



## **ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM**

DATE: FEBRUARY 16, 2021

SUBJECT: COASTAL BUSINESS GROUP (REPRESENTING AT&T WIRELESS) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT THREE (3) WIRELESS COMMUNICATIONS FACILITIES ON THE CITY PARKING GARAGE TO MIMIC AN EXTENSION OF ELEVATOR TOWERS AT A MAXIMUM HEIGHT OF FIFTY-ONE (51') FEET LOCATED AT 235 SOUTH INDIAN CANYON DRIVE, ZONE CU (CASE NO. 5.1500 CUP)(GM)

FROM: Development Services Department

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### SUMMARY

The Architectural Advisory Committee to consider a request by AT&T Wireless for Architectural Review in conjunction with a Conditional Use Permit to install three (3) wireless communication facilities atop existing elevator shafts and equipment shelter at the City parking garage. Two (2) antennas will be located atop the northeast and the southwest elevator shaft and screened by a faux concrete textured structure and the third will be in a new enclosure for equipment and antennas. The maximum height for all structures is proposed at fifty-one (51') feet from street level.

### ISSUES:

- The Parking garage is a City-owned parcel and will require approval of a master lease by the City Council. Lease agreement negotiations are underway.
- There is an existing Verizon antenna atop an elevator shaft located at the rear and center of the parking structure not visible from the street with a maximum height of fifty-one (51') feet measured from grade to the center of the parking structure.
- Section 93.23.08(C)(2)(c)(iii) of the Palm Springs Zoning Code (PSZC) requires that the antenna structure shall not extend to a height of more than twenty-five (25') feet above the highest point of the roof of the principal building. The proposed antenna structure is fifty-one (51') feet atop the northeast and southwest elevator shafts which is one (1') foot over height.
- The proposed antennas will have a greater visual impact located on the elevator towers fronting South Indian Canyon Drive and Baristo Road.

- Section 93.23.08(C)(2)(c)(iv) of the PSZC states that “*commercial antennas that have a visual impact on the immediate area shall be of a scale consistent with the surrounding structures and shall be incorporated into the overall architectural design of the structure and/or site*”.

**RECOMMENDATION:**

Staff recommends denial as presented with direction to revise the project as follows:

1. The enclosures atop the northeast and southwest elevator shafts be shortened to maximum height of twenty (20’) feet above the top of the garage parapet. The height from street grade to top of enclosure would be forty-six (46’) feet.
2. The new equipment and antenna enclosure at the north end of the upper deck to have a maximum height of forty-eight (48’) feet from street grade.

**BACKGROUND AND SETTING:**

<b><i>Most Recent Ownership</i></b>	
	City of Palm Springs

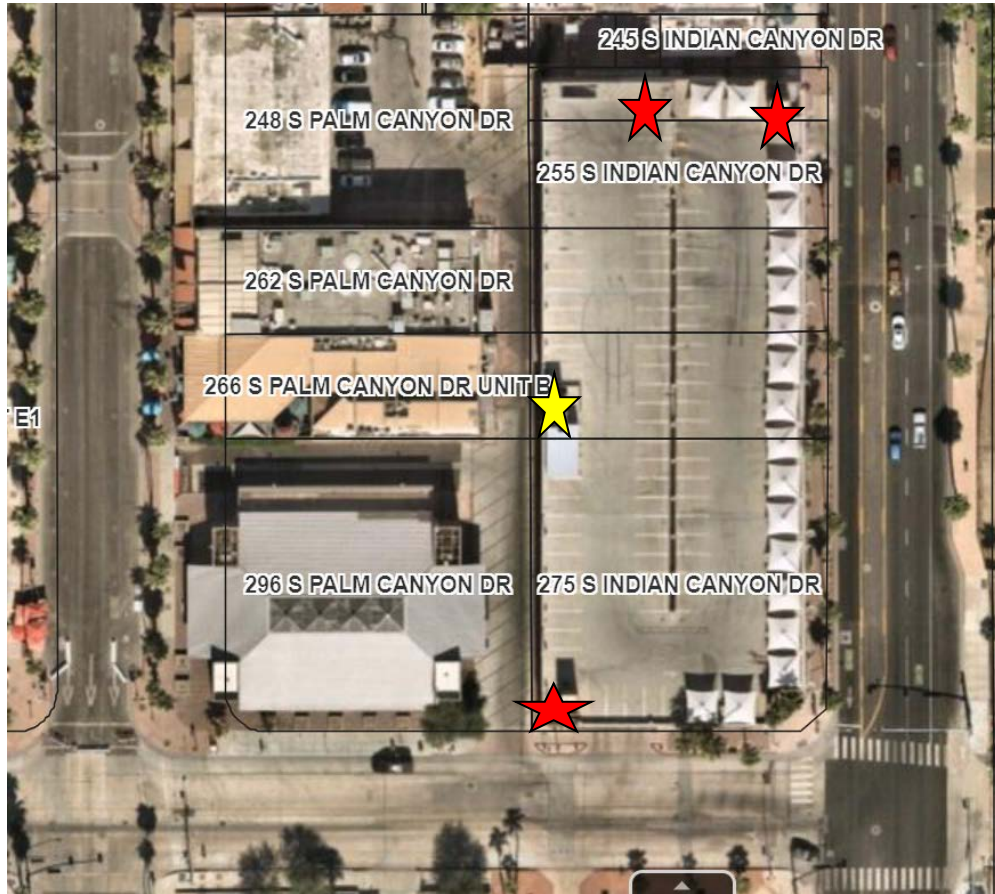
<b><i>Field Check</i></b>	
02/09/2021	Staff visited the site to observe existing conditions.

<b><i>Notification</i></b>	
02/11/2021	Email sent to the following Neighborhood Organizations to notify that this project will be reviewed by the AAC on 2/16/21: Old Las Palmas, Vista Las Palmas, Movie Colony, Midtown, Historic Tennis Club, Warm Sands, Parkview Estates, Movie Colony East, Baristo, Tahquitz River Estates Neighborhood Organizations.

**DETAILS OF APPLICATION REQUEST:**

**Table 1: General Plan and Zoning**

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designation</b>	<b>Existing Land Use</b>
Subject Site	CBD (Central Business District)	CU (Civic Uses)	City Parking Garage
South	CBD (Central Business District)	CBD (Central Business District)	Retail/ Commercial
East	CBD (Central Business District)	LSC (Local Service Commercial)	Hotel
West	CBD (Central Business District)	CBD (Central Business District)	Retail/Commercial
North	CBD (Central Business District)	CBD (Central Business District)	Restaurant



**Subject Site: City Parking Garage**  
**Red Star = Location of proposed AT&T antenna enclosures**  
**Yellow Star = Existing Verizon antenna enclosure**

**PROJECT DESCRIPTION:**

Coastal Business Group on behalf of AT&T has applied for a Conditional Use Permit to install three (3) wireless communication facilities atop existing elevator shafts and equipment shelter at the City parking garage. Two (2) antennas will be located atop the northeast and the southwest elevator shaft and screened by a faux concrete textured structure and the third will be in a new enclosure for equipment and antennas. The maximum height for all structures to be fifty-one (51') feet from street level.

The City-owned parcel which contains the public parking garage will require approval of a lease agreement which is currently in negotiations. Presently there exists a Verizon

antenna in an enclosure above an elevator shaft in the center rear of the parking structure and is not visible from the street.

The project proposes to place two (2) antenna enclosures atop existing elevator shafts which are constructed of split-face block in a brown color. The communications arrays will be mounted on metal racks screened by a faux block material like the existing Verizon facility. These antennas will be six (6') feet tall and the panels above the equipment enclosure are eight (8') feet tall. In the provided elevations, the placement of the panels above the elevator shaft appears to leave a 3'-9" separation from the roof of the elevator shaft to the bottom of the panel array which may allow for a lower overall height.

A 200-square foot equipment enclosure is proposed at the north end of the upper deck in an area that is marked "no parking". This structure will house both antennas and the required mechanical and electronic equipment needed to maintain the cellular site. Inside the enclosure there will be a platform that separates the equipment from the eight (8') foot tall antenna arrays above. The enclosure will be constructed of split face block in a brown color to match existing elevator shafts with bollards placed around the base. The addition of the enclosure will result in the loss of one parking space.

### ***Antenna Height***

Pursuant to Section 93.23.08 of the PSZC, the height and placement limitations of communication antennas within Commercial and Professional Zones is required to comply with the provisions governing broadcast receiving antennas or Section 93.23(C)(2)(c)(iii) of the PSZC; according to this Section, *"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 garage structure ranges from twenty-five (25') feet facing Belardo Road to thirty-two (32') feet on the north end of the upper deck. In determining the allowable height, building height twenty-five (25') + twenty-five (25') permitted feet equals fifty (50') feet would be permitted without a Variance. However, Section 93.23.08(C)(2)(c)(iv) of the PSZC states that *"commercial antennas that have a visual impact on the immediate area shall be of a scale consistent with the surrounding structures and shall be incorporated into the overall architectural design of the structure and/or site"* requiring architectural review.

The proposed heights of the equipment enclosures atop the elevator shafts appear disproportionate. In the submitted photo simulations the tower elements appear excessively tall and out of proportion and scale to the site and surrounding structures.

The following tables will describe the various heights for elements of the proposal:

### **Northeast Tower – South Indian Canyon Drive Frontage**

#### Proposed

- Panel Height = 6'
- Flex space between top of elevator shaft and panel = 3'8"
- Height of new enclosure on top of elevator = 11'

#### Existing

- Elevator Shaft = 14'-2"
- Overall height from top of garage parapet = 27'-2"
- Height from street grade to top of new tower element = 51

### **Southwest Tower – Baristo Road Frontage**

#### Proposed

- Panel Height = 6'
- Flex space between top of elevator shaft and panel = 3'8"
- Height of new enclosure on top of elevator = 11

#### Existing

- Elevator Shaft = 14'-2"
- Overall height from top of garage parapet = 27'-2"
- Height from street grade to top of new tower element = 51

### **New Equipment/Antenna Enclosure Tower – Upper Deck North Garage Area**

#### Proposed New

- Panel Height = 8' foot
- Height of Mechanical room = 9'-6"
- Height of Antenna enclosure = 9'-6"
- Total Height of enclosure = 19'
- Height from street grade to top of new tower element = 51 feet

With the strict interpretation of the PSZC the antenna height could be fifty (50') feet tall however in evaluating the project the overall aesthetics and compatibility of the proposal must be taken into consideration.

### **Architectural Review:**

Section 93.23.08(C)(2)(c)(iv) of the PSZC states that “commercial antennas that have a visual impact on the immediate area shall be of a scale consistent with the surrounding structures and shall be incorporated into the overall architectural design of the structure and/or site”. Staff has determined that that the proposal does not meet this criteria and suggests that the enclosure structures above the elevator shafts be reduced in height to twenty (20') feet above the top of the garage parapet. The height from street grade to top of the elevator towers would be forty-six (46') feet. The new equipment and antenna enclosure at the end of the upper deck to have a maximum height of forty-eight (48') feet from street grade due to the location of the mechanical equipment and tall antenna arrays.

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of the adjacent and surrounding developments, and whether it is good composition, material, textures, and colors.

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<p><i>Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas.</i></p> <p>The proposal to add commercial antennas atop the multi-deck public parking garage is a logical location due to its height and the ability to conceal the arrays. The extension of the existing garage elevator shafts on the northeast and southwest corners of the site and the addition of a new equipment enclosure on the upper deck will not impede vehicular or pedestrian circulation within the parking garage.</p>	Yes
2.	<p><i>Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;</i></p> <p>The addition of the new enclosures above the northeast and southwest elevator shafts at a height of fifty-one (51') feet is out of scale and context with the surrounding development. The existing Verizon facility located at the rear and middle of the parking structure is not visible from the street, however the AT&amp;T proposal located on facades that front South Indian Canyon Drive and Baristo Road are very visible and out of scale along these street fronts.</p>	No
3.	<p><i>Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;</i></p> <p>The height of the existing parking structure is twenty-five (25') feet and the PSZC allows an additional twenty-five (25') feet for a total maximum antenna height of fifty (50') feet. The applicant is requesting enclosure height of fifty-one (51') feet which exceeds allowable. However the overall massing of the proposal is out of scale with the design of the parking garage and surrounding buildings.</p>	No
4.	<p><i>Building design, materials and colors to be sympathetic with</i></p>	Yes

	Guidelines [PSZC 94.04.00(D)]	Compliance
	<i>desert surroundings;</i> The enclosures for the antenna arrays will be constructed of wood frame with a faux block finish in a brown color to match existing. The equipment enclosure will be encased behind a masonry split-face block wall with an integrated brown color.	
5.	<i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i> The proposed enclosures constructed to mimic the elevator shaft will be a continuation of the existing materials, however the proposed height results in a structure that is not of good composition and is visually out of scale with the rest of the parking garage.	No
6.	<i>Consistency of composition and treatment;</i> The new enclosures constructed of material that will mimic the masonry split-face block in a brown color will match the existing on the parking garage and provides consistency.	Yes
7.	<i>Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;</i> N/A	N/A
8.	<i>Signs and graphics, as understood in architectural design including materials and colors.</i> N/A	N/A

**RECOMMENDATION:**

Staff is recommending that the project be denied as presented with the direction given to the applicant as follows:

1. The enclosures atop the northeast and southwest elevator shafts be shortened to maximum height of twenty (20') feet above the top of the garage parapet. The height from street grade to top of enclosure would be forty-six (46') feet.
2. The new equipment and antenna enclosure at the end of the upper deck to have a maximum height of forty-eight (48') feet from street grade.



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Glenn Mlaker, AICP  
Associate Planner



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David Newell, AICP  
Assistant Planning Director

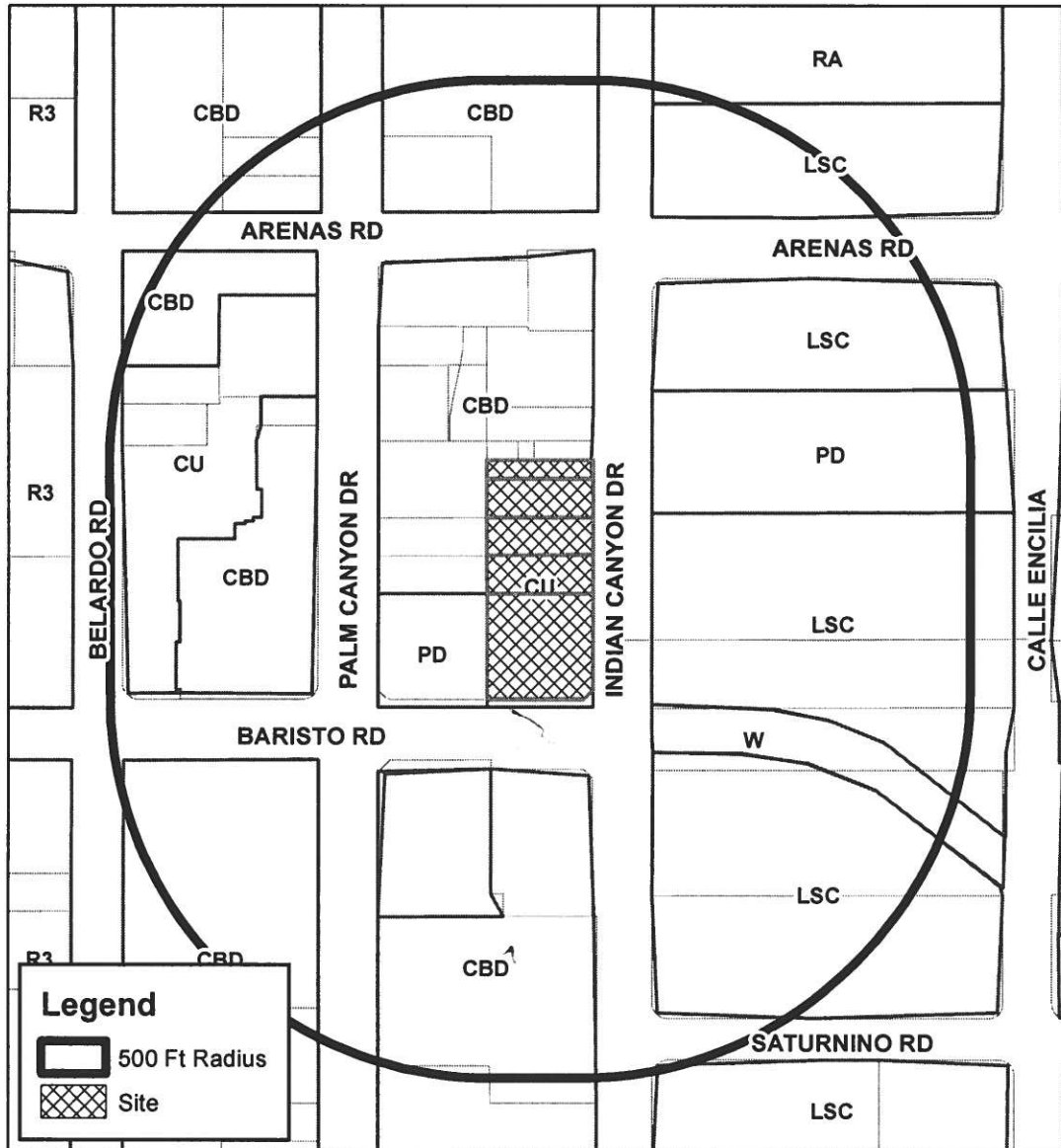
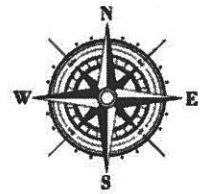
Attachments:

1. Vicinity Map
2. Justification Letter
3. Site Photos
4. Photo Simulations
5. Propagation Maps
6. Site Plan
7. Antenna Elevations





# Department of Planning Services Vicinity Map



**Legend**

- 500 Ft Radius
- Site

**CITY OF PALM SPRINGS**  
**AT&T Parking Garage**  
**Case 5.1500 CUP**  
**235 S Indian Canyon Drive**



# Wireless Telecommunication Facility

New AT&T Wireless Facility

CSL05482 – Project Description and Justification

## Site Details:

- APN-513-154-004 through 048
- Palm Springs Parking Garage – Zone CBD

## 1. Project Description and Purpose

AT&T is proposing a new wireless telecommunication facility atop a parking garage owned and operated by the city of Palm Springs. Verizon currently operates a wireless facility atop the parking garage as well. AT&T's design will mimic Verizon's as antennas will be screened from view behind faux elevator shaft extension. The faux elevator shaft will extend 19 feet to 51 feet on one side and 53 feet on the other sector. One sector will house (4) 8-foot antennas while the other two sectors will house (3) 4-foot antennas per sector for a total of (10) total antennas.

The facility will also house (36) Remote Radio Units, (4) Surge Suppressors, (6) equipment cabinets and (1) GPS. The antennas will be screened from view by material that will blend and match existing architectural features adhering to visual impact standards in the city code.

## 2. Justification of Request

The proposed wireless facility is being designed to offload another nearby tower and add capacity. This is demonstrated with the coverage propagation maps provided. This is a pretty high traffic area within the city. Thus, the justification for the new cell tower to provide continued and improved 4g LTE In Vehicle and In Building coverage where there is a need for not only the public sector but emergency first responders as well.

## 3. Operation & Maintenance

AT&T's site will operate 24-hours per day, 7-days per week, as an unmanned facility. Periodic maintenance and upkeep of the site will occur approximately once per month and will be performed by AT&T's technicians.

Mitchell Bryant  
949-336-1550

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PLANNING SERVICES  
DEPARTMENT



## 4. Conditional Use Permit Findings

- a. 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.
  - i. The use applied for in this case, is a wireless telecommunication facility adjacent to an existing Verizon wireless tower. It is permissible per the zoning code.
- b. 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.
  - i. The use is heavily desirable for the community, as a service provider AT&T is attempting to improve capacity and coverage for patrons to the area.
- c. That the site for the intended use is adequate in size and shape to accommodate such use, including yards, 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.
  - i. As a “on-building” proposed cell site/wireless facility the intended use will be adequate in size and shape.
- d. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.
  - i. The proposed use will not affect the traffic in the area and will pose to impact to streets or highways.
- e. 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. Such conditions may include.
  - i. The conditions imposed by the city commission and planning department will be reviewed and adhered to by AT&T complying with all public health and safety standards.

Mitchell Bryant  
949-336-1550

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**Northeast elevator shaft fronting South Indian Canyon Drive**



**View of northeast elevator**



**Southwest elevator shaft facing Belardo Road**



**Existing Verizon facility and equipment enclosure**



**Existing Verizon facility look south toward southwest elevator shaft**



**Elevator shaft from Belardo Road showing existing Verizon facility**



**View of northeast elevator from street**



**Faux block material on existing Verizon facility**



**Location of new equipment shelter to left of light pole**





**Location of new equipment shelter to the right of light pole in background**

# AERIAL MAP



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# EXISTING



# PROPOSED

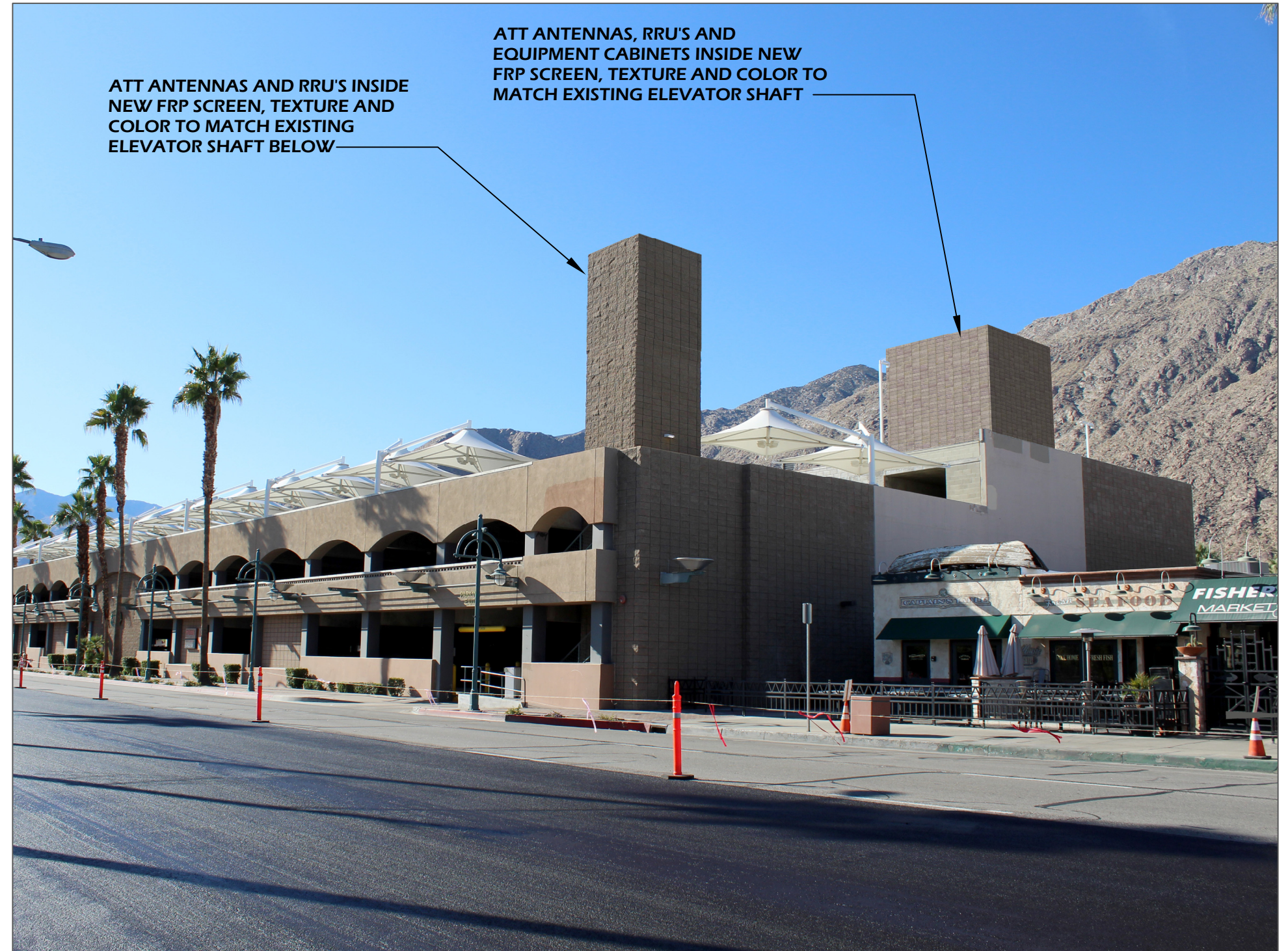


PHOTO PROVIDED BY: DRAFTLINK



**DRAFTLINK**  
SIMS@DRAFTLINK.COM



24310 MOULTON PARKWAY  
SUITE 0 #1009  
LAGUNA HILLS, CA 92637-3306  
CONTACT: MITCHELL BRYANT



**CSL05482**  
**PALM SPRINGS PARKING GARAGE**  
235 S INDIAN CANYON DRIVE,  
PALM SPRINGS, CA 92262

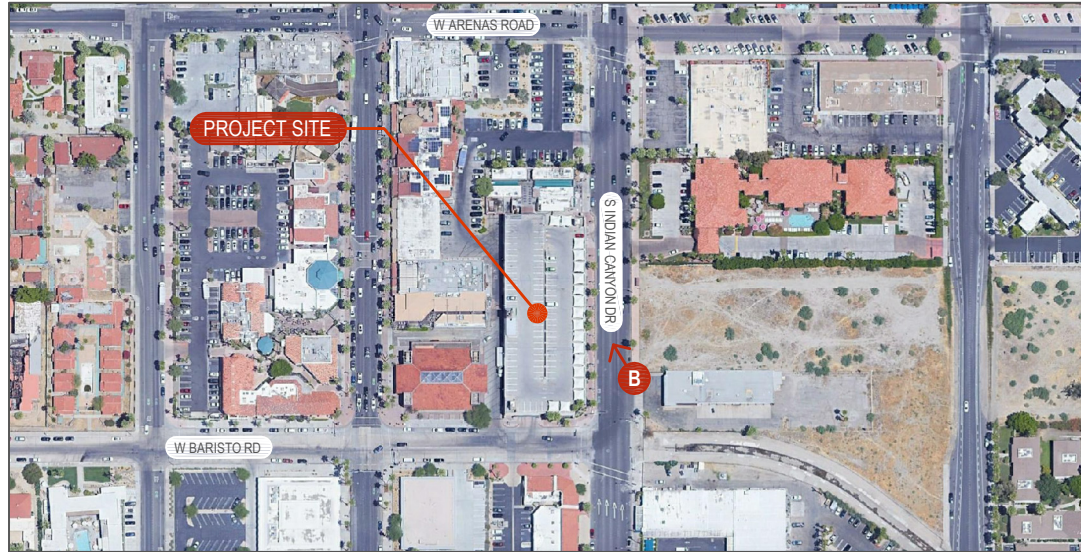
**VIEW**

**A**

**SHEET**

**1 / 3**

# AERIAL MAP



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# EXISTING



# PROPOSED



PHOTO PROVIDED BY: DRAFTLINK



**DRAFTLINK**  
SIMS@DRAFTLINK.COM



24310 MOULTON PARKWAY  
SUITE 0 #1009  
LAGUNA HILLS, CA 92637-3306  
CONTACT: MITCHELL BRYANT



**CSL05482**  
**PALM SPRINGS PARKING GARAGE**  
235 S INDIAN CANYON DRIVE,  
PALM SPRINGS, CA 92262

**VIEW**

**B**

**SHEET**

**2 / 3**

# AERIAL MAP



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# EXISTING



# PROPOSED



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SIMS@DRAFTLINK.COM



24310 MOULTON PARKWAY  
SUITE 0 #1009  
LAGUNA HILLS, CA 92637-3306  
CONTACT: MITCHELL BRYANT



**CSL05482**  
**PALM SPRINGS PARKING GARAGE**  
235 S INDIAN CANYON DRIVE,  
PALM SPRINGS, CA 92262

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PLANNING SERVICES  
DEPARTMENT

# LTE Justification Plots

**Market Name:** Los Angeles

**Site ID:** CSL05482

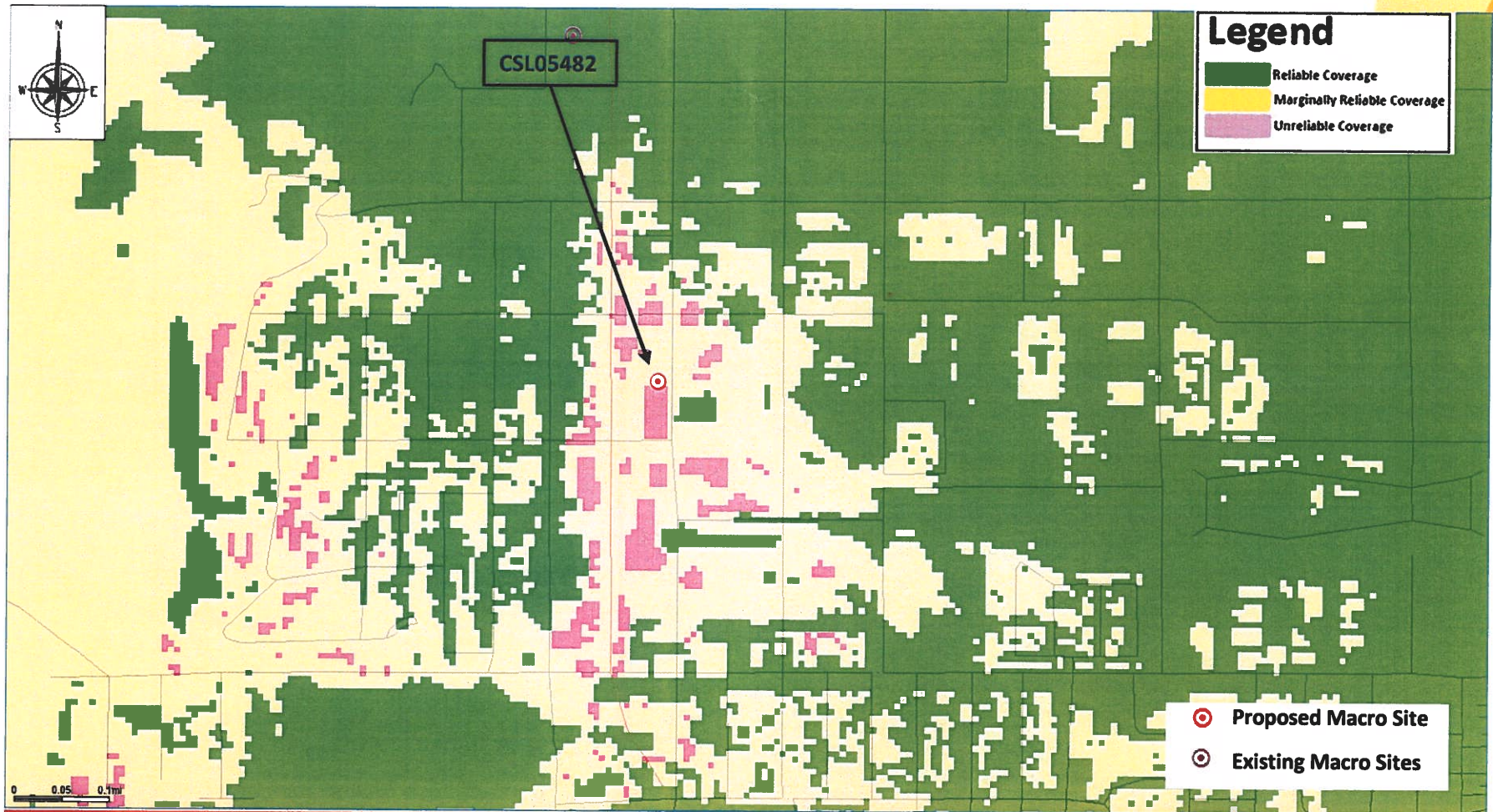
**Site Name:** Palm Springs Parking garage

**Site Address:** 235 S Indian Canyon Dr. , Palm Springs , CA 92262

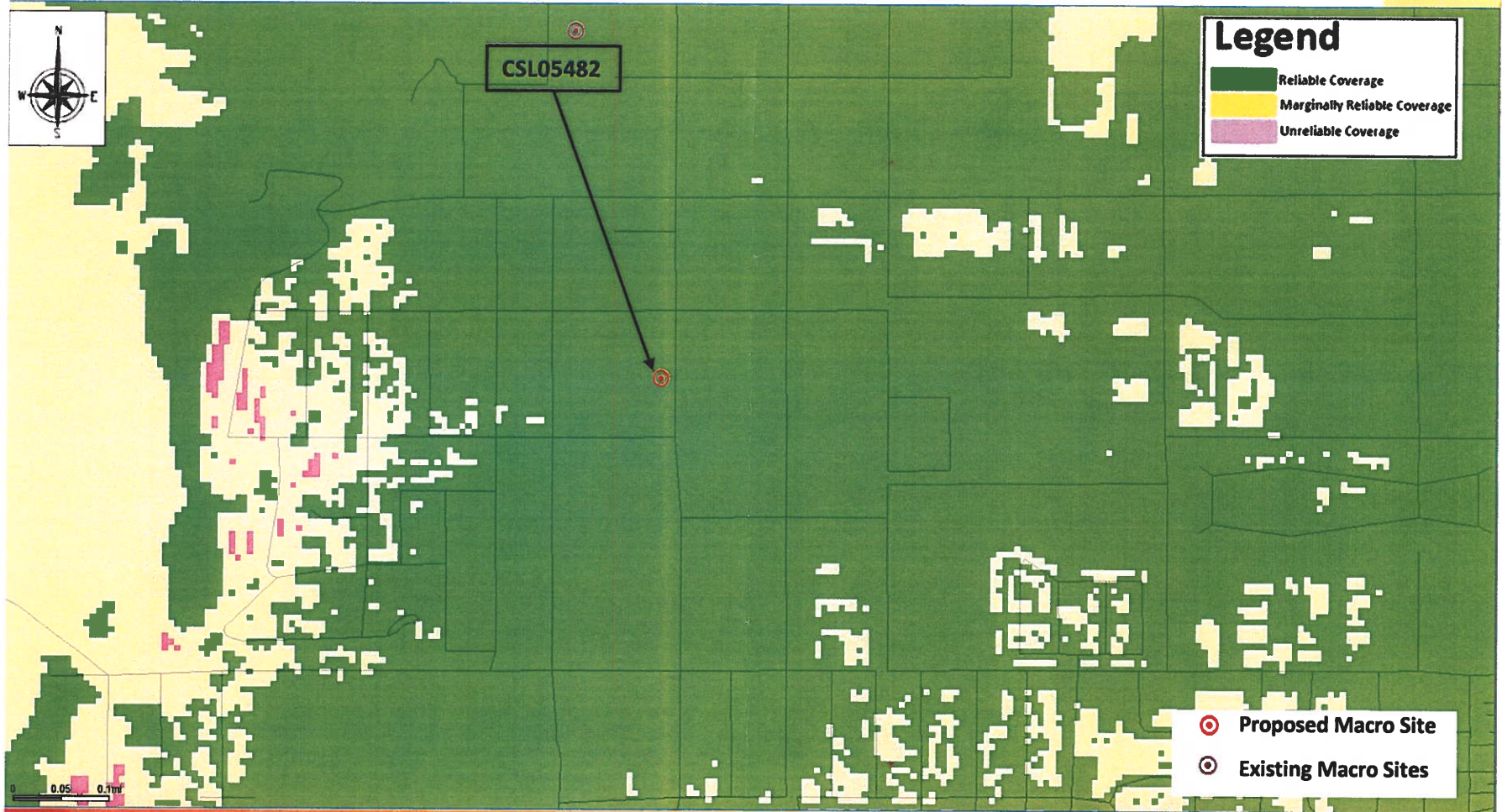
**ATOLL Plots Completion Date:** December 17<sup>th</sup>, 2019



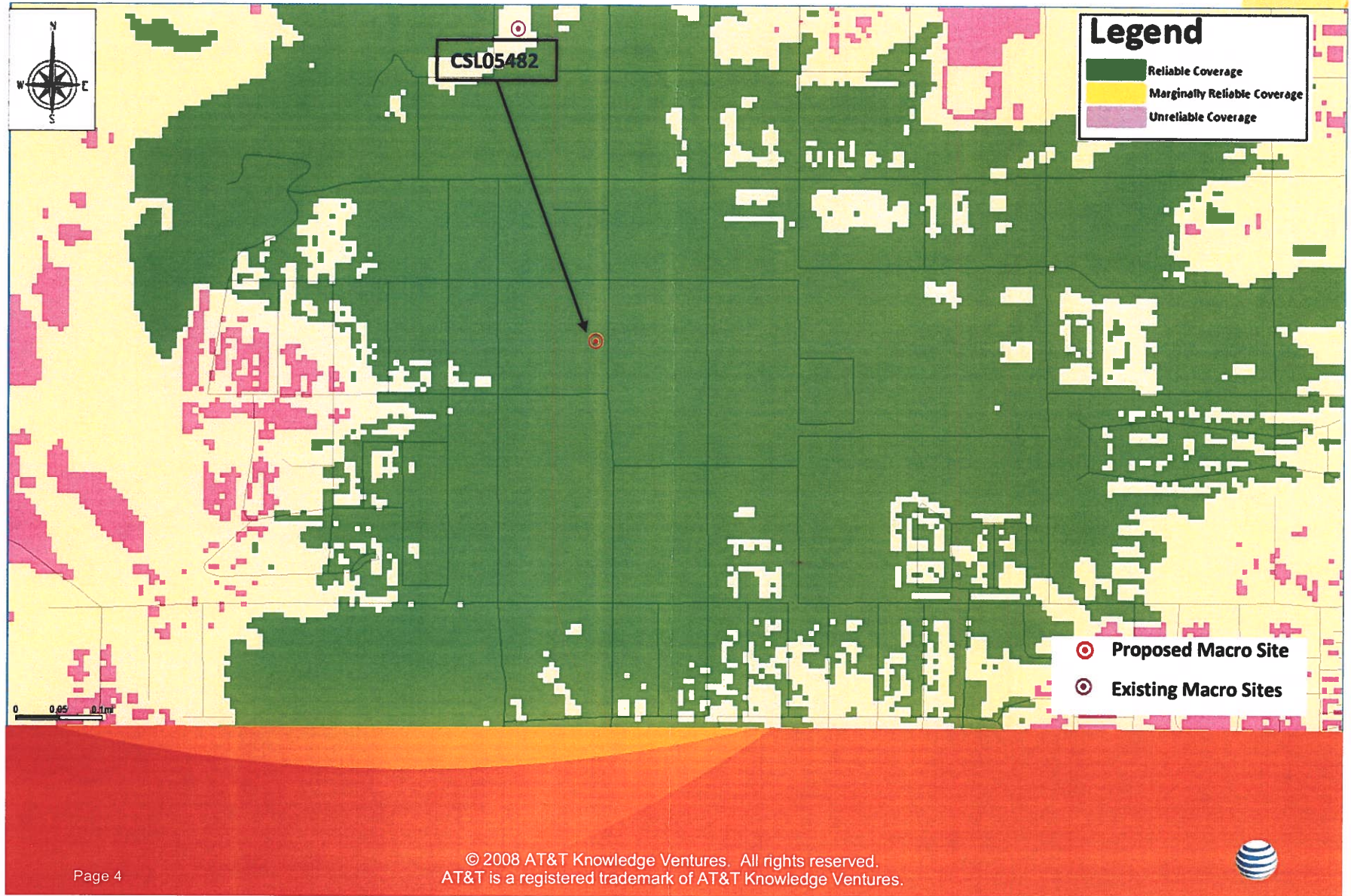
# LTE Coverage Without site CSL05482



# LTE Coverage With site CSL05482



# LTE Standalone Coverage With site CSL05482







AT&T MOBILITY

SITE NUMBER: CSL05482

SITE NAME: PALM SPRINGS PARKING GARAGE

PACE: #MRLOS034534 | FA: #14059611 | USID: #266172

A/E DOCUMENT REVIEW STATUS

Status Code

Table with 2 columns: Status Code, Description. Row 1: 1 X Accepted - With minor or no comments, construction may proceed. Row 2: 2 Not Accepted - Please resolve comments and resubmit. Row 4: 4 Review not required. Construction may proceed.

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

Table with 2 columns: ENG, CONST. Row 1: Reviewed. Row 2: Status By, Date.

DRAWING INDEX

REV.

DIRECTIONS

PROJECT INFORMATION

DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN

- 1. DEPART EDINGER AVE TOWARD RED HILL AVE
2. TAKE RAMP RIGHT FOR CA-55 N
3. KEEP STRAIGHT ONTO CA-91 E
4. AT EXIT 65B, TAKE RAMP RIGHT FOR CA-60 EAST TOWARD INDIO / SAN DIEGO
5. KEEP STRAIGHT ONTO I-215 S / CA-60 E
6. KEEP STRAIGHT ONTO CA-60 E
7. TAKE RAMP LEFT FOR I-10 E
8. AT EXIT 111, TAKE RAMP RIGHT FOR CA-111 TOWARD PALM SPRINGS
9. KEEP STRAIGHT ONTO N PALM CANYON DR
10. TURN LEFT ONTO E ALEJO RD
11. TURN RIGHT ONTO N CALLE ENCILIA
12. TURN RIGHT ONTO E SATURNINO RD
13. TURN RIGHT ONTO S INDIAN CANYON DR
14. ARRIVE AT S INDIAN CANYON DR

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:

- 1. INSTALLATION OF (1) NEW 19'H FAUX ELEVATOR SHAFT ON EXISTING PARKING STRUCTURE
2. INSTALLATION OF (2) NEW 11'H ELEVATOR SHAFT EXTENSIONS (FRP MATERIAL)
3. INSTALLATION OF (4) 8'H PANEL ANTENNAS
4. INSTALLATION OF (4) 6'H PANEL ANTENNAS
5. INSTALLATION OF (1) 3'Ø DISH ANTENNA
6. INSTALLATION OF (36) RRUS AND (6) DC SURGE SUPPRESSORS
7. INSTALLATION OF (4) EQUIPMENT CABINETS
8. INSTALLATION OF (1) GPS ANTENNA
9. INSTALLATION OF POWER, TELCO AND FIBER RUNS

SITE ADDRESS: 235 S INDIAN CANYON DR. PALM SPRINGS, CA 92262

SECTOR A: COORDINATES (APPROX.)
LATITUDE: 33°49'13.42" N 33.820392'
LONGITUDE: 116°32'44.52" W -116.545700'
DATUM: NAD 83

PROPERTY OWNER: CITY OF PALM SPRINGS
CONTACT: DIANA SHAY
TELEPHONE: (760) 323-8260

APPLICANT: AT&T WIRELESS
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

SECTOR C: COORDINATES
LATITUDE: 33°49'13.42" N 33.820394'
LONGITUDE: 116°32'45.26" W -116.545906'
DATUM: NAD 83

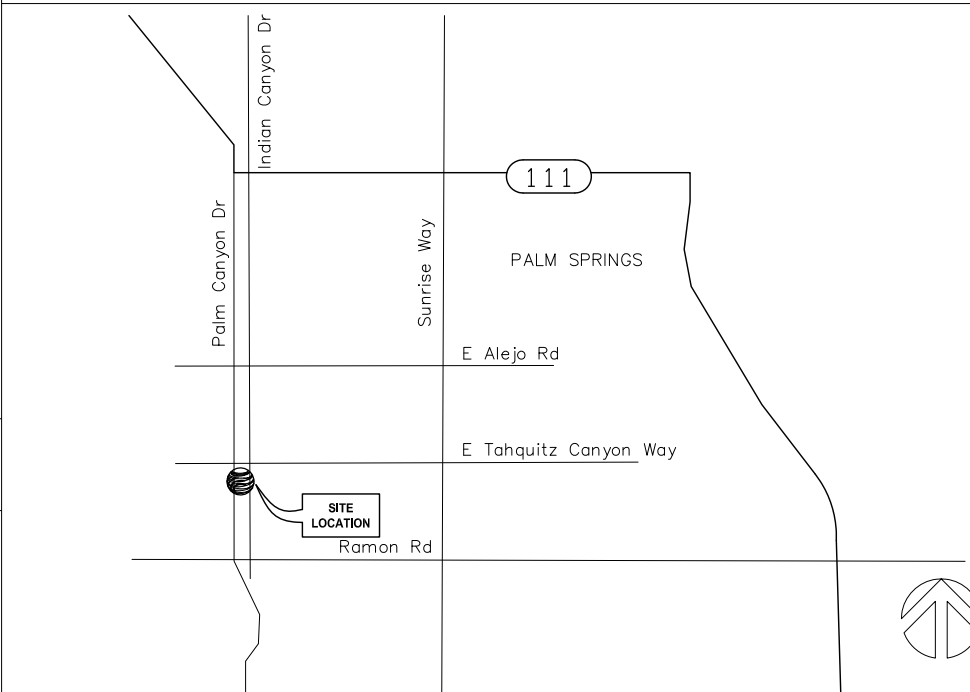
JURISDICTION: CITY OF PALM SPRINGS
APN: 513-154-004 THRU 048
CURRENT ZONING: CBD (CENTRAL BUSINESS DISTRICT)
CURRENT LAND USE: CITY PARKING GARAGE
NEW OCCUPANCY/USE: TYPE U (UNMANNED TELECOMMUNICATIONS FACILITY)

SECTOR B: COORDINATES
LATITUDE: 33°49'10.60" N 33.819612'
LONGITUDE: 116°32'45.76" W -116.546043'
DATUM: NAD 83

NEW CONST. TYPE: V-B
LEASE AREA: 400 SQ.FT.

ELEVATION
DATUM: 1651.11'
DATUM: NAVD88
POWER COMPANY: SCE
CONTACT PERSON: (800) 990-7788
TEL COMPANY: FRONTIER
CONTACT PERSON: (866) 945-4714

VICINITY MAP



CODE COMPLIANCE \*\* NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 1. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2
3. 2016 CALIFORNIA ELECTRICAL CODE
4. 2016 CALIFORNIA MECHANICAL CODE (CMC)
5. 2016 CALIFORNIA ENERGY CODE
6. 2016 CALIFORNIA FIRE CODE (CFC)
7. 2016 CALIFORNIA GREEN CODE
8. 2016 CALIFORNIA REFERENCES STANDARDS CODE

SITE QUALIFICATION PARTICIPANTS

Table with 4 columns: A/E, SAC, ZONING, RF, CONST, LL/OWNER, NAME/CONTACT, COMPANY, NUMBER. Rows include D.K. DO/BOK YU, MITCHELL BRYANT, TARIK QUAZZANI, RON VANDERWAL, DIANA SHAY.

DCI PACIFIC A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

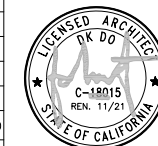
CSL05482 - PALMS SPRINGS PARKING GARAGE
PACE: #MRLOS034534 | FA: #14059611 | USID: #266172

235 S INDIAN CANYON DR.
PALM SPRINGS, CA 92262



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

Table with 3 columns: NO., DATE, REVISIONS. Rows include 4 06/09/20 SCREEN HEIGHT CHANGE PER PLANNING, 3 03/06/20 INCORP. TELCO DESIGN, 2 11/19/19 INCORP. DRM COMMENTS, 1 10/31/19 INCORP. RF DESIGN, 0 09/11/19 INCORP. DRM COMMENTS.



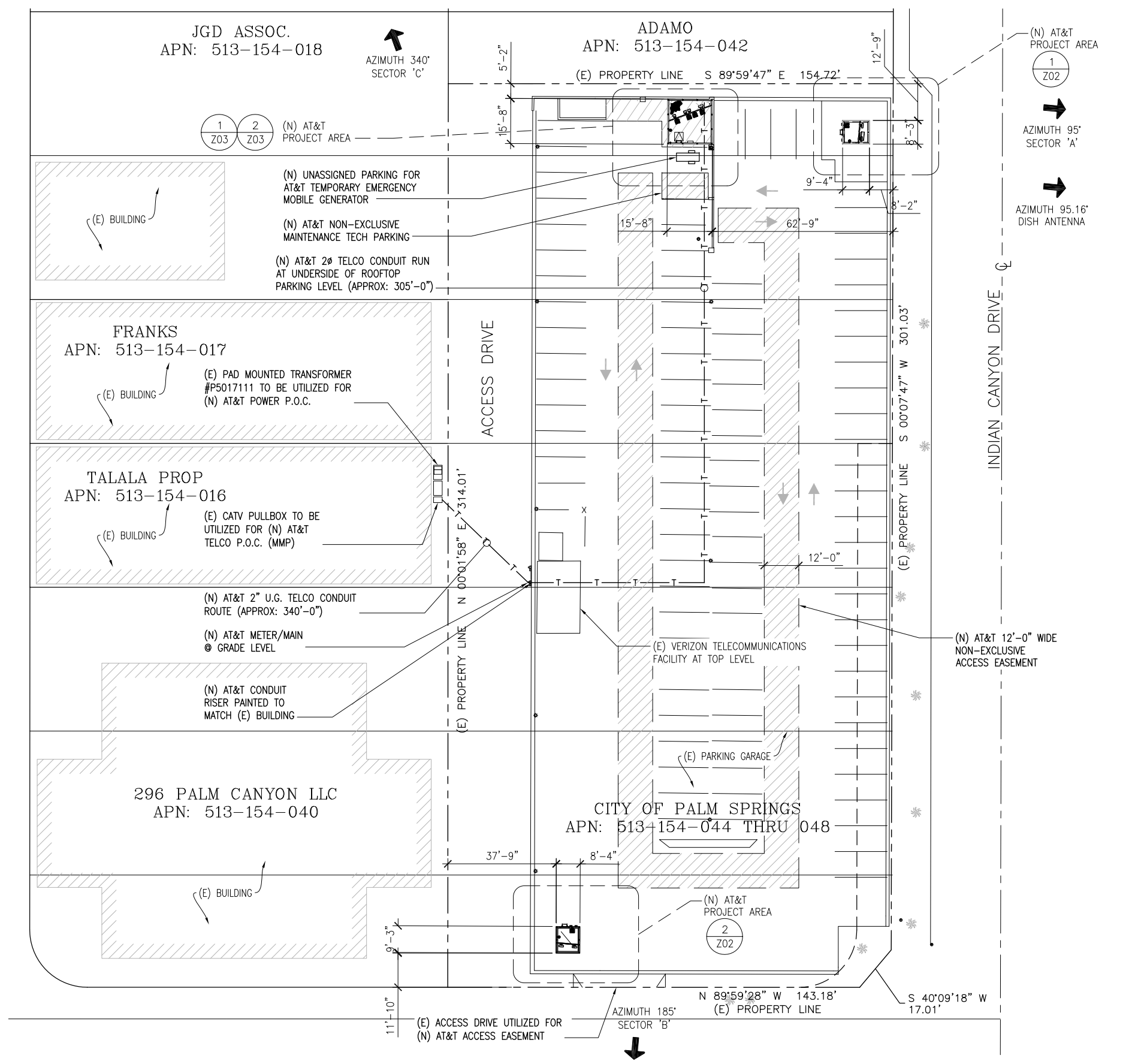
AT&T MOBILITY
TUSTIN, CA

TITLE SHEET

Table with 3 columns: JOB NO, DRAWING NUMBER, REV. Row 1: AA-CSL05482-T01, 4

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NOTE:  
PENDING POWER AND TELCO UTILITY COORDINATION REPORTS

**SITE PLAN**  
SCALE: 1" = 20'-0"  
0 5' 10' 20'

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CSL05482 - PALMS SPRINGS PARKING GARAGE  
PACE: #MRL0S034534 | FA: #14059611 | USID: #266172

235 S INDIAN CANYON DR.  
PALM SPRINGS, CA 92262



4	06/09/20	SCREEN HEIGHT CHANGE PER PLANNING	RF	BOK	DKD
3	03/06/20	INCRP. TELCO DESIGN	RF	BOK	DKD
2	11/19/19	INCRP. DRM COMMENTS	RF	BOK	DKD
1	10/31/19	INCRP. RF DESIGN	RF	BOK	DKD
0	09/11/19	INCRP. DRM COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	

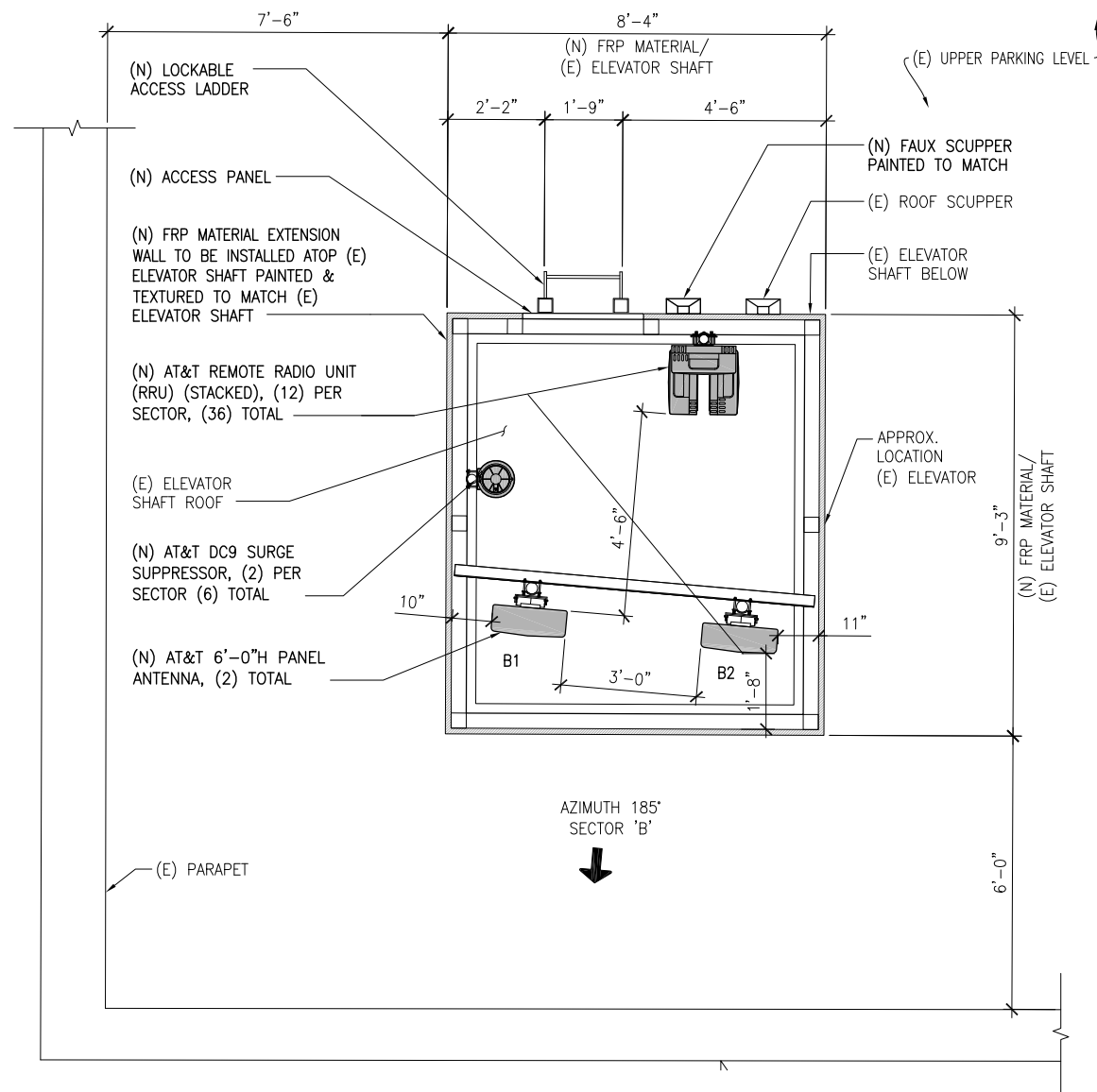



AT&T MOBILITY  
TUSTIN, CA

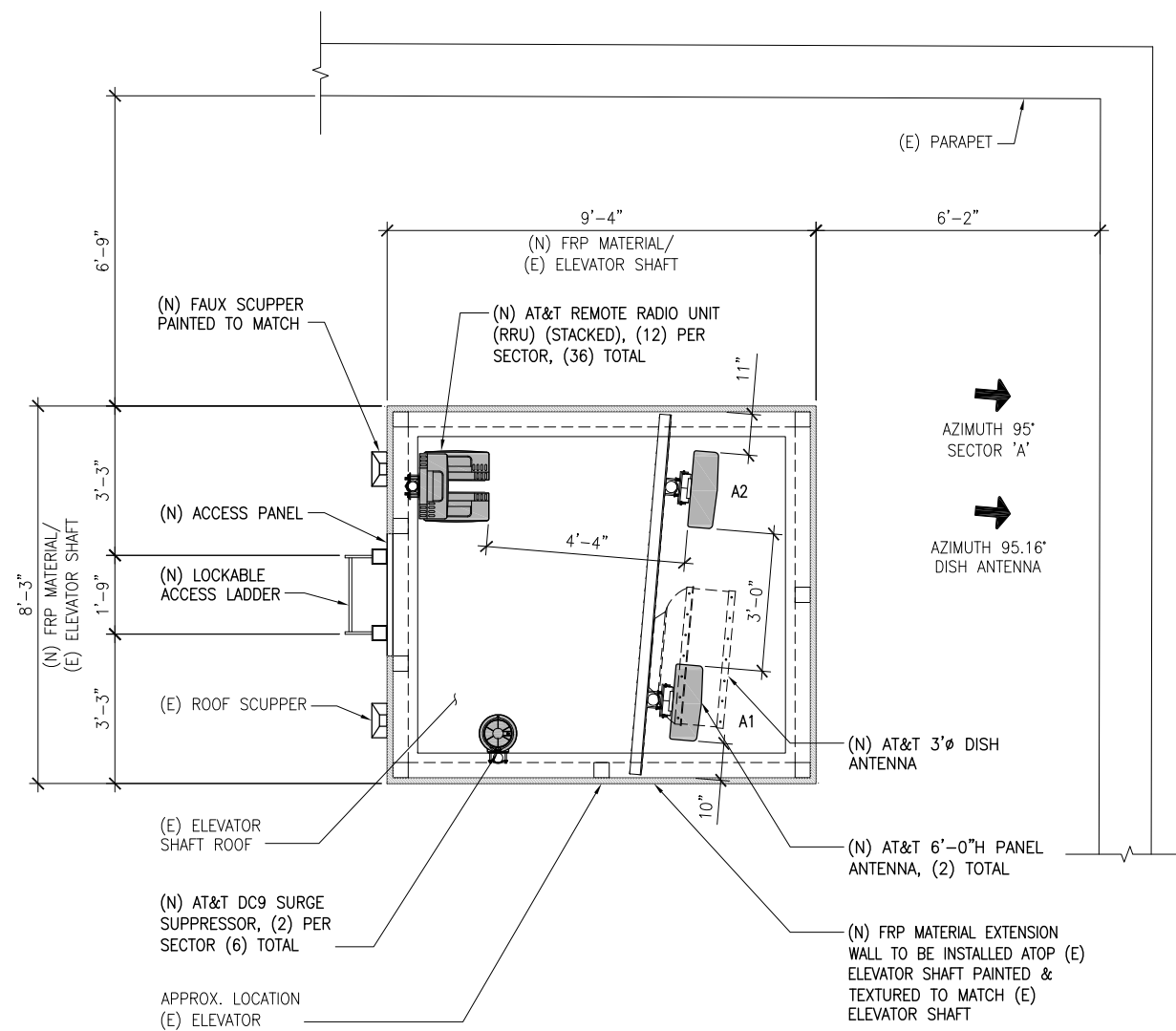
SITE PLAN


JOB NO	DRAWING NUMBER	REV.
	AA-CSL05482-Z01	4

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**ANTENNA LAYOUT PLAN**  
 SCALE: 1/2"=1'-0"  
 0 1' 2'  
 2




**ANTENNA LAYOUT PLAN**  
 SCALE: 1/2"=1'-0"  
 0 1' 2'  
 1

CSL05482 ANTENNA & RRU SCHEDULE (PENDING RFDS)																					
SECTOR	POSITION	PANEL ANTENNAS / MW DISH				REMOTE RADIO UNITS (RRU'S)				ANTENNA AND RRU CABLES						MW DISH CABLES (EW90)					
		TYPE	MFR AND MODEL NO.	AZIMUTH	RAD CENTER	TYPE	RRU COUNT	UP OR DOWN	DIS. FROM ANTENNA	FIBER TRUNKS		DC TRUNKS		JUMPERS		CABLES (EW90)					
									QTY	LENGTH	DIA	QTY	LENGTH	DIA	LENGTH	DIA	QTY	LENGTH	DIA		
ALPHA	A1	LTE ANTENNA	ACE XXQLH-654L8H6-1vt	95	47'-0"	TBD	12	UP	<12'	2	90'	2"	6	90'	2"	<15'	1/2"	N/A	N/A	N/A	
		A2	LTE ANTENNA	KATHREIN 800-10965K	95			47'-0"	UP							<12'	<15'				1/2"
								UP	<12'							<15'	1/2"				
BETA	B1	LTE ANTENNA	ACE XXQLH-654L8H6-1vt	185	47'-0"	TBD	12	UP	<12'	2	370'	2"	6	370'	2"	<15'	1/2"	N/A	N/A	N/A	
		B2	LTE ANTENNA	KATHREIN 800-10965K	185			47'-0"	UP							<12'	<15'				1/2"
								UP	<12'							<15'	1/2"				
GAMMA	C1	LTE ANTENNA	KATHREIN 800-10966K	340	47'-0"	TBD	12	UP	<12'	2	30'	2"	6	30'	2"	<15'	1/2"	N/A	N/A	N/A	
		C2	LTE ANTENNA	QUINTEL QS4658-3e	340			47'-0"	UP							<12'	<15'				1/2"
		C3	LTE ANTENNA	QUINTEL QS4658-3e	340			47'-0"	UP							<12'	<15'				1/2"
		C4	LTE ANTENNA	QUINTEL QS4658-3e	340			47'-0"	UP							<12'	<15'				1/2"
								UP	<12'							<15'	1/2"				
DISH	N/A	MW DISH	COMMSCOPE VHLPX3-18-2GR (TR)	95.16	42'-0"												2	90'	1.319"		

**DCI PACIFIC**  
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ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170  
 IRVINE | CA 92614

CSL05482 - PALMS SPRINGS PARKING GARAGE  
 PACE: #MRLOS034534 | FA: #14059611 | USID: #266172

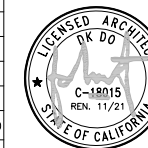
235 S INDIAN CANYON DR.  
 PALM SPRINGS, CA 92262



1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
4	06/09/20	SCREEN HEIGHT CHANGE PER PLANNING	RF	BOK	DKD
3	03/06/20	INCRP. TELCO DESIGN	RF	BOK	DKD
2	11/19/19	INCRP. DRM COMMENTS	RF	BOK	DKD
1	10/31/19	INCRP. RF DESIGN	RF	BOK	DKD
0	09/11/19	INCRP. DRM COMMENTS	RF	BOK	DKD

SCALE AS SHOWN      DESIGNED      DRAWN

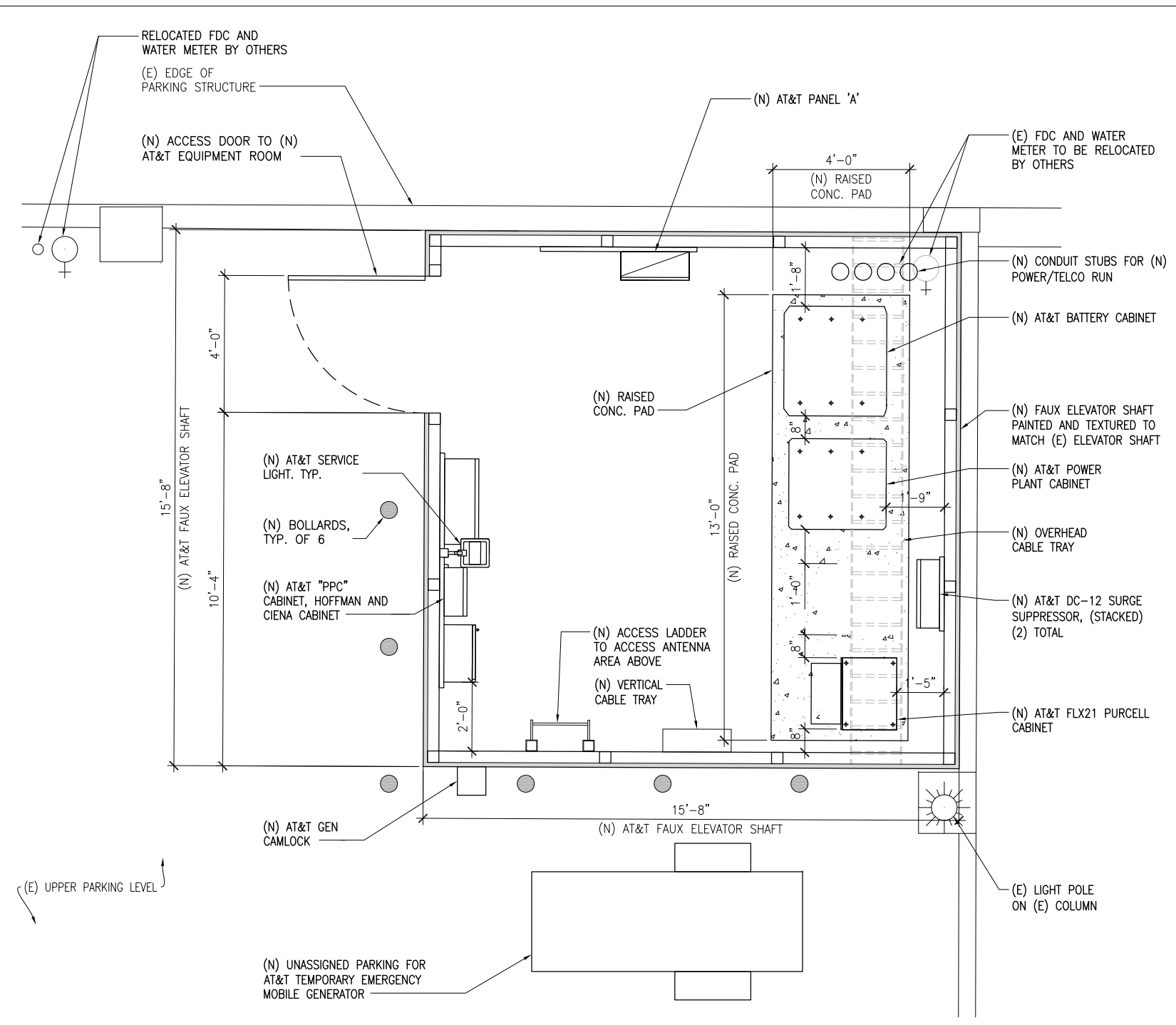


AT&T MOBILITY  
 TUSTIN, CA

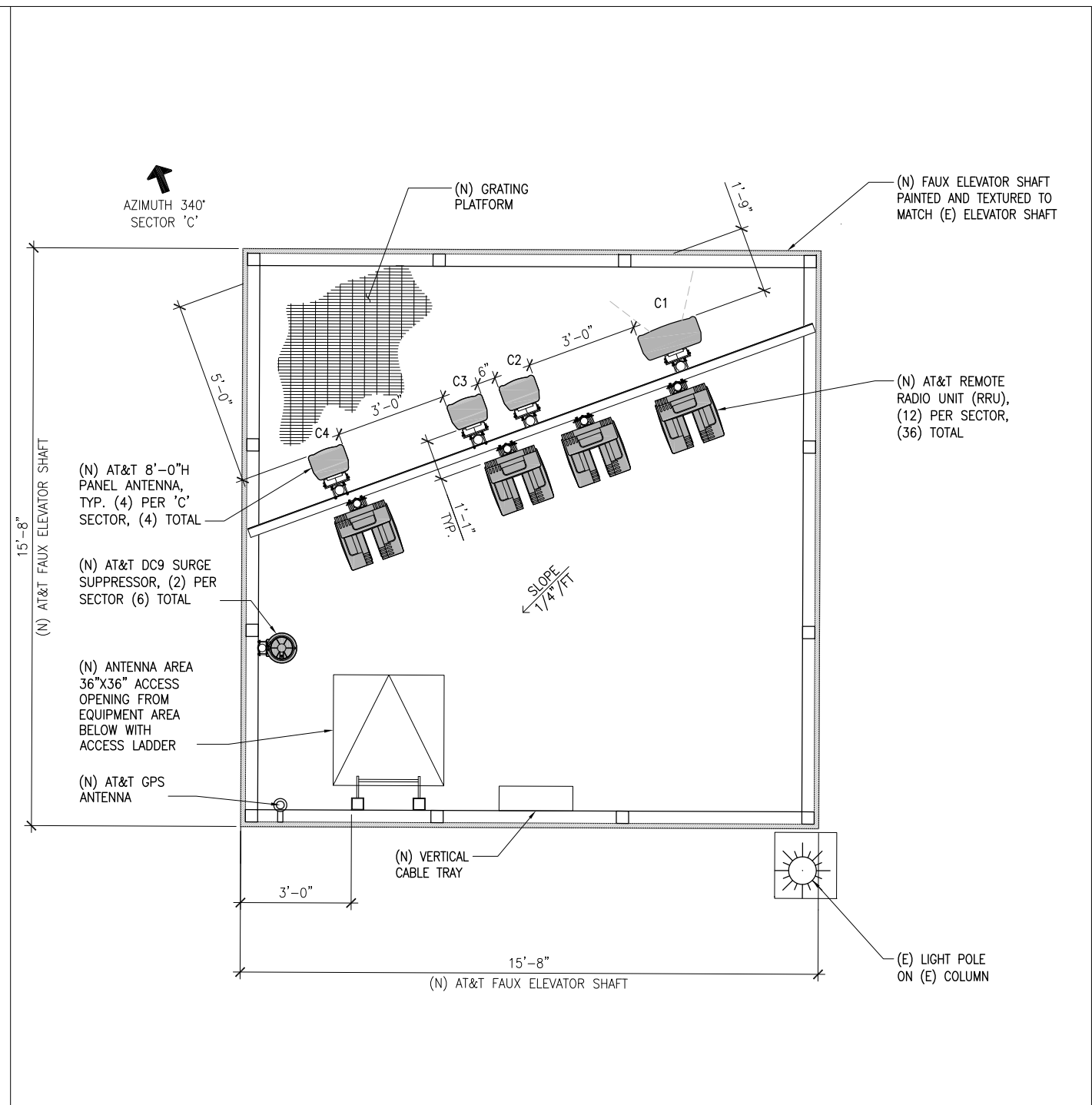
ANTENNA LAYOUT PLANS

JOB NO	DRAWING NUMBER	REV.
	AA-CSL05482-Z02	4

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**EQUIPMENT LAYOUT PLAN AT BASE OF FAUX SHAFT** 2  
 SCALE: 3/8"=1'-0" 




**ANTENNA LAYOUT PLAN ABOVE EQUIPMENT LEVEL** 1  
 SCALE: 1/4"=1'-0" 

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CSL05482 - PALMS SPRINGS PARKING GARAGE  
 PACE: #MRL0S034534 | FA: #14059611 | USID: #266172  
 235 S INDIAN CANYON DR.  
 PALM SPRINGS, CA 92262

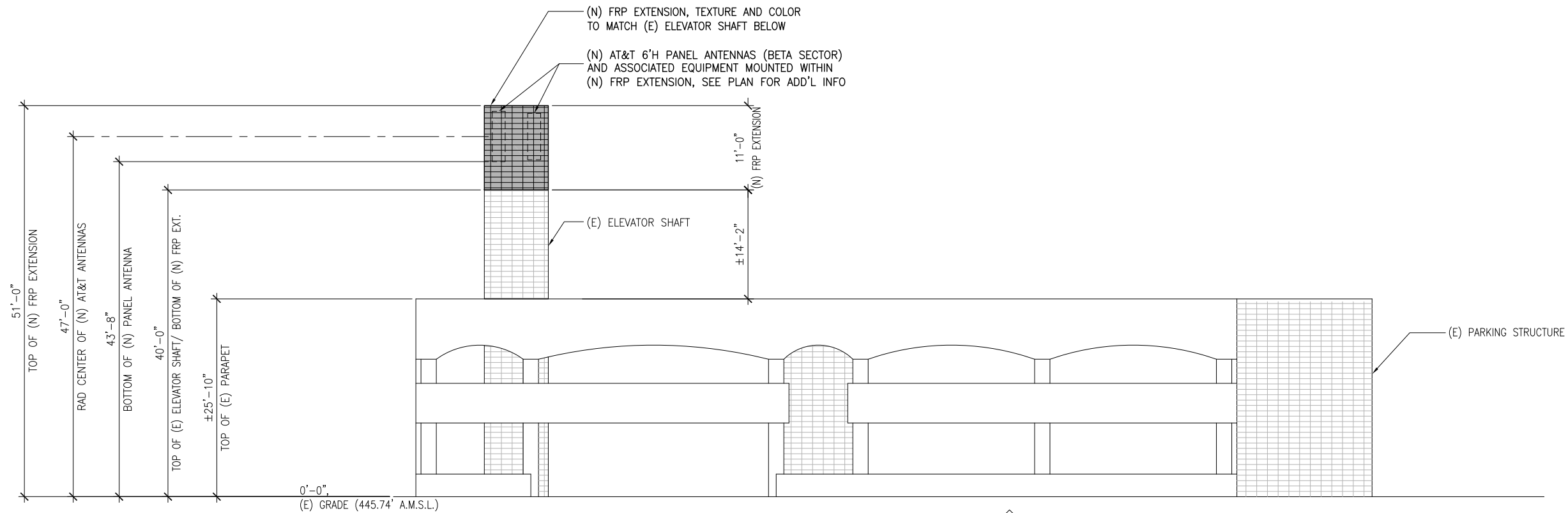
  
 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

4	06/09/20	SCREEN HEIGHT CHANGE PER PLANNING	RF	BOK	DKD
3	03/06/20	INCRP. TELCO DESIGN	RF	BOK	DKD
2	11/19/19	INCRP. DRM COMMENTS	RF	BOK	DKD
1	10/31/19	INCRP. RF DESIGN	RF	BOK	DKD
0	09/11/19	INCRP. DRM COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		



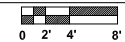
**AT&T MOBILITY**  
 TUSTIN, CA  
**ANTENNA AND EQUIPMENT LAYOUT PLANS**  
 JOB NO: AA-CSL05482-Z03  
 DRAWING NUMBER: AA-CSL05482-Z03  
 REV. 4

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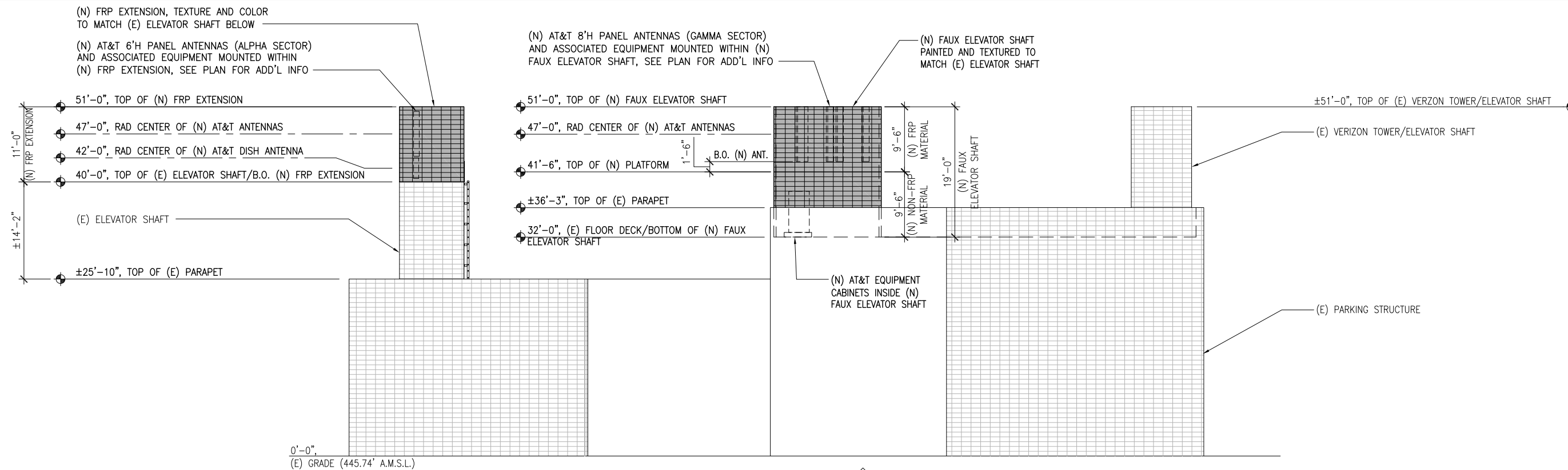


**SOUTH ELEVATION**

SCALE 1/8"=1'-0"

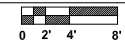


- NOTES:**
1. NEW FRP SCREEN AND ACCESS DOOR TO BE TEXTURED AND PAINTED TO MATCH EXISTING ELEVATOR SHAFT.
  2. NEW STRUCTURES NOT TO EXCEED EXISTING VERIZON TELECOMMUNICATIONS FACILITY.



**NORTH ELEVATION**

SCALE 1/8"=1'-0"



**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

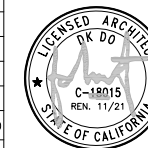
CSL05482 - PALMS SPRINGS PARKING GARAGE  
PACE: #MRLOS034534 | FA: #14059611 | USID: #266172

235 S INDIAN CANYON DR.  
PALM SPRINGS, CA 92262



1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

4	06/09/20	SCREEN HEIGHT CHANGE PER PLANNING	RF	BOK	DKD
3	03/06/20	INCRP. TELCO DESIGN	RF	BOK	DKD
2	11/19/19	INCRP. DRM COMMENTS	RF	BOK	DKD
1	10/31/19	INCRP. RF DESIGN	RF	BOK	DKD
0	09/11/19	INCRP. DRM COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



AT&T MOBILITY  
TUSTIN, CA

ELEVATIONS

JOB NO	DRAWING NUMBER	REV.
	AA-CSL05482-Z04	4

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(N) AT&T 8'H PANEL ANTENNAS (GAMMA SECTOR) AND ASSOCIATED EQUIPMENT MOUNTED WITHIN (N) FAUX ELEVATOR SHAFT, SEE PLAN FOR ADD'L INFO

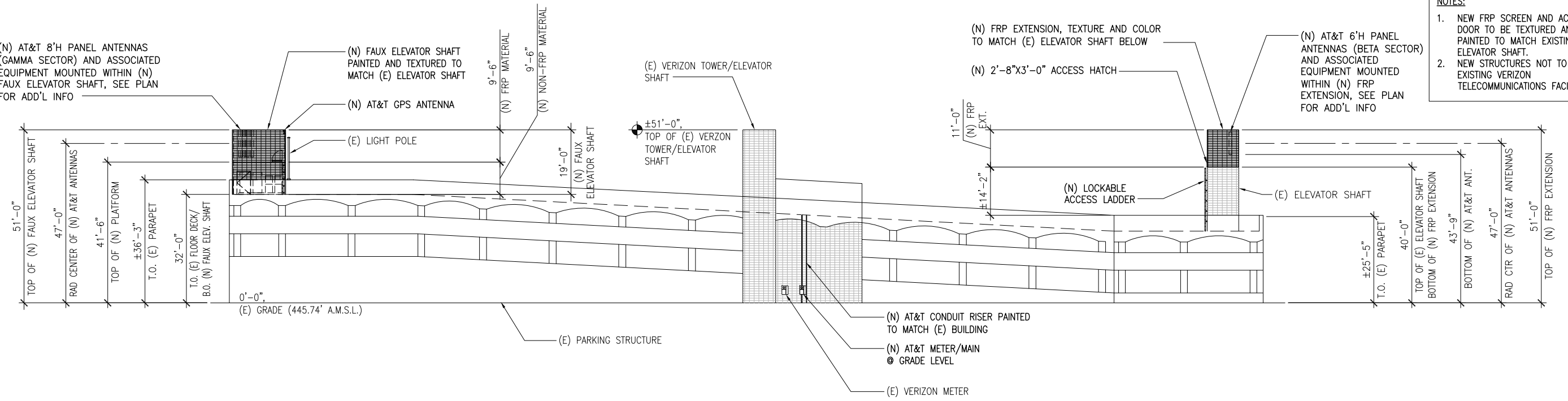
(N) FAUX ELEVATOR SHAFT PAINTED AND TEXTURED TO MATCH (E) ELEVATOR SHAFT  
(N) AT&T GPS ANTENNA

(E) VERIZON TOWER/ELEVATOR SHAFT

(N) FRP EXTENSION, TEXTURE AND COLOR TO MATCH (E) ELEVATOR SHAFT BELOW  
(N) 2'-8"x3'-0" ACCESS HATCH

(N) AT&T 6'H PANEL ANTENNAS (BETA SECTOR) AND ASSOCIATED EQUIPMENT MOUNTED WITHIN (N) FRP EXTENSION, SEE PLAN FOR ADD'L INFO

**NOTES:**  
 1. NEW FRP SCREEN AND ACCESS DOOR TO BE TEXTURED AND PAINTED TO MATCH EXISTING ELEVATOR SHAFT.  
 2. NEW STRUCTURES NOT TO EXCEED EXISTING VERIZON TELECOMMUNICATIONS FACILITY.



**WEST ELEVATION**  
 SCALE 1/16"=1'-0"  
 0 5' 10' 16'

(N) FRP EXTENSION, TEXTURE AND COLOR TO MATCH (E) ELEVATOR SHAFT BELOW  
(N) AT&T 6'H PANEL ANTENNAS (BETA SECTOR) AND ASSOCIATED EQUIPMENT MOUNTED WITHIN (N) FRP EXTENSION, SEE PLAN FOR ADD'L INFO

(N) 2'-8"x3'-0" ACCESS HATCH

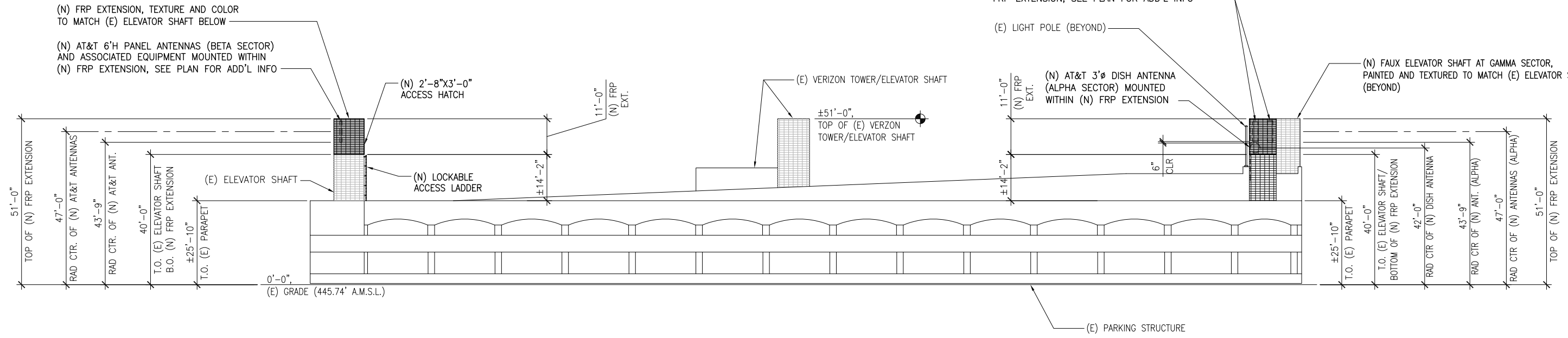
(E) VERIZON TOWER/ELEVATOR SHAFT

(N) AT&T 6'H PANEL ANTENNAS (ALPHA SECTOR) AND ASSOCIATED EQUIPMENT MOUNTED WITHIN (N) FRP EXTENSION, SEE PLAN FOR ADD'L INFO

(E) LIGHT POLE (BEYOND)

(N) AT&T 3"Ø DISH ANTENNA (ALPHA SECTOR) MOUNTED WITHIN (N) FRP EXTENSION

(N) FAUX ELEVATOR SHAFT AT GAMMA SECTOR, PAINTED AND TEXTURED TO MATCH (E) ELEVATOR SHAFT (BEYOND)



**EAST ELEVATION**  
 SCALE 1/16"=1'-0"  
 0 5' 10' 16'

**DCI PACIFIC**  
 A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170  
 IRVINE | CA 92614

CSL05482 - PALMS SPRINGS PARKING GARAGE  
 PACE: #MRL0S034534 | FA: #14059611 | USID: #266172

235 S INDIAN CANYON DR.  
 PALM SPRINGS, CA 92262



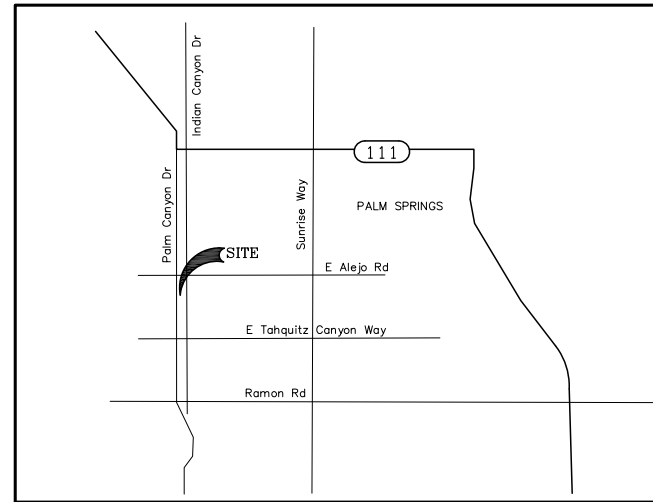
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3	03/06/20	INCRP. TELCO DESIGN	RF	BOK	DKD
2	11/19/19	INCRP. DRM COMMENTS	RF	BOK	DKD
1	10/31/19	INCRP. RF DESIGN	RF	BOK	DKD
0	09/11/19	INCRP. DRM COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



AT&T MOBILITY  
 TUSTIN, CA

ELEVATIONS

JOB NO	DRAWING NUMBER	REV.
	AA-CSL05482-Z05	4



**VICINITY MAP**

(WAITING FOR TITLE)

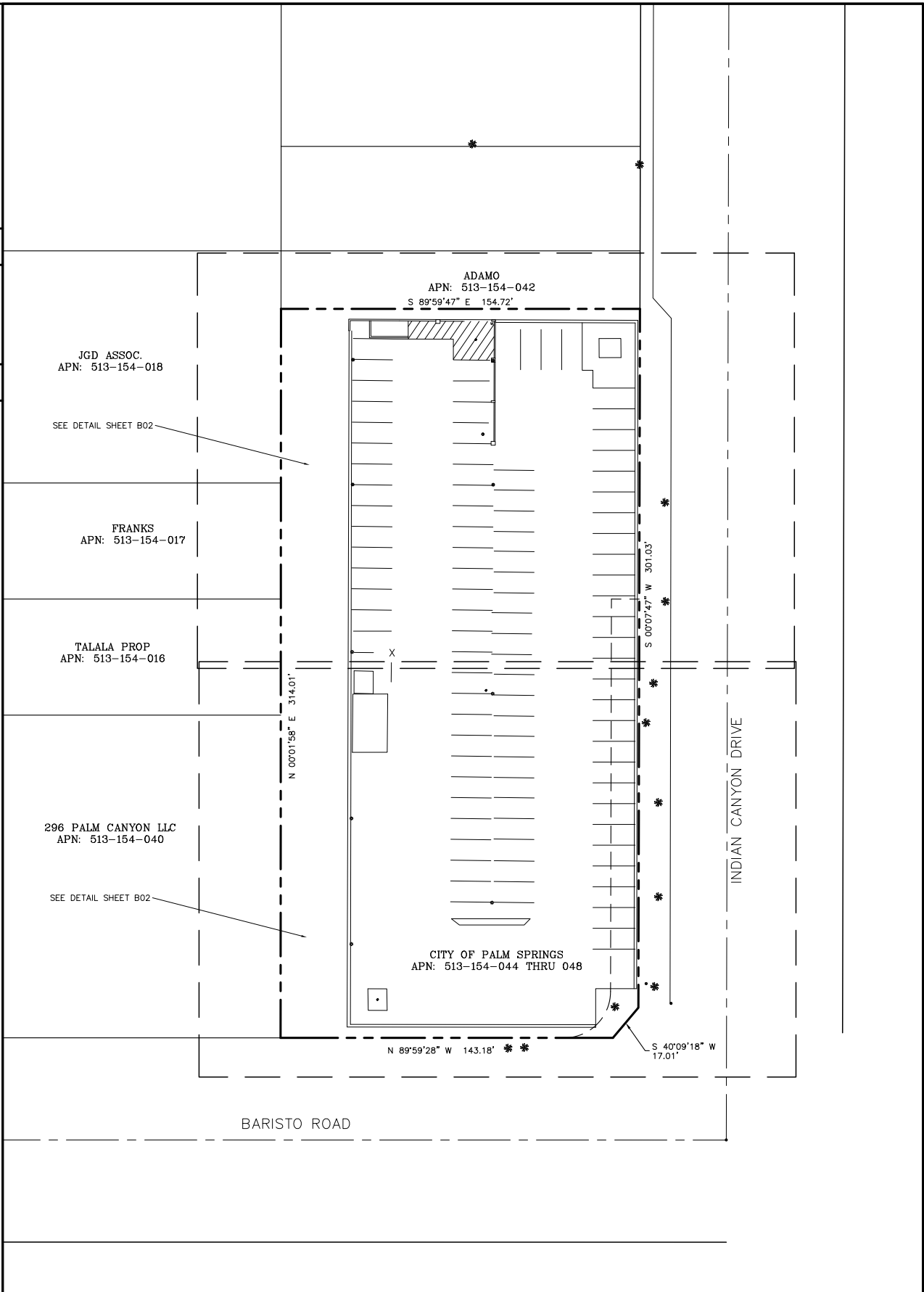
OWNER'S NAME: CITY OF PALM SPRINGS  
 ASSESSOR'S PARCEL NUMBER(S) 513-154-044 THRU 048  
 BASIS OF BEARINGS: (NAD83; EPOCH 2010)  
 THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.  
 BASIS OF ELEVATIONS: NAVD 1988  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) BILL, ELEVATION = 1651.11' WITH GEOID 2012 CORRECTIONS APPLIED.

**SITE DATA**

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:  
 County: RIVERSIDE  
 Map/Panel: 06065C1558G  
 Effective Date: 8/28/2008  
 The Flood Zone Designation for this site is: ZONE: X-SHADED

**FEMA FLOOD ZONE INFORMATION**

(WAITING FOR TITLE)



**OVERALL SITE PLAN**

SCALE: 1"=30'		30 15 0 30	
NO.	DATE	REVISIONS	BY
0	7/31/19	ISSUED FOR ZONING SUBMITTAL	DAF DAF DAF
SCALE	AS SHOWN	DESIGNED	DRAWN



**LEGEND**

These standard symbols will be found in the drawing.

	FIRE HYDRANT
	LIGHT POLE
	STORM DRAIN ROOF
	TELEPHONE MANHOLE
	TREE TOP PALM
	TELEPHONE MANHOLE MONUMENT FOUND
	CONC
	LP
	PS
	RAIL
	RDRN
	RFPA
	RTOP
	SW
	TC
	TRTP2
	TW
	BOUNDARY LINE
	CENTER LINE
	MISC. PROPERTY LINE
	MISC. TIE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE
	BUILDING EDGE
	OVERHEAD WIRES

**LEGEND**

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on July 25, 2019

**GENERAL NOTES**

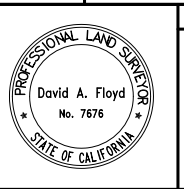
**FLOYD SURVEYING**  
 34006 GALLERON STREET  
 TEMECULA, CA 92592  
 OFFICE: (949) 200-0626  
 EMAIL: fsi@floydsurveying.com

**DCI PACIFIC**  
 A|E|C WORKS  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614  
 T 949 475.1000 | 949 475.1001 F

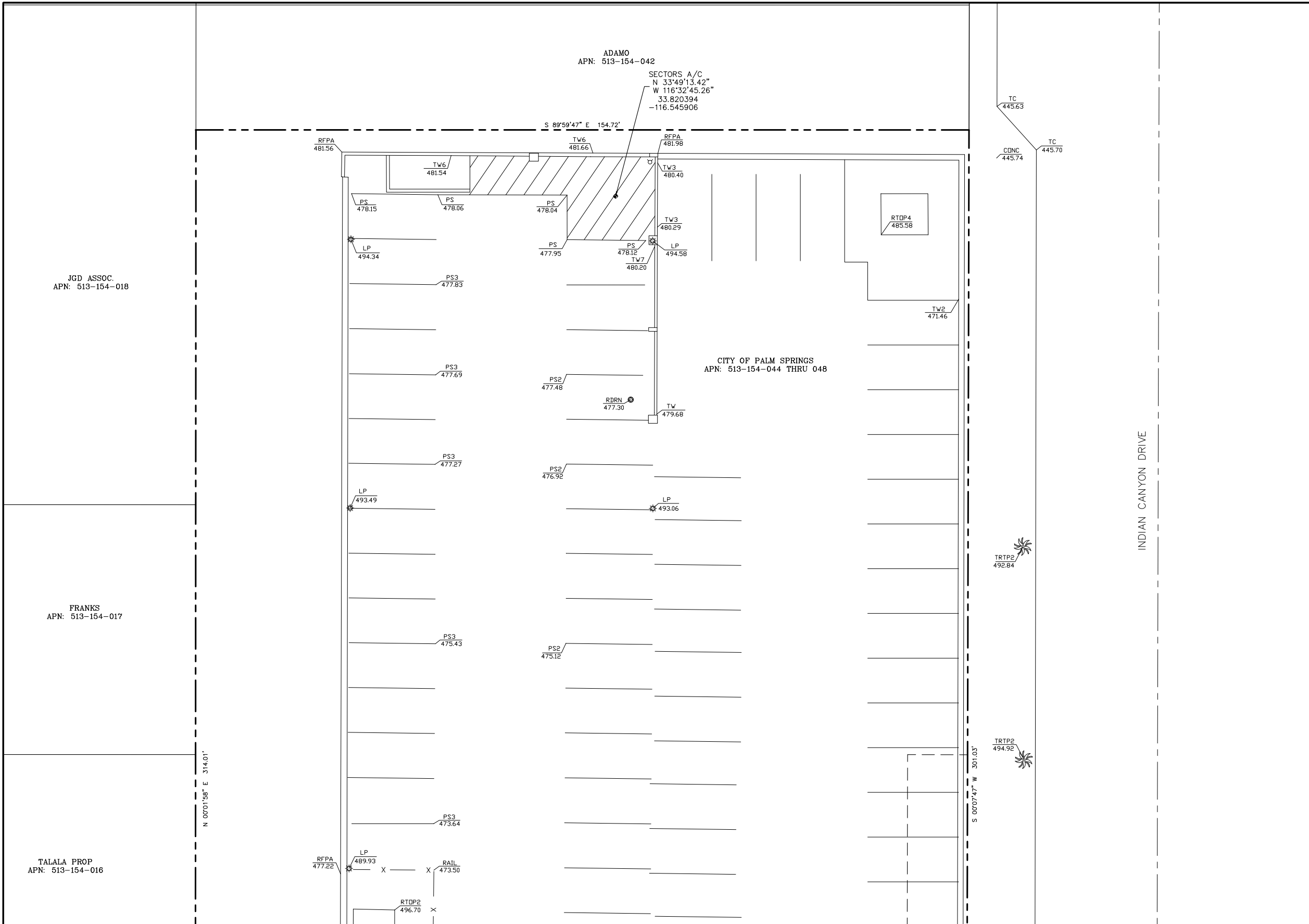
CSL05482  
 235 S INDIAN CANYON DRIVE  
 PALM SPRINGS, CA 92262

**at&t**  
 Mobility  
 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	7/31/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF



SHEET TITLE: **TOPOGRAPHIC SURVEY**  
 SHEET NUMBER: **B01**



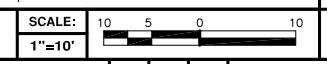
### LEGEND

- These standard symbols will be found in the drawing.
- FIRE HYDRANT
  - LIGHT POLE
  - STORM DRAIN ROOF
  - TELEPHONE MANHOLE
  - TREE TOP PALM
  - TELEPHONE MANHOLE
  - MONUMENT FOUND
  - CONCRETE SURFACE
  - LIGHT POLE TOP
  - PAINT STRIPING
  - HAND RAILING
  - ROOF STORM DRAIN
  - ROOF PARAPET
  - ROOF TOP
  - SIDEWALK
  - TOP OF CURB
  - TREE TOP PALM
  - TOP OF WALL
  - BOUNDARY LINE
  - CENTER LINE
  - MISC. PROPERTY LINE
  - MISC. TIE LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - FENCE LINE
  - BUILDING EDGE
  - OVERHEAD WIRES

### LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
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- 4) Field survey completed on July 25, 2019

### DETAIL SITE PLAN



### GENERAL NOTES

**FLOYD SURVEYING**  
 34006 GALLERON STREET  
 TEMECULA, CA 92592  
 OFFICE: (949) 200-0626  
 EMAIL: fsi@floydsurveying.com

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**A|E|C WORKS**  
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 26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614  
 T 949 475.1000 | 949 475.1001 F

CSL05482  
 235 S INDIAN CANYON DRIVE  
 PALM SPRINGS, CA 92262

Mobility  
 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	7/31/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE		AS SHOWN	DESIGNED	DRAWN	



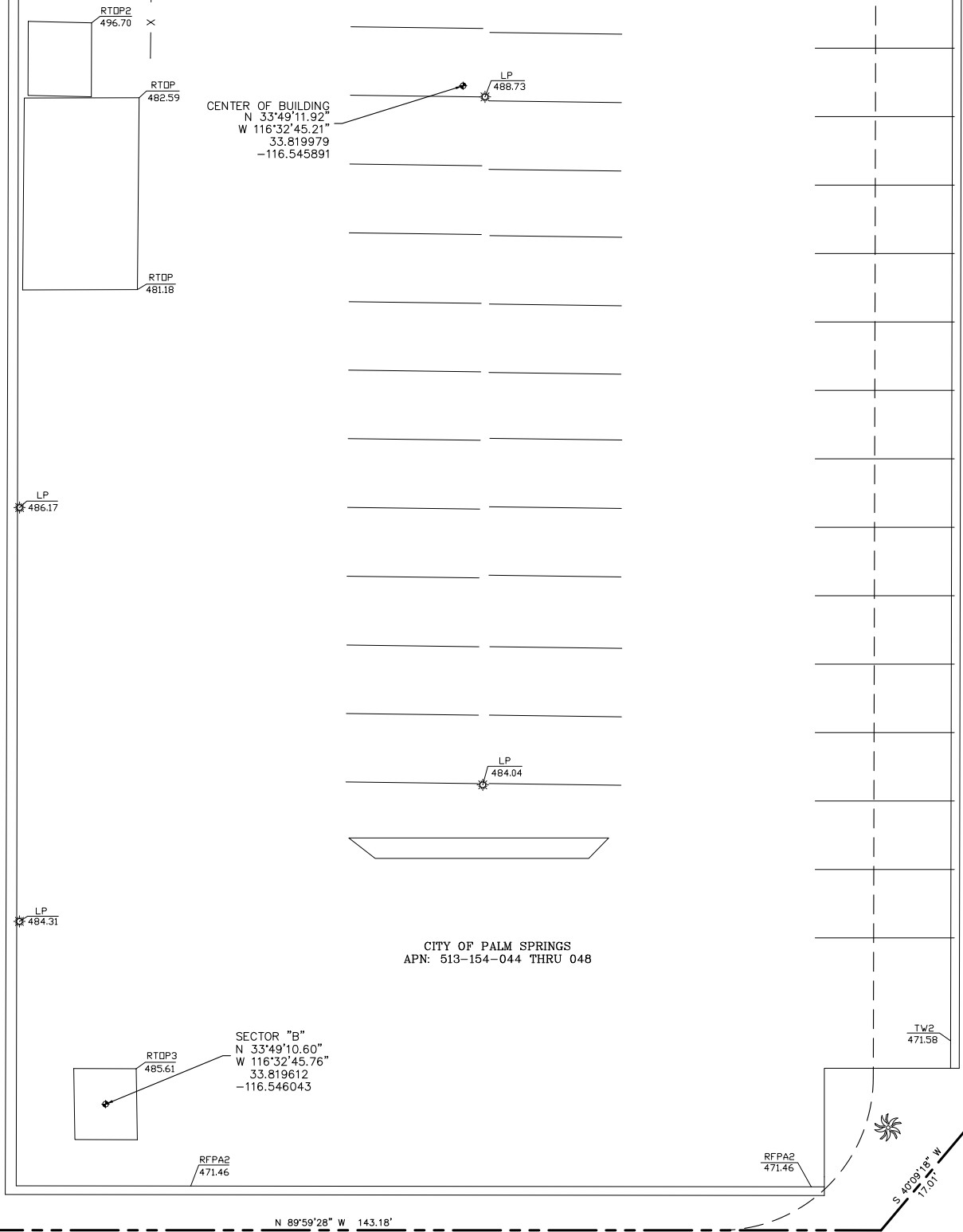
SHEET TITLE	SHEET NUMBER
<b>TOPOGRAPHIC SURVEY</b>	<b>B02</b>



TALALA PROP  
APN: 513-154-016

296 PALM CANYON LLC  
APN: 513-154-040

N 0°01'58" E 314.01'



### LEGEND

These standard symbols will be found in the drawing.

- ☐ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ STORM DRAIN ROOF
- ⊙ TELEPHONE MANHOLE
- ☼ TREE TOP PALM
- ⊙ TELEPHONE MANHOLE
- ⊙ MONUMENT FOUND
- CONC CONCRETE SURFACE
- LP LIGHT POLE TOP
- PS PAINT STRIPING
- RAIL HAND RAILING
- RDRN ROOF STORM DRAIN
- RFPA ROOF PARAPET
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP2 TREE TOP PALM
- TW TOP OF WALL
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X FENCE LINE
- ////// BUILDING EDGE
- OFP OVERHEAD WIRES

### LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on July 25, 2019

### DETAIL SITE PLAN

SCALE: 1"=10'  
10 5 0 10

### GENERAL NOTES

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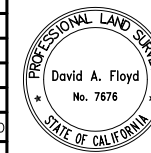
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NO.	DATE	REVISIONS	BY	CHK	APP'D
0	7/31/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE		AS SHOWN	DESIGNED	DRAWN	



SHEET TITLE: **TOPOGRAPHIC SURVEY**  
SHEET NUMBER: **B03**