTS	MJS
03-29-13		PRELIMINARY ZONING FOR REVIEW	MJS

PLANS PREPARED BY:

MSA
 Architecture & Planning
 1514 Robert Taylor Drive, Suite 200
 Cumming, GA 30041-1200
 770.881.1111 Fax: 770.881.1122
 www.msa-arch.com

CONSULTANT:

DRAWN BY: CHN: AFV:
 SE MJS MJS

LICENSE:

SHEET TITLE: EQUIPMENT PLAN

SHEET NUMBER: A2 REVISION: 4



3 CONROUPE AVENUE, SUITE 1100
ATLANTA, GEORGIA 30320

PROJECT INFORMATION

CURRENT ISSUE DATE:
07-26-13

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
07-26-13		DESCRIPTION CHANGE	RJ
05-14-13		2D COMMENTS	RJ
04-25-13		2D COMMENTS	RJ
01-29-13		PRELIMINARY ZONING FOR REVIEW	PU

PLANS PREPARED BY:
MSA
Architectural & Planning
2104 Abbott Lane Drive, Suite C1
Columbus, Georgia 31906
304.351.7777 fax 304.351.1000
800.855.7777 • Sun Day • See Projects
www.msa-arch.com

CONSULTANT:

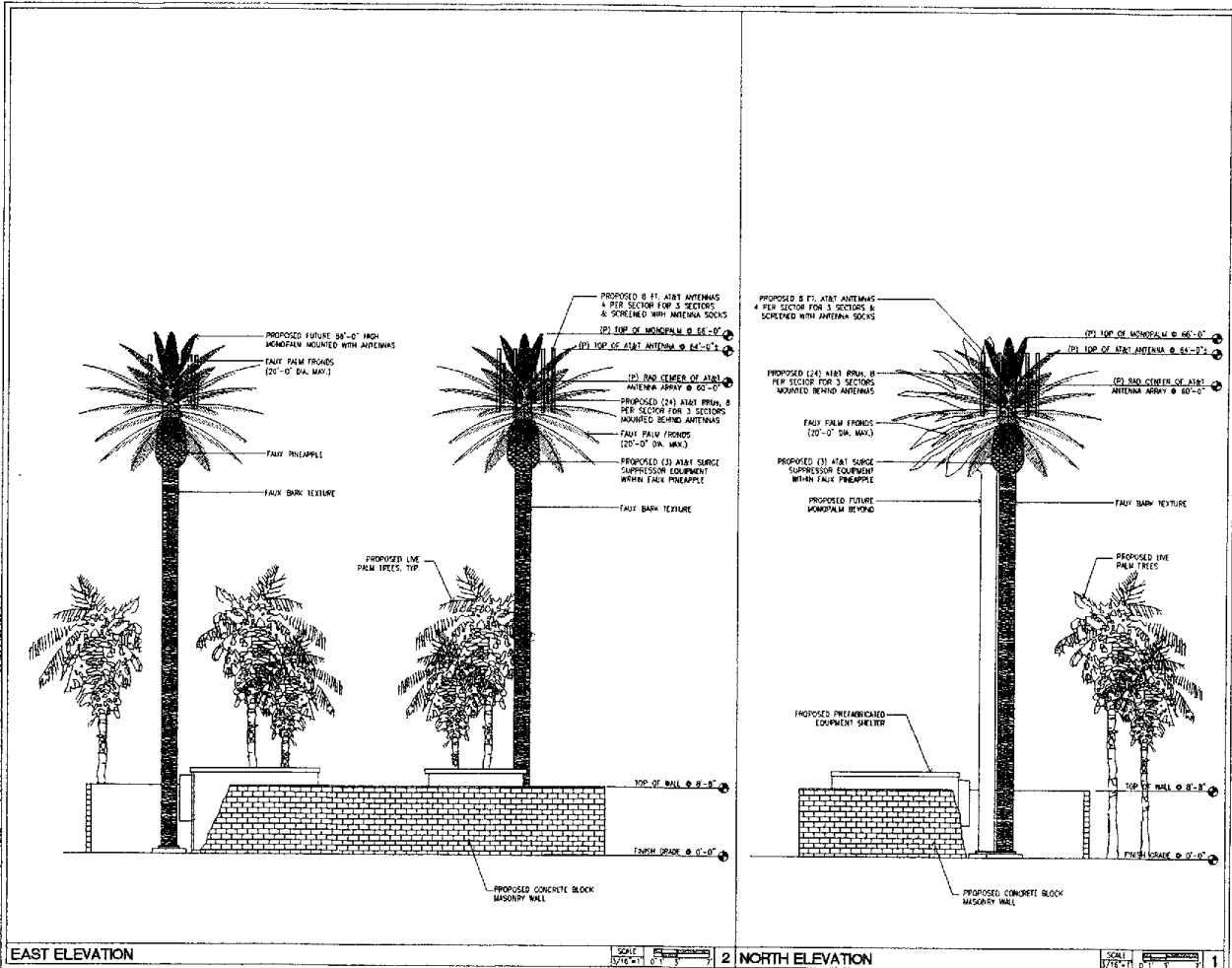
DRAWN BY: CHK: APP:

SCALE: SEC. MUS. M.S.

LICENSURE

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: REVISION:
A4 4





RS0298 GOLDEN SANDS

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



VIEW 1

RECEIVED

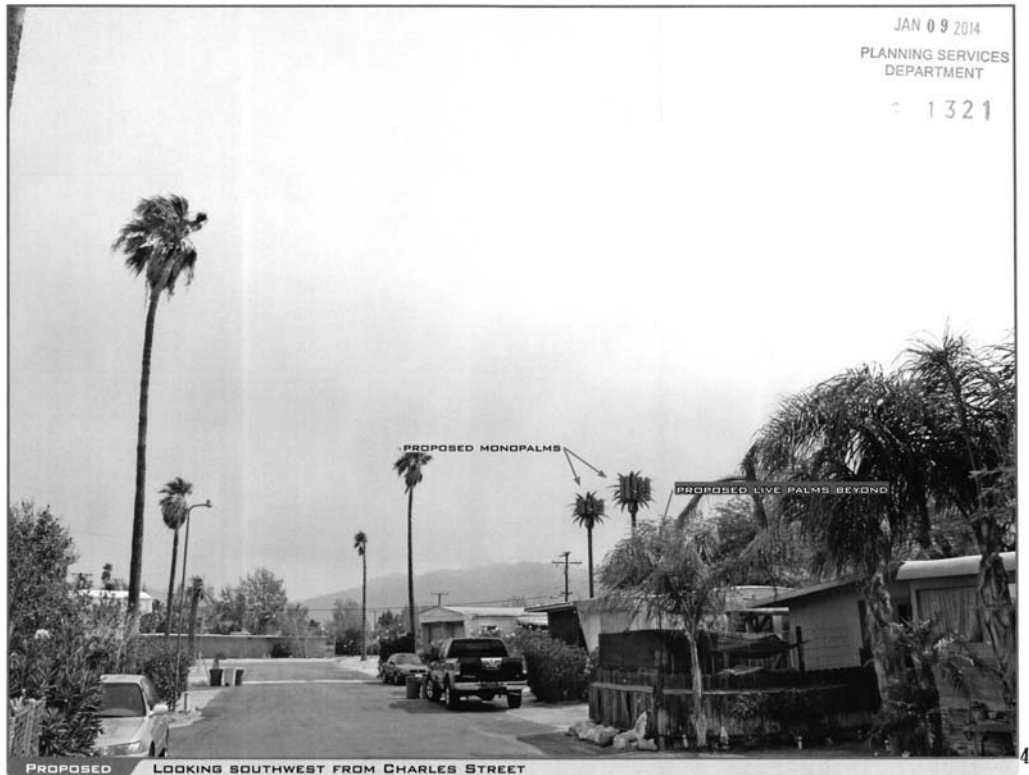
JAN 09 2014
PLANNING SERVICES
DEPARTMENT
1321



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING SOUTHWEST FROM CHARLES STREET

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



VIEW 2

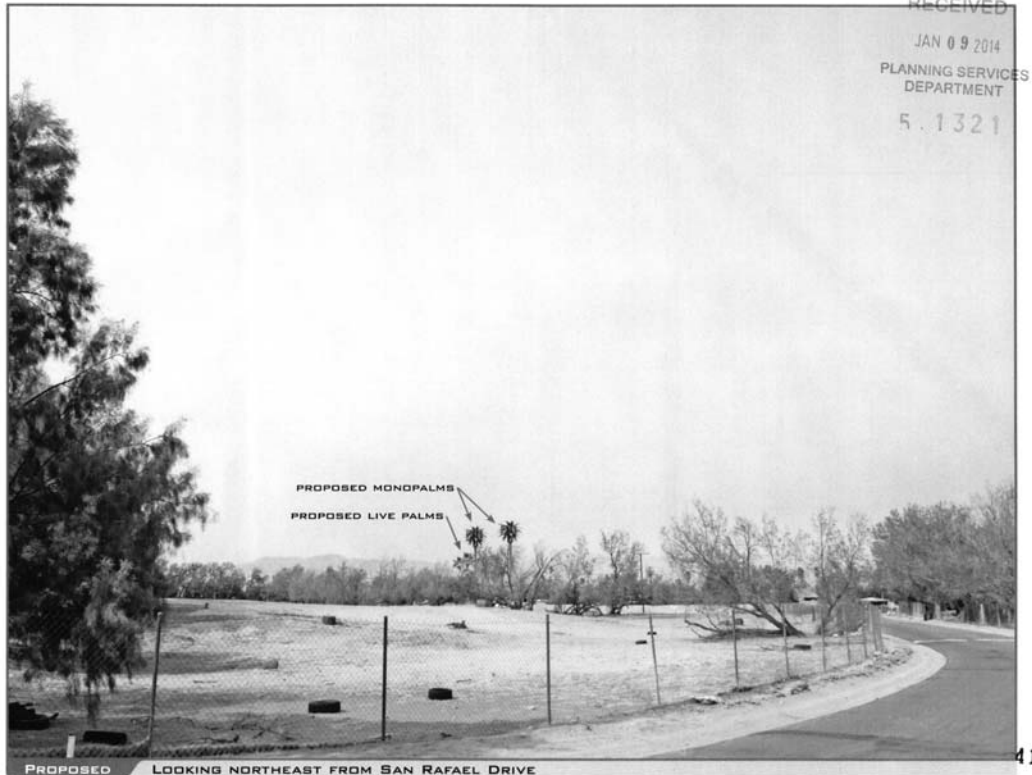


LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM SAN RAFAEL DRIVE

41

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



VIEW 3

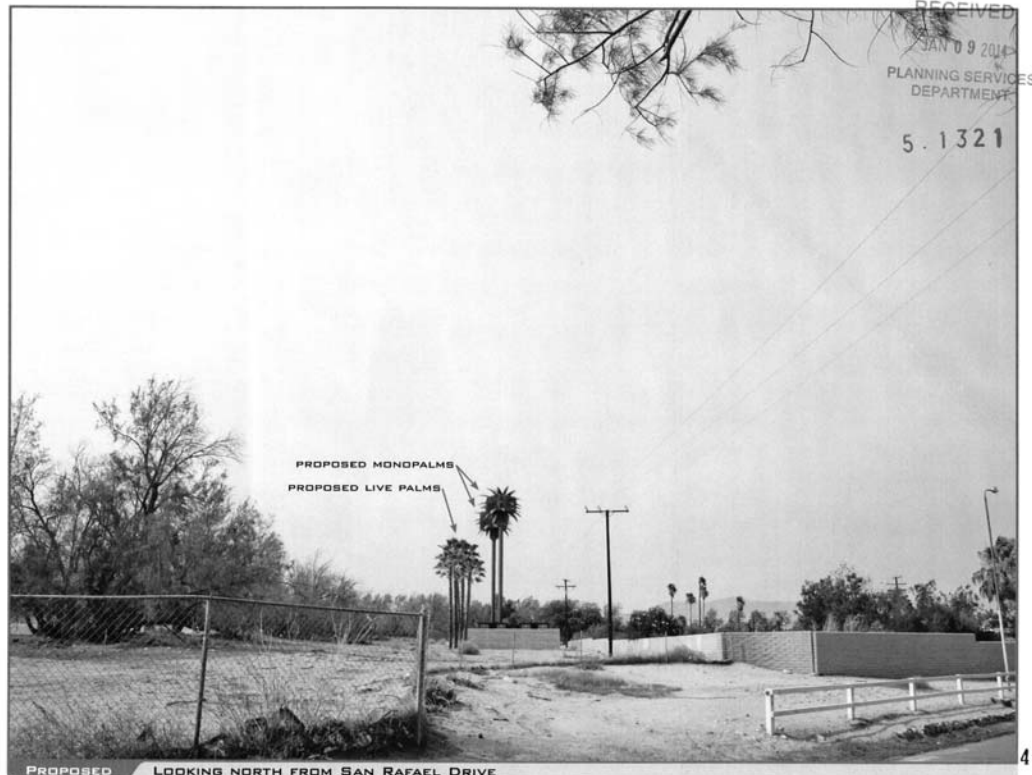


LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING NORTH 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



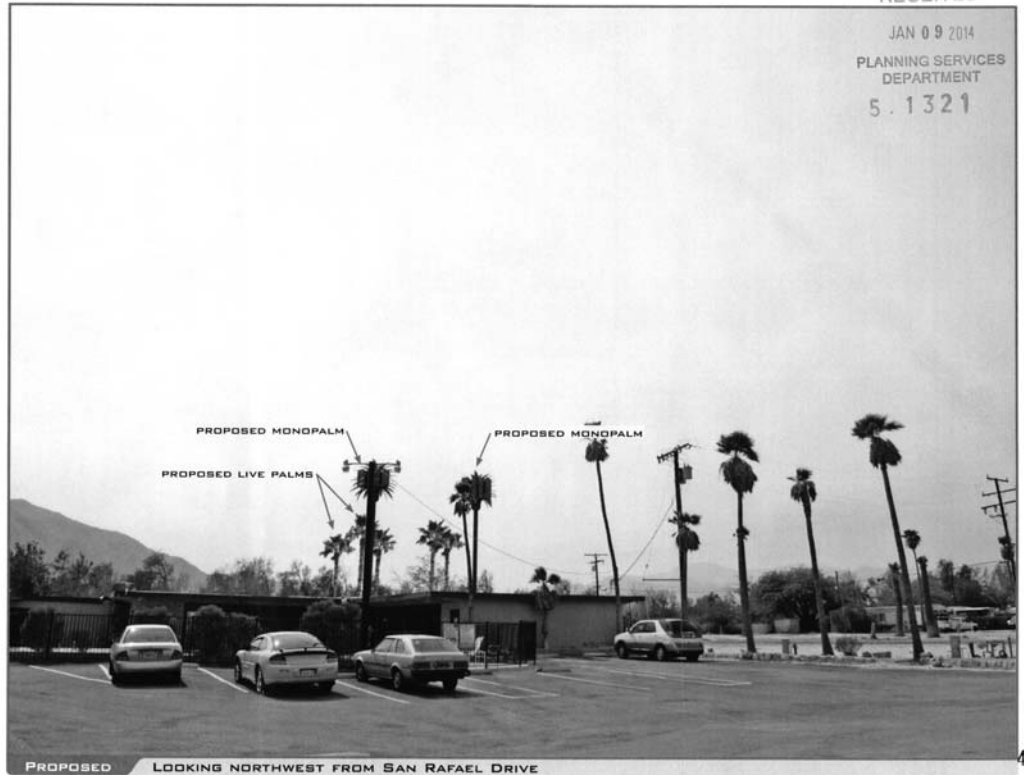
VIEW 4



LOCATION ©2013 Google Maps



EXISTING



PROPOSED LOOKING NORTHWEST FROM SAN RAFAEL DRIVE

43

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 . 1 3 2 1
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' monopoles 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 monopoles 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 monopole 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.

K. HOVNANIAN'S

FOUR SEASONS

AT PALM SPRINGS COMMUNITY ASSOCIATION, INC.



RECEIVED

OCT 07 2014

PLANNING SERVICES
DEPARTMENT

10/06/2014

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.

NOTE: Four Seasons at Palm Springs Community Association would like to see palm monopoles and not standard telecommunication towers as approved by the Planning Commissioners.

Sincerely,

Craig Silver
President
Four Season's At Palm Springs Community Association



RECEIVED
OCT 03 2014
PLANNING SERVICES
DEPARTMENT

October 3, 2014

The City Council
C/o Mr. David Newall
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Re: CUP 5.1321, Zone Variance 6.533, Two cell towers adjacent to Desert Sands Mobile Home Park, Palm Springs, letter of support.

Dear Council members,

The owners of Serena Park (the former Palm Springs Country Club) support the design proposed by Doug Jones for two monopalm cell towers adjacent to our property in the City. We understand Mr. Jones will plant a grove of live palm trees adjacent to the cell towers. We also understand the monopalms will look similar to the two monopalms across the street from the Rivera.

We understand there has been some debate on whether artificial palms would be less aesthetically attractive than non-decorative, plain cell towers. In this particular situation, the artificial palms with a grove of adjacent live palm trees, would be preferable, in our opinion, to plain cell towers.

Sincerely,
PS Country Club LLC



Eric Taylor
Managing Member

K. HOVNANIAN'S

FOUR SEASONS

AT PALM SPRINGS COMMUNITY ASSOCIATION, INC.



RECEIVED

AUG 18 2014

PLANNING SERVICES
DEPARTMENT

08/15/2014

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

Dear City Council and Planning Commissioners:

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Sincerely,

Craig Silver
President

Four Season's At Palm Springs Community Association

PETITION

PALM SPRINGS, CA

The purpose of this petition is to inform the City of Palm Springs that certain residents of the Four Seasons area (Sunrise Way & San Rafael Dr.) feel that monopalm communication facility, located on parcel number 669-480-010, is appropriate for our community. However, we would request two things as conditions of approval:

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
<u>WILLIAM G. BARRY</u>	<u>2250 SAVANNA WAY</u>	<u>William G. Barry</u>
<u>Jerri BARRY</u>	<u>2250 SAVANNA WAY</u>	<u>Jerri Barry</u>
<u>Joseph Seiviv</u>	<u>3085 Serenity Tr</u>	<u>Joseph Seiviv</u>
<u>Nancy Dushay</u>	<u>3660 Serenity Tr</u>	<u>Nancy Dushay</u>
<u>Hal Kellogg</u>	<u>3350 Savanna Tr.</u>	<u>Hal Kellogg</u>

Name of Resident

Address of Resident

Signature of Resident

MARILYN O'NEILL

3391 SAVANNA TRN

Marilyn O'Neill

ROBERT BIRD

3395 SAVANNAWAY

Robert Bird

MEHRAZAM SEHBI

3449 SAVAN WAY

sehbi

RICHARD PIEPHO

1805 SAVANNA
WAY

Richard Piepho

FRED MARTIN

1222 SAVANNAWAY

Fred Martin

MARLA ROSSMAN

3476 Desert Creek
Trl

Marla Rossman

THOMAS E. BROWN

1401 FOUR SEASONS BLVD

T. Brown

KAY DI GREGORIO

1946 SAVANNAWAY P.S.

Kay DiGregorio

JANNA JOOS

3359 SAVANNAWAY

Janna Joos

ALANA JOOS

3359 SAVANNAWAY

Alana Joos

Truman Dudley

3413 SAVANNAWAY

Truman Dudley

JIM JULIAN

1802 SAVANNAWAY

Jim Julian

Cheryl Burt

2285 SAVANNAWAY

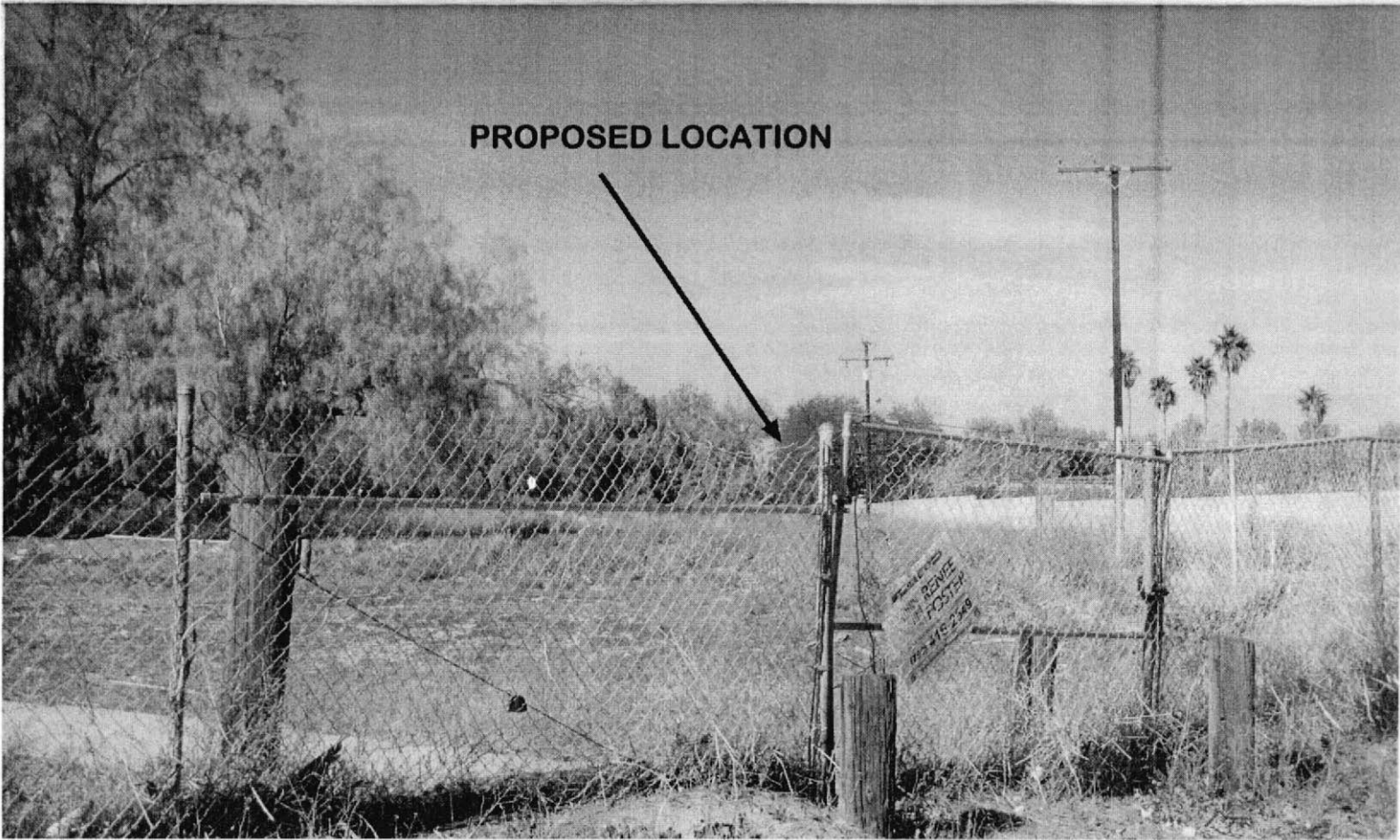
Cheryl Burt

Susan C. Burt

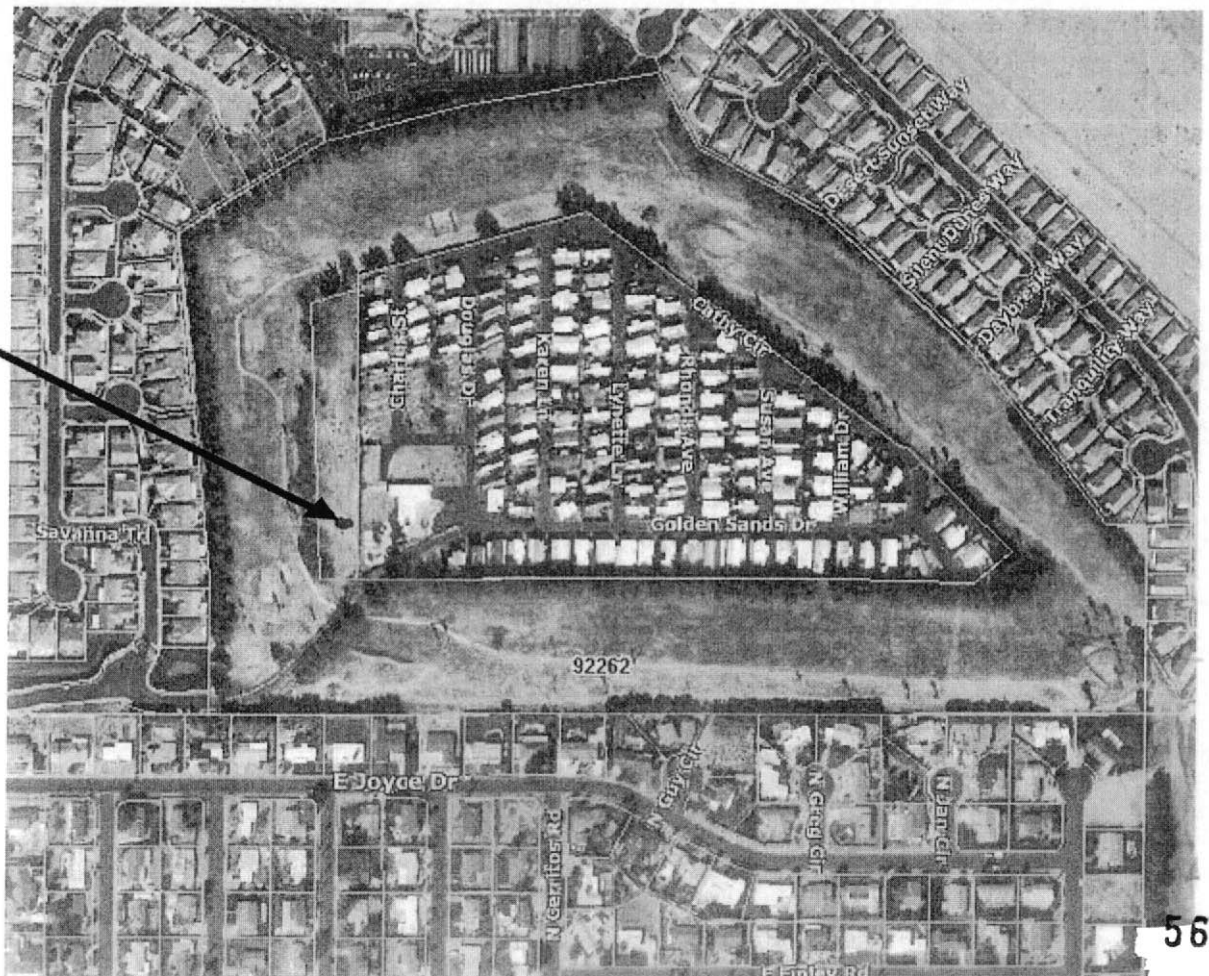
2285 SAVANNAWAY

Susan C. Burt

PROPOSED LOCATION



PROPOSED LOCATION



PETITION

PALM SPRINGS, CA

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Name of Resident	Address of resident	Signature of Resident
<u>Dianne Kerr</u>	<u>2008 Joyce Dr.</u>	<u>Dianne 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>1102 Joyce</u>	<u>Susan Kelley</u>

Name of Resident

Address of Resident

Signature of Resident

Richard Deumer

3377 Savanna 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

Hannah AFAN

3800 Four Seasons

Hannah Afan

ERIC AFAN

3800 Four Seasons

Eric Afan

LARRY SALINAS

1020 FOUR SEASONS

L. Salinas

Ina Cetina

3800 Four Seasons

Ina Cetina

GRACE JULIAN

1749 PECKY PEAR

Grace M. Julian

JAMES B. JULIAN

1749 PECKY PEAR

James B. Julian

JACKIE FRAGHETTI

1020 FOUR SEASONS

Jackie Fraghetti

1020 FOUR SEASONS

WAY

Jackie Fraghetti

ALICE DONAERO

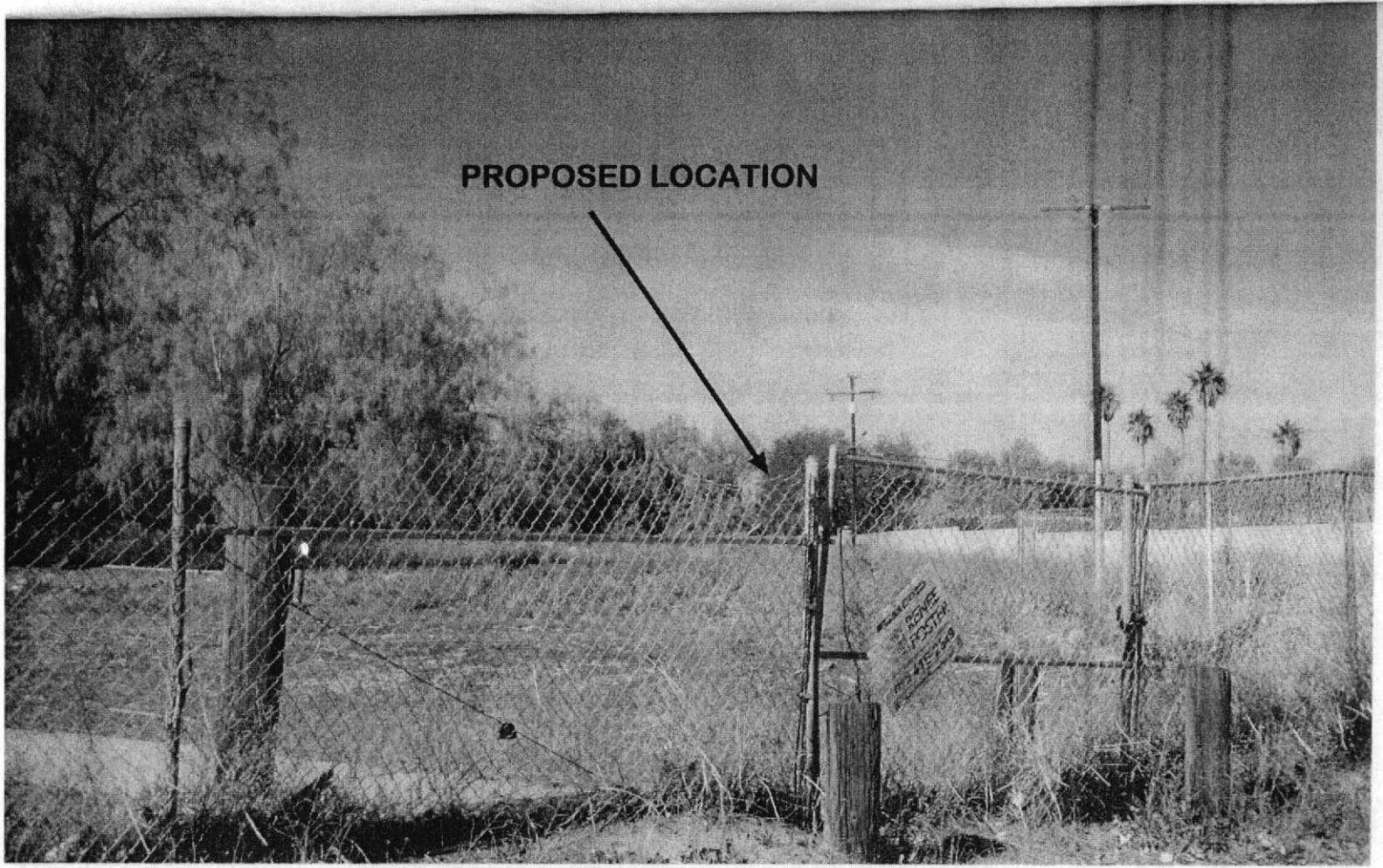
3587 CASSIA

Alice Donaero

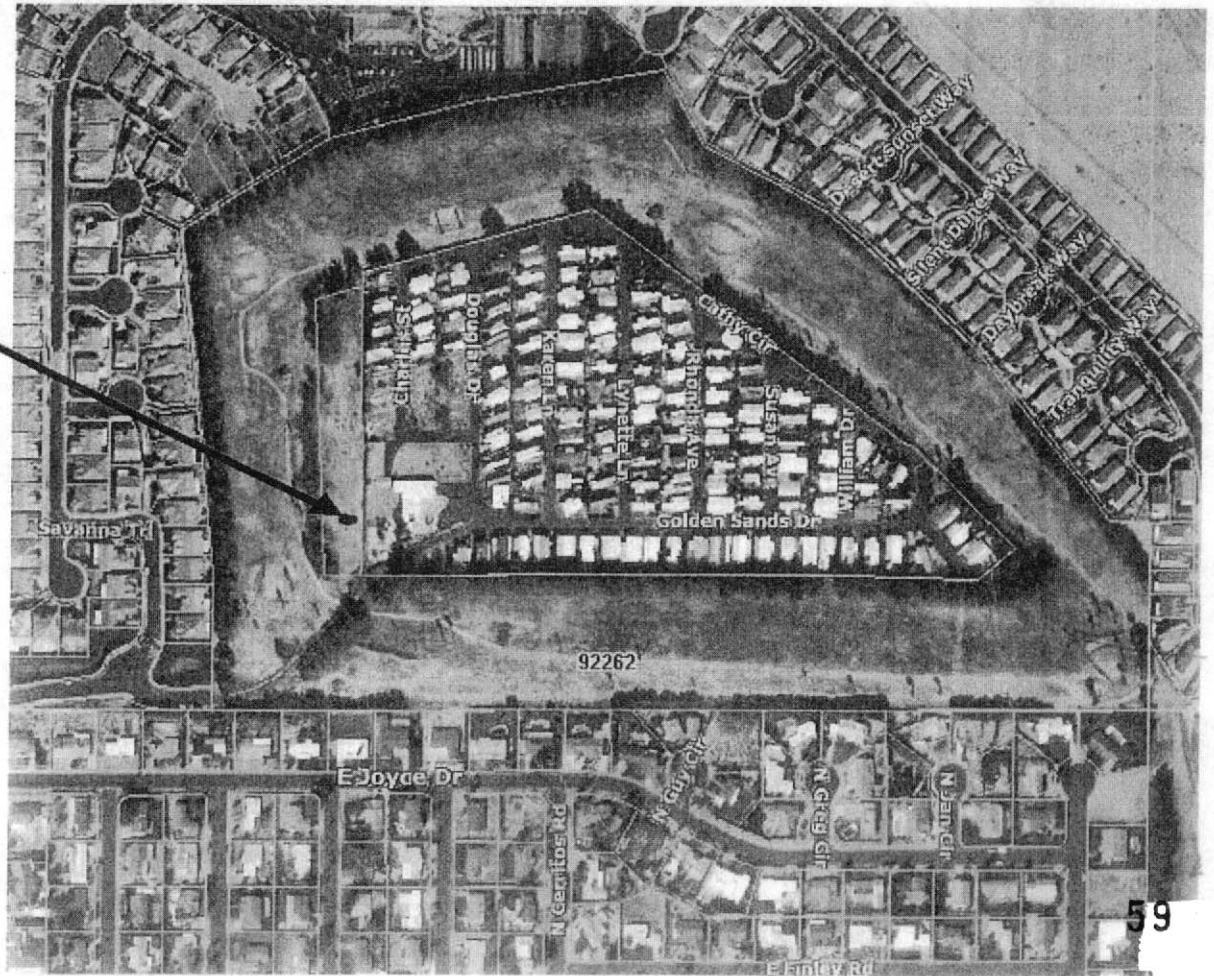
Handwritten note: 4 Seasons at 3800 Four Seasons

Handwritten note: Business Station

PROPOSED LOCATION



PROPOSED LOCATION



PETITION

PALM SPRINGS, CA

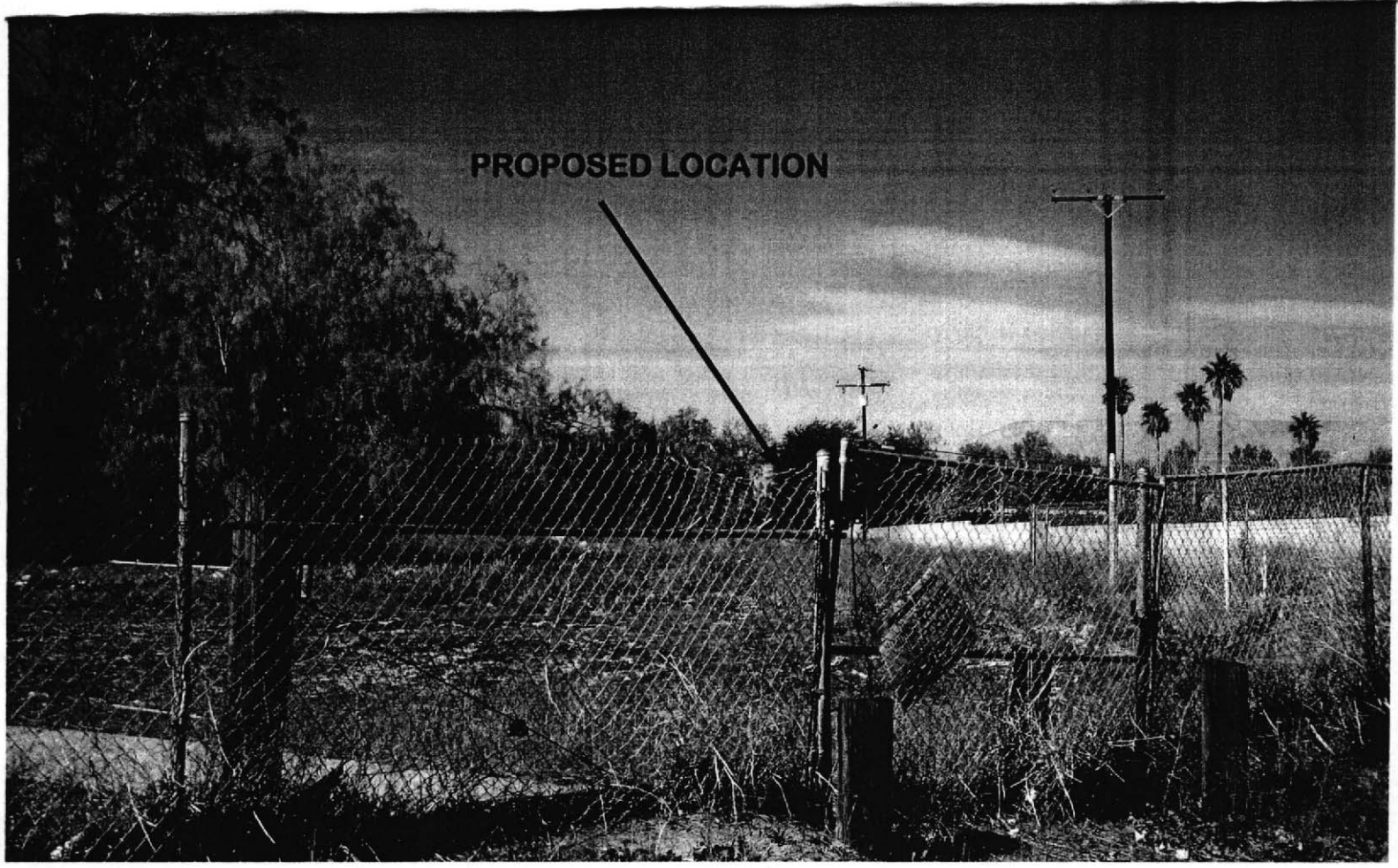
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2. A maintenance bond be placed on the upkeep of the facility

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
SHIRLEY BUCH <u>Shirley Buch</u>	<u>2477 Savanna</u>	<u>Shirley Buch</u>
GREGORY MURRAY <u>Gregory A. Murray</u>	<u>2691 DESERT BREEZE</u>	<u>Gregory A. Murray</u>
GEORGE TINTI <u>George Tinti</u>	<u>3791 SAVANNA Way</u>	<u>George Tinti</u>
<u>Joan TINTI</u>	<u>3791 SAVANNA Way</u>	<u>Juan 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	1719 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 Tanglewood	Carol A. Castillo
ROBERT G. CLENDENING	1732 Tanglewood	Robert G. Clending
C. ANNE RANSON	1164 Esperanza Trl Palm Spr	C. Anne Ranson
T. ALPERT	3668 SAVANNA PS	T. Alpert
D. ALPERT	" " "	D. Alpert



PROPOSED LOCATION



PROPOSED LOCATION

PETITION

PALM SPRINGS, CA

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Name of Resident	Address of resident	Signature of Resident
<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 ALONG E</u> <u>Shalange</u>	<u>3633 Western Sky</u>	<u>Shalange</u>
<u>Robert Redone</u>	<u>2246 S. AVENUE 461</u>	<u>Robert Redone</u>

Name of Resident

Address of Resident

Signature of Resident

Richard Lockard 2330 SAVANNA WAY Richard Lockard

Anita M. Krezman 2330 SAVANNA WAY Anita M. Krezman

MARILYN LEE WILLOW 2442 SAVANNA WAY Marilyn Lee Willow

Ross W. Willow 2442 SAVANNA WAY Ross Willow

Virginia Bonnie Honohan 2317 SAVANNA WAY Virginia B. Honohan

William C. Honohan " William C. Honohan

PETER B SHAUL 2234 SAVANNA WAY Peter B Shaul

C. CONSTANT 3724 ALOE GROVE WAY C. Constant

SUN EASTMAN 3724 ALOE GROVE Sun East

Luci Shy 3436 Sunbeam Luci Shy

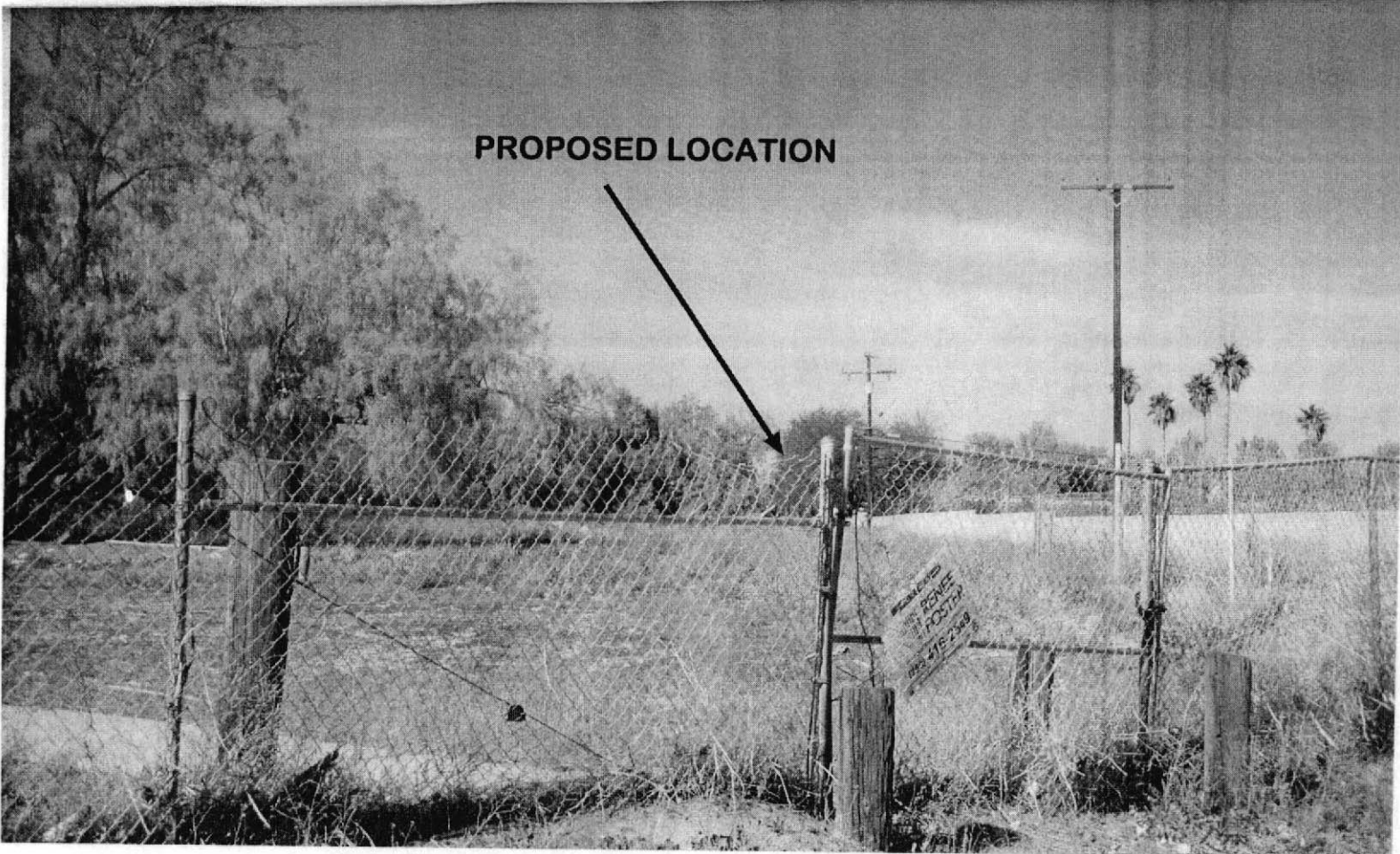
Darrell Shy 3436 Sunbeam Darrell Shy

MARVIN Appelbaum 2664 DESERT BREEZE WY Marvin Appelbaum

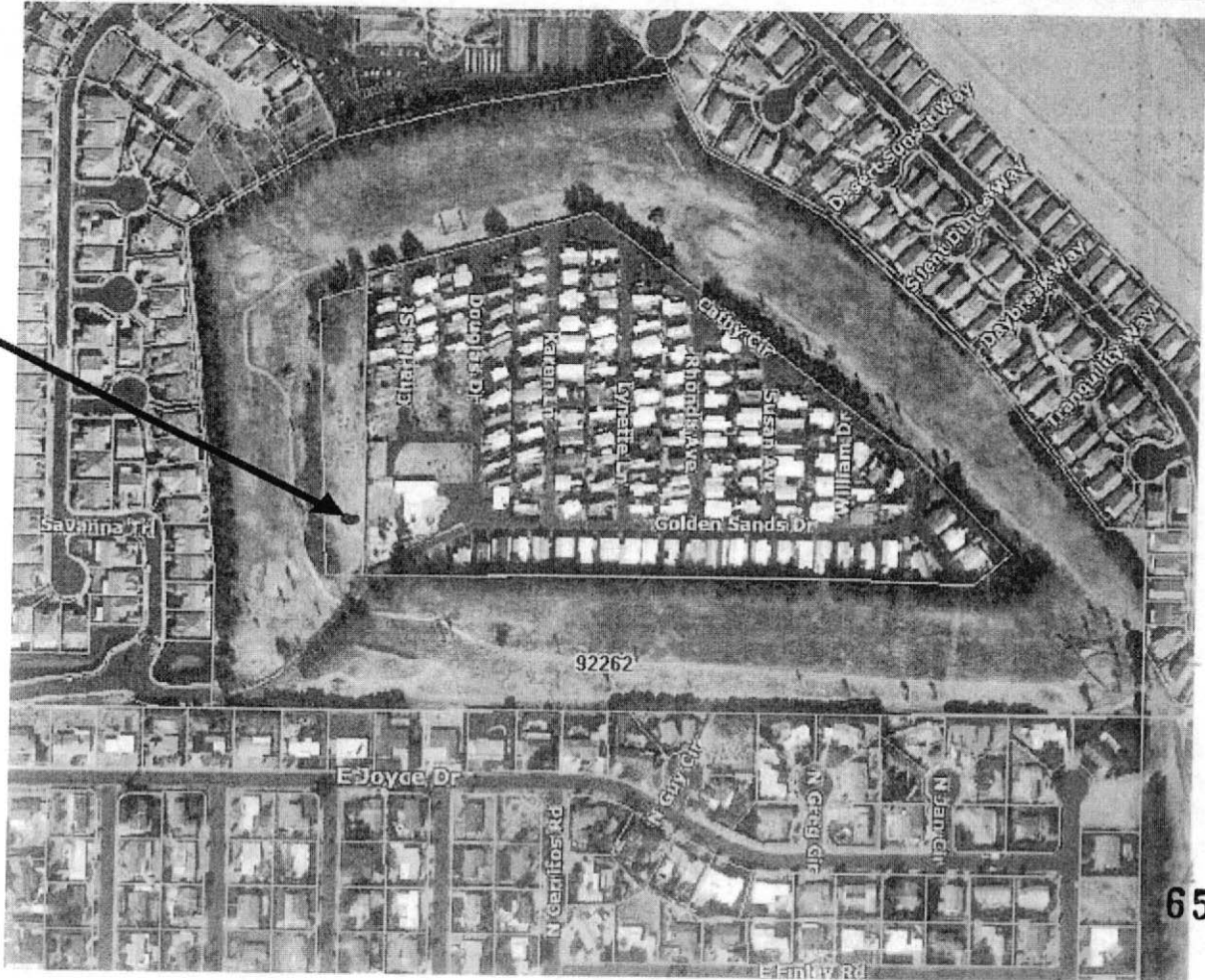
MICHAEL STORLIE " Michael Storlie

RONALD ARMSTRONG 2650 DESERT BREEZE Ronald Armstrong

PROPOSED LOCATION



PROPOSED LOCATION



PETITION


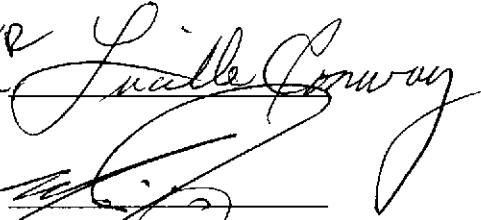


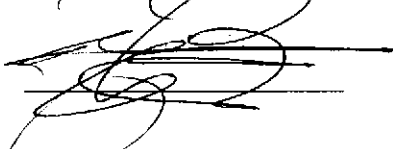

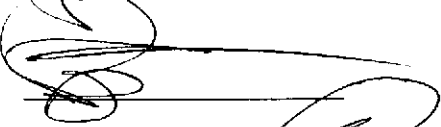
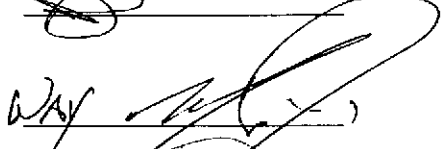

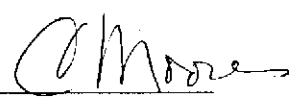
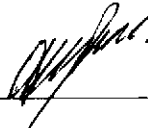
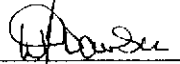


PALM SPRINGS, CA

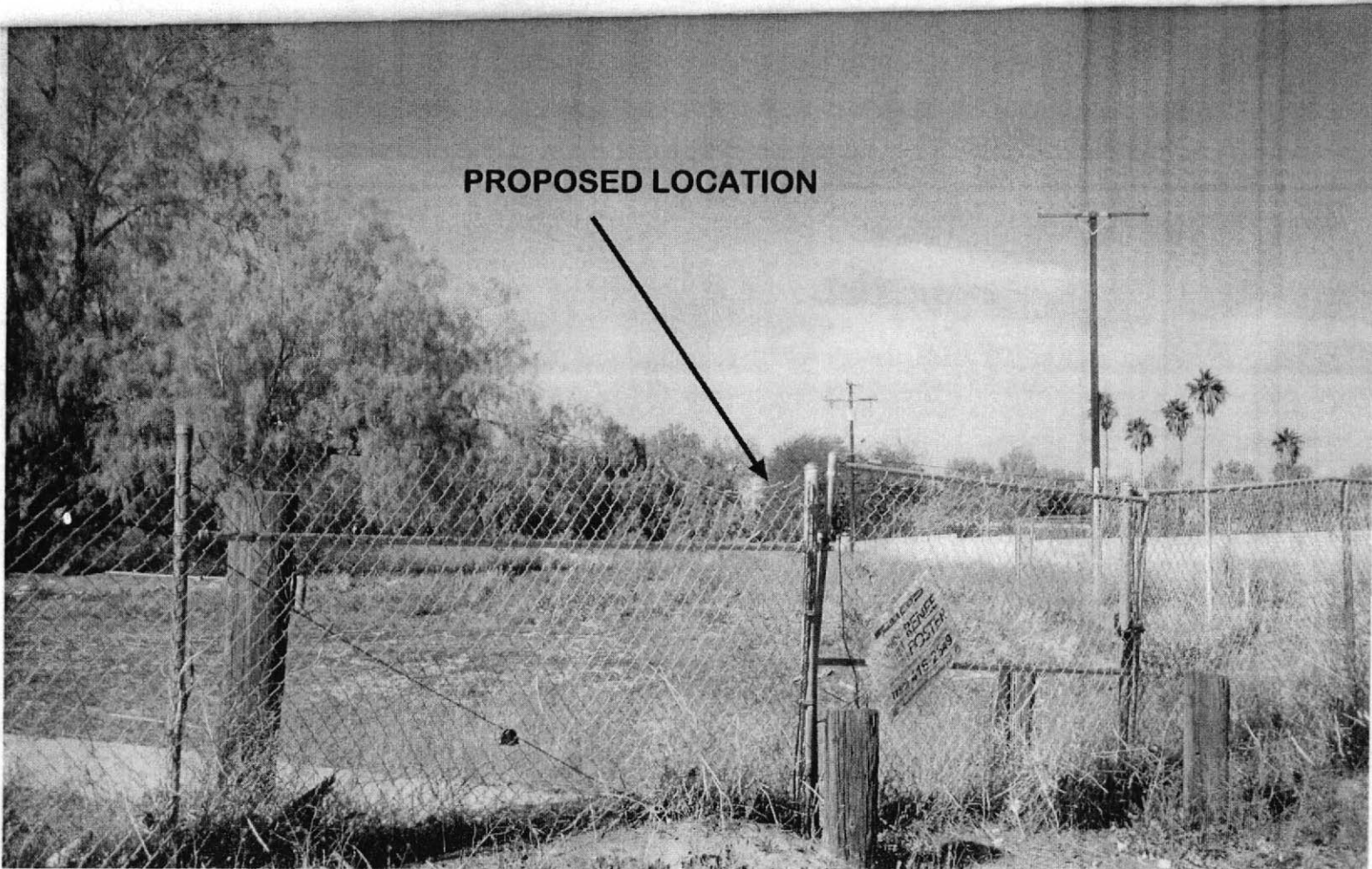
The purpose of this petition is to inform the City of Palm Springs that certain residents of the Four Seasons area (Sunrise Way & San Rafael Dr.) feel that monopalm communication facility, located on parcel number 669-480-010, is appropriate for our community. However, we would request two things as conditions of approval:

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:

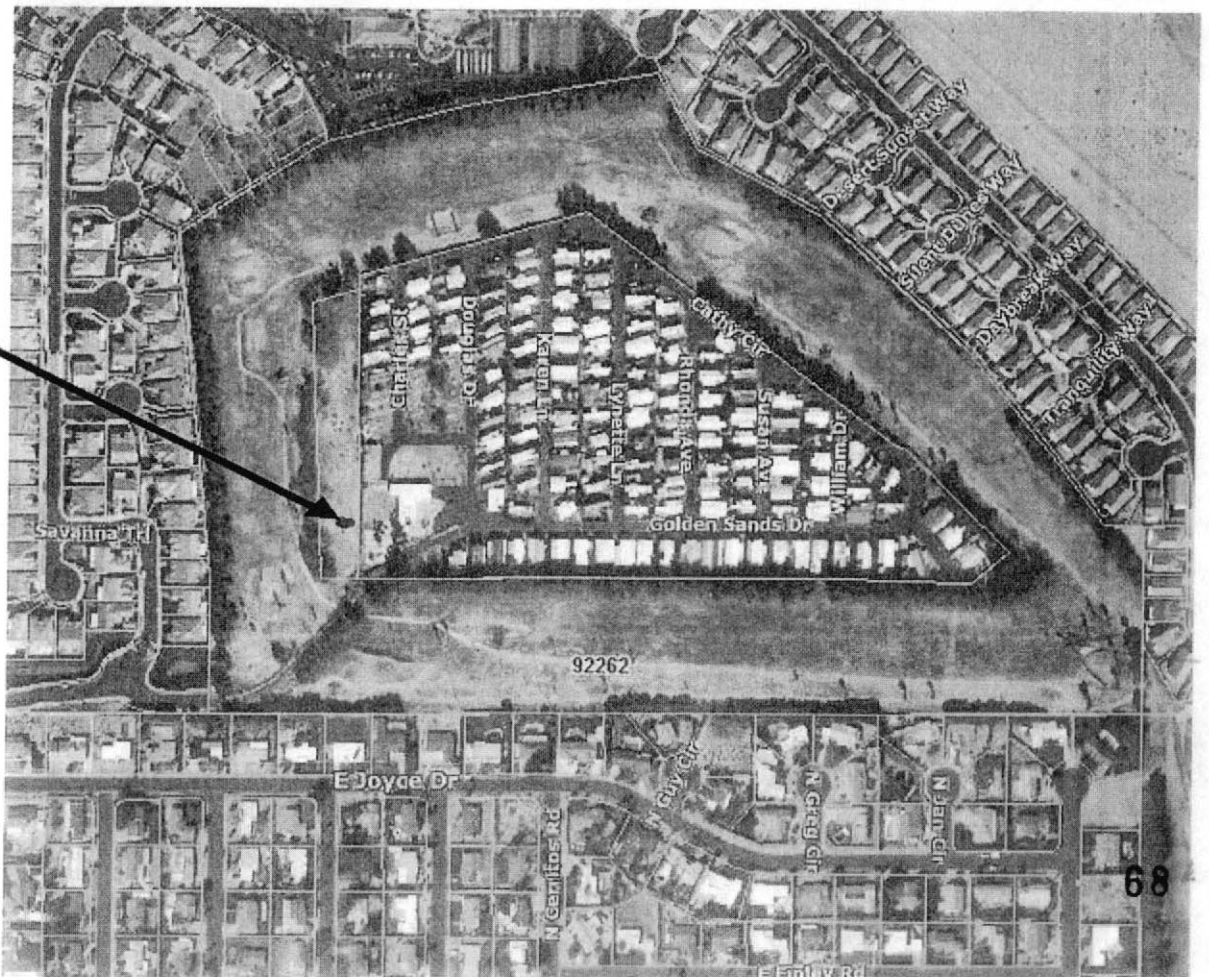
Name of Resident	Address of resident	Signature of Resident
<u>ANGELINA WILSON</u>	<u>3723 AOTEAROA</u>	<u>[Signature]</u>
<u>FRIZZETTE WILSON</u>	<u>3723 AOTEAROA</u>	<u>[Signature]</u>
<u>RONALD LEE</u>	<u>3625 SAOPAKA WAY</u> <u>SAIWA BUSINESS</u>	<u>[Signature]</u>
<u>Marylin A Godinez</u>	<u>3800 FOUR SEASONS BLVD.</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>3800 FOUR SEASONS BLVD.</u> <u>BUSINESS</u>	<u>[Signature]</u>

Name of Resident	Address of Resident	Signature of Resident
✓ Roger Conway	3310 Savannah ^{TR}	
✓ Lucille Conway	3310 Savannah ^{TR}	
✓ MARIE JENKINSON	3434 SAVANNA ^{TR}	
✓ TOM JENKINSON	1718 HOT SPRINGS WAY	
ELIZABETH JENKINSON	2541 SAVANNA	
✓ TOM JENKINSON	3434 SAVANNA	
TOM JENKINSON	2541 SAVANNA	
✓ MARIE JENKINSON	1718 HOT SPRINGS WAY	
D. MOORES	1729 HOT SPRINGS WAY	
C. MOORES	1729 HOT SPRINGS WAY	
AW DAWSON	1733 RICKY PEARLWAY	
W. J. DAWSON	" "	
STEVE CORSER	1714 RICKY PEARL	
Wade W. Dawson	1714 Ricky Pearl	



PROPOSED LOCATION

Please do not touch the REMOTE POSTER box #15-2-289



PROPOSED LOCATION

92262

PETITION

PALM SPRINGS, CA

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Name of Resident

Address of resident

Signature of Resident

CRAIG SILVER

1850 Savanna Way FS

CAS

DAVID SUPINA

1308 Esperanza

David Supina

BRIAN DECKMAN

1550 SAVANNA B

Brian Deckman

HOWIE RUSO

3588 CLIFFROSE TR

Howie Ruso

Adriel Ayca

The Lodge Staff

Adriel Ayca

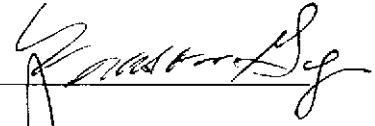
Name of Resident

Address of Resident

Signature of Resident

MASON D GY

3522 CLIFFSIDE TR

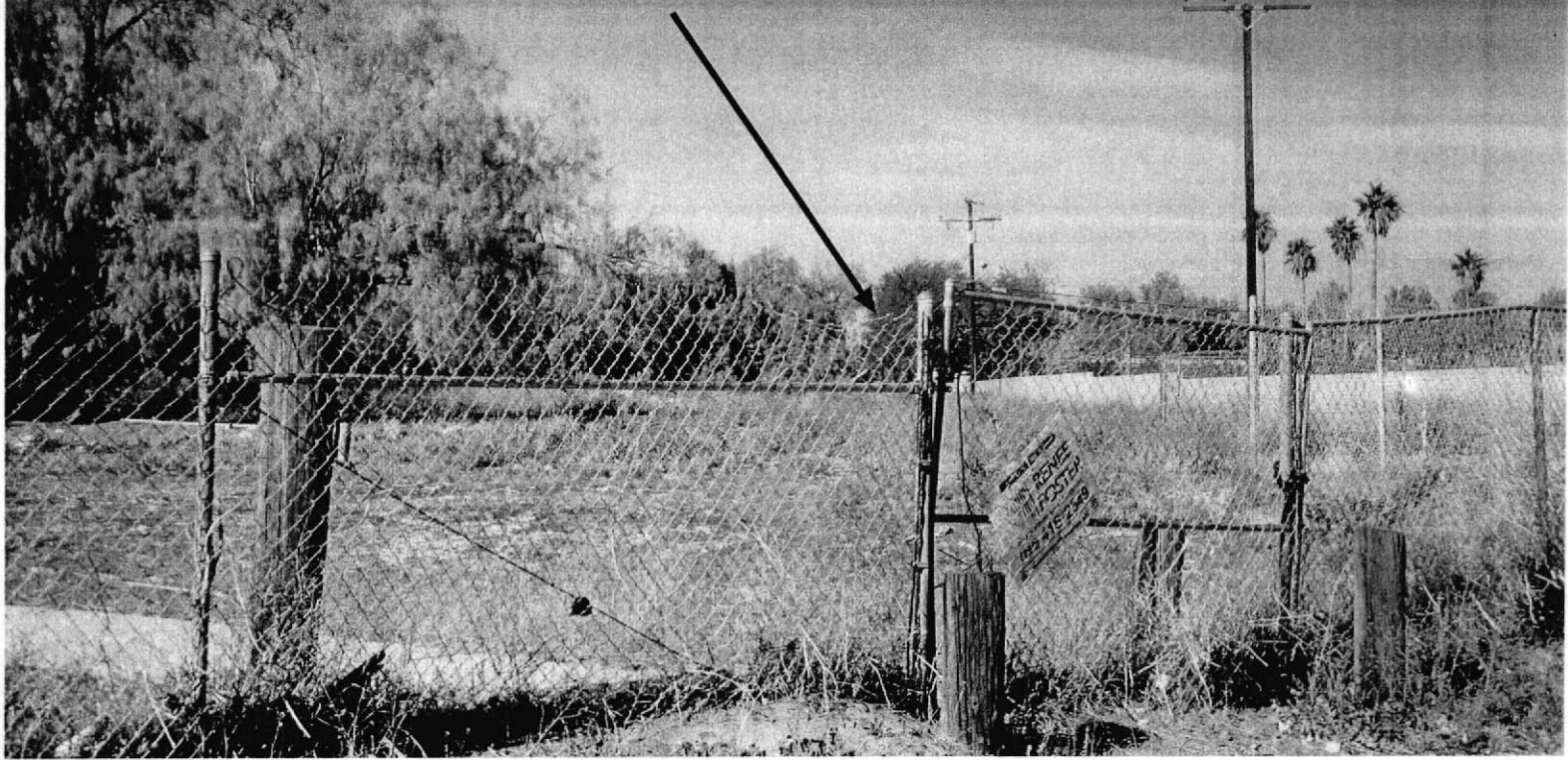


M WAGNER

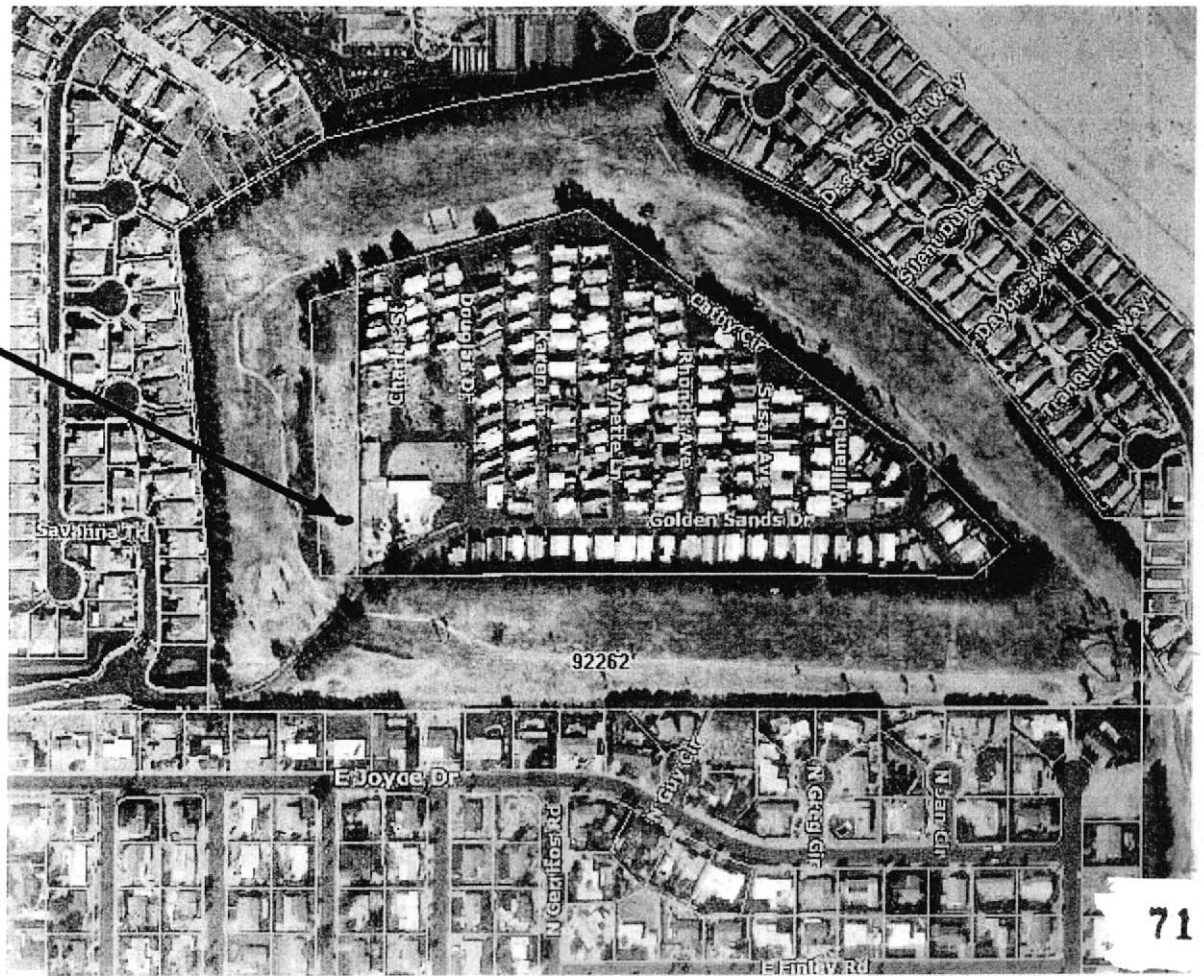
3652 WEST ELY WAY



PROPOSED LOCATION



PROPOSED LOCATION



PETITION

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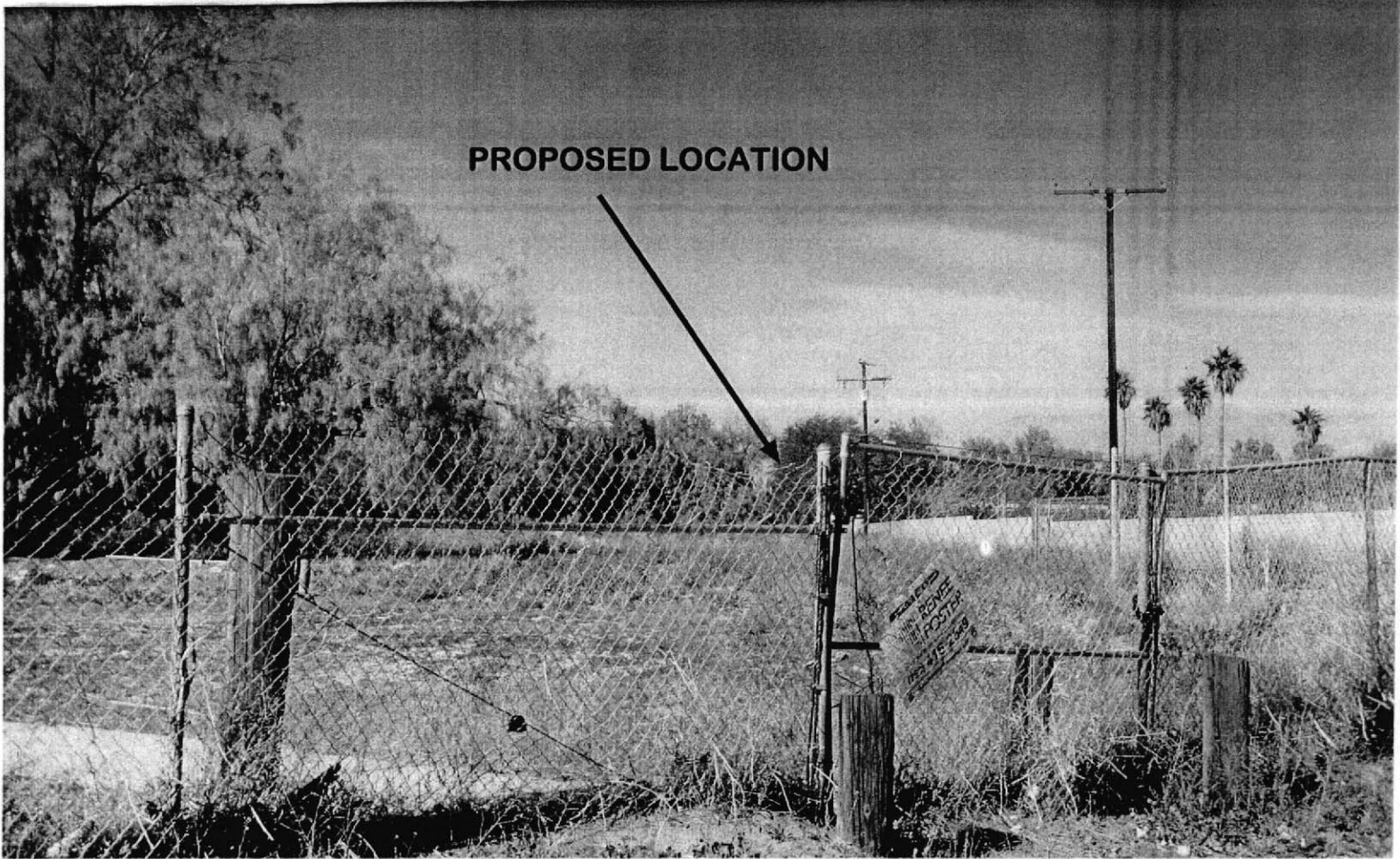
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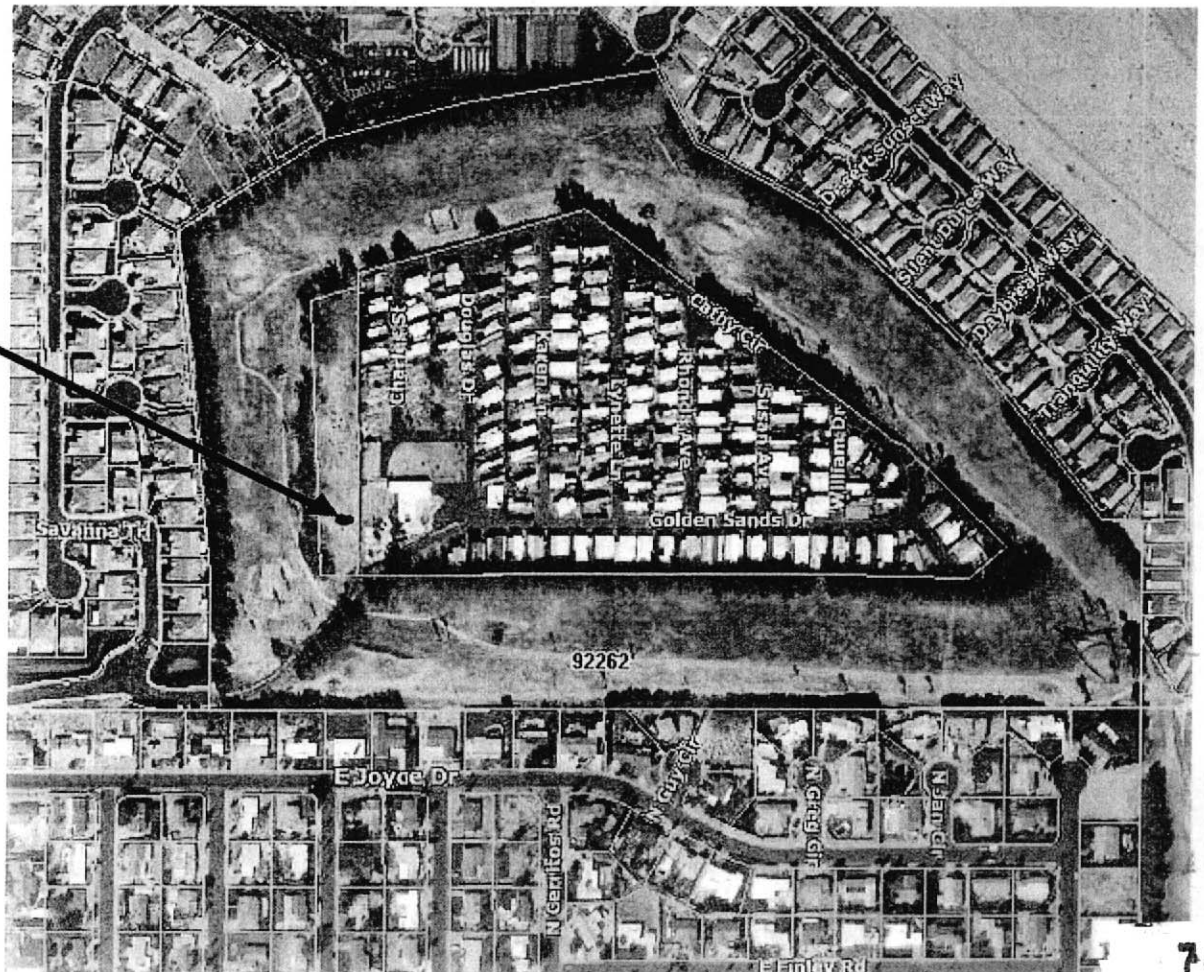
Name of Resident	Address of resident	Signature of Resident
FREDERICK E. PARKER	2643 DESERT BREEZE WAY	Frederick E. Parker
CAROLYN H. PARKER	2643 DESERT BREEZE WAY	Carolyn H. Parker
Gwen Bardwell	2635 Desert Br.	Gwen Bardwell
Robert J. Thornhill	2591 Windmill Way	Robert J. Thornhill
Joseph S. ...	2619 Windmill Way	Joseph S. ...

Name of Resident	Address of Resident	Signature of Resident
Diane Guerin	2538 Savanna Way	<i>Diane Guerin</i>
Barth Norton	2391 Savanna Way	<i>Barth Norton</i>
Kevin Jenkins	2391 Savanna Way	<i>Kevin Jenkins</i>
Tim Ferguson	2391 Savanna Way	<i>Tim Ferguson</i>
PAT GOFFNEY	2378 Savanna	<i>Pat Goffney</i>
Loe Posty	3545 TILLET Dunes	see Posty
Paul Hansen	1959 Fan Palm	<i>Paul Hansen</i>
Armand Rouléau	1959 Fan Palm	<i>Armand Rouléau</i>
Frank Tinney	1950 Fan Palm Way	<i>Frank Tinney</i>
DEBRAH DAHL	1960 FAN PALM WAY	<i>Debrah Dahl</i>
Jesse Dorsey	1950 Fan Palm Way	<i>Jesse Dorsey</i>
Barbara Dyer	3759 Aloe Grove	<i>Barbara Dyer</i>
AL Dyer	3759 Aloe Grove	<i>Barbara Dyer</i>
Judy Crabb	31011 Date Palm Trail	<i>Judy Crabb</i>

PROPOSED LOCATION



PROPOSED LOCATION



PETITION

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<u>DAVID A SCHIEGEL</u>	<u>3430 SAVANNA TRAIL</u>	<u>David A Schiegel</u>
<u>THOMAS BLOFONCESSE</u>	<u>3430 SAVANNA TRAIL</u>	<u>Thomas B. Blofoncesse</u>
<u>JUDY GORDON</u>	<u>3410 SAVANNA TR.</u>	<u>Judy Gordon</u>
<u>SHARON NANTELL</u>	<u>3410 SAVANNA TR.</u>	<u>Sharon E. Mantell</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 SOLANA TRAIL

Rose Marie Vigil

ROBERT SAEW

SAVANNA
2009 WEN

Robert Saeu

Don Yambon

2013 SAVANNA
WAY

Don Yambon

WANDA MENTON

2013 SAVANNA
WAY

Wanda Menton

Sheila von Altenberg

2138 SAVANNA
WAY

Sheila T. 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 HADZIS

3760 ALOE GROVE WAY

Karen Hadzis

TEKKI STAREKOW

1800 Sand Canyon Way

Tekki Starekow

Deborah Irish

3525 Daybreak Way

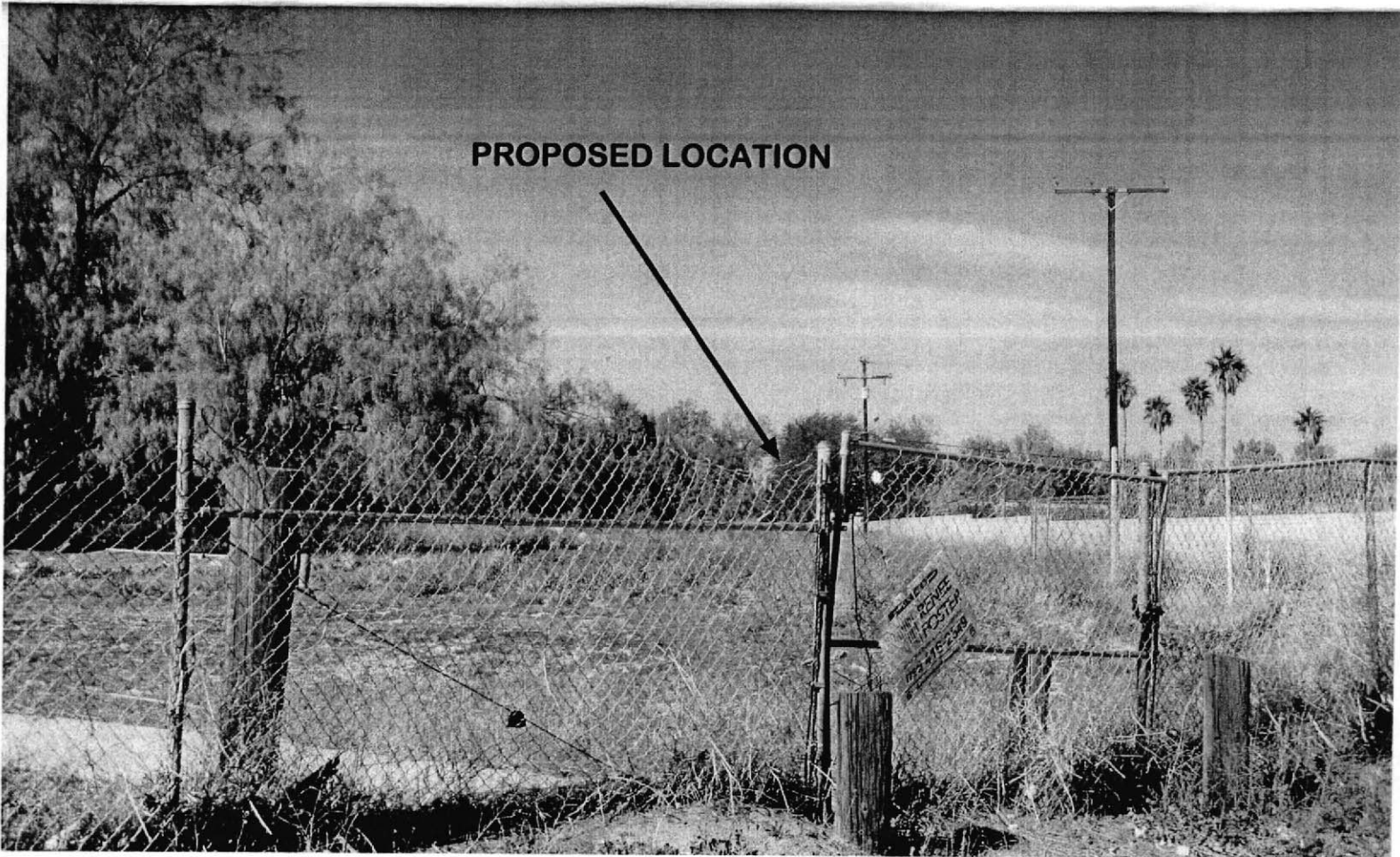
Deborah Irish

ED INTRAVARTOLO

3417 Sunbeam
Way

Ed Intravartolo

PROPOSED LOCATION



PROPOSED LOCATION



NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

CASE NO. 5.1321 CONDITIONAL USE PERMIT / 6.533 VARIANCE
CIG WIRELESS ON BEHALF OF DOUGLAS C. JONES
3430 NORTH SUNRISE WAY

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of October 15, 2014. 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 CIG Wireless on behalf of Douglas C. Jones for a Conditional Use Permit to construct two wireless telecommunications facilities consisting of sixty-six foot tall monopoles at a vacant parcel of land located on the west side of the Golden Sands Mobile Home Park. In addition, the applicant is seeking a Variance to exceed the maximum antenna height permitted from thirty-six feet to sixty-six feet, located at 3430 North Sunrise Way.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) 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 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.

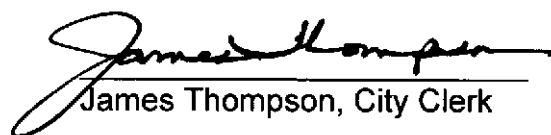
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

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]).

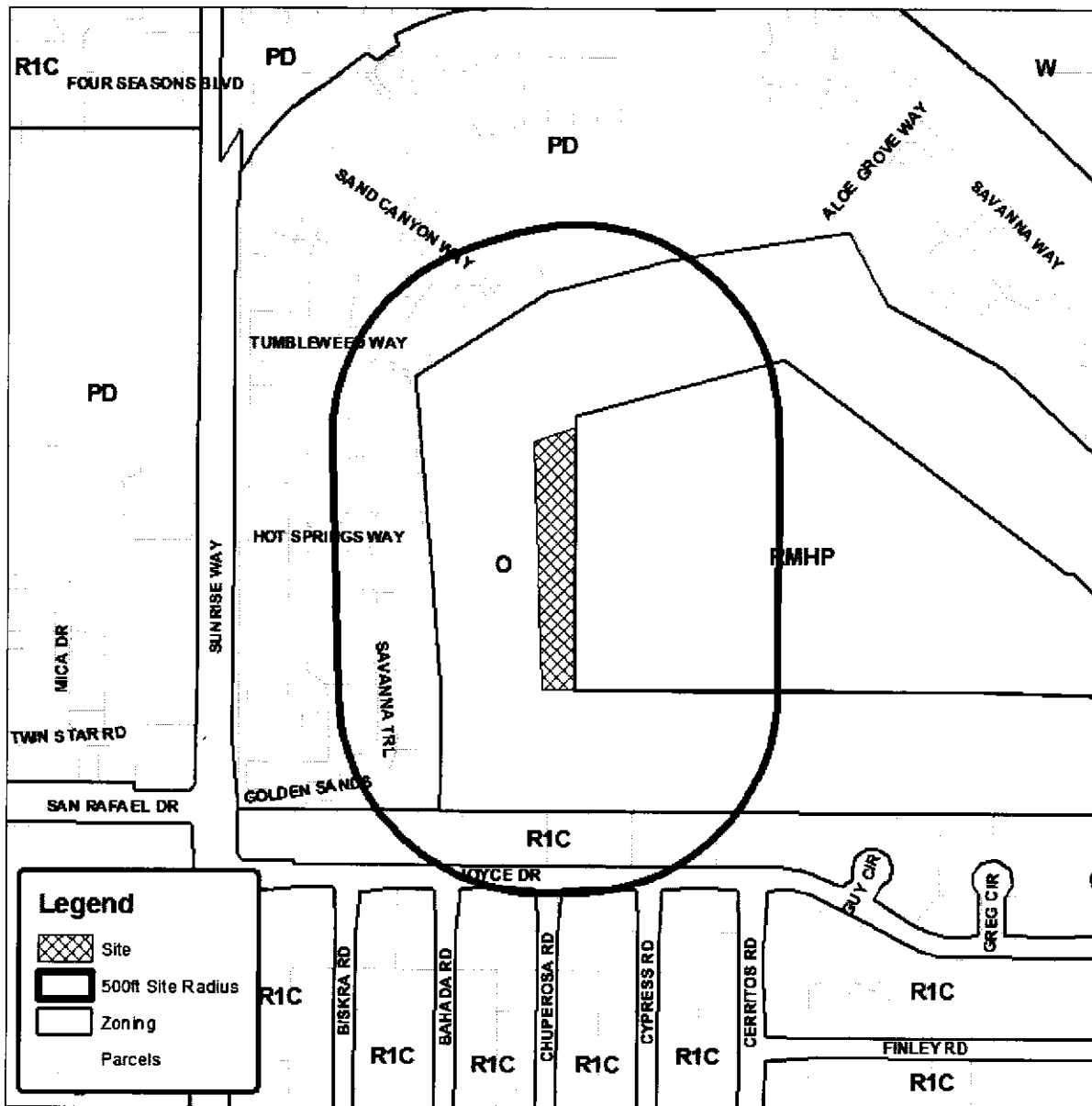
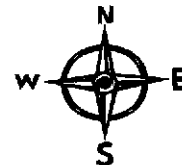
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to David A. Newell, Planning Services Department at (760) 323-8245.

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



CITY OF PALM SPRINGS

CASE NO: 5.1321 CUP &
6.533 VAR

APPLICANT: CIG Wireless

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

Kathie Hart

From: Joanne Bruggemans
Sent: Thursday, October 02, 2014 9:07 AM
To: Four Seasons; Desert Park Estates
Cc: David Newell; Kathie Hart
Subject: FW: Case 5.1321 CUP / 6.533 VAR - CIG Wireless
Attachments: 1360_001.pdf

Please find the attached Public Hearing Notice of the City Council for October 15, 2014 of the proposed project within a ½ mile of your neighborhood organization.

Thank you,

Joanne

Joanne Bruggemans
City of Palm Springs
Planning Services Department
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Phone: (760) 323-8245 Fax: (760) 322-8360
Email: joanne.bruggemans@palmspringsca.gov

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**




Date: October 15, 2014 , 2014

Subject: CIG Wireless

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, MMC, 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 October 4, 2014.

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




Kathie Hart, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, MMC, 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 on October 2, 2014.

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




Kathie Hart, MMC
Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Kathie Hart, MMC, 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 October 2, 2014, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.
(76 notices)

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



Kathie Hart, MMC
Chief Deputy City Clerk