



PLANNING COMMISSION STAFF REPORT

DATE: JANUARY 11, 2017

PUBLIC HEARING

SUBJECT: CORTEL INC. (VERIZON WIRELESS) FOR A CONDITIONAL USE PERMIT AND A MAJOR ARCHITECTURAL REVIEW TO CONSTRUCT A FORTY-FIVE FOOT TALL MONOPALM STRUCTURE WITH ASSOCIATED EQUIPMENT SHELTER AT THE METHODIST CHURCH OF PALM SPRINGS LOCATED AT 1555 EAST ALEJO ROAD, ZONE MBR (CASE NOS. 5.1387 CUP).

FROM: Department of Planning Services

SUMMARY

The Planning Commission to review a Conditional Use Permit request to construct a wireless telecommunications facility at the Methodist Church of Palm Springs site at 1555 East Alejo Road. The proposal includes a forty-five (45') foot tall monopole designed as a palm tree with equipment enclosure and block wall surrounding the facility.

RECOMMENDATION:

Approval subject to conditions.

BACKGROUND INFORMATION:

Most Recent Ownership

6/1/2006	Methodist Church of Palm Springs
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Related Relevant City Actions

9/6/2006	City Council approves Case 5.1069 CUP for the construction of a 45' tall monopalm for Sprint Wireless.
8/2/2007	Building permit issued for construction of cell tower.
12/5/2016	AAC recommends approval to the Planning Commission.
12/20/2016	Tribal Planning Commission reviewed the project and recommends approval with one condition relative to monitoring of construction.
1/10/2017	Review by Tribal Council. Staff will report recommendation at Public Hearing.

Special Planning Areas		
Specific Plan	Yes	Section 14
Indian Land	Yes	Section 14
Field Check		
Nov 2016	Staff visited the site to observe existing conditions.	

Property Posting	
4/28/2016	Property posted with "Project Under Consideration" sign.

Neighborhood Notification	
1/5/2017	Email sent to the following: Movie Colony, Midtown, Sunrise Park, and Baristo Neighborhood Organizations.

DETAILS OF APPLICATION REQUEST:

Site Area	
Net Area	4.17 acres
Cell Site	731-square feet leased area

Surrounding Property	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Subject Site	Residential Medium - Buffer	Residential Medium – Buffer (MBR)	Church
South	Residential High	Residential High (HR)	Terra Vita Condos
East	Residential Medium	Residential Medium (MR)	Vacant
West	Residential Medium - Buffer	Residential Medium – Buffer (MBR)	Greenhouse East Condos
North	Very Low Density Residential	Single-Family Residential (R-1C)	Single Family Residential

DEVELOPMENT STANDARDS:

Zoning			
Zone	Proposed Use	Permitted?	
MBR (Residential Medium - Buffer)	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	45 feet	Section 93.23.08(C)(2)(c)(iii) states: "No part of antenna structure shall extend to a height of more than 25 feet above the highest point of the roof of the principal building on the property".	Yes Sanctuary is 35 feet tall and Chapel is 25 feet tall
Distance Between Buildings	Required	Proposed	Compliance
Distance between towers	15 feet	22 feet	Yes

Setbacks	Required	Proposed	Compliance
North - Front	25 feet	520 feet	Yes
South - Rear	20 feet	61 feet	Yes
West - Side	30 feet	209 feet	Yes
East - Side	20 feet	60 feet	Yes

ANALYSIS:

Site Plan:

The proposed cell tower and associated equipment shelter will be located at the southeast corner of the property owned by the Methodist Church of Palm Springs. The site is a total of 4.17 acres fronting along East Alejo Road. Currently the parcel contains a sanctuary building, a classroom building, a recreation area for children, a garage/storage building, and an existing Sprint cell tower. All uses are accessed by a parking lot on the east side of the buildings.

Verizon Wireless (the applicant) proposes to build and maintain the proposed commercial telecommunication facility and will lease a total of 731-square feet. The leased area will encompass the tower and a 315-square foot equipment enclosure. The new cell site will be located adjacent to an existing Sprint facility consisting of one forty-five (45') foot tall tower and an equipment building attached to the church garage/storage structure. A five (5') foot wide non-exclusive easement at the south end of the parking lot will provide access to the site. The distance between the existing and new cell tower structures will be twenty-two (22') feet which conforms to the PSZC.

Mass and Scale:

The proposed cell tower will be forty-five (45') feet tall measured from grade to the centerline of the antenna array. The new structure will be similar in height to the existing Sprint tower and will be built to look like a Washingtonian Filifera palm tree with a crown of palm fronds and the pole to mimic the trunk of a tree. The mechanical equipment will include a rack holding twelve (12) antennas; and one (1) microwave antenna placed within the top portion of the tree.

Section 93.23.08(C)(2)(c)(iii) of the Palm Springs Zoning Code states: "No part of antenna structure shall extend to a height of more than 25 feet above the highest point of the roof of the principal building on the property". The height of the sanctuary building is thirty-five (35') feet tall and the height of the Chapel is twenty-five (25') feet. The proposed cell tower is forty-five (45') feet tall and is in conformance with the Zoning Code.

The equipment enclosure will be 315-square feet in size surrounded by a six (6) foot tall CMU block wall. The wall will be painted a tan color to match the adjacent garage/storage building.

Landscaping and Buffers:

The southeast corner of the church property is flat with minimal landscaping other than scattered scrub brush and rocks. The existing Sprint telecommunications site contains five (5) palm trees of varying heights clustered around the cell tower forming a palm grove. The new Verizon site will include the planting of three (3) new palm trees of varying heights from twelve (12) to fifteen (15) feet tall.

Currently there are several large shrubs adjacent to the existing playground that will be removed as part of this proposal. The Conditions of Approval include a condition that new shrubs be planted adjacent to the children's play area to provide shade and act as a visual buffer.

FINDINGS:

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

- a. *The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by the City Zoning Ordinance.*

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Code, a commercial communications antenna is authorized within the MBR 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 site is located within the Section 14 Tribal Specific Plan with a land use designation of Medium Density Residential Buffer (MBR). The Section 14 Specific Plan refers to the development standards as stated in the Palm Springs Zoning Code within the Limited Multiple-Family Residential Zone (R-2). The Section 14 Specific Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with the MBR designation as it supports cellular needs of the surrounding commercial and residential uses and the development of adequate cellular phone levels of services serves the ultimate benefit of the community.

The proposed commercial telecommunication facility is on property owned by the Methodist Church of Palm Springs containing the main sanctuary and associated buildings, and an existing cell tower facility located at the rear of the parcel. The new monopole designed as a palm tree along with the planting of three (3) tall

palm trees adjacent to the new structure will enhance the existing palm grove and will soften the visual impact. Therefore, the proposal is unlikely to be detrimental to existing or future uses permitted in the zone, since it will be located in a similar environment.

- 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 proposed height of the tower with an array center line of forty-five (45') feet is consistent with the existing monopalm and is within the required setbacks for the MBR zone which refers to the R-2 Zone. The tower will require an equipment yard support facility of 315-square feet behind an eight (8) foot tall 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 unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, installation of three (3) palm trees to enhance an existing palm grove, and compliance with all Federal Airport Administration requirements among others.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt per Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) since the proposed project involves the construction and location of a new 45' tall monopole and a 315-square feet enclosure that does not involve the use of significant amounts of hazardous substances. Furthermore, all necessary public services and facilities are already available to the proposed project site and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.


CONCLUSION:

The project as proposed meets Section 93.23.08 of the Palm Springs Zoning Code relative to height limitations of a commercial telecommunication antenna and conforms to all zoning designation setbacks. Based upon these findings, Staff recommends approval of the project subject to the following two conditions:

1. Plant three (3) Washingtonian Filifera palm trees adjacent to new cell tower to varying in height from twelve (12) to fifteen (15) feet tall.
2. Plant several shrubs (like Bottle Brush or Hopseed) adjacent to children's playground providing shade and a visual buffer.



Glenn Mlaker, AICP
Associate Planner



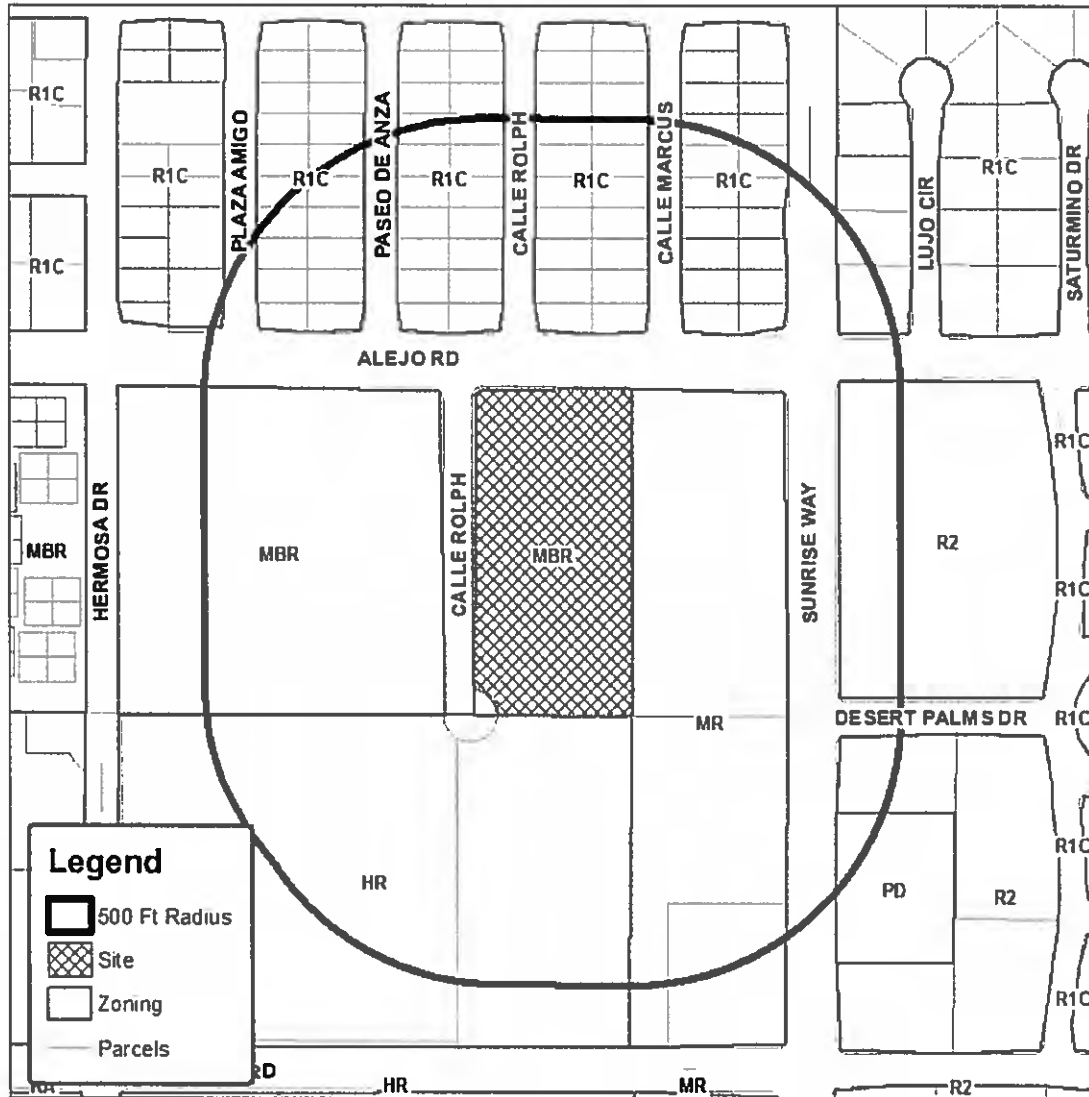
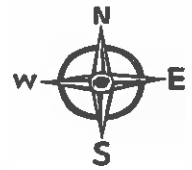
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. AAC Minutes of the December 5, 2016 meeting
5. Justification Letter
6. Letter from FAA
7. Site Photos
8. Letters from Neighbors
9. Map of existing Verizon Cell Sites
10. Site Plan
11. Elevation of Cell Tower
12. Photo Simulations
13. Propagation Maps



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

**Cases 5.1387 CUP
1555 E. Alejo Road**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT, AND A MAJOR ARCHITECTURAL REVIEW, CASE NO. 5.1387 CUP, TO THE CITY COUNCIL FOR THE INSTALLATION OF A FORTY-FIVE FOOT HIGH MONOPALM COMMERCIAL COMMUNICATIONS ANTENNA STRUCTURE WITH ASSOCIATED EQUIPMENT SHELTER AT THE METHODIST CHURCH OF PALM SPRINGS LOCATED AT 1555 EAST ALEJO ROAD, ZONE MBR, SECTION 14.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. Cortel Inc. for Verizon Wireless, ("Applicant") has filed an application on behalf of the Methodist Church of Palm Springs (property owner) with the City pursuant to Sections 94.02.00, and 93.23.08 of the Palm Springs Zoning Code (PSZC) for the installation of a telecommunications facility, including a forty-five (45') foot tall monopole designed like a palm tree and existing equipment shelter located at a the Methodist Church of Palm Springs, 1555 East Alejo Road, APN: 508-060-038, MBR Zone, Section 14.

B. On December 5, 2016, the Architectural Advisory Committee reviewed the project and voted unanimously to recommend approval to the Planning Commission of the project as presented.

C. On January 11, 2017, a public hearing on the application for Conditional Use Permit and Major Architecture Review (Case No. 5.1387) was held by the Planning Commission in accordance with applicable law and by a positive vote a recommendation was made for approval to the City Council on the application as submitted.

D. The proposed Conditional Use Permit is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) since the proposed project involves the construction and location of a new 45' tall monopole and a 315-square feet enclosure that does not involve the use of significant amounts of hazardous substances. Furthermore, all necessary public services and facilities are already available to the proposed project site and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

E. The project is located on the Reservation within the Section 14 Specific Plan Area of the Agua Caliente Band of Cahuilla Indians; the Tribal Planning Commission and Tribal Council reviewed the project and recommend approval as presented.

F. The Federal Aviation Administration (FAA) reviewed the project and made a Determination of No Hazard to Air Navigation in correspondence dated February, 9, 2016.

THE PLANNING COMMISSION FINDS AS FOLLOWS:

G. Section 94.02.00(B)(6) of the Palm Springs Zoning Code requires the Planning Commission not approve a Conditional Use Permit unless it finds as follows:

1. *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 MBR zone with the approval of a Conditional Use Permit.

2. *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 site is located within the Section 14 Tribal Specific Plan with a land use designation of Medium Density Residential Buffer (MBR). The Section 14 Specific Plan refers to the development standards as stated in the Palm Springs Zoning Code within the Limited Multiple-Family Residential Zone (R-2). The Section 14 Specific Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with the MBR designation as it supports cellular needs of the surrounding commercial and residential uses and the development of adequate cellular phone levels of services serves the ultimate benefit of the community.

The proposed commercial telecommunication facility is on property owned by the Methodist Church of Palm Springs containing the main sanctuary and associated buildings, and an existing cell tower facility located at the rear of the parcel. The new monopole designed as a palm tree along with the planting of three (3) tall palm trees adjacent to the new structure will enhance the existing palm grove and will soften the visual impact. Therefore, the proposal is unlikely to be detrimental to existing or future uses permitted in the zone, since it will be located in a similar environment.

3. *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 proposed height of the tower with an array center line of forty-five (45') feet is consistent with the existing monopalm and is within the required setbacks for the

MBR zone which refers to the R-2 Zone. The tower will require an equipment yard support facility of 315-square feet behind an eight (8) foot tall block wall. Therefore, the site for the intended use will accommodate the proposed facility.

- 4. 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.

- 5. The conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare, including any minor modifications of the zone's property development standards.*

The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, installation of three (3) palm trees to enhance an existing palm grove, and compliance with all Federal Airport Administration requirements among others.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Conditional Use Permit Case No. 5.1387 to the City Council, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 11th day of January, 2017.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1387 CUP

Cortel Inc. (Verizon Wireless) on behalf of Methodist Church of Palm Springs

1555 East Alejo Road

APN: 508-060-038

January 11, 2017

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1387 CUP except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped November 10, 2016, 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 5.1387 CUP. The City of Palm Springs will promptly

notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause. Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 10. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Signage. Signage is prohibited on the exterior of the monopole structure.

- PLN 2. Landscape. Prior to final inspection, the applicant shall install the following:
- a. Plant three (3) Washingtonian Filifera palm trees varying in height from twelve (12) to fifteen (15) feet tall adjacent to new cell tower.
 - b. Plant several shrubs (like Bottle Brush or Hopseed) adjacent to children's playground providing shade and a visual buffer.
- PLN 3. Off-street Parking Areas and Access. Off-street parking shall be provided on the church parking lot with a five (5') foot wide non-exclusive access foot path leading to leased site for cell tower.
- PLN 4. 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 5. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 6. 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 7. 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 8. Property Use and CUP. If the use of the subject property is ever changed, the City reserves the right to modify or revoke this Conditional Use Permit application pursuant to Section 94.02.00(l) of the Zoning Code.
- PLN 9. Antenna Structure Height. The maximum height of the commercial communications antenna structure shall be forty-five (45') feet, as measured from finished grade to the center line of the antenna array.
- PLN 10. 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 11. 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 12. FAA & FCC Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).
- PLN 13. 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 17. Antenna shall be designed as a Washingtonian Filifera with palm fronds and tree trunk to mimic a real tree. Maintenance of the palm fronds is a condition of approval for the CUP.

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

CONSENT CALENDAR:

M/S/C (Fredricks/Purnel, 6-0-2 absent Cassady/Rotman) Approve Items 2, 3, 4 and 5 as part of the Consent Calendar.

1. APPROVAL OF MINUTES: NOVEMBER 7, 2016

Approved as part of the Consent Calendar (noting Member Miller's abstention.)

2. SANDS TO GREENS LANDSCAPE, INC, ON BEHALF OF SUNRISE OASIS ESTATES HOA, FOR A MINOR ARCHITECTURAL REVIEW APPLICATION FOR THE REMOVAL OF 22,675 SQUARE FEET OF TURF AND THE INSTALLATION OF DROUGHT-TOLERANT LANDSCAPE ON THE TAMARISK ROAD FRONTAGE AT 800 NORTH SUNRISE WAY, ZONE R-1 (CASE 3.1181). (NK)

Approved as part of the Consent Calendar (noting Member Fredricks' abstention.)

3. PRO LANDSCAPING, INC, ON BEHALF OF PALM SPRINGS BILTMORE PHASE ONE HOA, FOR A MINOR ARCHITECTURAL REVIEW APPLICATION FOR THE REMOVAL OF 13,120 SQUARE FEET OF TURF AND THE INSTALLATION OF DROUGHT-TOLERANT LANDSCAPE ON THE CAMINO REAL FRONTAGE AT 1300 SOUTH CAMINO REAL, ZONE O/R-2/R-3 (CASE 3.3482). (NK)

Approved as part of the Consent Calendar

4. CORTEL INC. (VERIZON WIRELESS) FOR A MAJOR ARCHITECTURAL REVIEW TO CONSTRUCT A FORTY-FIVE FOOT TALL MONOPALM STRUCTURE WITH ASSOCIATED EQUIPMENT SHELTER AT THE METHODIST CHURCH OF PALM SPRINGS LOCATED AT 1555 EAST ALEJO ROAD, ZONE MBR/HR (CASE 5.1387 CUP). (GM)

Approved as part of the Consent Calendar.

5. SCOTT COON FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2347 SOUTH BISNAGA ROAD, ZONE R-1-B (CASE 3.2991 MAJ). (KL)

Approved as part of the Consent Calendar.



Cortel

MEMORANDUM

TO: City of Palm Springs Planning Department

DATE: January 27, 2016

FROM: Andr ea Urbas, Cortel, INC

M: (909) 528-6925

F: (806) 398-8901

E: andrea.urbas@cortel-llc.com

RE: CUP Project Justification for VZW Amado

Efforts are currently underway in the City of Palm Springs to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Cortel, Inc. to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

Address: 1555 East Alejo Rd. Palm Springs, CA 92262

APN: 212-130-52-00

Zoning: Section 14 Specific Plan MBR (Residential Medium-Buffer)

Verizon Wireless Contact

Gita Ighanian

15505 Sand Canyon Avenue, Building D

Irvine, CA 92618

(949) 286-7000

Project Description

The proposed installation for a concealed, unmanned wireless telecommunications facility (WTF) consists of a new 55' monopoles, 12 antennas and RRUs) and 2 GPS antennas, adjacent to existing; 6' cmu wall enclosure on concrete pad with 2 equipment cabinets and emergency generator. The compound CMU walls will match the existing materials. Thus, the proposed site design adheres to the development standards as set forth in the City of Palm Springs' Telecommunications Ordinance.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photosimulations. The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The equipment will not create additional noise as it will be located indoors. The facility will not create any hazardous materials, waste, odor, light, or glare.

RECEIVED

NOV 10 2016

**PLANNING SERVICES
DEPARTMENT**

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -85dBm).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (3G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because Verizon Wireless' radio-frequency engineers (RF) have observed that a newly constructed structure is currently blocking signal from an existing facility in the area and the surrounding existing Verizon's sites are becoming overloaded, therefore an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

Alternative Site Analysis

Due to the nature of this project and the relationship between the property owner and Verizon Wireless, alternative sites were not considered for this project.

FINDINGS

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The proposed Wireless Telecommunications Facility as described in the project description above is properly one for which a conditional use permit is authorized by the City of Palm Spring's Zoning Code in that it complies with Section 93.23.080 C.2(c)(iii) wherein it states, "The location of the antenna on the property shall be such as to screen the antenna as much as possible from view from surrounding properties and streets. Commercial communication antennas that may have a visual impact in the surrounding area as determined by the director of planning and building shall be subject to Section 94.02.00 (Conditional use permit)." The proposed facility is located on the roof of an existing building and will be screened from view with new rooftop cupolas. Since it may have a visual impact it is conditionally permitted, as per the Section referenced above.

2. *That the use 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 proposed Wireless Telecommunications Facility is necessary and desirable for the development of the community because it provides extended cellular coverage to existing Verizon Wireless customers. This promotes the community's goals by allowing residents to keep in touch with neighbors and family members as well as being able to communicate in case of an emergency. It promotes the City's General Plan goals to encourage diverse shopping opportunities for residents, tourists, and the regional market that will attract customers from neighboring communities, and enrich the quality of life for those living in and visiting Palm Springs but providing coverage to resident and tourists who have Verizon Wireless.

With emerging technology, more cell sites are required to keep up with the increasing data usage from cellular customers. The proposed use will consistently give uninterrupted service to tourists and residents, even during busy shopping seasons.

3. *That the site for the intended use is adequate in size and shape to accommodate such use, including yard setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The proposed wireless facility will be placed completely within the footprint of the existing building. All the antennas will be placed above the rooftop of the existing building behind new screened walls that match the texture and color of the building materials. All associated equipment will be placed in racks within the building and will not be seen from public view.

4. *That the site for the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The proposed wireless facility is a commercial/industrial use and will not create a need for vehicular use in and around the area more so than are created by the current conditions. Therefore, traffic will be unchanged by the proposed use.

5. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety, and general welfare and may include minor modification of the zone's property development standards.*

The proposed wireless facility will be located above the roofline of the existing building and will not be visible to the surrounding communities nor will anyone besides official personnel have access to the site. The site will be active in the case of an emergency and can be used to facilitate emergency operations and to contact loved ones. Also, the FCC regulates all emissions for Verizon Wireless. Verizon Wireless operates well below those standards and therefore, the site will not have a negative impact on the health of the surrounding community.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon Wireless cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

Verizon Wireless Company Information

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Verizon Wireless is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure.

Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, email and Internet access capabilities for customer's communications needs virtually anywhere and at any time

The wireless network being developed by Verizon Wireless differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

The enclosed application is presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Conditional Use Permit to build the proposed facility.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177



Aeronautical Study No.
 2016-AWP-7685-OE

Issued Date: 09/12/2016

Regulatory

Los Angeles SMSA Limited Partnership
 1120 Sanctuary Parkway
 #150 GASA5REG
 Alpharetta, GA 30009

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

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

Structure: Monopole Amado
 Location: Palm Springs, CA
 Latitude: 33-49-43.29N NAD 83
 Longitude: 116-31-46.23W
 Heights: 453 feet site elevation (SE)
 55 feet above ground level (AGL)
 508 feet above mean sea level (AMSL)

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

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

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

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

This determination expires on 03/09/2018 unless:

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

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PLANNING SERVICES

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6558. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-7685-OE.

Signature Control No: 301361543-304194282

(DNE)

LaDonna James
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2016-AWP-7685-OE

As a condition to this FAA Determination, at a distance of 6200 feet from transmitter site spurious emissions signal levels from proposed transmitters must be less than -104 dBm in the 108-137, 225-400 MHz frequency bands. If you have any questions please contact John Hepsen at (480)775-1026.



17/11/2016



17/11/2016

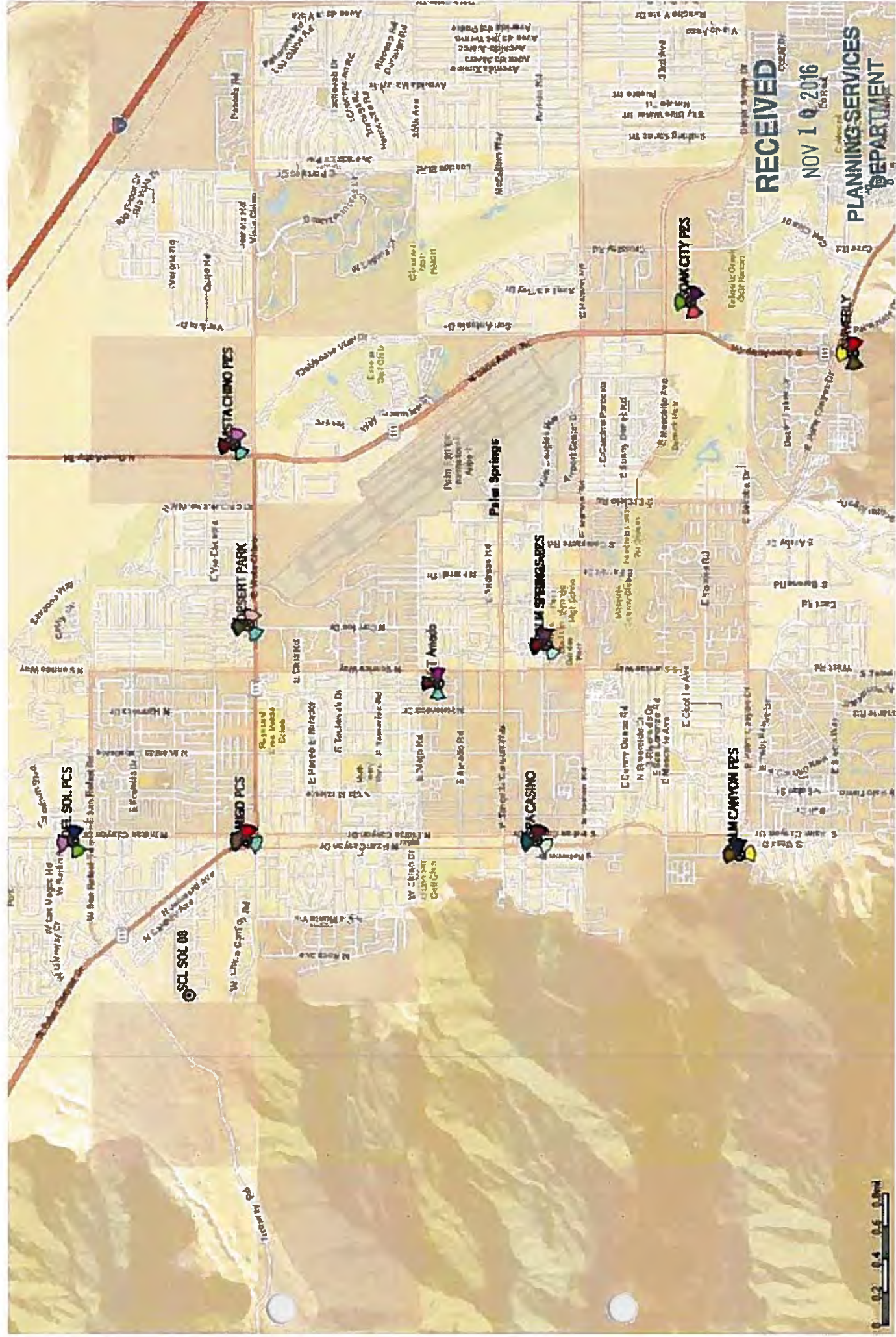


17/11/2016

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PLANNING SERVICES DEPARTMENT



Terri Hintz

From: Cindy Berardi
Sent: Tuesday, January 03, 2017 5:25 PM
To: Terri Hintz
Subject: FW: Public Comment on: Case 5.1387 - Verizon Tower Being Placed in Residential Neighborhood

Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk
City of Palm Springs
P. O. Box 2743
Palm Springs, CA 92263
(760) 322-8355
(760) 322-8332 fax

Please note: City Hall is open Monday-Thursday 8:00am-6:00pm, and we are closed on Fridays.

From: DesertGuy [<mailto:desertguy51@gmail.com>]
Sent: Tuesday, January 03, 2017 12:53 PM
To: CityClerk
Subject: Public Comment on: Case 5.1387 - Verizon Tower Being Placed in Residential Neighborhood

I am completely **against** placing a 45-foot commercial communications tower in our **residential neighborhood** with homes, condos and townhouses surrounding the Methodist Church on three sides.

It's bad enough that the applicant Verizon continues to allow their property to deteriorate with zero landscaping, cracked pavements, weeds growing everywhere.

Their corner on Amado and Sunrise is completely out of character with our neighborhood.

Now they want to further degrade our neighborhood and our property values with an industrial tower. We can do better than this, right?

Also, keep in mind the following, please:

1. Whether or not the law allows projects of this type on existing facilities, the negative health effects from the radio frequency waves emitted by cell towers are as yet not totally known. Consequently these structures should be located well away from densely settled residential areas. We have plenty of vacant land in and around the City that doesn't abut settled neighborhoods.
2. Going ahead with approving the CUP for this project could open the City of Palm Springs to needless, costly litigation from residents as well as environmental groups and historic preservation advocates, with whom you are all well acquainted.

3. If the Methodist Church is going to allow commercial activity on its property perhaps its tax-exempt status can be investigated by the Desert Sun and our local TV stations. Placing cell towers on church property is a favorite tactic of cell providers; churches are starved for revenue.

Sincerely,

Charles Conine

Terri Hintz

From: Cindy Berardi
Sent: Tuesday, January 03, 2017 3:19 PM
To: Terri Hintz
Subject: FW: CASE NO. 5.1387

Importance: High

Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk
City of Palm Springs
P. O. Box 2743
Palm Springs, CA 92263
(760) 322-8355
(760) 322-8332 fax

Please note: City Hall is open Monday-Thursday 8:00am-6:00pm, and we are closed on Fridays.

-----Original Message-----

From: [georgecruz \[mailto:georgecruz@comcast.net\]](mailto:georgecruz@comcast.net)
Sent: Saturday, December 31, 2016 3:50 PM
To: CityClerk
Subject: CASE NO. 5.1387
Importance: High

Kathleen D. Hart,

I own my second home located at 400 N. Sunrise Way, #205, in Palm Springs, CA. I received the notice of the public hearing today. I will not be able to attend this meeting, since I will be arriving on the 12th. I would like to express my concern to NOT approve this conditional use permit application by Verizon Wireless on the Methodist Church's property. It would clearly be a 45 foot tall eyesore to my views of the existing beautiful Palm Springs front range mountains, that I have been accustomed to seeing for over the past 10 years, of owning this home.

Sincerely,
George

George L. Cruz, Architect
1546 Gold Hill Mesa Drive
Colorado Springs, CO 80905
Cell: 719.661.8657
Email: georgecruz@comcast.net
Work Email: gacruz@diocs.org

Title Report

PREPARED BY: COMMONWEALTH LAND TITLE COMPANY
 ORDER NO.: 00026748
 REPORT DATED: OCTOBER 21, 2015.

Legal Description

WEST-HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO COUNTY AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 5, 1929.

Assessor's Parcel No.:

508-050-038-2

Easements

- ① EASEMENT FOR THE PURPOSES OF WATER PIPE LINES, MARKS AND INCIDENTAL, RECORDED MARCH 17, 1955 IN BOOK 1708, PAGE 158 OF OFFICIAL RECORDS. (NOT PLOTTABLE, EXISTY EXTERIOR AND LOCATION NOT DISCLOSED FOR RECORD.)
- ⑩ EASEMENT FOR THE PURPOSES OF RIGHT OF WAY, RECORDED NOVEMBER 19, 1965 AS INSTRUMENT NO. 131551 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ⑪ EASEMENT FOR THE PURPOSES OF RIGHT OF WAY, RECORDED NOVEMBER 19, 2005 AS INSTRUMENT NO. 131553 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ⑬ EASEMENT FOR THE PURPOSES OF RIGHT OF WAY, RECORDED JUNE 8, 2006 AS INSTRUMENT NO. 3006-0417315 OF OFFICIAL RECORDS. (PLOTTED HEREON)

Access / Utility Routes & Lease Area

AS SHOWN

Date of Survey

NOVEMBER 10, 2015

Basis of Bearings

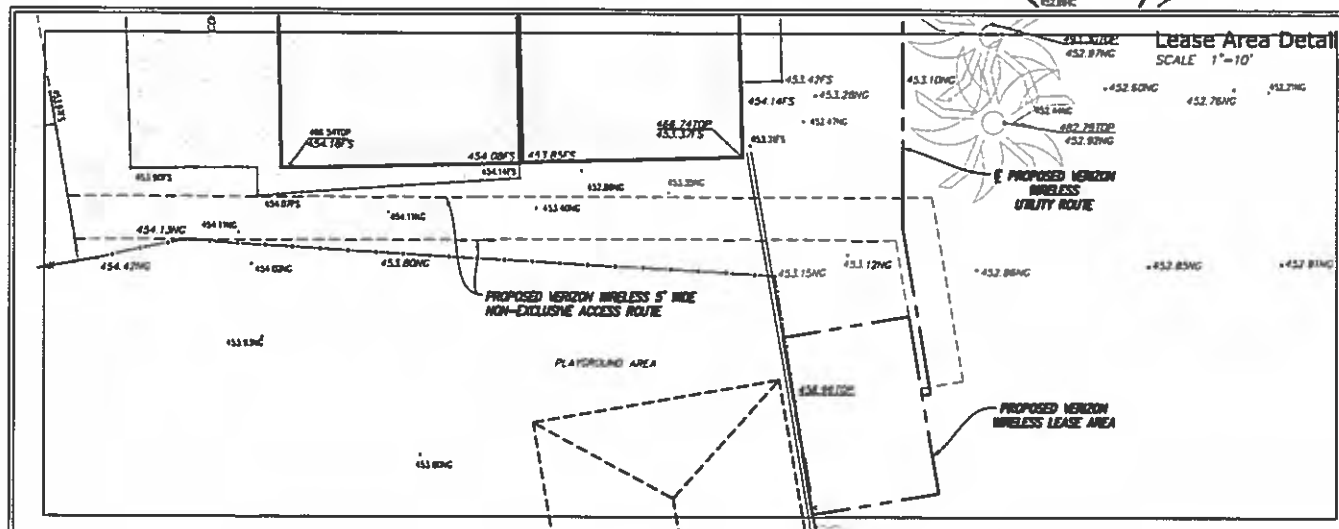
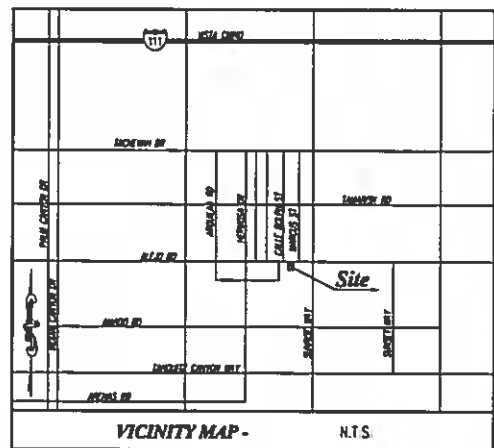
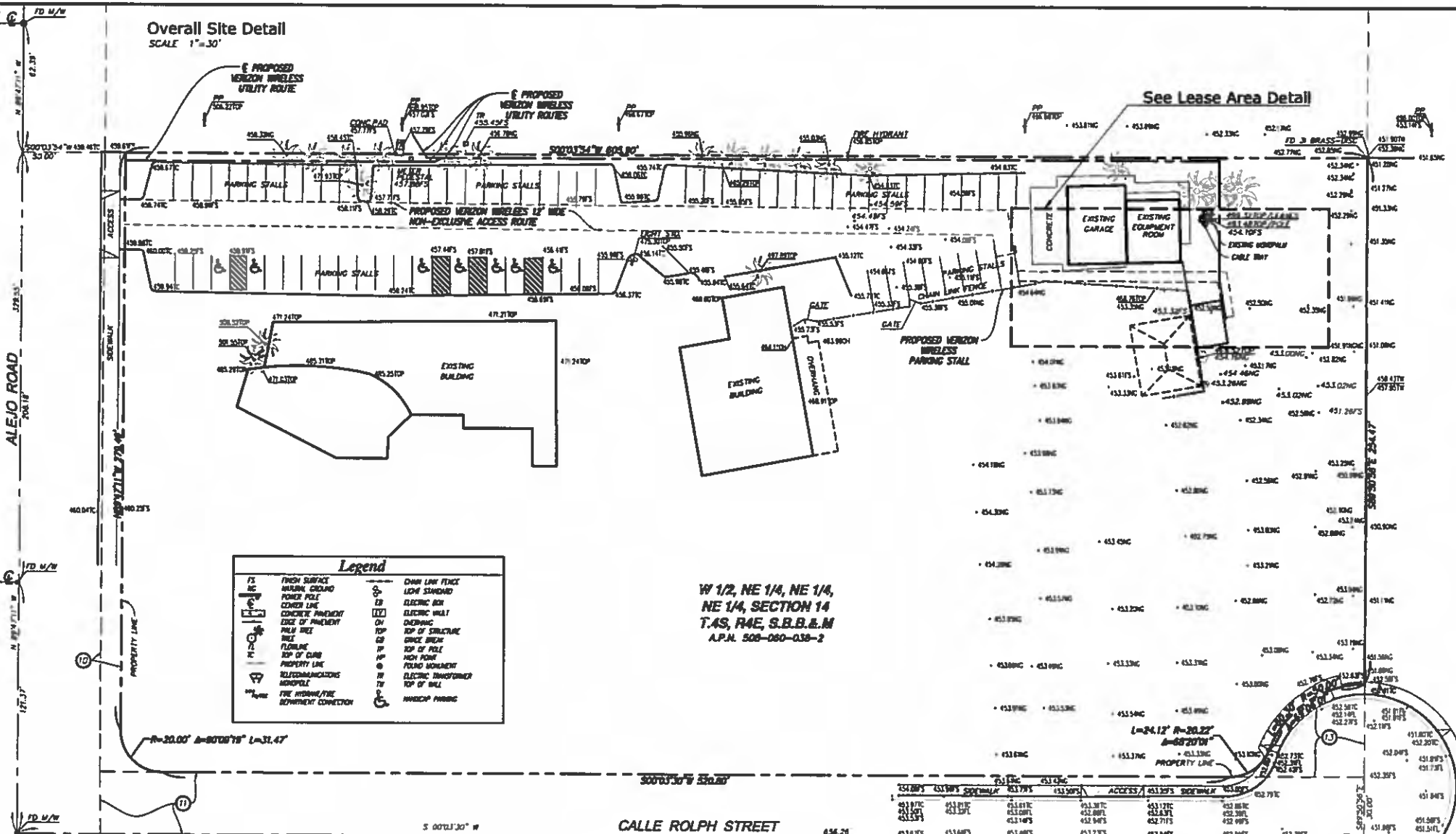
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 14, 1983 DATUM, DEFINED BY SECTIONS 0801 TO 0819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE NGS CIPS MONUMENT NO. AH5276, ELEVATION = 902.3 FEET (NAVD88)



Overall Site Detail
SCALE 1"=30'



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	11/17/15	SUBMITTAL	HP
1	12/08/15	FINAL	J.S.
2	12/30/15	UPDATED DESIGN	SD
3	03/17/16	CLIENT COMMENTS	GBW



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO COMMONWEALTH LAND TITLE COMPANY. ANY USE OR DISCLOSURE OTHER THAN AS SET FORTH HEREIN IS STRICTLY PROHIBITED.



AMADO
 1555 EAST ALEJO RD.
 PALM SPRINGS, CA 92262
 RIVERSIDE COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY

C-1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/6/18	100% ZONING	EC



WIRELESS ENGINEERING GROUP
 3015 SHOREHAM PLACE SUITE 100
 SAN DIEGO, CA 92122
 WWW.WEG-ENG.COM
 619.738.3485

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



15505 SAN CANYON AVENUE
 IRVINE, CA 92618

AMADO

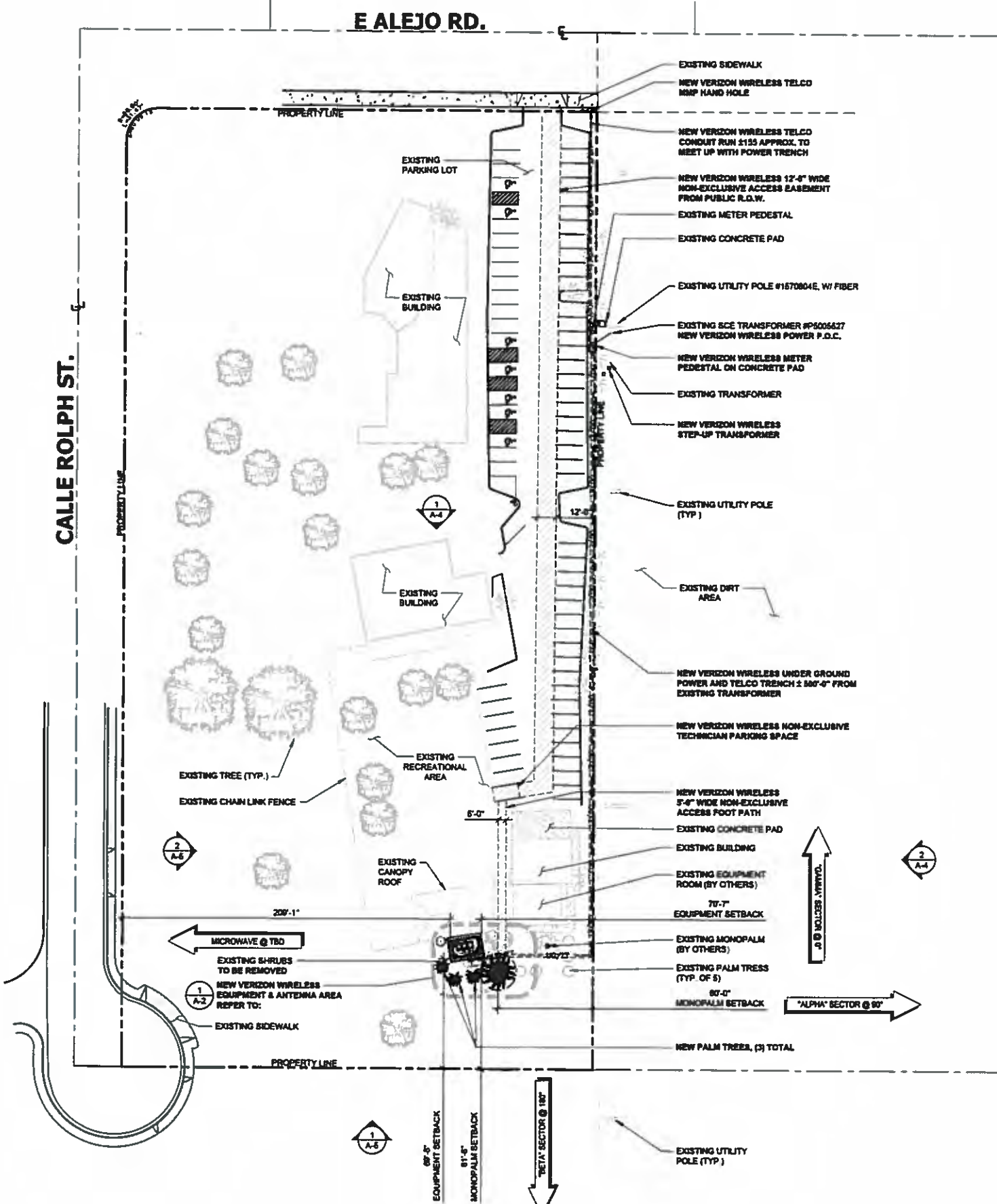
1555 EAST ALEJO RD.
 PALM SPRINGS, CA 92262

SHEET TITLE
SITE PLAN

A-1

SITE PLAN

NOT TO SCALE. SEE ALL DIMENSIONS AND NOTES FOR DIMENSIONS AND NOTES.



SCALE: 1" = 40'-0" (24x36)
 (OR) 1/2" = 40'-0" (11x17)

1



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/9/18	100% ZONING	EC

SDC WIRELESS
ENGINEERING GROUP
 3013 BISHOPHAM PLACE SUITE 110
 SAN DIEGO, CA 92122
 www.sdcwireless.com
 619.738.3485

PROPRIETARY INFORMATION
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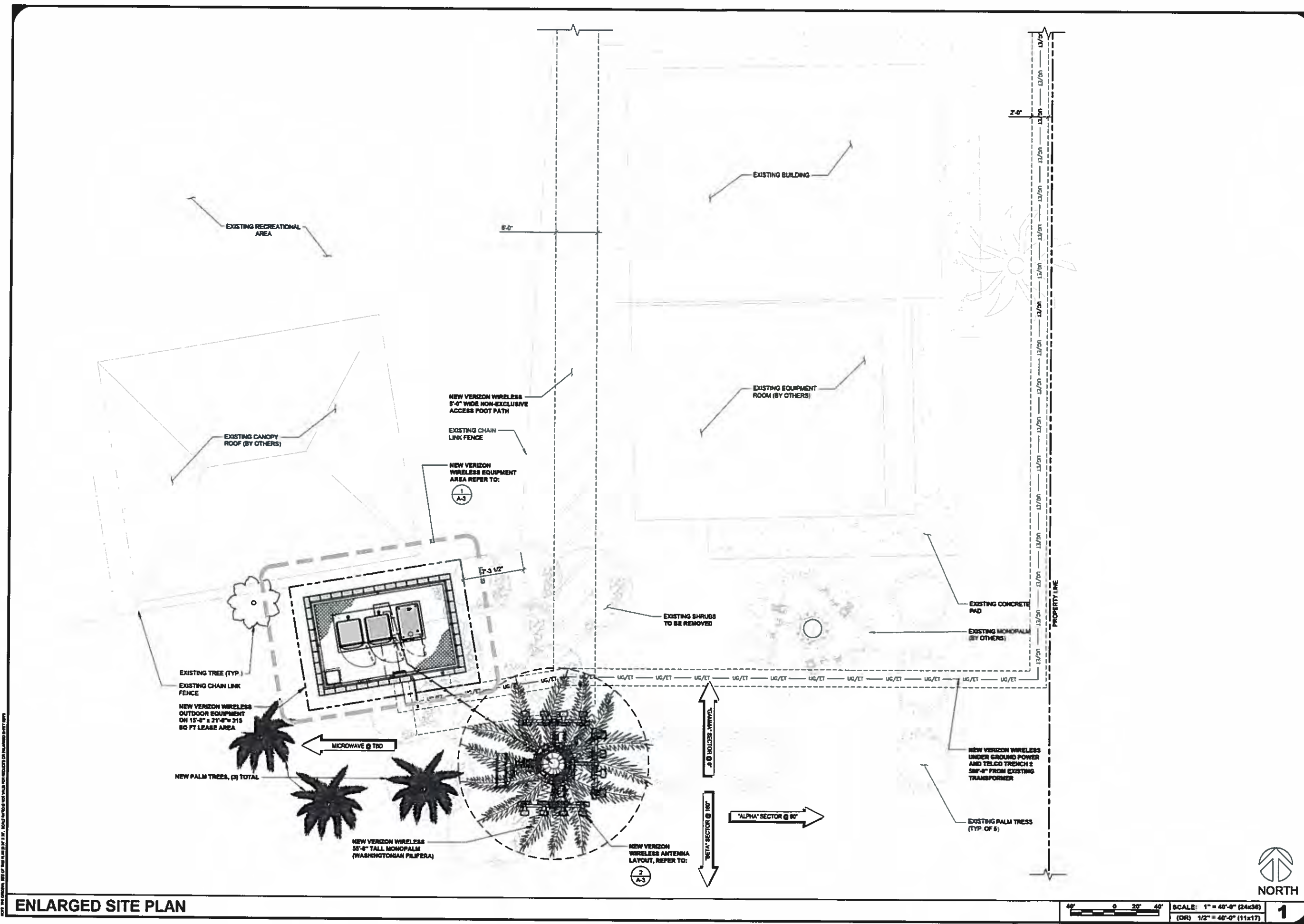
verizon
 15505 SAN CANYON AVENUE
 IRVINE, CA 92618



AMADO
 1555 EAST ALEJO RD.
 PALM SPRINGS, CA 92262

SHEET TITLE
ENLARGED SITE PLAN

A-2



ENLARGED SITE PLAN

SCALE: 1" = 40'-0" (24x36)
 (OR) 1/2" = 40'-0" (11x17)

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/8/18	100% ZONING	EC



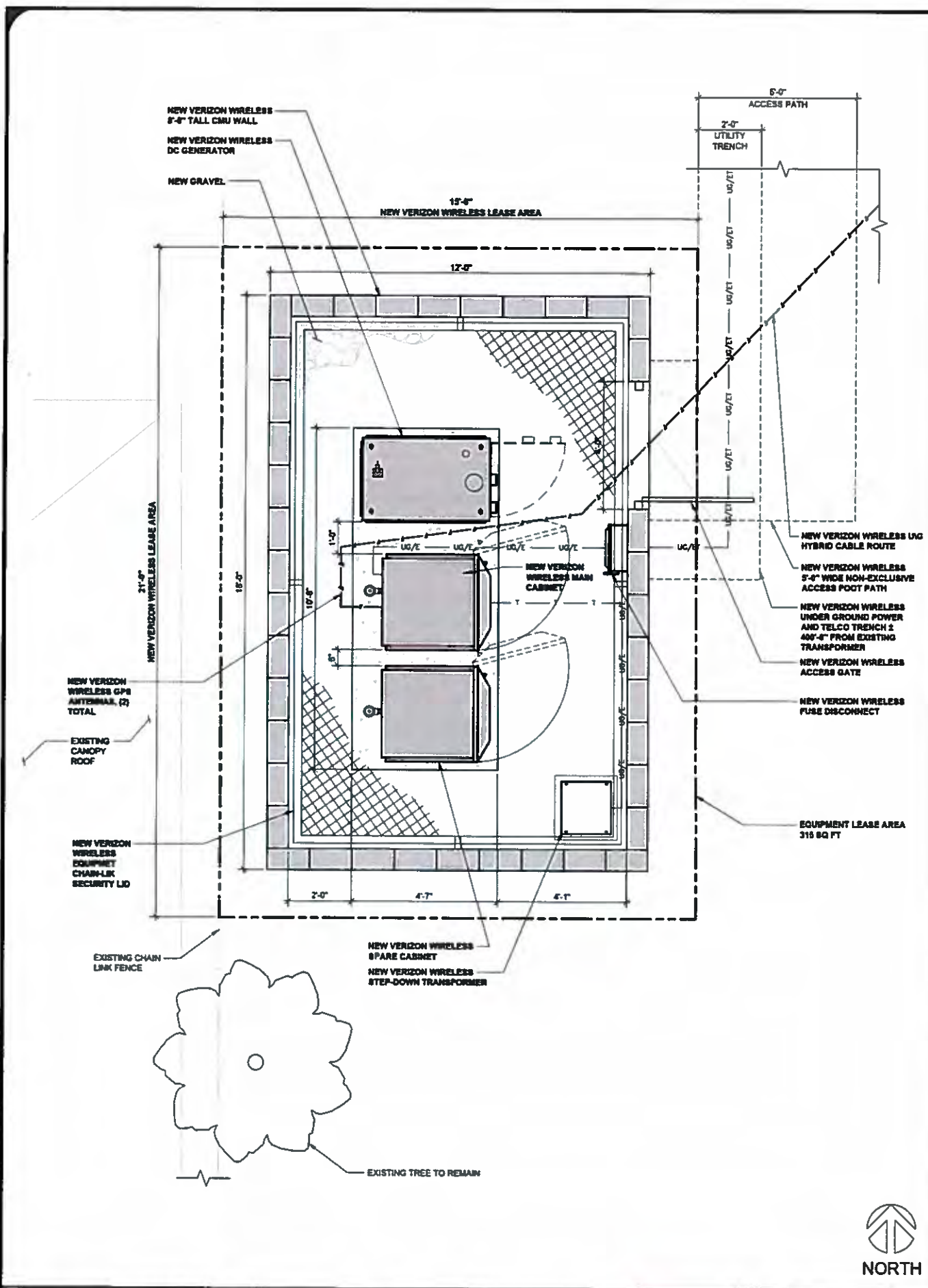
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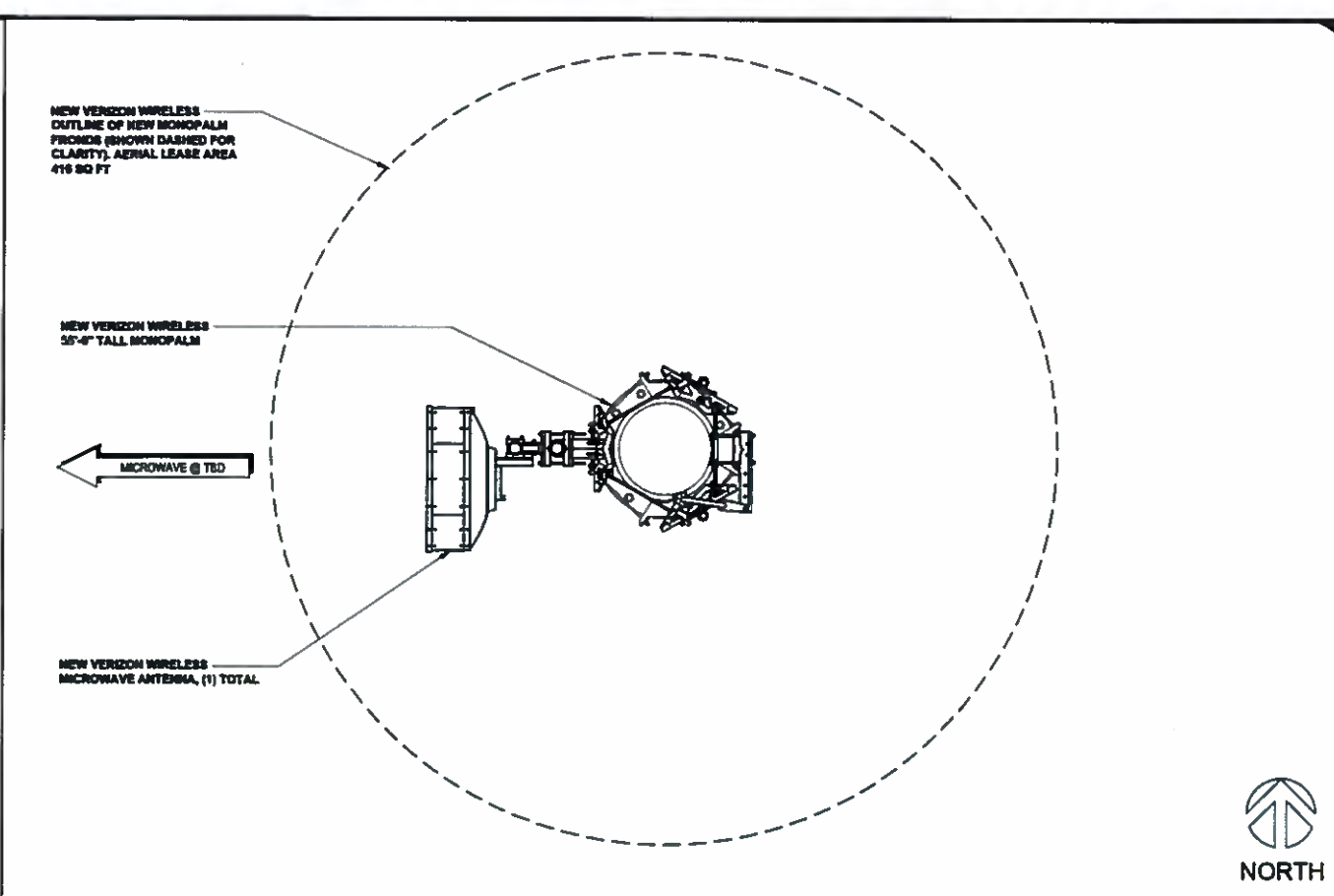
AMADO
 1555 EAST ALEJO RD.
 PALM SPRINGS, CA 92262

SHEET TITLE
EQUIPMENT & ANTENNA LAYOUT

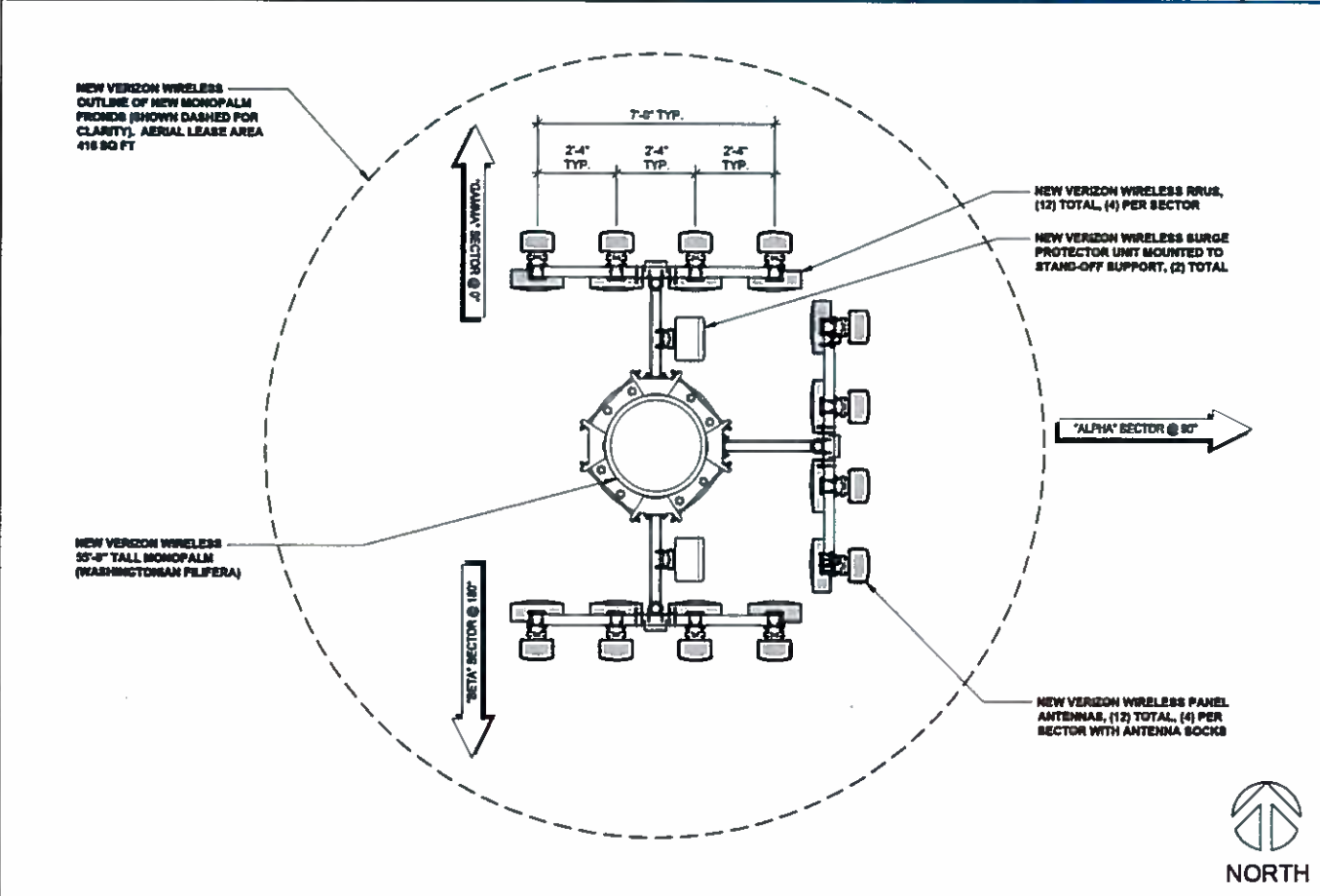
A-3



EQUIPMENT LAYOUT SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17) **1**



MICROWAVE ANTENNA LAYOUT SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **3**



ANTENNA LAYOUT SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **2**

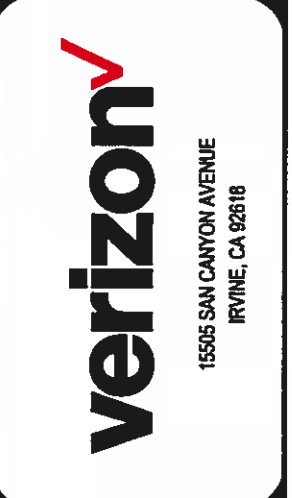
NOT TO SCALE. SEE ALL DIMENSIONS ON DRAWING. SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17)

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/18	100% ZONING	EC



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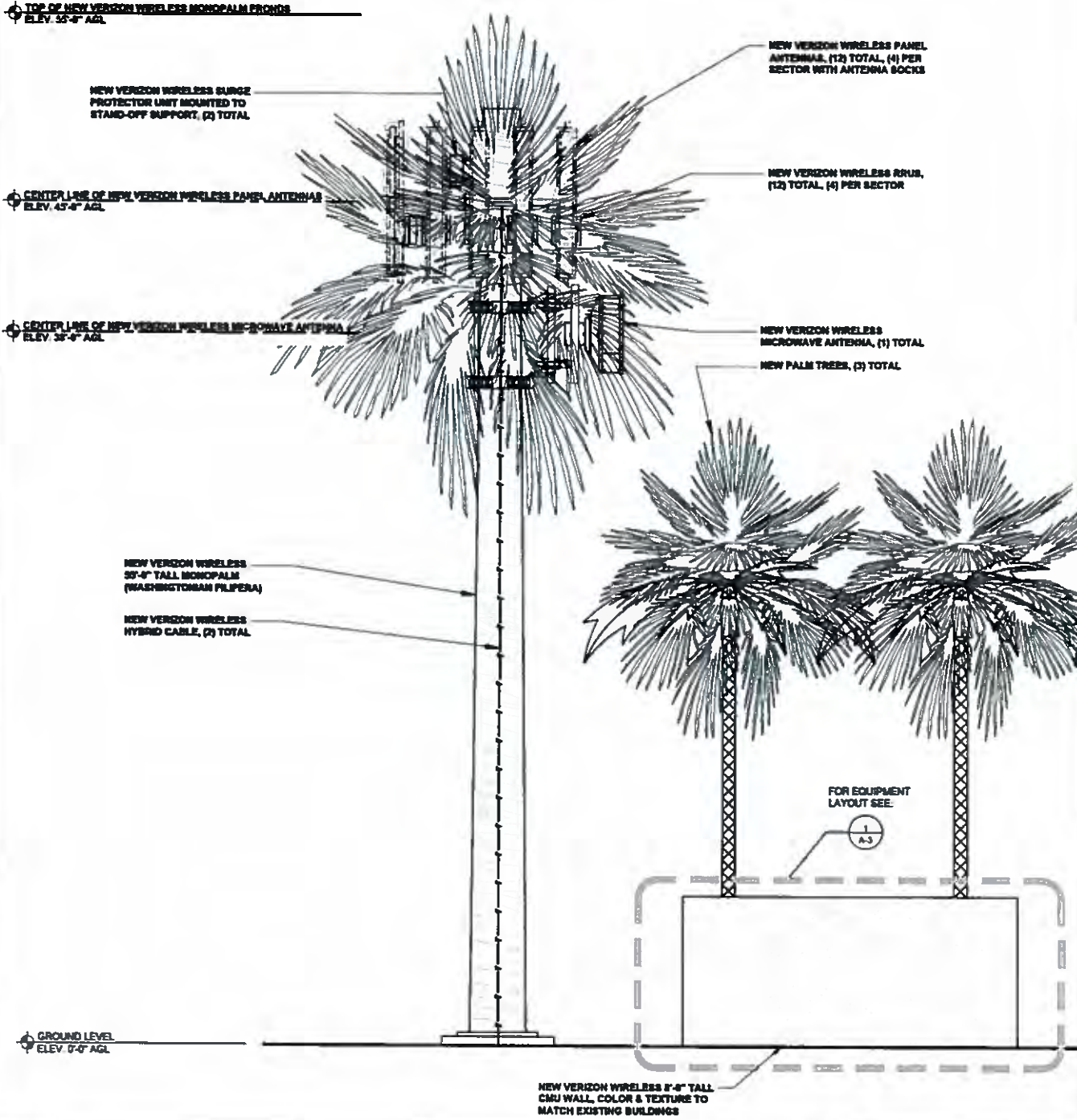


AMADO
 1555 EAST ALEJO RD.
 PALM SPRINGS, CA 92262

SHEET TITLE
 NORTH & EAST ELEVATIONS

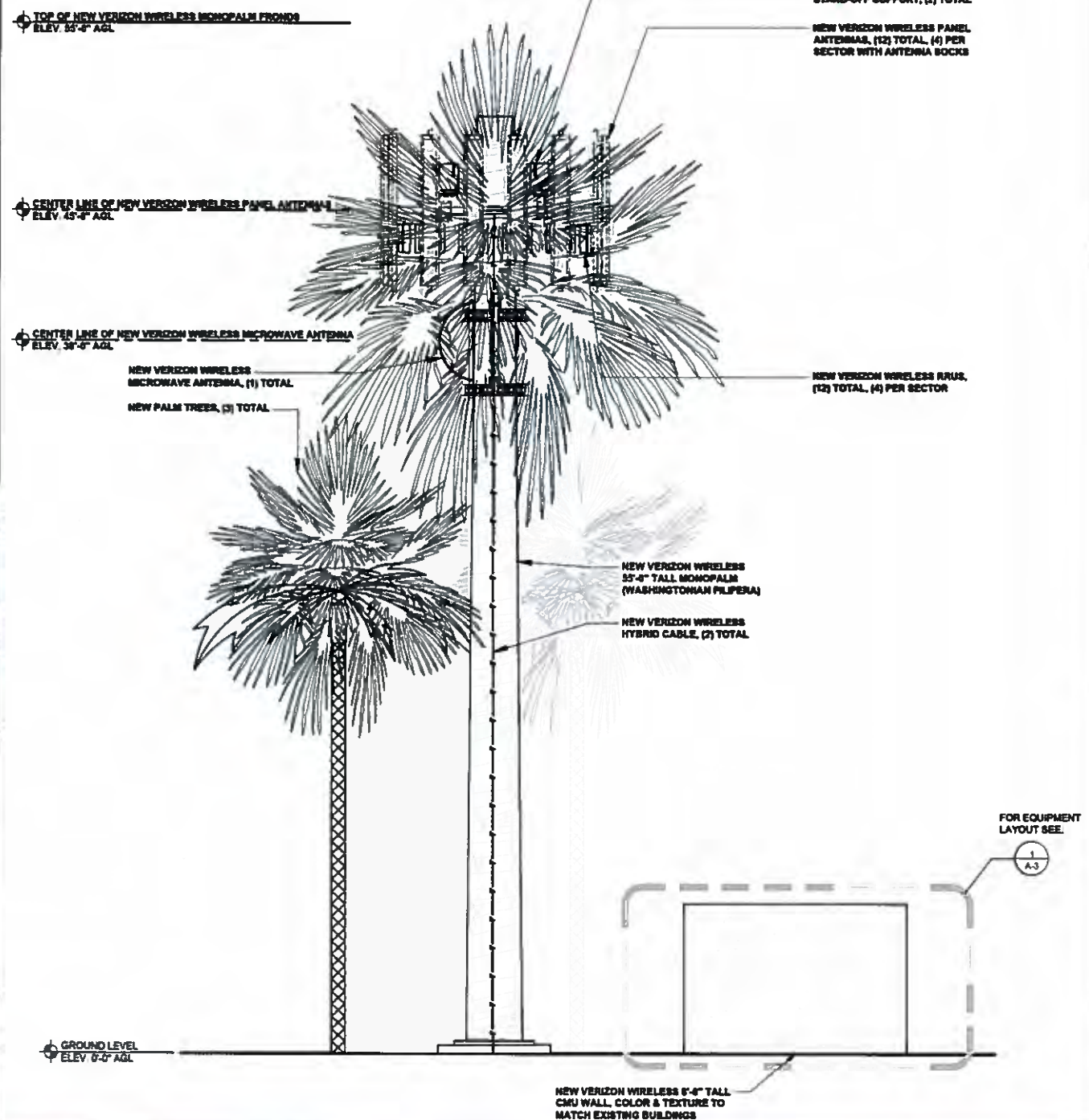
A-4

- NOTES:**
1. ALL ANTENNAS AND MOUNTING HARDWARE TO BE PAINTED TO MATCH ADJACENT COLOR PER MANUFACTURER RECOMMENDATIONS.
 2. ALL ANTENNAS SHALL BE COVERED WITH SOCKS
 3. MONOPALM BARK COLOR AND TEXTURE TO MATCH EXISTING MONOPALM BARK.



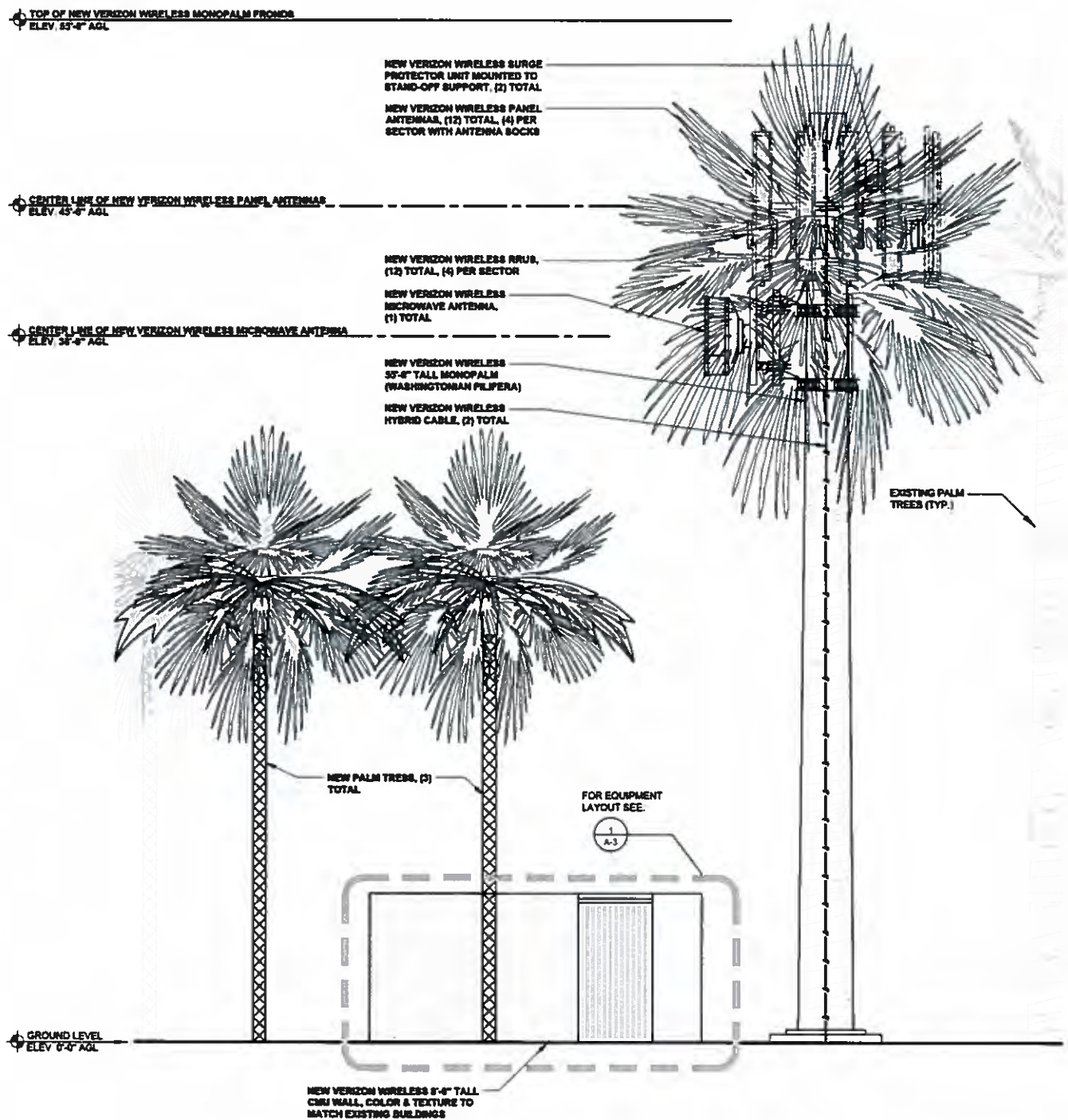
NORTH ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)



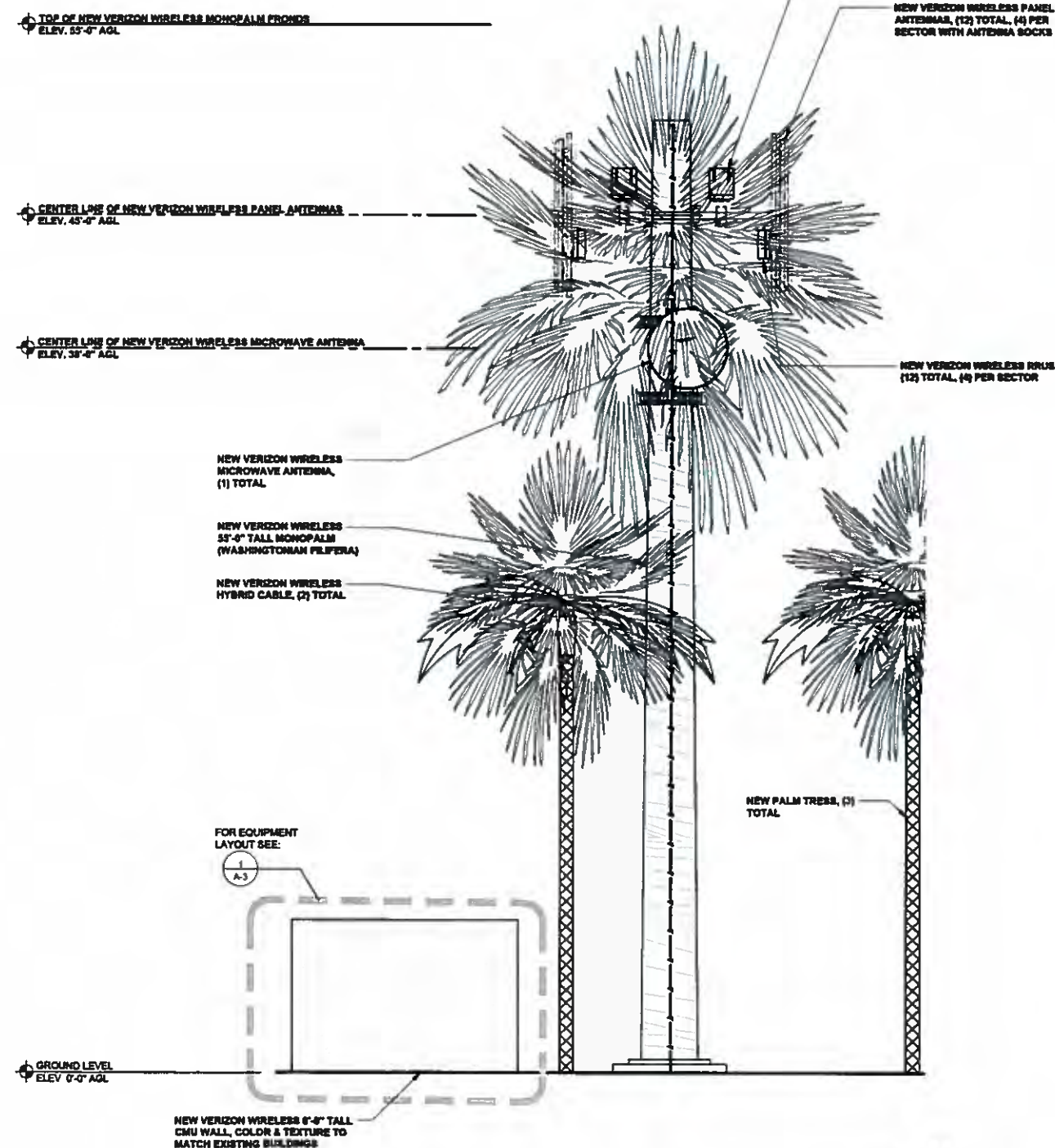
EAST ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)



SOUTH ELEVATION

0 2' 4' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **1**



WEST ELEVATION

NOTES:
 1. ALL ANTENNAS AND MOUNTING HARDWARE TO BE PAINTED TO MATCH ADJACENT COLOR PER MANUFACTURER RECOMMENDATIONS.
 2. ALL ANTENNAS SHALL BE COVERED WITH SOCKS.
 3. MONOPALM BARK COLOR AND TEXTURE TO MATCH EXISTING MONOPALM BARK.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/6/16	100% ZONING	EC

SOC WIRELESS
 ENGINEERING GROUP
 2015 SHOREHAM PLACE SUITE 150
 SAN DIEGO, CA 92122
 WWW.SOCW.COM
 619.738.3405

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
 15605 SAN CANYON AVENUE
 IRVINE, CA 92618

AMADO
 1555 EAST ALEJO RD.
 PALM SPRINGS, CA 92262

SHEET TITLE
SOUTH & WEST ELEVATIONS

A-5

0 2' 4' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **2**

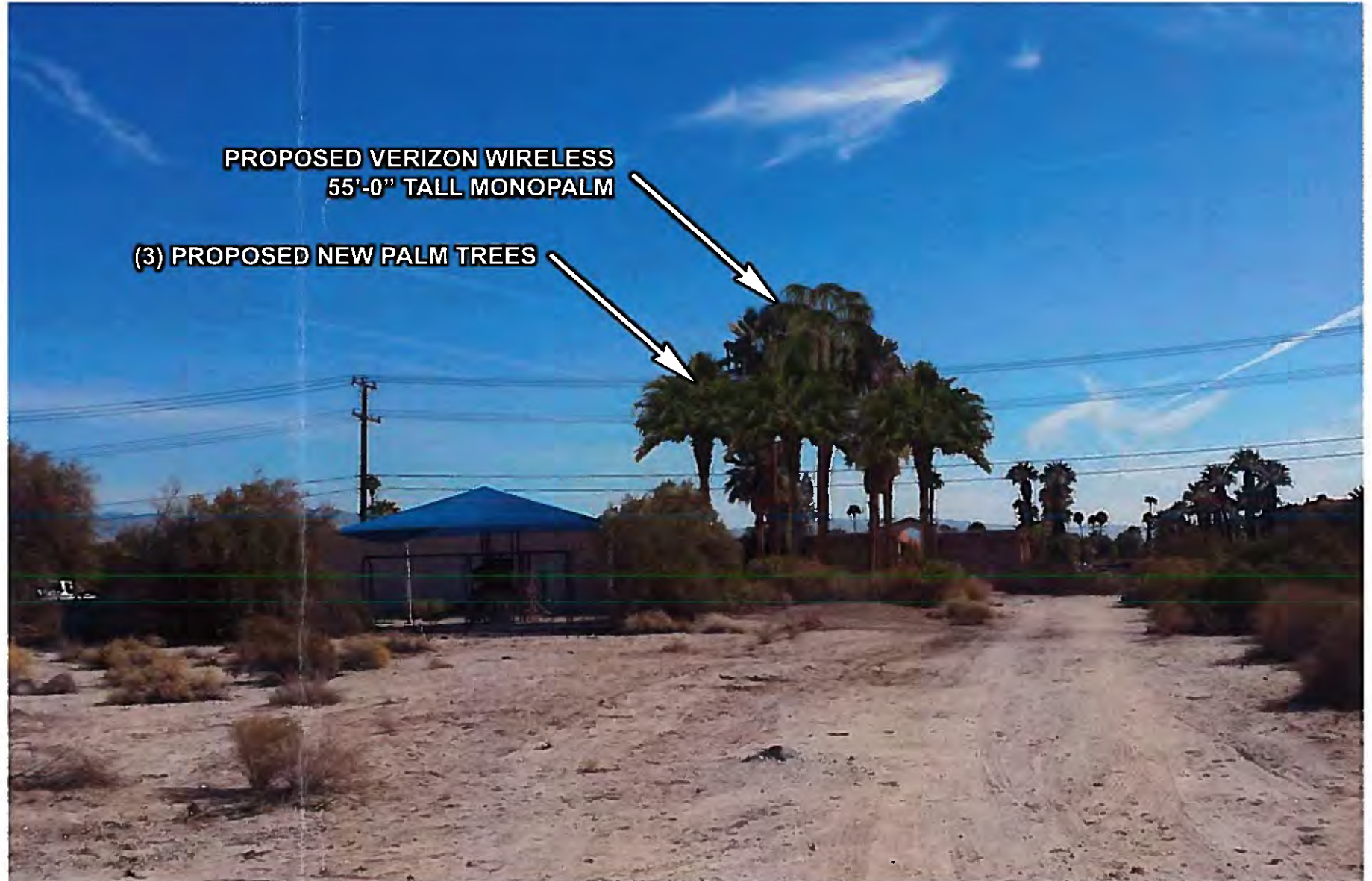
AMADO

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS SITE MONOPALM (WASHINGTON FILIPERA) INSTALLATION PROJECT PROPOSED

LOCATION



EXISTING



WEST ELEVATION (LOOKING EAST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.



Verizon Wireless
2785 Mitchell Drive Bldg. #9
Walnut Creek, CA 94598



J5 INFRASTRUCTURE J5 Infrastructure Partners
AZ - CA - CO - ID - NM - NV - TX - UT 767 N Star Road
Star, ID 83669

SITE ADDRESS:

1555 EAST ALEJO ROAD
PALM SPRINGS, CA 92262

33° 49' 43" N
116° 31' 46" W

Sheet No.

1

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DEPARTMENT

AMADO

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS SITE MONOPALM (WASHINGTON FILIPERA) INSTALLATION PROJECT PROPOSED

LOCATION



EXISTING



NORTH ELEVATION (LOOKING SOUTH)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

verizon Verizon Wireless
2785 Mitchell Drive Bldg. #9
Walnut Creek, CA 94598

J5 INFRASTRUCTURE J5 Infrastructure Partners
AZ - CA - CO - ID - NM - NV - TX - UT 767 N Star Road
Star, ID 83669

SITE ADDRESS:
1555 EAST ALEJO ROAD
PALM SPRINGS, CA 92262
33° 49' 43" N
116° 31' 46" W

Sheet No.

2

AMADO

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS SITE MONOPALM (WASHINGTON FILIPERA) INSTALLATION PROJECT PROPOSED

LOCATION



EXISTING



PROPOSED VERIZON WIRELESS
55'-0" TALL MONOPALM

(3) PROPOSED NEW
PALM TREES

NORTHEAST ELEVATION (LOOKING SOUTHWEST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

verizon^v Verizon Wireless
2785 Mitchell Drive Bldg. #9
Walnut Creek, CA 94598

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4

Amado Propagation Maps

Prepared by Verizon Wireless RF Engineering

JT Tiumalu

July 29, 2016

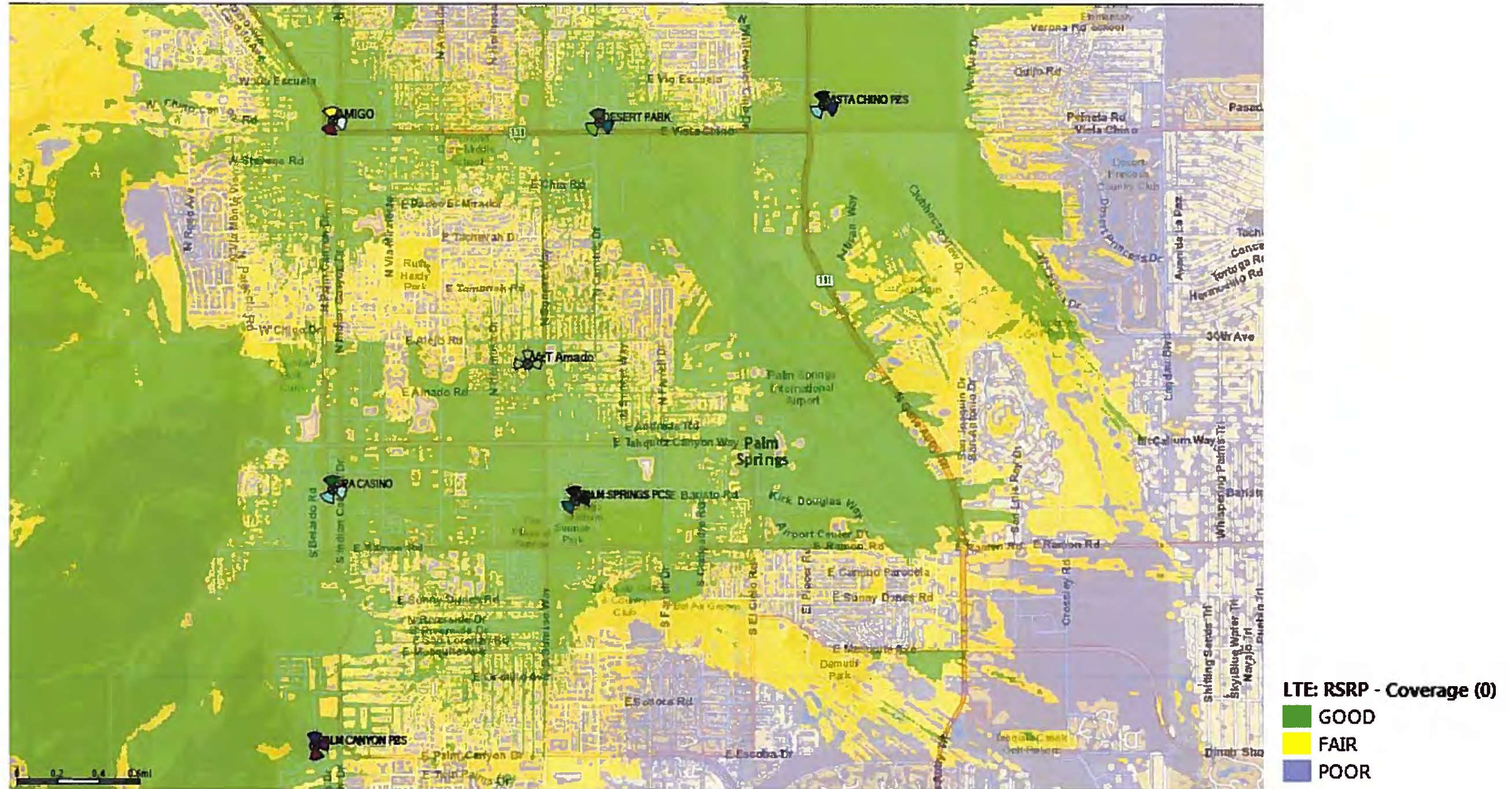
verizon^v

RECEIVED

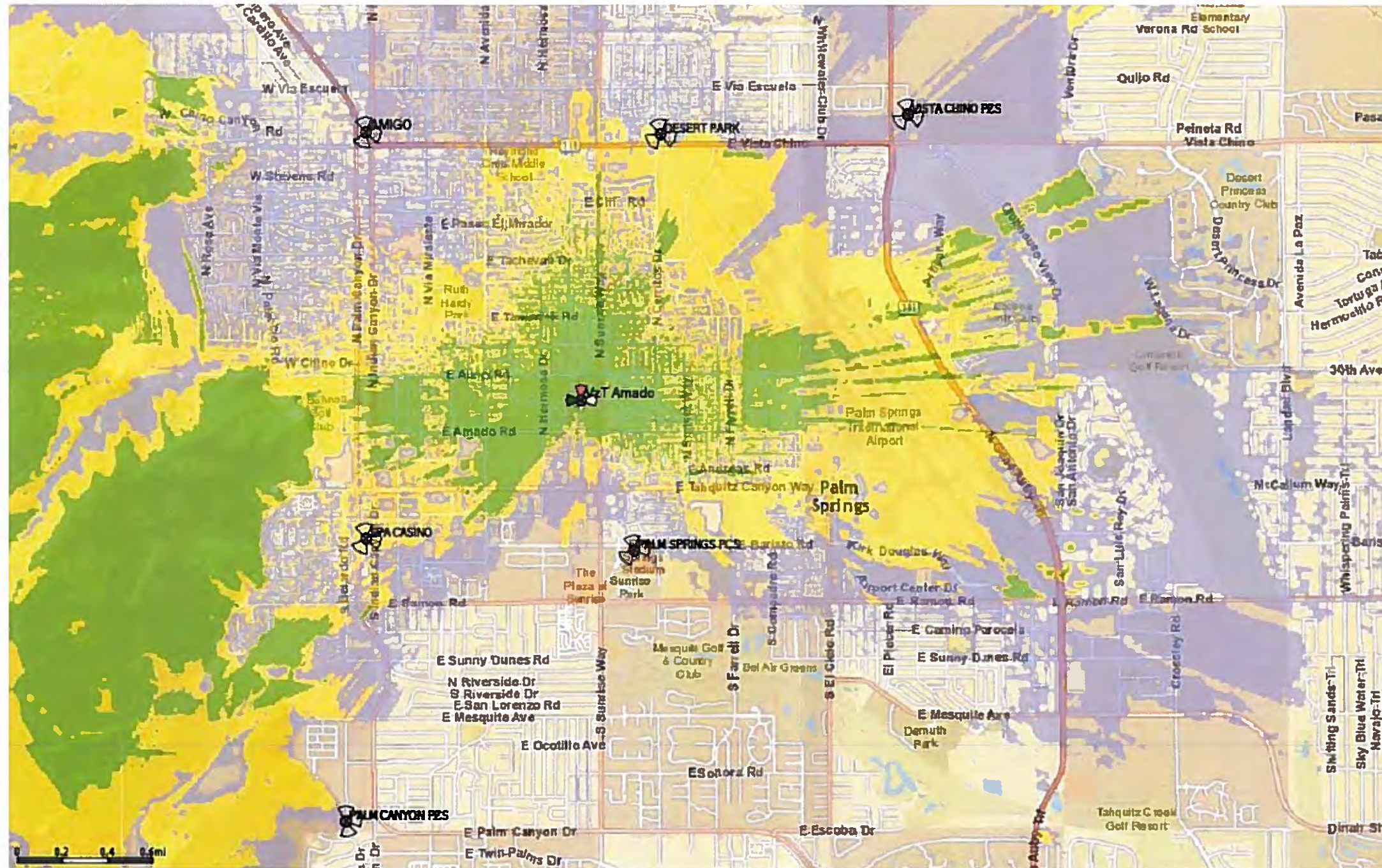
NOV 10 2016

PLANNING SERVICES
DEPARTMENT

700 RSRP - Amado turned off



700 RSRP - Amado Single Site Coverage 45ft



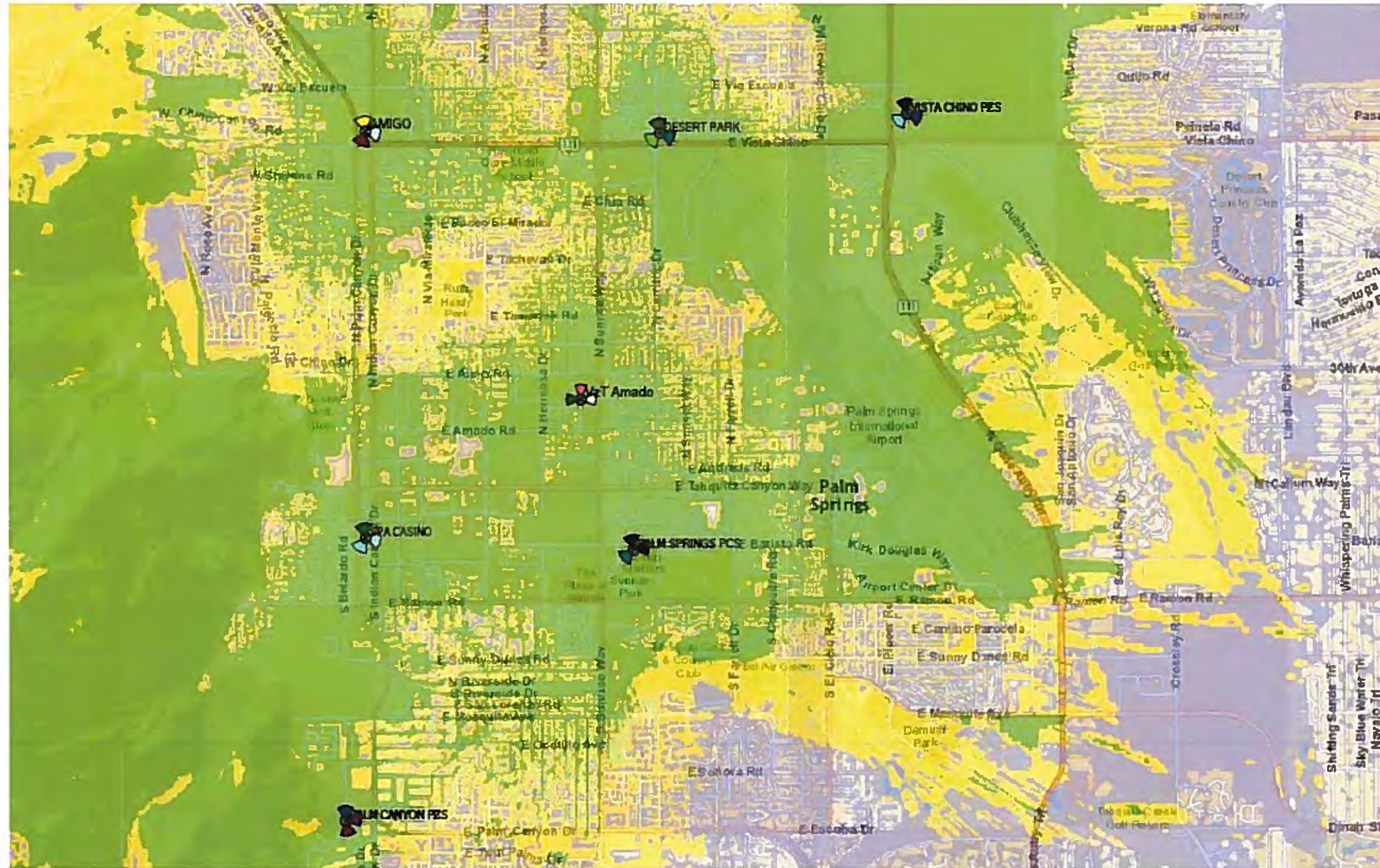
LTE: RSRP - Coverage (0)

- GOOD
- FAIR
- POOR



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700 RSRP - Amado turned on 45ft



LTE: RSRP - Coverage (0)
GOOD
FAIR
POOR



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