



Planning Commission Staff Report

Date: June 10, 2009

Case No.: 5.0902-CUP-C / 6.516-VAR

Type: Conditional Use Permit and Variance

Location: 1776 North Palm Canyon Drive

APN: 504-320-023

Applicant: Royal Street Communications California, LLC

General Plan: TRC (Tourist Resort Commercial)

Zone: C-1 (Central Retail Business Zone) &
R-3 (Multi-Family & Hotel Zone)

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

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

The application is a request by Royal Street Communications, LLC, authorized agent for Doug Jones, for a Conditional Use Permit to install a sixty foot tall commercial communication antenna designed as a monopalm and a Variance to exceed the maximum antenna height permitted (forty-one feet) and to allow reduced setbacks for the property located at 1776 North Palm Canyon Drive. The request includes the addition of four equipment cabinets surrounded by a six-foot high wrought iron fence and the planting of three live palm trees for screening purposes.

RECOMMENDATION:

That the Planning Commission recommends approval of the Conditional Use Permit and Variance to the City Council for the installation of a sixty foot tall commercial communication antenna designed as an artificial palm tree located at 1776 North Palm Canyon Drive, C-1 & R-3 Zones, Section 3.

PRIOR ACTIONS:

On May 26, 2009, the Architectural Advisory Committee (AAC) reviewed the proposed project and by a vote of 3-2-1 (O'Donnell & Hudson against; Ortega absent) recommended approval with the following comments:

1. Live and artificial palm trees should be the same species type.
2. Trees should range between 20 and 40 feet in height.
3. If Mexican Fan Palm is used, tree barks should be skinned.
4. If Date Palm is used, tree barks should be diamond cut.
5. Plant 15-gallon Pyracantha 12-feet on center adjacent to exterior of new wrought iron fence.

The applicant has agreed to comply with these comments and has incorporated them into the plans.

BACKGROUND AND SETTING:

Royal Street Communications California, LLC, ("the applicant"), agent for Doug Jones ("owner"), has submitted an application for a Type II Conditional Use Permit. The applicant has secured a Letter of Authorization with the owner to proceed with the Type II Conditional Use Permit application.

The facility is proposed to be sixty-feet in height and located at the northeast corner of the site. Two similar facilities at comparable heights exist currently on the site. One of these facilities is located approximately thirty-five feet west of the proposed monopalm; the other facility is on the southwest corner of the site.

The proposed wireless communication antenna is designed as a monopalm with artificial palm fronds and a textured trunk which most closely resembles a Mexican Fan Palm. The proposal also includes the placement of four mechanical equipment cabinets surrounded by a new six foot high wrought iron fence.

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

	General Plan	Zoning	Existing Land Uses
North	TRC	C-1 / R-3	Restaurant
South	TRC	C-1 / R-3	Restaurant & Gas Station
East	TRC	R-3	Hotel
West	TRC	C-1	Hotel

ANALYSIS:

The General Plan designation of the subject site is TRC (Tourist Resort Commercial). While the General Plan does not specifically regulate the installation and operation of

wireless communication facilities, staff believes the use as proposed is compatible with this designation as it supports the tourist and resident population needs.

The site is split zoned C-1 (Central Retail Business Zone) and R-3 (Multi-Family & Hotel Zone). The proposed monopalm is located within the R-3 portion of the site and the use is permitted with the approval of a Type II Conditional Use Permit, pursuant to Sections 93.08.00 and 94.02.00 of the Palm Springs Zoning Code (PSZC). Table 2 below displays the PSZC's development standards and the proposed project's development standards:

Table 2: Antenna Development Standards and Proposed Project

	93.08.03(A)(2)(c)(iii) Requirements	Proposed Project (approx.)
Height (feet)	25 + principal building height = 41 feet maximum	60
Front (West) Yard Setback	60 feet	224 feet
Side (North) Yard Setback	60 feet	9 feet
Side (South) Yard Setback	60 feet	8 feet
Rear (East) Yard Setback	See Front Yard Setback	25 feet

Antenna Height

Pursuant to Section 93.08.03(A)(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."* The height of the existing commercial building is approximately sixteen feet, which would allow an antenna height of forty-one feet. The monopalm is proposed at sixty feet in height. The applicant has submitted a variance application to allow the antenna at its proposed height. Findings in support are found below in the Required Findings portion of the staff report and in the draft resolution.

Setback

Pursuant to Section 93.08.03(A)(2)(c)(iii) of the PSZC, *"antennas, exceeding six (6) feet in height, shall not be located within required setback areas..."* As shown in Table 2 above, the proposed antenna is located in the rear yard setback and both side yard setbacks. Therefore, the applicant has submitted a variance application to allow the antenna at its proposed location. Findings in support are found below in the Required Findings portion of the staff report and in the draft resolution.

The applicant has submitted photographs of the existing site and simulations of how it would appear in the current visual environment with its surroundings. These simulations depict the proposed monopalm, four equipment cabinets and a six foot high wrought iron fence around the lease area. Based on visits to the site and review of the elevations, staff believes that the proposed monopalm together with the existing and proposed live palm trees will have a minimal visual impact.

REQUIRED FINDINGS:

Variance

Pursuant to the procedure set forth in Section 94.06.01 of the Zoning Code, the director of planning and building may grant variances to Section 93.08.03 of the PSZC. 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.*

Height: The subject property is surrounded by developments that contain buildings and landscaping that exceed heights of twenty-four feet. The applicant has provided radio frequency maps that display coverage of an antenna at forty-one feet in height and fifty-six feet in height. These maps show that a forty-one foot antenna will not satisfy the necessary coverage (due to inhibiting factors such as terrain variations, foliage and man-made structures) enjoyed by other properties, or in this case cellular providers (Verizon & AT&T), in the vicinity and under identical zone classification.

Setback: The property is an oddly shaped through lot with a narrow leg of approximately nineteen feet in width that connects to Indian Canyon Drive. Since the development has two monopoles with similar setbacks and one in a similar location, the strict application of the Zoning Code would deprive the subject carrier of privileges enjoyed by other carriers in the vicinity and under identical zone classification.

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

Two similar antennas have been approved at the height of sixty feet with reduced setbacks on the same property as the said request. Many of the conditions of approval are similar to those required by this applicant. Therefore, the approval of this Variance would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other providers in the vicinity and zoning designation.

- 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 monopalm will be structurally engineered in accordance with all applicable codes for the proposed height and location. Therefore, the project is unlikely to 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 provided a study which shows that the height limit of forty-one feet will not provide the coverage necessary to compete with other wireless communication carriers. Diagrams have been provided that show the top of the antenna at a height of forty-one feet compared to sixty feet, and the maximum height of forty-one feet does not appear to achieve and maintain satisfactory coverage within the specified height limitations.

Conditional Use Permit

The request is subject to the required findings of a Conditions Use Permit as contained in Section 94.02.00 of the PSZC. Staff has analyzed the request in light of the findings as follows:

- 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 Ordinance, a commercial communications antenna is authorized within the R-3 zone with the approval of a Type II Conditional Use Permit.

- b. *The use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The development of adequate cellular phone levels of services serves the ultimate benefit of the community. The antenna will be located on a lot with two other monopalms, which are of a similar environment for the location of wireless communication antenna designed as an artificial palm tree. Many live trees exist in the area and will help soften the antenna's appearance. The proposal is unlikely to be detrimental to existing or future uses permitted in the zone.

- c. *The site for the intended use is adequate in size and shape to accommodate said use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses of the land in the neighborhood.*

While the proposal includes a variance to height and setback, the proposed location is on an unused portion of the site. This portion will easily accommodate the proposed facility and allow for additional planting and palm trees that will soften the facility's appearance to adjust the said use to those existing and permitted future uses of the land in the neighborhood.

- 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 proposed use is located close to an on-site parking lot. The only traffic generated from the said use to and from the site will be for servicing, 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.*

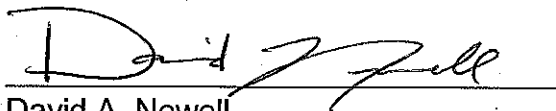
The project is unlikely to have a significant impact on the proposed project site or its surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, removal of antenna upon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

ENVIRONMENTAL DETERMINATION:

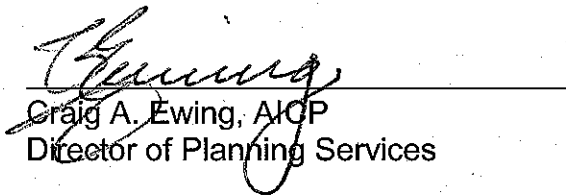
This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

NOTIFICATION:

A notice was published in the Desert Sun and mailed to all property owners within a four hundred (400) foot radius in accordance with state law. As of the writing of this report, no correspondence or inquiries from the public have been received by staff.



David A. Newell
Associate Planner



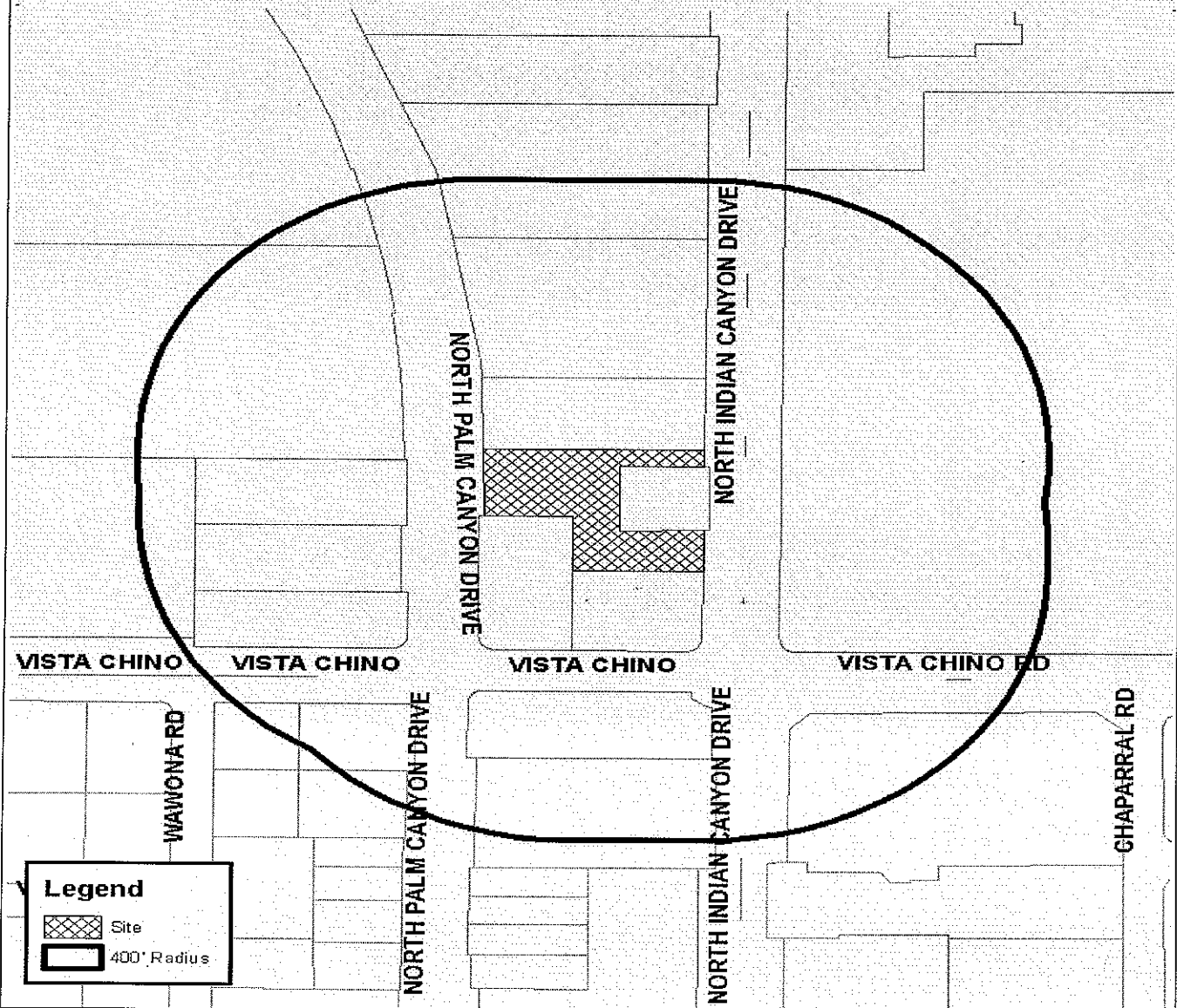
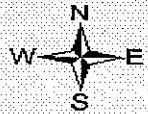
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:


- 400' Radius Map
- Draft Resolution with Conditions of Approval
- Site Plans
- Elevations
- Height Study Maps



Department of Planning Services Vicinity Map



Legend

-  Site
-  400' Radius

CITY OF PALM SPRINGS

CASE NO: 5.0902-C CUP
6.516 VAR

APPLICANT: Royal Street Communi-
cations, LLC

DESCRIPTION: The purpose of the hearing is to consider an application by Royal Street Communications California, LLC, for a Conditional Use Permit to install a sixty foot tall commercial communication antenna designed as a monopalm and a Variance to exceed the maximum antenna height permitted (forty-one feet) and to reduce the setbacks for the property located at 1776 North Palm Canyon Drive, Zoned C-1 & R-3.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT NO. 5.0902-C FOR THE INSTALLATION OF A SIXTY FOOT HIGH COMMERCIAL COMMUNICATIONS ANTENNA AND OF VARIANCE 6.516 TO EXCEED THE MAXIMUM ANTENNA HEIGHT AND REDUCE THE MINIMUM ANTENNA SETBACK FOR THE PROPERTY LOCATED AT 1776 NORTH PALM CANYON DRIVE.

WHEREAS, Royal Street Communications, LLC, ("Applicant") has filed an application with the City pursuant to Sections 94.02.00, 93.08.00 and 94.06.00 of the Palm Springs Zoning Code (PSZC) for the installation of a commercial communications antenna on a sixty foot tall monopole designed as a date palm, which exceeds the maximum antenna height and is located in the setback area at a commercial property located at 1776 North Palm Canyon Drive, C-1 / R-3 Zones, Section 3; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the application for Conditional Use Permit 5.0902-C and Variance 6.516 was given in accordance with applicable law; and

WHEREAS, on June 10, 2009, a public hearing on the application for Conditional Use Permit 5.0902-C and Variance 6.516 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed Conditional Use Permit is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The Planning Commission finds that this Conditional Use Permit is Categorically Exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

Section 2: Pursuant to the procedure set forth in Section 94.06.01 of the Zoning Code, the director of planning and building may grant variances to Section 93.08.03 of the PSZC. State law requires four (4) findings be made for the granting of a variance. The Planning Commission 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.*

Height: The subject property is surrounded by developments that contain buildings and landscaping that exceed heights of twenty-four feet. The applicant has provided radio frequency maps that display coverage of an antenna at forty-one feet in height and fifty-six feet in height. These maps show that a forty-one foot antenna will not satisfy the necessary coverage (due to inhibiting factors such as terrain variations, foliage and man-made structures) enjoyed by other properties, or in this case cellular providers (Verizon & AT&T), in the vicinity and under identical zone classification.

Setback: The property is an oddly shaped through lot with a narrow leg of approximately nineteen feet in width that connects to Indian Canyon Drive. Since the development has two monopalm with similar setbacks and one in a similar location, the strict application of the Zoning Code would deprive the subject carrier of privileges enjoyed by other carriers in the vicinity and under identical zone classification.

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

Two similar antennas have been approved at the height of sixty feet with reduced setbacks on the same property as the said request. Many of the conditions of approval are similar to those required by this applicant. Therefore, the approval of this Variance would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other providers in the vicinity and zoning designation.

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 monopalm will be structurally engineered in accordance with all applicable codes for the proposed height and location. Therefore, the project is unlikely to 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. The Planning Commission finds as follows:

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 provided a study which shows that the height limit of forty-one feet will not provide the coverage necessary to compete with other wireless communication carriers. Diagrams have been provided that show the top of the antenna at a height of forty-one feet compared to sixty feet, and the maximum height of forty-one feet does not appear to achieve and maintain satisfactory coverage within the specified height limitations.

Section 3: Pursuant to Zoning Ordinance Section 94.02.00, the Planning Commission finds that:

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

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Ordinance, a commercial communications antenna is authorized within the R-3 zone with the approval of a Type II Conditional Use Permit.

- b. *The use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The development of adequate cellular phone levels of services serves the ultimate benefit of the community. The antenna will be located on a lot with two other monopalms, which are of a similar environment for the location of wireless communication antenna designed as an artificial palm tree. Many live trees exist in the area and will help soften the antenna's appearance. The proposal is unlikely to be detrimental to existing or future uses permitted in the zone.

- c. *The site for the intended use is adequate in size and shape to accommodate said use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses of the land in the neighborhood.*

While the proposal includes a variance to height and setback, the proposed location is on an unused portion of the site. This portion will easily accommodate

the proposed facility and allow for additional planting and palm trees that will soften the facility's appearance to adjust the said use to those existing and permitted future uses of the land in the neighborhood.

- 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 proposed use is located close to an on-site parking lot. The only traffic generated from the said use to and from the site will be for servicing, 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 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, removal of antenna upon use-change or abandonment of the subject property and compliance with all Federal Airport Administration requirements.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Conditional Use Permit Case No. 5.1150 and Variance Case No. 6.500 to the City Council, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 10th day of June, 2009.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 5.0902 CUP-C and Case 6.516 VAR
Royal Street Communications California, LLC

1776 North Palm Canyon Drive

June 10, 2009

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 5.0902 CUP-C and Case 6.516 VAR, except as modified with the approved Mitigation Monitoring Program and the conditions below.
- ADM 2. The site shall be developed and maintained in accordance with the approved plans, date stamped June 3, 2009, including site plans, architectural elevations, exterior materials and colors and landscaping on file in the Planning Division except as modified by the approved by conditions below.
- ADM 3. 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. 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 5.0902 CUP-C and Case 6.516 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. 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. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts

Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

- ADM 10. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).
- ADM 11. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council shall be paid prior to consideration of this project by the Planning Commission.
- ADM 12. 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 22. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Permit Fee (LDMF) required. All projects within the City of Palm Springs are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. 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 on the building and in the landscaping shall be submitted to the Planning Department for approval prior to the issuance of building permits. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 3. 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 and Zoning for review and approval prior to installation.
- PLN 4. 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 5. 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.
- PLN 6. Antenna Structure Height. The maximum height of the commercial communications antenna structure shall be sixty feet, as indicated on the conceptually approved plans, as measured from finished grade to the highest point of the antenna including the artificial palm fronds.
- PLN 7. 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 8. 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 9. Final Landscape Design. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. A minimum of three (3) live palm trees, tiered in height and similar in appearance to the mono-palm, shall be installed at the location within 25 feet of the monopalm. The perimeter fence shall measure 6 feet in height and

shall be constructed of decorative metal or other alternative material. Chain-link fencing is prohibited.

- PLN 10. FAA Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA).
- PLN 11. 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 and Zoning.
- PLN 12. 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, app appropriate permits must be secured.

END OF CONDITIONS

Royal Street Communications California, LLC

LA3609A
 N. PALM CANYON MONOPALM
 1776 N. PALM CANYON DRIVE
 PALM SPRINGS, CA. 92262

Royal Street
 Communications
 California, LLC
 2913 EL CAMINO REAL #61
 TUSTIN, CA. 92782

PROJECT INFORMATION:
LA3609A
N. PALM CANYON MONOPALM
 1776 N. PALM CANYON DRIVE
 PALM SPRINGS, CA. 92262
 RIVERSIDE COUNTY
 CURRENT ISSUE DATE:

6/02/09

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	11/11/08	ISSUE ZONING	GN
2	11/19/08	DOOR ZONING	GN
3	2/12/09	UTILITY REV.	GN
4	6/02/09	CLIENT COMMENTS	GN

PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTANTS, INC.
 1000 S. GARDEN AVENUE, SUITE 200
 ANAHEIM, CA 92810
 (714) 771-1111
 WWW.NATIONAL-ENGINEERING.COM

CONSULTANT:
 DRAWN BY: GN
 CHECKED BY: JWF
 LICENSED BY: JWF

TITLE SHEET
 SHEET NUMBER: T-1

SHEET INDEX:

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT PLAN AND ANTENNA LAYOUT
A-3	ARCHITECTURAL ELEVATIONS

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE CITY OF PALM SPRINGS TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2007 BUILDING STANDARDS ADMINISTRATION (2003 CALIFORNIA PLUMBING CODE (CPC) CALIFORNIA MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)
- 2007 CALIFORNIA BUILDING CODE (CBC) (2003 INTERNATIONAL PLUMBING CODE WITH CALIFORNIA AMENDMENTS)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC) & LOCAL BUILDING CODE (2003 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
- 2007 CALIFORNIA ENERGY CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA FIRE ALARMS CODE WITH CALIFORNIA AMENDMENTS
- ANSI/ISA-323-F LIFE SAFETY CODE
- LOCAL ORDINANCES

DRIVING DIRECTIONS:

DRIVING DIRECTIONS FROM ROYAL STREET COMMUNICATIONS CALIFORNIA, INC. OFFICE:

- START OFF RINGS NORTH-EAST ON CHAMBERLAIN TOWARD EL CAMINO REAL.
- TURN LEFT ONTO EL CAMINO REAL.
- TURN LEFT ONTO SHERMAN AVE.
- TURN LEFT ONTO AVENUE BLVD.
- MAKE RIGHT ONTO 241 N. W. ON THE LEFT (PORTIONS TOLL).
- MAKE RIGHT ONTO E. TOWARD SAN DIEGO AVENUE.
- MAKE RIGHT ONTO I-15.
- MAKE RIGHT ONTO I-15.
- END AT 1776 N. PALM CANYON DR PALM SPRINGS, CA 92262

THOMAS CASE 2008
 REGION, RIVERSIDE COUNTY
 090 P. 4

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT ON THE ROOF OF THE CENTRAL BUSINESS/ HOTEL BLDG. ANTENNAS MOUNTED ON NEW MONOPALM AND (1) GP. ANTENNA AND (4) OUTDOOR EQUIPMENT CABINETS AT GROUND LEVEL ARE PROPOSED.

PROJECT INFORMATION:

APPLICANT:
 CHM CONSULTING GROUP (DBA: ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC)
 ADDRESS: 1776 N. PALM CANYON DRIVE, SUITE 105-106, PALM SPRINGS, CA 92262
 CITY, STATE, ZIP: PALM SPRINGS, CA 92262
 CONTACT: (951) 799-8337

UTILITY PROVIDERS:
 POWER COMPANY: SITE
 PHONE: (951) 799-8337
 TELCO COMPANY: VERIZON
 CONTRACT: N/A
 PHONE: (800) 468-3100

PROPERTY INFORMATION:
 ADDRESS: 1776 N. PALM CANYON DRIVE, SUITE 105-106, PALM SPRINGS, CA 92262
 CITY, STATE, ZIP: PALM SPRINGS, CA 92262
 CONTACT: (951) 799-8337

DESCRIPTION: CITY OF PALM SPRINGS
AREA OF CONSTRUCTION: 200 SQ. FT.
CURRENT ZONING: CENTRAL BUSINESS/ HOTEL BLDG
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: U
APR: 504-320-033
 LATITUDE: 33°50'42.7" N
 LONGITUDE: 116°56'42.4" W

PROJECT TEAM:

SITE ACQUISITION:
 NAME: CHM CONSULTING GROUP
 ADDRESS: 1776 N. PALM CANYON DRIVE, SUITE 105-106, PALM SPRINGS, CA 92262
 CITY, STATE, ZIP: PALM SPRINGS, CA 92262
 CONTACT: (951) 799-8337

ZONING:
 NAME: CHM CONSULTING GROUP
 ADDRESS: 1776 N. PALM CANYON DRIVE, SUITE 105-106, PALM SPRINGS, CA 92262
 CITY, STATE, ZIP: PALM SPRINGS, CA 92262
 CONTACT: (951) 799-8337

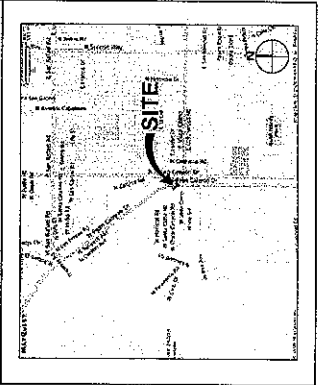
RF ENGINEER:
 NAME: THOMAS CASE
 ADDRESS: 1000 S. GARDEN AVENUE, SUITE 200, ANAHEIM, CA 92810
 CITY, STATE, ZIP: ANAHEIM, CA 92810
 CONTACT: (714) 799-3199

CONSTRUCTION MANAGER:
 NAME: METRO PCS
 ADDRESS: 1000 S. GARDEN AVENUE, SUITE 200, ANAHEIM, CA 92810
 CITY, STATE, ZIP: ANAHEIM, CA 92810
 CONTACT: (951) 799-8337

SURVEYOR:
 NAME: CANADA SURVEYING INC.
 ADDRESS: 111 JAMES ST., SUITE 204, PALM SPRINGS, CA 92262
 CITY, STATE, ZIP: PALM SPRINGS, CA 92262
 CONTACT: (951) 280-9900

CIVIL ENGINEER:
 NAME: NATIONAL ENGINEERING & CONSULTANTS, INC.
 ADDRESS: 1000 S. GARDEN AVENUE, SUITE 200, ANAHEIM, CA 92810
 CITY, STATE, ZIP: ANAHEIM, CA 92810
 CONTACT: (714) 799-3199

VICINITY MAP:



APPROVALS:

APPROVED BY:	NAME:	DATE:
OWNER:		
LEASING:		
ZONING:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
PROJECT MANAGER:		
NET USE:		
UTILITY COORDINATOR:		

Royal Street Communications, CA LLC
 8710 S. CALIFORNIA AVE, SUITE 400
 NORTH CA 92724

NATIONAL ENGINEERING & CONSTRUCTION, INC.
 2025 CALIFORNIA AVENUE, SUITE 200
 PALM SPRINGS, CA 92264
 PHONE: 951.435.7777 FAX: 951.435.7778
 WWW.NATIONAL-ENGINEERING.COM

CALVADA SURVEYING, INC.
 111 JAMES CL. SMITH SQ., COSTA MESA, CA 92626
 PHONE: 949.261.0888 FAX: 949.261.0889
 WWW.CALVADASURVEYING.COM

REVISION	DATE	DESCRIPTION
1	04/18/09	PRELIMINARY
2	04/22/09	ACCESS EASEMENT LEASE AREA
3	04/22/09	FINAL REPORT
4	04/22/09	FINAL

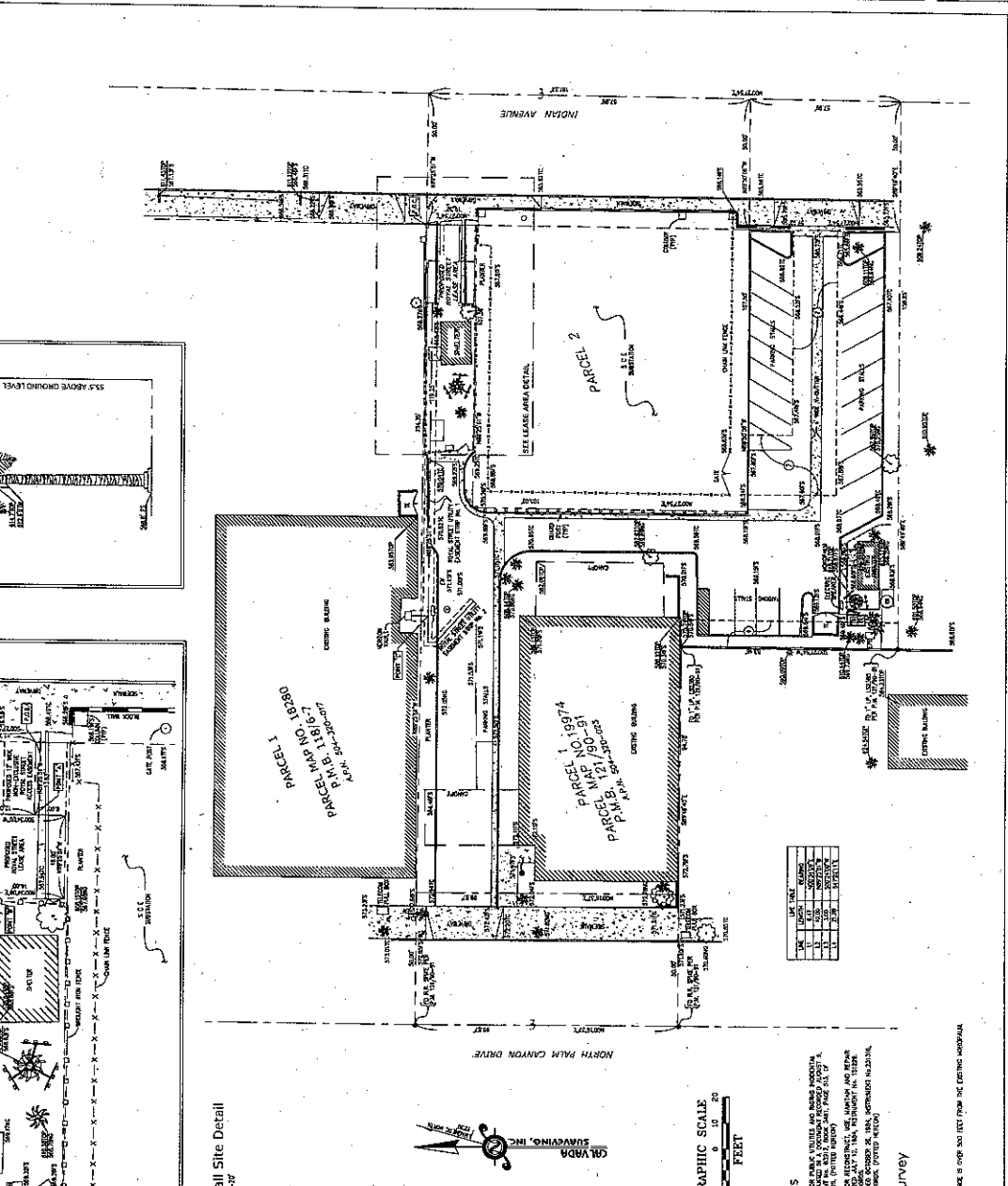
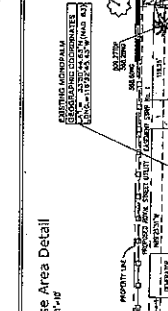
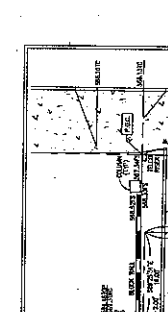
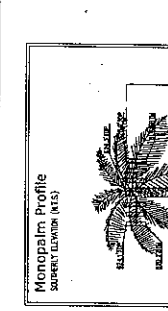
**LA3609A
 N. Palm Canyon Monopalm**
 1776 N. PALM CANYON DRIVE
 PALM SPRINGS, CA 92282
 RIVERSIDE COUNTY

TOPOGRAPHIC SURVEY

LS-1
 SHEET 1 OF 1

Legend

1/4" = 1' 0"	BOUNDARY
1/4" = 1' 0"	PROPERTY LINE
1/4" = 1' 0"	EXISTING CONCRETE DRIVE
1/4" = 1' 0"	EXISTING ASPHALT DRIVE
1/4" = 1' 0"	EXISTING GRAVEL DRIVE
1/4" = 1' 0"	EXISTING SIDEWALK
1/4" = 1' 0"	EXISTING CURB
1/4" = 1' 0"	EXISTING FENCE
1/4" = 1' 0"	EXISTING UTILITY
1/4" = 1' 0"	EXISTING POLE
1/4" = 1' 0"	EXISTING SIGN
1/4" = 1' 0"	EXISTING LIGHT FIXTURE
1/4" = 1' 0"	EXISTING ELECTRICAL
1/4" = 1' 0"	EXISTING MECHANICAL
1/4" = 1' 0"	EXISTING PLUMBING
1/4" = 1' 0"	EXISTING CONCRETE
1/4" = 1' 0"	EXISTING ASPHALT
1/4" = 1' 0"	EXISTING GRAVEL
1/4" = 1' 0"	EXISTING SIDEWALK
1/4" = 1' 0"	EXISTING CURB
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1/4" = 1' 0"	EXISTING SIGN
1/4" = 1' 0"	EXISTING LIGHT FIXTURE
1/4" = 1' 0"	EXISTING ELECTRICAL
1/4" = 1' 0"	EXISTING MECHANICAL
1/4" = 1' 0"	EXISTING PLUMBING



Title Report
 PREPARED BY: NATIONAL ENGINEERING & CONSTRUCTION, INC.
 2025 CALIFORNIA AVENUE, SUITE 200
 PALM SPRINGS, CA 92264
 DATE: DECEMBER 02, 2009

Legal Description
 THE LAND DESCRIBED IN THESE PLANS IS SITUATED IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1: A CERTAIN LOT OF LAND, MORE OR LESS, AS SHOWN ON THE MAPS ON FILE WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 1, MAP NO. 181,907, 6.7 ACRES, AS SHOWN ON SAID MAPS, AND BEING PART OF PARCEL 1, MAP NO. 181,907, 6.7 ACRES, AS SHOWN ON SAID MAPS, AND BEING PART OF PARCEL 1, MAP NO. 181,907, 6.7 ACRES, AS SHOWN ON SAID MAPS.

Assessor's Parcel No.
 581-533-623

Access Easement
 THE ACCESS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE LAND DESCRIBED IN THESE PLANS, AND IS NECESSARY FOR THE PROPER USE OF THE LAND DESCRIBED IN THESE PLANS, AND IS NECESSARY FOR THE PROPER USE OF THE LAND DESCRIBED IN THESE PLANS.

Utility Easement
 THE UTILITY EASEMENT IS NECESSARY FOR THE PROPER USE OF THE LAND DESCRIBED IN THESE PLANS, AND IS NECESSARY FOR THE PROPER USE OF THE LAND DESCRIBED IN THESE PLANS, AND IS NECESSARY FOR THE PROPER USE OF THE LAND DESCRIBED IN THESE PLANS.

Geographic Coordinates at Existing Monopalm
 THE MONOPALM IS SITUATED AT THE INTERSECTION OF NORTH PALM CANYON DRIVE AND INDIAN AVENUE, AND IS SITUATED AT THE INTERSECTION OF NORTH PALM CANYON DRIVE AND INDIAN AVENUE.

Notes
 1. THE MONOPALM IS SITUATED AT THE INTERSECTION OF NORTH PALM CANYON DRIVE AND INDIAN AVENUE, AND IS SITUATED AT THE INTERSECTION OF NORTH PALM CANYON DRIVE AND INDIAN AVENUE.

Royal Street Communications California, LLC
 2913 EL CAMINO REAL, #561
 TUSTIN, CA 92782

PROJECT INFORMATION:
LA3609A
N. PALM CANYON MONOPALM
 1776 N. PAL CANYON DRIVE
 PALM SPRINGS, CA 92282
 RIVERSIDE COUNTY

CURRENT ISSUE DATE: 6/02/09

ISSUED FOR: ZONING

REV. DATE DESCRIPTION:

REV.	DATE	DESCRIPTION
1	11/11/08	ROK ZONING
2	11/19/08	100% ZONING
3	2/12/09	UTILITY REV.
4	6/02/09	CLIENT COMMENTS

PLANS PREPARED BY:

NATIONAL
 ENGINEERING & CONSULTANTS, INC.
 1000 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 WWW.NATIONAL-ENGINEERING.COM

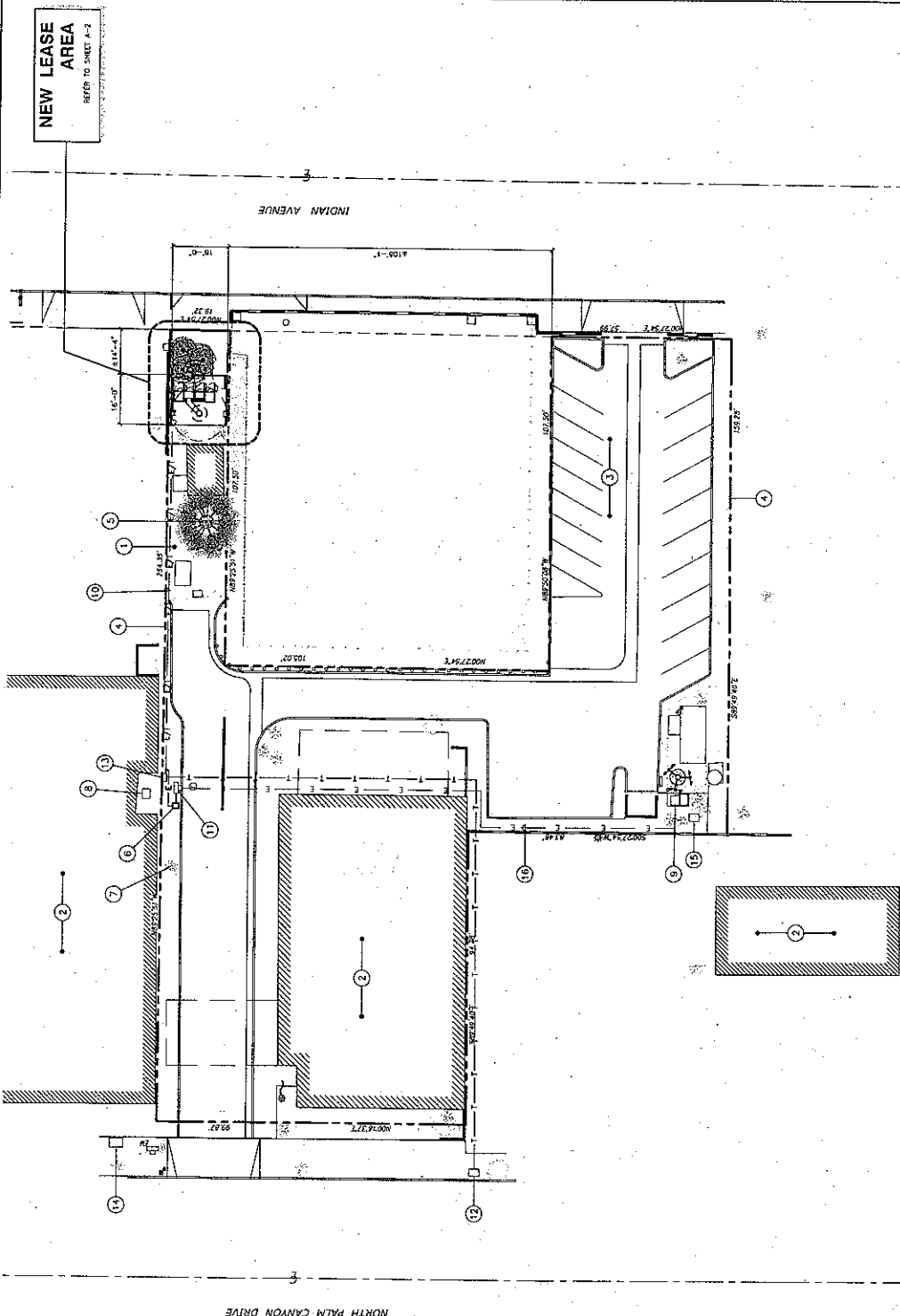
CONSULTANT:

DRAWN BY: CHC/CPY
 JFH

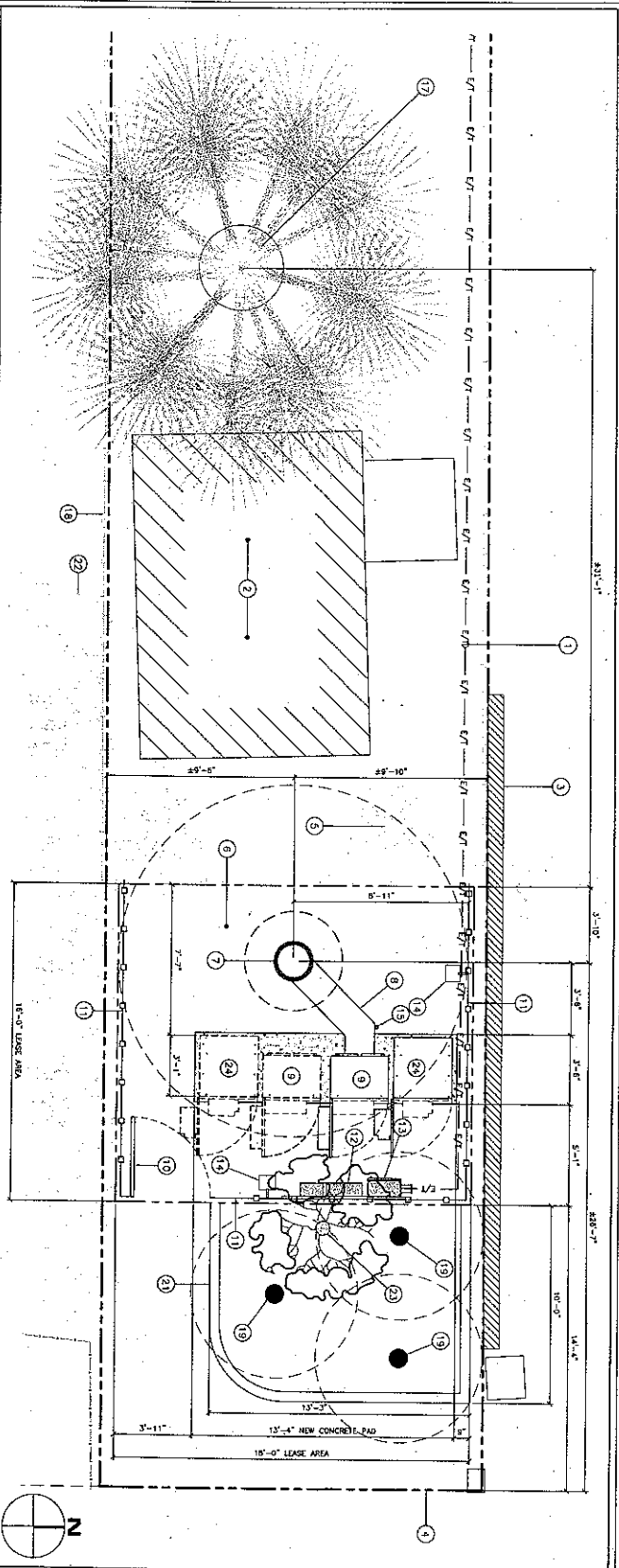
CHECKED BY: JFH

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



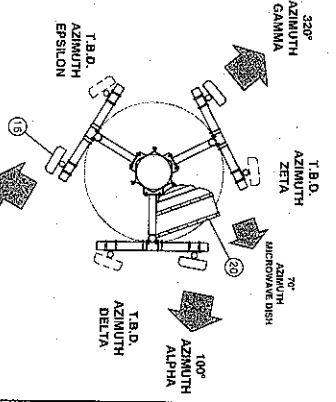
- NEW LEASE AREA**
 REFER TO SHEET A-2
- NOTES:**
- EXISTING WERSON WIRELESS LEASE AREA.
 - EXISTING WERSON TYPICAL.
 - EXISTING BUILDING AREA.
 - EXISTING PROPERTY LINE, TYPICAL.
 - EXISTING MONOPALM.
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA ELECTRICAL METER ENCLOSURE.
 - EXISTING PALM TREES, TYPICAL.
 - EXISTING WERSON TEELO BOX 3'x5'.
 - EXISTING PAD MOUNT #P00000001 18" x 36" 1PK.
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA UNDERGROUND ELECTRICAL TEELO ROUTE WITH EXISTING LESSON OWNED CONDUIT 4" CONDUIT FOR TEELO APPROX. 4300'
 - EXISTING UNDERGROUND POWER BULK.
 - EXISTING WERSON 2'x3' PIER AND NEW ROYAL STREET COMMUNICATIONS CALIFORNIA TEELO POINT OF CONNECTION.
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 1740 HANDBOLE.
 - EXISTING TEELO PULL BOX.
 - EXISTING ELECTRICAL PULL BOX.
- SITE PLAN**
- SCALE: 1/8"=1'-0"



EQUIPMENT PLAN

- 1. NEW ROYAL STREET COMMUNICATIONS OUTDRUM WIND
- 2. ANTENNA, 37\"/>

ANTENNA SECTION MARK	ASSEMBLY	CLASH	CONDUIT	DRIVE	SE	SR	HO4	CR
SECTION 1	120'	120'	5/8"	5/8"	120'	120'	5/8"	5/8"
SECTION 2	120'	120'	5/8"	5/8"	120'	120'	5/8"	5/8"
SECTION 3	120'	120'	5/8"	5/8"	120'	120'	5/8"	5/8"
SECTION 4	120'	120'	5/8"	5/8"	120'	120'	5/8"	5/8"
SECTION 5	120'	120'	5/8"	5/8"	120'	120'	5/8"	5/8"



NOTES:

- NEW ROYAL STREET COMMUNICATIONS OUTDRUM UNDERGROUND
- CONDUIT FOR ROYAL, APPROX. 4\"/>

ANTENNA LAYOUT

SCALE N.T.S.

2 KEY NOTES

3

Royal Street Communications California, LLC
 2913 EL CAMINO REAL, #561
 TUSTIN, CA 92782

PROJECT INFORMATION:
LA5609A
 N. PALM CANYON MONOPOLM
 1778 N. PALM CANYON DRIVE
 PALM SPRINGS, CA 92262
 RIVERSIDE COUNTY

ISSUED FOR: **ZONING**

DATE: 6/02/09

CLIENT COMMENTS: ON
 UTILITY REV. ON
 100% ZONING ON
 90% ZONING ON

PLANS PREPARED BY: JN

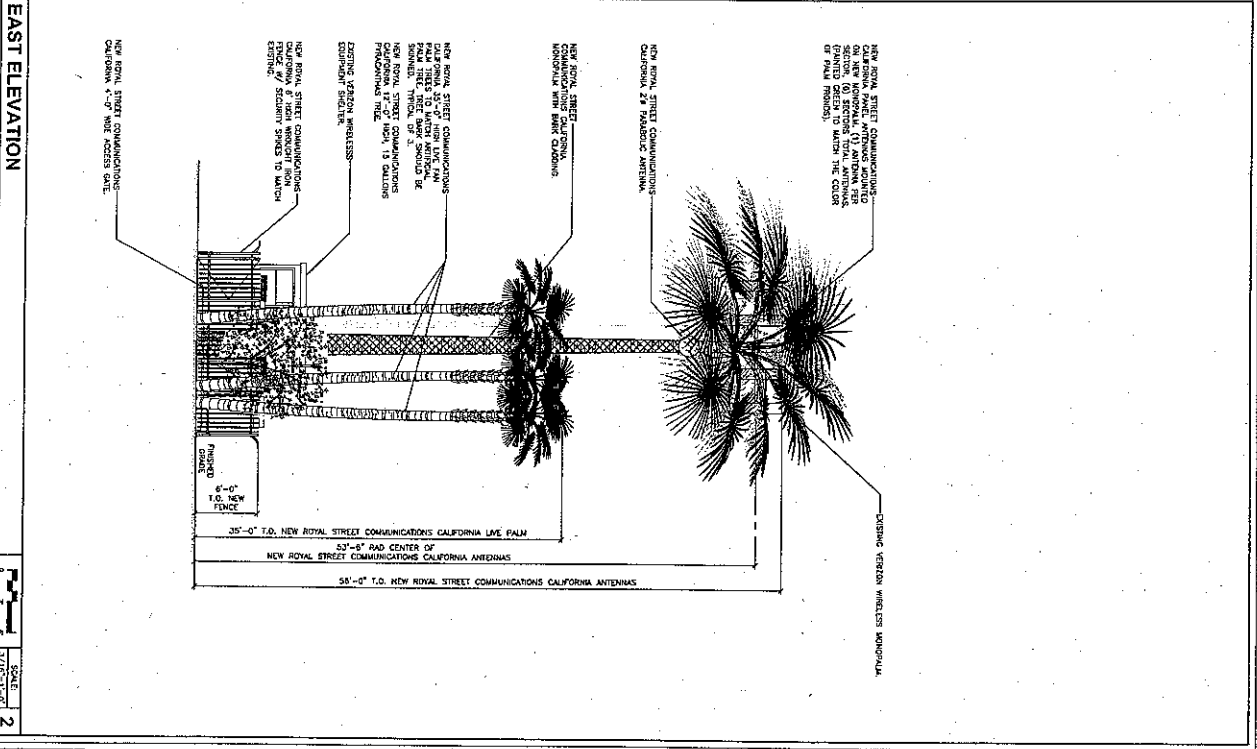
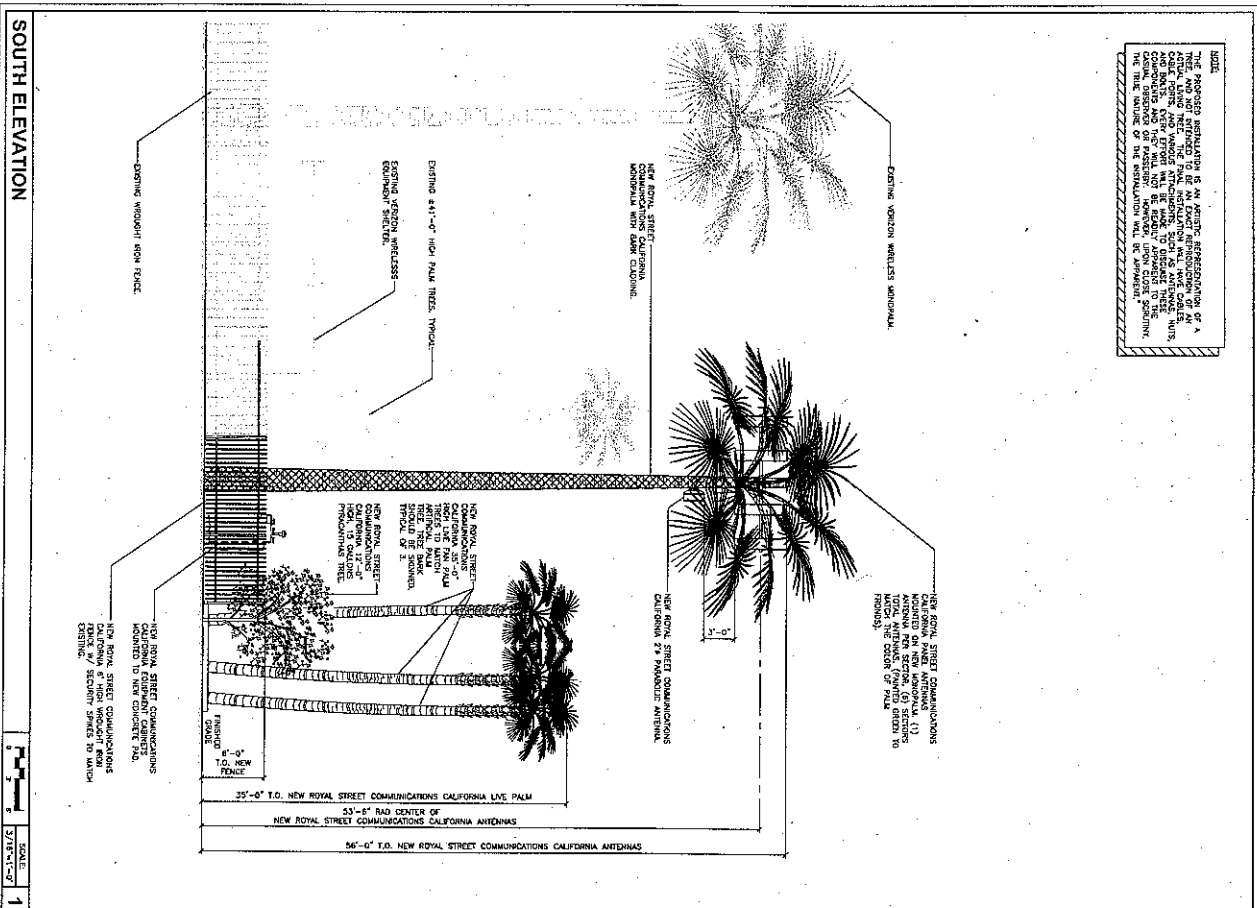
NATIONAL
 ENGINEERING & CONSULTING, INC.
 1100 N. LINCOLN AVENUE
 SUITE 100
 COSTA MESA, CA 92626
 TEL: 714-441-7777
 FAX: 714-441-7778
 WWW.NATIONALINC.COM

CONSULTANT:
 DRAWN BY: JN
 CHECKED BY: JN
 DESIGNED BY: JN

SHEET TITLE: **EQUIPMENT PLAN AND ANTENNA LAYOUT**

SHEET NUMBER: **A-2**

NOTE: THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A FUTURE, HYPOTHETICAL SCENARIO. THE INSTALLATION WILL HAVE AESTHETIC QUALITIES AND VISUAL ATTRIBUTES THAT ARE NOT QUANTIFIABLE. THE COMPONENTS AND THEIR PLACEMENT WILL BE SUBJECT TO THE APPROVAL OF THE CITY OF PALM SPRINGS AND WILL BE SUBJECT TO THE CITY OF PALM SPRINGS. THE FINAL DESIGN OF THE INSTALLATION WILL BE SUBJECT TO THE CITY OF PALM SPRINGS.



<p>Royal Street Communications California, LLC 2913 EL CAMINO REAL, #361 PALM SPRINGS, CA 92282 RIVERSIDE COUNTY PROJECT INFORMATION: LA309A N. PALM CANYON W/NO PALM 1778 N. PALM CANYON DRIVE PALM SPRINGS, CA 92282 RIVERSIDE COUNTY CURRENT ISSUE DATE: 6/02/10</p>																							
<p>ISSUED FOR: ZONING</p>																							
<p>REV./DATE/DESCRIPTION: BY:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>6/02/09</td> <td>CLIENT COMMENTS</td> <td>DN</td> </tr> <tr> <td>3</td> <td>3/17/09</td> <td>UNIT PLAN REV.</td> <td>DN</td> </tr> <tr> <td>2</td> <td>11/19/08</td> <td>100% ZONING</td> <td>DN</td> </tr> <tr> <td>1</td> <td>11/11/08</td> <td>100% ZONING</td> <td>DN</td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY	4	6/02/09	CLIENT COMMENTS	DN	3	3/17/09	UNIT PLAN REV.	DN	2	11/19/08	100% ZONING	DN	1	11/11/08	100% ZONING	DN
NO.	DATE	DESCRIPTION	BY																				
4	6/02/09	CLIENT COMMENTS	DN																				
3	3/17/09	UNIT PLAN REV.	DN																				
2	11/19/08	100% ZONING	DN																				
1	11/11/08	100% ZONING	DN																				
<p>PLANS PREPARED BY: NATIONAL ARCHITECTURAL ELEVATIONS</p>																							
<p>CONSULTANT:</p>																							
<p>DESIGNER:</p>																							
<p>CHECKER:</p>																							
<p>DATE: JUN 11 2010</p>																							
<p>PROJECT TITLE: ARCHITECTURAL ELEVATIONS</p>																							
<p>SHEET NUMBER: A-3</p>																							

LA3609

Site Name:

BTS – N. Palm Canyon Monopalm

1776 N. Palm Canyon, Palm Springs, CA

RC at 56' Height

metroPCS
Unlimit Yourself.

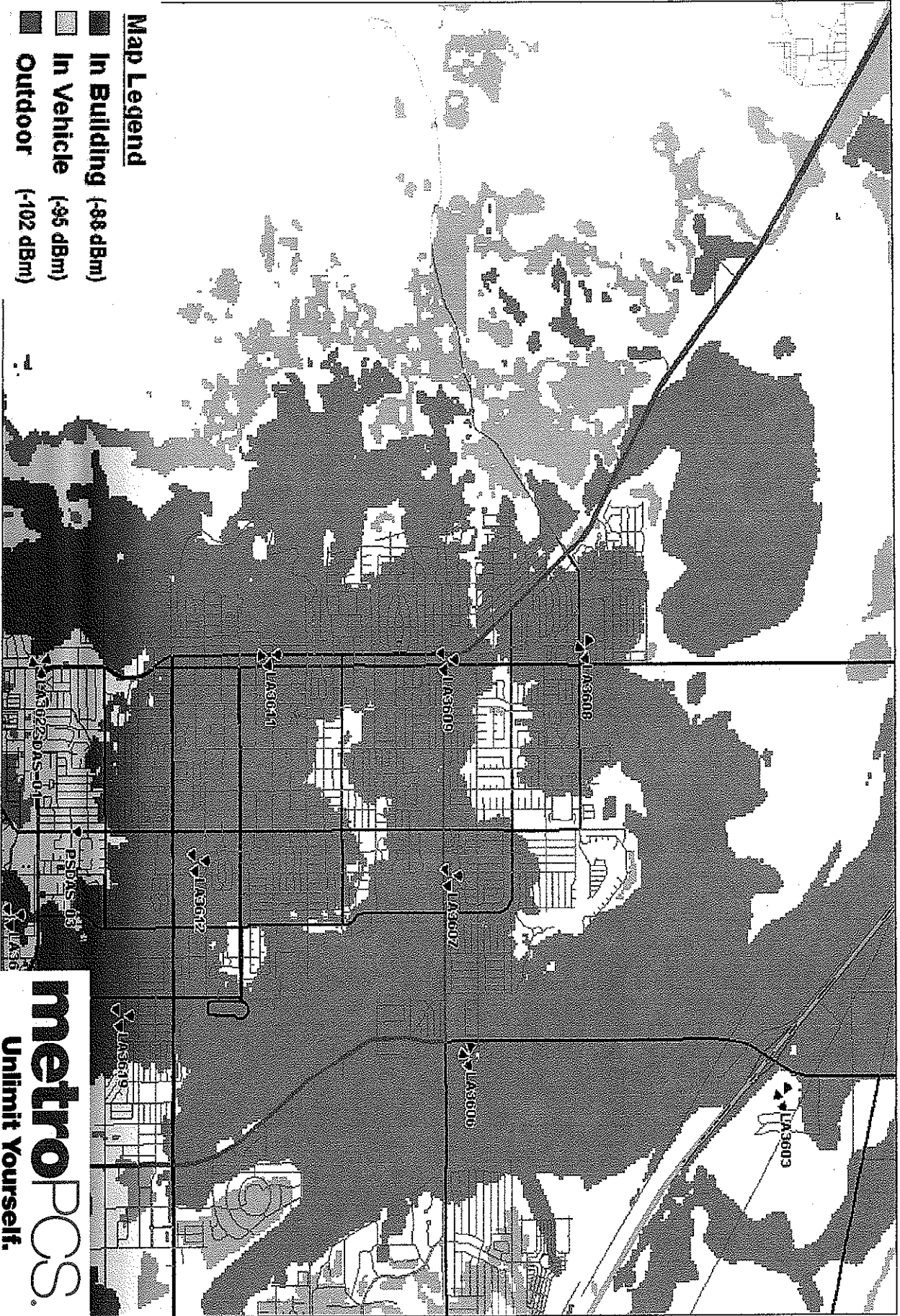
Predict Coverage of LA3609 at 56'



- Map Legend**
- In Building (-88 dBm)
 - ▒ In Vehicle (-95 dBm)
 - Outdoor (-102 dBm)

metro PCS
Unlimit Yourself.

Predict Coverage of LA3609 w/ surrounding sites

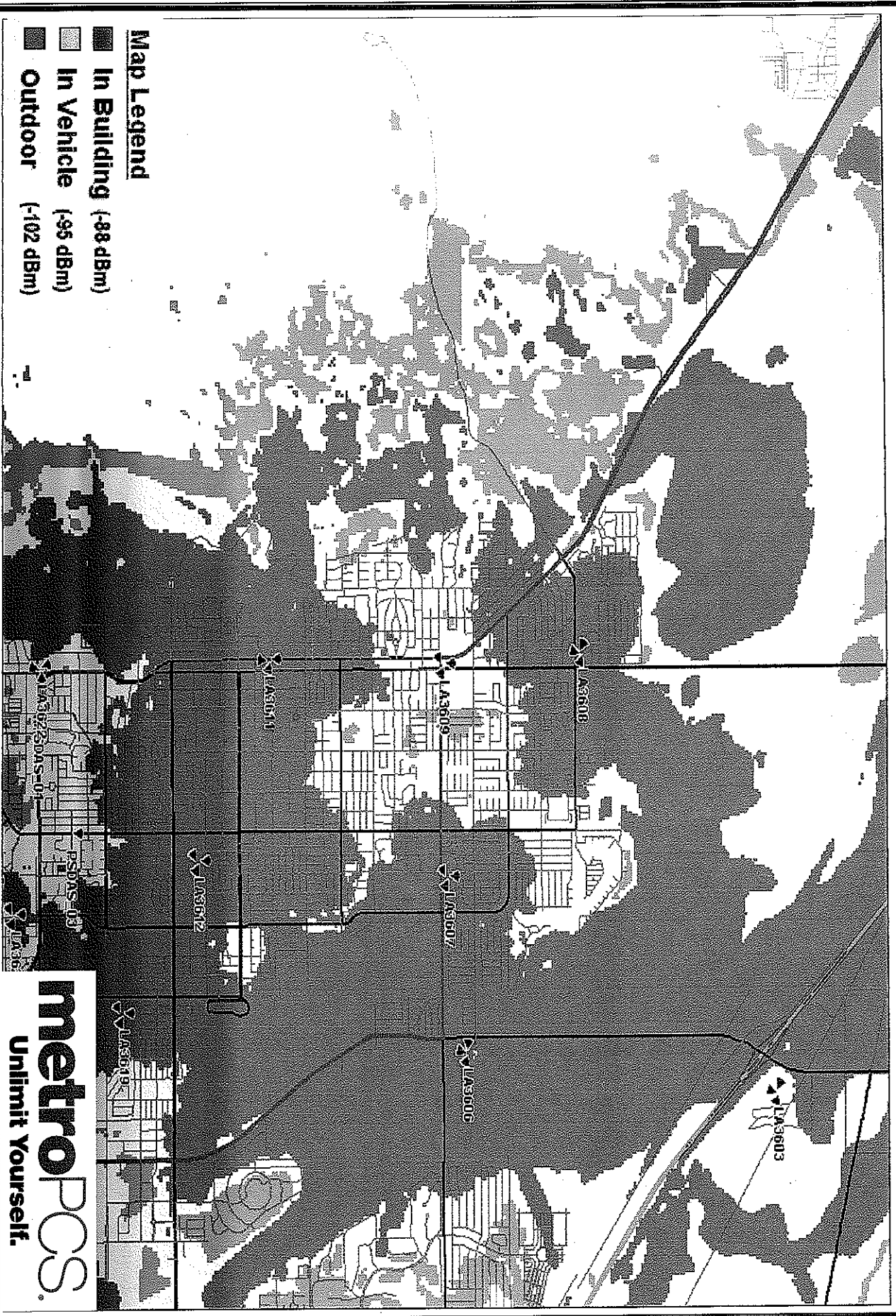


Map Legend

- In Building (-88 dBm)**
- In Vehicle (-95 dBm)**
- Outdoor (-102 dBm)**

metro PCS
Unlimit Yourself.

Predict Coverage w/o LA3609, Surrounding Sites



- Map Legend**
- In Building (-88 dBm)
 - In Vehicle (-95 dBm)
 - Outdoor (-102 dBm)

metroPCS.
Unlimit Yourself.

LA3609

Site Name:

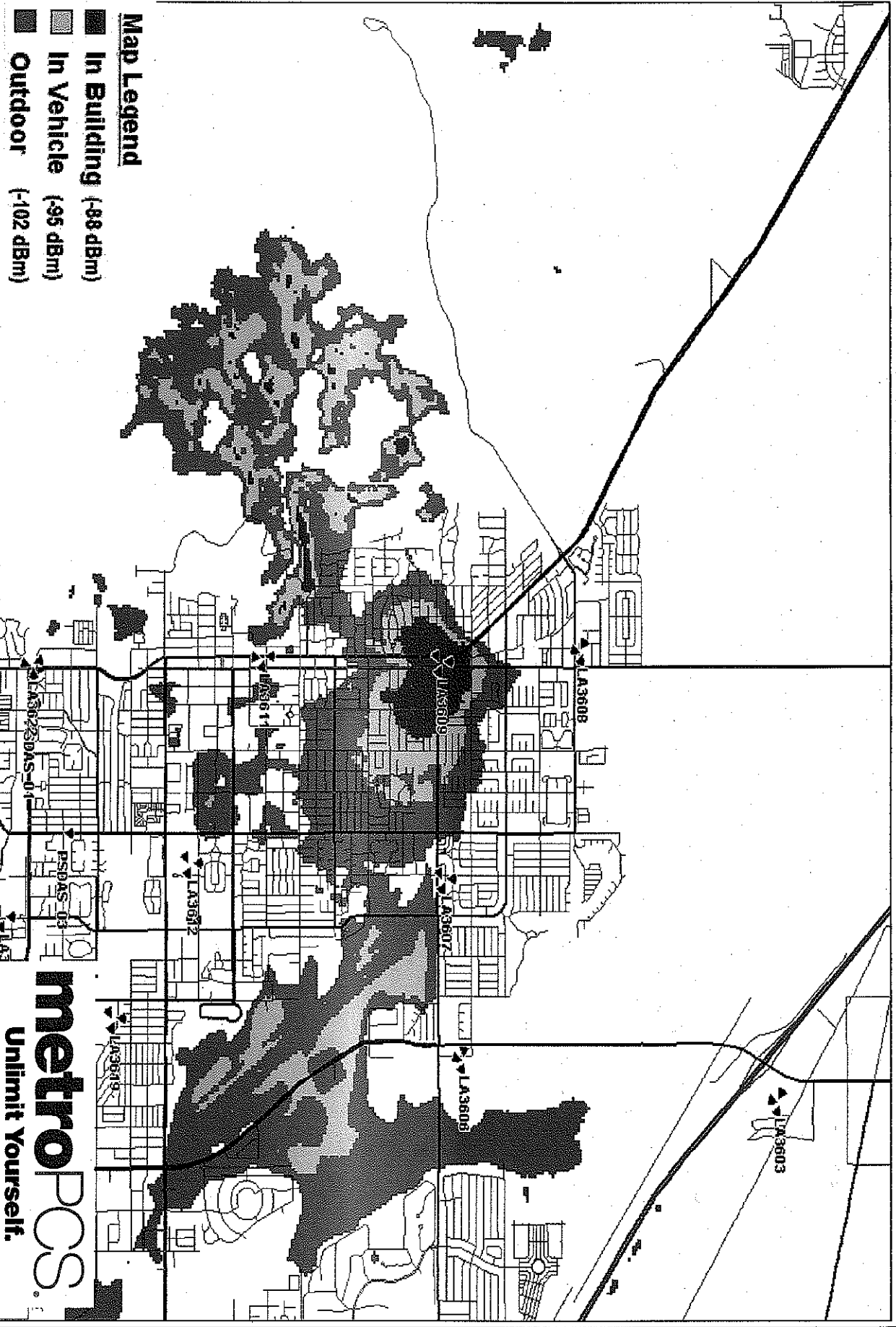
BTS – N. Palm Canyon Monopalm

1776 N. Palm Canyon, Palm Springs, CA

RC at 40' Height

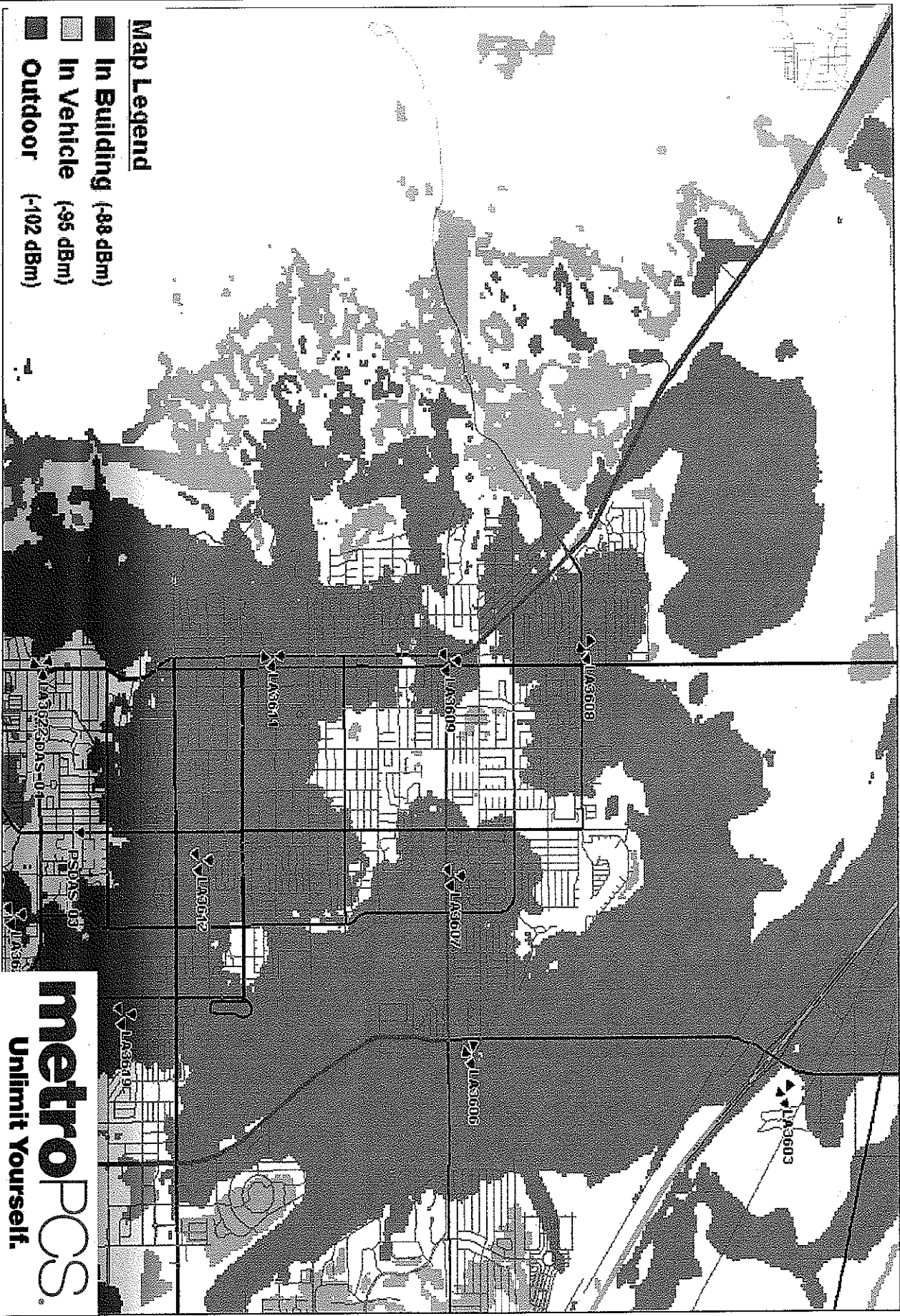
metroPCS.
Unlimit Yourself.

Predict Coverage of LA3609 at 40'






metro PCS
Unlimit Yourself.

Predict Coverage of LA3609 w/ surrounding sites

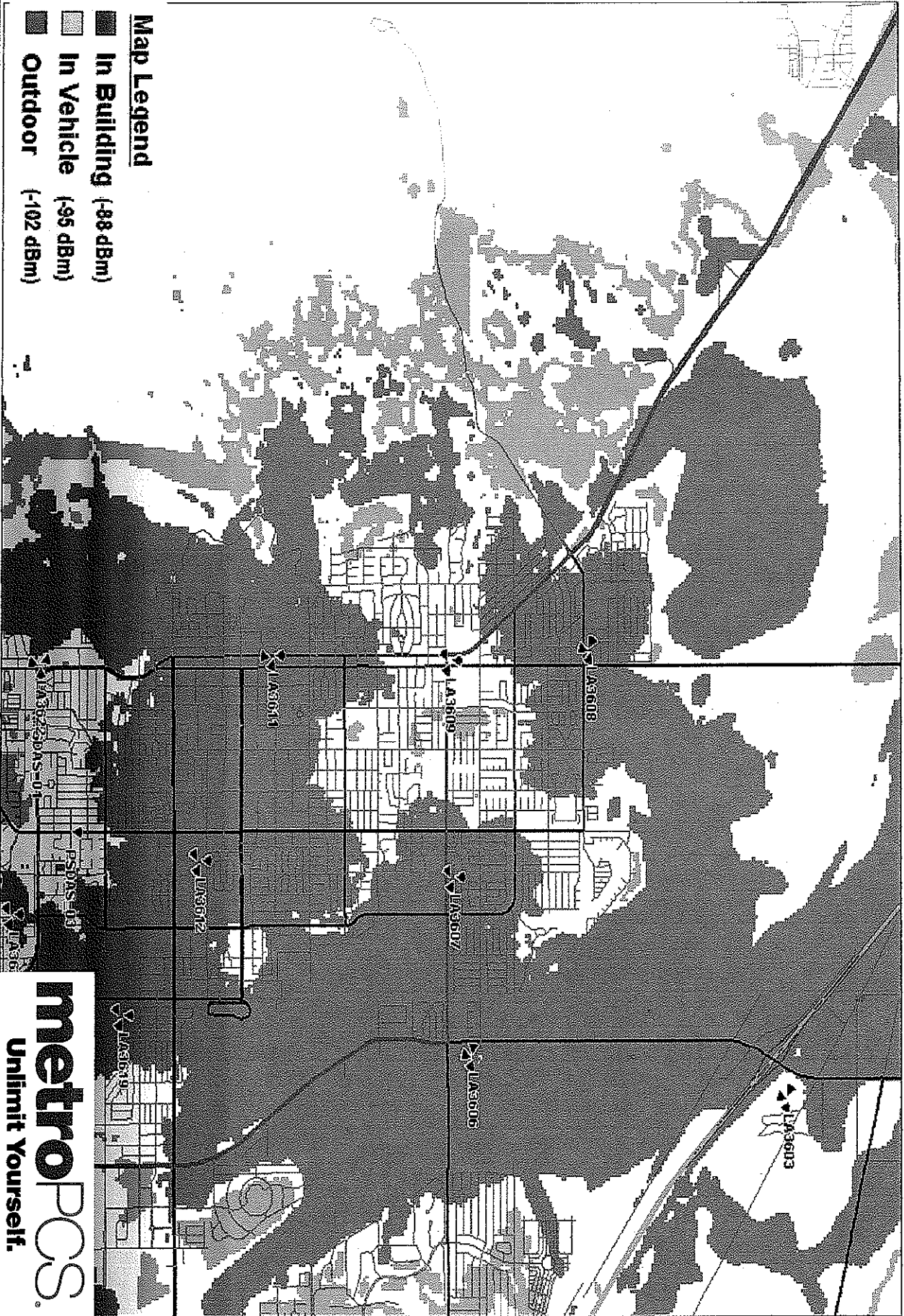


Map Legend

-  In Building (-88 dBm)
-  In Vehicle (-95 dBm)
-  Outdoor (-102 dBm)

metroPCS
Unlimit Yourself.

Predict Coverage w/o LA3609, Surrounding Sites



metroPOCS.
Unlimit Yourself.