




CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: October 14, 2009

To: Planning Commission

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

Project Planner: David A. Newell, Associate Planner *DN*

Subject: Case No. 5.1203-CUP & 6.507-VAR

On July 8, 2009, the Planning Commission held a public hearing for Case No. 5.1203 CUP & 6.507 VAR, a proposal for the installation of a slim-line wireless communication monopole located at 1900 East Palm Canyon Drive. At that meeting, the Commission voted to continue the project and directed staff and the applicant to determine if an alternative location in the Smoke Tree Village or Smoke Tree Commons shopping centers would be feasible.

On July 22, 2009, the Planning Commission continued the project to an indefinite date to allow the applicant additional time to pursue the Smoke Tree shopping centers location. Since that time, the applicant has been seeking authorization from the property owner at the Smoke Tree shopping centers and has been unsuccessful at securing approval.

The applicant has stated that wireless service is still needed in this area and would like to pursue the original site at the Club Trinidad property located at 1900 East Palm Canyon Drive. Based on the comments and concerns expressed at previous Planning Commission meetings, the applicant has revised the proposed structure's height to be no taller than forty-three feet and in conformance with the Zoning Code's height requirements. The applicant still proposes the slim-line monopole at the same location on the property, which will require a variance approval to allow a reduced setback from forty-three feet to seventeen feet.

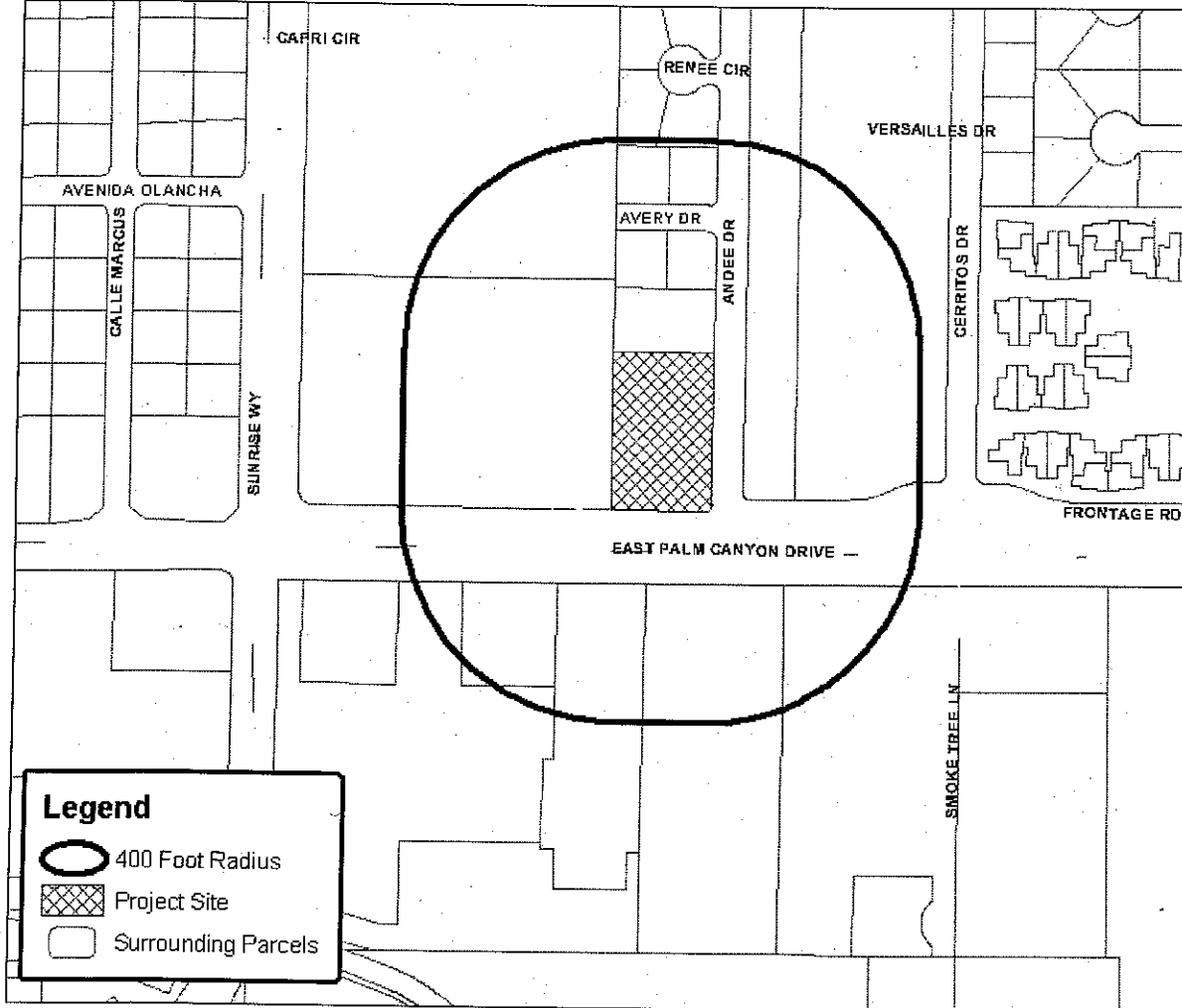
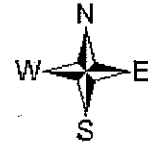
Staff has prepared a draft resolution based on the revised project and recommends that the Planning Commission recommend approval of Case 5.1203 CUP and Case 6.507 VAR to the City Council, subject to Conditions of Approval, to allow the applicant to construct a forty-three foot tall slim-line monopole that is seventeen feet from the side property line at 1900 East Palm Canyon Drive.

Attachments:

1. Vicinity Map
2. Draft Resolution w/ Conditions of Approval
3. July 8 and 22, 2009 Planning Commission Staff Report
4. Revised Exhibits



Department of Planning Services Vicinity Map



Legend

- 400 Foot Radius
- Project Site
- Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1203 CUP /
6.507 VAR

APPLICANT: T-Mobile, USA Inc.

DESCRIPTION: To consider an application by T-Mobile, USA Inc., for a Conditional Use Permit to install a forty-three foot tall commercial communication antenna contained within a slim-line monopole. The hearing will also include a Variance application to reduce the side yard setback requirement from forty-three feet to seventeen feet for the property located at 1900 East Palm Canyon Drive, Zoned R-3.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL OF A TYPE II CONDITIONAL USE PERMIT, CASE NO. 5.1203, AND A VARIANCE, CASE NO. 6.507, TO THE CITY COUNCIL FOR THE INSTALLATION OF A FORTY-THREE FOOT HIGH SLIM-LINE MONOPOLE THAT CONTAINS COMMERCIAL COMMUNICATIONS ANTENNAS FOR THE PROPERTY LOCATED AT 1900 EAST PALM CANYON DRIVE.

WHEREAS, T-Mobile USA, Inc., ("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 forty-three foot tall monopole, which is located seventeen feet from the side property line at a commercial property located at 1900 East Palm Canyon Drive, APN: 502-324-004, R-3 Zone, Section 24; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the application for Conditional Use Permit 5.1203 and Variance 6.507 was given in accordance with applicable law; and

WHEREAS, on October 14, 2009, a public hearing on the application for Conditional Use Permit 5.1203 and Variance 6.507 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 94.06.00 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.*

The subject property is fully developed with a hotel. The proposed structure will be located approximately seventeen feet from the side property line and as close to the existing building as possible. Structures in the surrounding vicinity, such as power poles that exceed thirty feet, are located on or near the property line.

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

The subject property will be conditioned similar to other properties that have received setback variances for antennas. These conditions include removal of the structure upon abandonment of the use, compliance with Federal Aviation Administration (FAA) requirements and others. 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 monopole 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.

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 Code, 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 near an existing building, as well as near existing power lines, which are of a similar environment for the location of wireless communication antenna. 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.*

The proposal includes a variance to height and setback requirements; the equipment will be placed on an unused portion of the site. The use will occupy only a small portion of the site and will easily accommodate the proposed facility.

- d. *The site for the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The 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 maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

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

The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, 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. 5.1203

and Variance Case No. 6.507 to the City Council, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 14th day of October, 2009.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1203 CUP and Case 6.507 VAR
T-Mobile

1900 East Palm Canyon Drive

October 14, 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 5.1203 CUP and Case 6.507 VAR, except as modified by the conditions below.
- ADM 2. The site shall be developed and maintained in accordance with the approved plans, date stamped September 29, 2009, including site plans, architectural elevations and colors 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 5.1203 CUP and Case 6.507 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. 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 forty-three feet, as indicated on the conceptually approved plans, as measured from finished grade to the highest point of the antenna structure.
- 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. FAA Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA) and Federal Communications Administration (FCC).
- PLN 10. 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 if deemed necessary by the Director of Planning Services.
- PLN 11. Co-location. The applicant / operator of the facility shall agree to allow the co-location of equipment of other wireless communications providers at this site when applications are received by the City and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless communications provider and the property owner.

POLICE DEPARTMENT CONDITIONS

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

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

October 6, 2009

RECEIVED
CITY OF PALM SPRINGS

2009 OCT -7 AM 8:57

James Thompson, City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

JAMES THOMPSON
CITY CLERK

RE: Case #5.1203-CUP/6.507-VAR 1900 East Palm Canyon Drive T-Mobile, USA Inc.

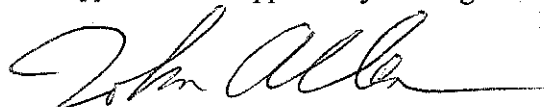
The purpose of this letter is to provide comment on preliminary findings in support of granting a variance with respect to both a height and side yard setback in order to install a telecommunications tower on the subject site. As previously stated in our hand delivered letter of July 8, we particularly take exception to the finding that the project is unlikely to have a significant effect on the immediate surroundings, including view corridors.

Although the use applied for is one for which a conditional use permit is authorized, the granting of such conditional use is further predicated on meeting certain requirements with respect to height and setbacks. Such conditions are generally considered to mitigate the impacts of a conditional use. Applicant seeks to avoid these protections with a variance request.

While we appreciate the steps the Planning Commission has already taken to modify the design, we feel that the request for variance has potentially serious aesthetic repercussions and is potentially detrimental to our R3 zoning now and in the future. The Versailles Condominiums Board of Directors, representing 107 homeowners, hereby requests that before a final decision is made, the applicant provide the following additional studies and information for your consideration:

1. Locations and coverage of other similar installations in the city, particularly in R3 zoning
2. Proof that three to five alternative site locations, including Smoke Tree Commons, were considered and explanation of why these sites do or do not work.
3. A map showing the view shed of proposed tower to determine how far it can be seen
4. Provide notice and comment opportunity to all homeowners in the area of the view shed; not just those residing within the 400 foot radius of the proposed tower location.
5. Provide a calculation of acceptable wind stress on the tower and related safety issues
6. Prohibit any lighting in, on or around the structure unless required by FAA

We appreciate the opportunity to bring our comments forward.



John Allen, President
Versailles Condominium Homeowners Association, Inc.
2057 Columbard
Palm Springs, CA 92264
760-416-3301
johnallenps@verizon.net

July 6, 2009

RECEIVED
CITY OF PALM SPRINGS

2009 JUL -6 PM 12:14

JAMES THOMPSON
CITY CLERK

To: James Thompson, City Clerk
City of Palm Springs

From: Thomas Solomon
1614 S. Andee Drive
Palm Springs, CA 92264

Re: Application for Conditional Use Permit at 1900 E. Palm Canyon Dr

I own a condo at 1614 S. Andee Drive, and am very much opposed to the application. We are adjacent to 1900 E. Palm Canyon Dr., known as Club Trinidad. I also have a home in Michigan, and it is not possible to view the documents, specifically the site plan within the time constraints of said application.

Questions I have are:

1. Specific location of said tower; on the building roof, between neighboring properties, or in parking areas?
2. Tower will be a visual detriment to adjacent properties (homes, condos), out of town owners have little opportunity to view plan and impact it will have on their property.
3. Are other commercial properties in affected areas are more suitable for this tower, specifically Smoke Tree Shopping Center (across East Palm Canyon Drive) or further North on Sunrise?
4. Does the property owner (Club Trinidad) receive some financial profit from this tower being placed on their property? Do they benefit while individual homes and neighboring condominiums suffer from loss of property value because of such a tower?

Your timeline for approval, the vagueness of the physical placement of the tower, and the possible impact of property value for the neighborhood should be considered. It is impossible on short notice to contact every owner in the surrounding area to respond to such an application. I thought improvements such as this needed approval from owners further away from the site than the immediate area you circled (400 ft radius vs. a radius of ½ mile or more.

Hopefully you will share this with those attending the July 8th meeting.

Thank you for your consideration!

Thomas Solomon

RECEIVED
CITY OF PALM SPRINGS

2009 JUL -7 AM 11:23

Box 1642
Allyn, WA 98524
July 6, 2009

JAMES THOMPSON
CITY CLERK

James Thompson, City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

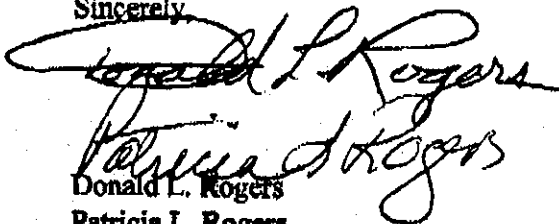
We are condominium owners at Calypso Palms Condos located at 1633-1655 South Andee Drive, Palm Springs, CA. This letter is in response to the notice of public hearing regarding the proposed T-Mobile commercial communication tower to be located at Club Trinidad, 1900 S. Andee Drive.

We are winter residents and we received the notice of the hearing in Washington State too late to be able to respond by US mail, hence this fax. The process of forwarding mail from Palm Springs combined with the 4th of July weekend left us on the short end of the straw.

We oppose the installation of this tower. It seems to us that a much more appropriate location for this tower would be in a more commercial area such as Smoke Tree Plaza across the street on East Palm Canyon Drive. For Club Trinidad to gain financially from this and for the surrounding neighborhoods to have to view it is essentially unfair. And nothing was said about what kind of interference, if any, we could expect from this type of tower. Or, for that matter, what kind of ill effects, if any, could be caused by the tower.

Please deny this application in the interest of the immediate neighborhood.

Sincerely,



Donald L. Rogers
Patricia L. Rogers
1655 South Andee Drive
Palm Springs, CA 92264

Date: 7-8-09

Additional Material

22

July 5, 2009

To: James Thompson, City Clerk
City of Palm Springs
From: C. Don Holmlund
Condo Owner, Calypso Palms
1649 S. Andee Dr,
Palm Springs, CA

RECEIVED
CITY OF PALM SPRINGS

2009 JUL 13 PM 3: 34

JAMES THOMPSON
CITY CLERK

Re: Application for Conditional Use Permit at 1900 E. Palm Canyon Dr

I am an owner of a condo in Calypso Palms and am opposed to the application. We are adjacent to 1900 E. Palm Canyon Dr., known as Club Trinidad,. With a home in Washington State it is not possible to view the documents, specifically the site plan within the time constraints of daid application.

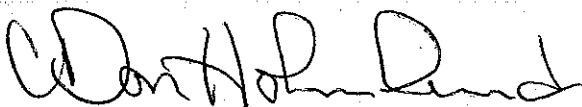
Questions I have are:

1. Specific location of said tower; on the building roof, between neighboring properties, or in parking areas?
2. Tower will be a visual detriment to adjacent properties (homes, condos), out of town owners have little opportunity to view plan and impact it will have on their property.
3. Are other commercial properties in affected areas are more suitable for this tower. Specifically Smoke Tree Shopping Center (across East Palm Canyon Drive) or further North on Sunrise?
4. Does the property owner (Club Trinidad) receive some financial profit from this tower being placed on their property? Do they benefit while individual homes and neighboring condominiums suffer from loss of property value because of such a tower?

Your timeline for approval, the vagueness of the physical placement of the tower and the possible impact of property value for the neighborhood should be considered. It is impossible on short notice to contact every owner in the surrounding area to respond to such an application. I thought improvements such as this needed approval from owners further away from the site than the immediate area you circled (400 ft radius vs. a radius of 1/2 mile or more.

Hopefully you will share this with those attending the July 8th meeting. I have contacted the several of the owners in Calypso Palms. Were the owners of condos in Versailles contacted?

Thank you for your consideration!


C. Don Holmlund



Planning Commission Staff Report

Date: July 8, 2009

Case No.: 5.1203-CUP / 6.507-VAR

Type: Conditional Use Permit and Variance

Location: 1900 East Palm Canyon Drive

APN: 502-324-004

Applicant: T-Mobile

General Plan: TRC (Tourist Resort Commercial)

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 T-Mobile USA, Inc. for a Type II Conditional Use Permit to install a sixty foot tall commercial communication antenna contained within a slim-line monopole and a Variance application to exceed the maximum antenna height permitted from forty-three feet to sixty feet and to reduce the side yard setback requirement from sixty feet to seventeen feet for the property located at 1900 East Palm Canyon Drive. The request includes the addition of four equipment cabinets surrounded by a seven-foot high wrought iron fence.

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 contained within a slim-line monopole located at 1900 East Palm Canyon Drive.

PRIOR ACTIONS:

On June 9, 2008, the Architectural Advisory Committee (AAC) reviewed the proposed project and by a vote of 7-0 restudied the project with the following comments:

1. Use alternative design to flag pole.
2. Monopole should be further away from East Palm Canyon Drive.
3. A tapered design is preferred.
4. Reduce the height.
5. Install landscaping adjacent to exterior of equipment screening wall.

On January 12, 2009, the AAC reviewed the revised project and by a vote of 4-1 restudied the project with the following comments:

1. Relocate monopole further away from East Palm Canyon Drive.
2. Ensure that the monopole's shadow will not interfere with existing photovoltaic panels on roof.
3. Provide a sample of the monopole color – Committee prefers a desert tan.

On June 22, 2009, the AAC reviewed the revised project and by a vote of 5-0 recommended approval to the Planning Commission with the recommendation that the monopole be painted a desert tan color, specifically Riviera Clay by Behr Premium Plus Ultra (UL 130-B).

BACKGROUND AND SETTING:

T-Mobile USA, inc. has submitted an application for a Type II Conditional Use Permit. The applicant has secured a Letter of Authorization with the property owner to proceed with the Type II Conditional Use Permit application.

The subject property is approximately 1.23 acres in size and is occupied by a fifty-three unit hotel known as the Club Trinidad. The facility is proposed to be sixty-feet in height and located at the southwest portion of the site. There are existing power lines running north-south along the west side of the property.

The proposed wireless communication antenna is designed as a solid slim-line monopole without protrusions. The pole is proposed to be constructed so that all antennas are located within the monopole. The proposal also includes the placement of four mechanical equipment cabinets surrounded by a new seven foot high block wall.

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

	General Plan	Zoning	Existing Land Uses
North	TRC	C-1 / R-3	Multi-family Residential
South	TRC	C-1 / R-3	Shopping Center (Smoke Tree Village)
East	TRC	R-3	Multi-family Residential
West	TRC	C-1	Hotel (Holiday Inn)

ANALYSIS:

The General Plan designation of the subject site is TRC (Tourist Resort Commercial). The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, staff has determined that the use as proposed is compatible with this designation as it supports the tourist and resident population needs.

The site is located within the R-3 (Multi-Family & Hotel) Zone. 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)	principal building height (18') + 25' = 43 feet maximum	60 feet
Front (South) Yard Setback	60 feet	75 feet
Side (West) Yard Setback	60 feet	17 feet
Side (East) Yard Setback	60 feet	174 feet
Rear (North) Yard Setback	60 feet	222 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 hotel building is approximately eighteen feet, which would allow an antenna height of forty-three 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 and provided a justification letter to support it. 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 side yard setback. Therefore, the applicant has submitted a variance application to allow the antenna at its proposed location. Findings in support of the Variance request 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 monopole and a seven foot high block wall around the lease area. Based on visits to the site and review of the elevations, staff believes that the proposed slim-line monopole will have a minimal visual impact on the surrounding area.

REQUIRED FINDINGS:

Variance

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

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

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-three feet in height and fifty-six feet in height. These maps show that a forty-three 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, in the vicinity and under identical zone classification.

Setback: The subject property is fully developed with a hotel. The proposed structure will be located approximately seventeen feet from the side property line and as close to the existing building as possible. Structures in the surrounding vicinity, such as power poles that exceed thirty feet, are located on or near the property line.

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

The subject property will be conditioned similar to other properties that have received height and setback variances for antennas. These conditions include removal of the structure upon abandonment of the use, compliance with Federal Aviation Administration (FAA) requirements and others. 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 monopole 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-three feet compared to sixty feet, and the maximum height of forty-three 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 Code, 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 near an existing building, as well as near existing power lines, which are of a similar environment for the location of wireless communication antenna. 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.*

The proposal includes a variance to height and setback requirements; the equipment will be placed on an unused portion of the site. The use will occupy only a small portion of the site and will easily accommodate the proposed facility 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 maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

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

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

ENVIRONMENTAL DETERMINATION:

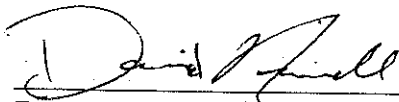
This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 - In-Fill Development) of the California Environmental Quality Act (CEQA).

NOTIFICATION:

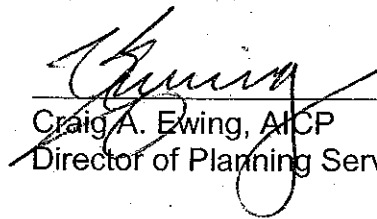
A notice was published in the Desert Sun and mailed to all property owners within a four hundred (400) foot radius in accordance with state law. As of the writing of this report, no correspondence or inquiries from the public have been received by staff.

CONCLUSION:

The proposed project was reviewed by Staff and the AAC. Staff is able to make the required findings for both the Variance and Conditional Use Permit requests. Therefore, staff is recommending approval of the proposed monopole.



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




CITY OF PALM SPRINGS


DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: July 22, 2009

To: Planning Commission

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

Project Planner: David A. Newell, Associate Planner 

Subject: Case No. 5.1203-CUP & 6.507-VAR

On July 8, 2009, the Planning Commission held a public hearing for Case No. 5.1203 CUP & 6.507 VAR, a proposal for the installation of a slim-line wireless communication monopole located at 1900 East Palm Canyon Drive. At that meeting, the Commission voted to continue the project and directed staff and the applicant to determine if an alternative location in the Smoke Tree shopping centers would be feasible.

The Planning Commission specifically requested a review of the applicant's previously proposed rooftop design at a two-story office building located at the rear of the Smoke Tree Village shopping center. Staff has attached the plans; however, the applicant has stated that this site is no longer available to T-Mobile. The applicant has stated that there is potential for a location at the Smoke Tree Commons shopping center, but more research and time would be necessary to determine feasibility.

Staff recommends that this project be continued to an indefinite date to allow the applicant further time to research other sites in the vicinity.

Attachments:

1. Plans for Rooftop Design at Smoke Tree Village Shopping Center
2. March 11, 2009 Planning Commission Staff Report and Exhibits

T-Mobile
 Stick Together
 357 E. QUINN ROAD, SUITE 200
 DENVER, CO 80239

PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 22800 OLBERT RD, SUITE 200
 FAYETTEVILLE, ARIZONA, USA 86103-0103
 FAX: (928) 766-7766

CONSULTANT:

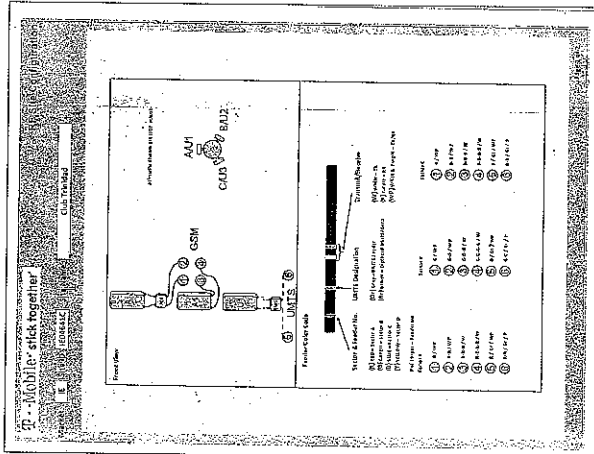
NO.	DATE	DESCRIPTION	BY:
1	02-25-08	90% FOR REVIEW	CVD
2	03-29-08	CLIENT REVISIONS	ON
3	11-20-08	TOWER REVISIONS	MC
4	11-25-08	RF REVISIONS	AC
5	04-20-09	REVISE LEASE AREA	MG
6	09-17-09	REVISE POLE HEIGHT FOR	

SITE INFORMATION:
IE04641C
CLUB TRINIDAD
 1900 E. PALM CANYON DR.
 PALM SPRING, CA 92264

SEAL

SHEET TITLE:
RFSC SHEET

SHEET NUMBER:
T-2



ANTENNA	TYPE	HEIGHT	AZIMUTH	ELEVATION	STATUS
1	1/2 wave	100	0	0	ACTIVE
2	1/2 wave	100	0	0	ACTIVE
3	1/2 wave	100	0	0	ACTIVE
4	1/2 wave	100	0	0	ACTIVE
5	1/2 wave	100	0	0	ACTIVE
6	1/2 wave	100	0	0	ACTIVE
7	1/2 wave	100	0	0	ACTIVE
8	1/2 wave	100	0	0	ACTIVE
9	1/2 wave	100	0	0	ACTIVE
10	1/2 wave	100	0	0	ACTIVE
11	1/2 wave	100	0	0	ACTIVE
12	1/2 wave	100	0	0	ACTIVE
13	1/2 wave	100	0	0	ACTIVE
14	1/2 wave	100	0	0	ACTIVE
15	1/2 wave	100	0	0	ACTIVE
16	1/2 wave	100	0	0	ACTIVE
17	1/2 wave	100	0	0	ACTIVE
18	1/2 wave	100	0	0	ACTIVE
19	1/2 wave	100	0	0	ACTIVE
20	1/2 wave	100	0	0	ACTIVE
21	1/2 wave	100	0	0	ACTIVE
22	1/2 wave	100	0	0	ACTIVE
23	1/2 wave	100	0	0	ACTIVE
24	1/2 wave	100	0	0	ACTIVE
25	1/2 wave	100	0	0	ACTIVE
26	1/2 wave	100	0	0	ACTIVE
27	1/2 wave	100	0	0	ACTIVE
28	1/2 wave	100	0	0	ACTIVE
29	1/2 wave	100	0	0	ACTIVE
30	1/2 wave	100	0	0	ACTIVE
31	1/2 wave	100	0	0	ACTIVE
32	1/2 wave	100	0	0	ACTIVE
33	1/2 wave	100	0	0	ACTIVE
34	1/2 wave	100	0	0	ACTIVE
35	1/2 wave	100	0	0	ACTIVE
36	1/2 wave	100	0	0	ACTIVE
37	1/2 wave	100	0	0	ACTIVE
38	1/2 wave	100	0	0	ACTIVE
39	1/2 wave	100	0	0	ACTIVE
40	1/2 wave	100	0	0	ACTIVE
41	1/2 wave	100	0	0	ACTIVE
42	1/2 wave	100	0	0	ACTIVE
43	1/2 wave	100	0	0	ACTIVE
44	1/2 wave	100	0	0	ACTIVE
45	1/2 wave	100	0	0	ACTIVE
46	1/2 wave	100	0	0	ACTIVE
47	1/2 wave	100	0	0	ACTIVE
48	1/2 wave	100	0	0	ACTIVE
49	1/2 wave	100	0	0	ACTIVE
50	1/2 wave	100	0	0	ACTIVE

T-Mobile
Stick Together
3337 E. CHASE ROAD, SUITE 200
ONTARIO, CA 91760

NATIONAL
ENGINEERING & CONSULTING, INC.
1800 E. PALM CANYON DR., SUITE 200
PALM SPRINGS, CA 92264
PHONE: (951) 253-7728
FAX: (951) 253-7728

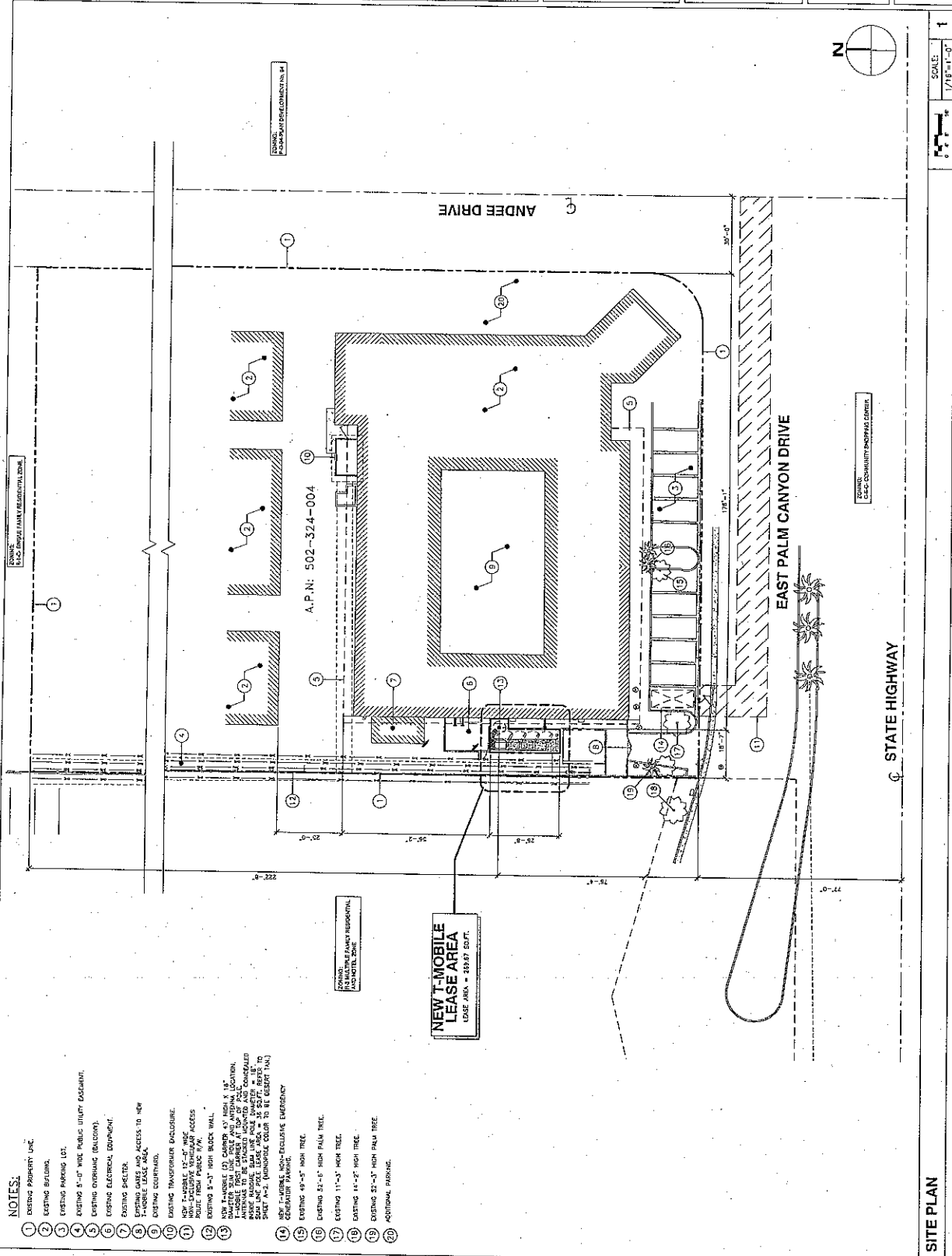
PLANS PREPARED BY:
CONSULTANT:

NO.	DATE	DESCRIPTION	BY
1	02-25-08	BOOK FOR REVIEW	CHD
2	03-29-08	CLIENT REVISIONS	CH
3	11-20-08	TOWER REVISIONS	MG
4	11-25-08	RF REVISIONS	MG
5	04-20-09	REVISE LEASE AREA	MG
6	09-17-09	REVISE POLE HEIGHT	PAR

IE04641C
CLUB TRINIDAD
1800 E. PALM CANYON DR.
PALM SPRINGS, CA 92264

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



NOTES:

- 1 EXISTING PROPERTY LINE
- 2 EXISTING UTILITIES
- 3 EXISTING PAVING LOT
- 4 EXISTING 5'-0" WIDE PUBLIC UTILITY EASEMENT
- 5 EXISTING OVERHANG (BALCONY)
- 6 EXISTING ELECTRICAL EQUIPMENT
- 7 EXISTING SIGNETTES
- 8 EXISTING DRIVE AND ACCESS TO NEW T-MOBILE LEASE AREA
- 9 EXISTING DRIVEWAY
- 10 EXISTING TRANSFORMER ENCLOSURE
- 11 NEW T-MOBILE 12'-0" HIGH SIGNETTES
- 12 EXISTING 3'-0" HIGH BLOCK WALL
- 13 NEW T-MOBILE (2) COLUMNS 47' HIGH & 18" DIAMETER TOWER POLE AND ANTENNA LOCATION
- 14 EXISTING 11'-0" HIGH SIGNETTES
- 15 EXISTING 11'-0" HIGH TREE
- 16 EXISTING 14'-0" HIGH TREE
- 17 EXISTING 22'-0" HIGH PALM TREE
- 18 EXISTING 22'-0" HIGH PALM TREE
- 19 EXISTING 22'-0" HIGH PALM TREE
- 20 ADDITIONAL PAVING
- 21 NEW T-MOBILE NON-EXCLUSIVE EMERGENCY EVACUATION PASSAGE
- 22 EXISTING 4'-0" HIGH TREE
- 23 EXISTING 22'-0" HIGH PALM TREE
- 24 EXISTING 11'-0" HIGH TREE
- 25 EXISTING 14'-0" HIGH TREE
- 26 EXISTING 22'-0" HIGH PALM TREE
- 27 EXISTING 22'-0" HIGH PALM TREE
- 28 EXISTING 22'-0" HIGH PALM TREE
- 29 EXISTING 22'-0" HIGH PALM TREE
- 30 EXISTING 22'-0" HIGH PALM TREE

NEW T-MOBILE LEASE AREA
LEASE AREA - 493.67 SQ. FT.

EXISTING 12'-0" WIDE PUBLIC UTILITY EASEMENT

EXISTING 5'-0" WIDE PUBLIC UTILITY EASEMENT

EXISTING 5'-0" WIDE PUBLIC UTILITY EASEMENT

SCALE: 1/8" = 1'-0"
1

SITE PLAN

T-Mobile
Stick Together
3337 E. OAKS ROAD, SUITE 200
DOWNEY, CA 91204

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
22200 OLIVERA, SUITE 200
PALM SPRING, CALIFORNIA 92262
PHONE: (951) 765-7282
FAX: (951) 765-7282

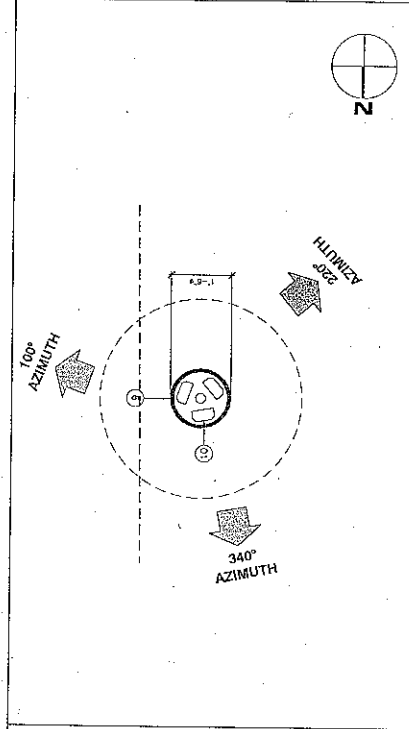
CONSULTANT:

NO.	DATE	DESCRIPTION	BY
1	02-25-08	90% FOR REVIEW	CVO
2	03-29-08	CLIENT REVISIONS	GM
3	11-20-08	TOWER REVISIONS	JAC
4	11-29-08	RF REVISIONS	JAC
5	04-20-09	REVISE LEASE AREA	MG
6	08-17-09	REVISE POLE HEIGHT	FR

SITE INFORMATION:
IE04641C
CLUB TRINIDAD
1806 E. PALM CANYON DR.
PALM SPRING, CA 92264

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



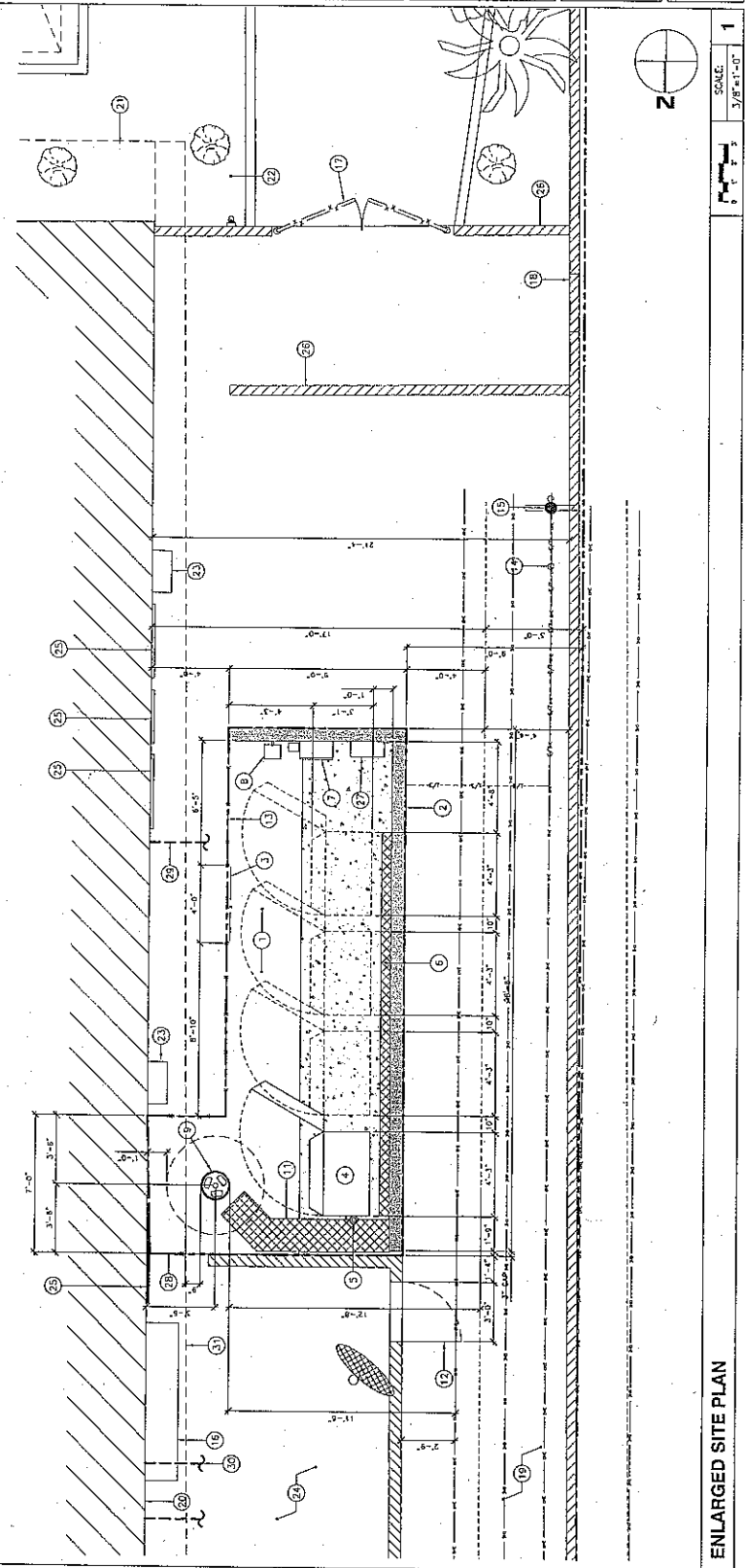
2 ANTENNA LAYOUT PLAN
SCALE: 3/4" = 1'-0"

NOTES:

- NEW T-MOBILE 300'± SUITE, EQUIPMENT LEASE AREA, MOORED AT 100'± LEVEL. REMOVE EXISTING SIGN.
- NEW T-MOBILE 7'-0" HIGH CHAIN LINK WALL WITH EXISTING WALL FINISH AND COLOR.
- NEW T-MOBILE 4'-0" WIDE CHAIN LINK SLIDING GATE.
- NEW T-MOBILE 4'-0" WIDE CHAIN LINK SLIDING GATE.
- NEW T-MOBILE GPS ANTENNA EQUIPMENT ON 300'± SUITE. GPS IS MOUNTED HORIZONTALLY TO EQUIPMENT CABINET.
- NEW T-MOBILE COAX CABLE TRY MOUNTED ALONG CHAIN LINK WALL.
- NEW T-MOBILE WALL MOUNTED PPE CABINET.
- NEW T-MOBILE SERVICE LIGHT.
- NEW T-MOBILE 12' CABLES AT HIGH 4'± DIAMETER POLE. REMOVE EXISTING SIGN. ANTENNA TO BE MOUNTED AT TOP OF POLE. ANTENNA TO BE 12'± DIAMETER. ANTENNA TO BE 12'± DIAMETER. ANTENNA TO BE 12'± DIAMETER. ANTENNA TO BE 12'± DIAMETER.
- NEW T-MOBILE 3'-0" WIDE CHAIN LINK ACCESS GATE.

- EXISTING SIGNAGE TO BE REMOVED AND RELOCATED TO CHAIN LINK WALL.
- EXISTING UTILITY POLE AND NEW T-MOBILE POLE/UTILITY P.O.C.
- EXISTING ELECTRICAL EQUIPMENT.
- EXISTING RATES AND ACCESS TO NEW T-MOBILE LEASE AREA.
- EXISTING 2'-0" WIDE PUBLIC UTILITY EASEMENT.
- EXISTING BALCONY.
- EXISTING PLANTER.
- EXISTING WALL MOUNTED A/C UNIT.
- EXISTING ELECTRICAL EQUIPMENT ENCLOSURE.
- EXISTING WINDOW.
- EXISTING BRICK WALL.
- NEW T-MOBILE WALL MOUNTED TELCO CABINET.
- REMOVE EXISTING GATE AND SEAL OPENING WITH NEW CHAIN LINK FENCE.

3 KEY NOTES



ENLARGED SITE PLAN
SCALE: 3/8" = 1'-0"

T-Mobile
 Stick Together
 1557 E. COLSON ROAD, SUITE 200
 OROVIA, CA 91760

NATIONAL
 ENGINEERING & CONSULTING GROUP
 6000 CALLE DEL SOL, SUITE 200
 MANHATTAN, CALIFORNIA 91754
 PHONE: (909) 788-7782
 FAX: (909) 788-7782

CONSULTANT:

NO.	DATE	DESCRIPTION	BY
1	02-25-08	30% FOR REVIEW	END
2	03-29-08	CLIENT REVISIONS	GN
3	11-20-08	TOWER REVISIONS	MG
4	11-25-08	RF REVISIONS	MG
5	04-20-09	REVISE LEASE AREA	MG
6	09-17-09	REVISE POLE HEIGHT	FAF

SITE INFORMATION:

IE04641C
CLUB TRINIDAD

1905 E. PALM CANYON DR.
 PALM SPRING, CA 92264

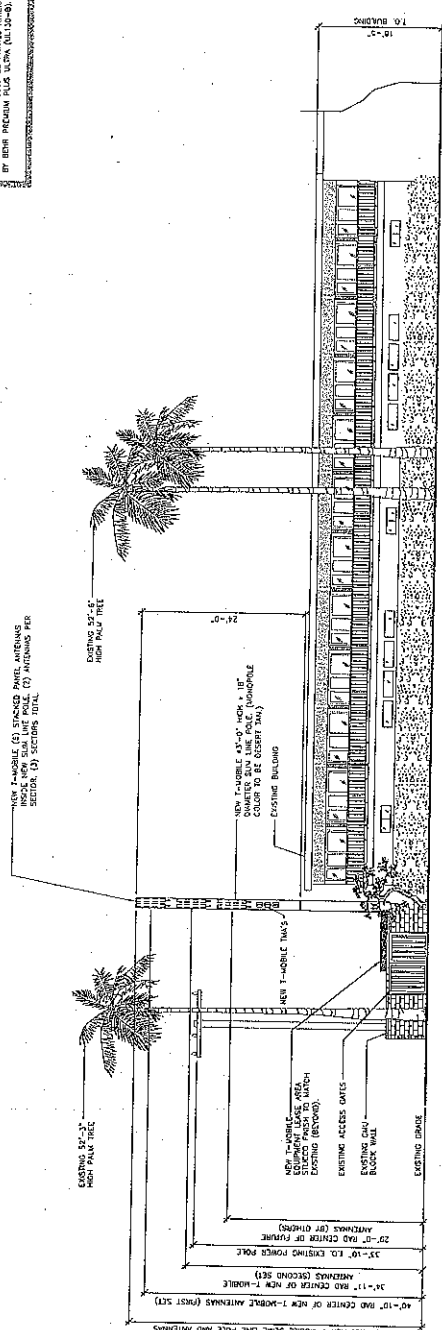
SEAL:

SHEET TITLE:
**ARCHITECTURAL
 ELEVATIONS**

SHEET NUMBER:

A-3

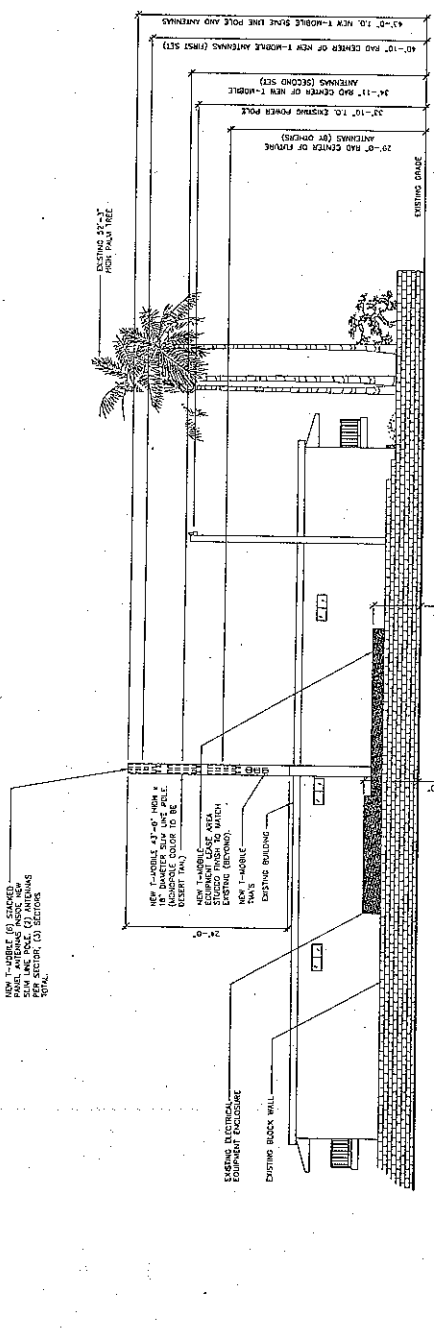
DATE: 11/20/08
 DRAWN BY: FAF
 CHECKED BY: GN
 BY: END PROGRAM (PLA 2008) (11/20/08)



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 11/20/08
 DRAWN BY: FAF
 CHECKED BY: GN
 BY: END PROGRAM (PLA 2008) (11/20/08)

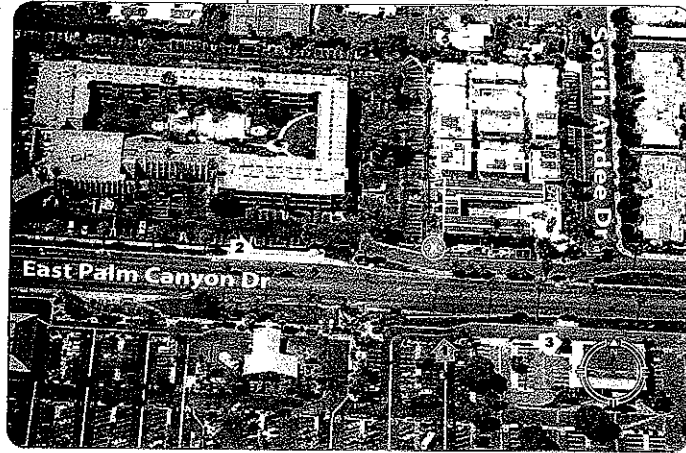


WEST ELEVATION

SCALE: 1/8" = 1'-0"

LOCATION

Microsoft® Virtual Earth™



EXISTING



PROPOSED

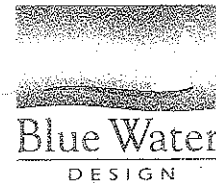


IE04641C
Club Trinidad
1900 East Palm Canyon Drive
Palm Springs, CA 92264

VIEW 1

APPLICANT
T-Mobile
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT
Sequoia Deployment Services
Monica Moretta
One Venture Suite 200
Irvine, CA 92618
p 949.241.0175

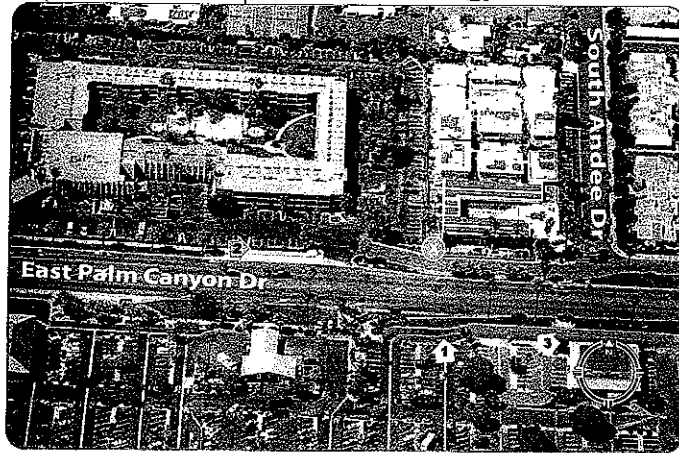


BLUE WATER DESIGN
1741 Tustin Ave. 19A
Costa Mesa, CA 92627
bluwater-design.net
michelle@bluwater-design.net
p 714.473.2942
f 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION

Microsoft® Virtual Earth™



EXISTING



PROPOSED



IE04641C
Club Trinidad

1900 East Palm Canyon Drive
Palm Springs, CA 92264

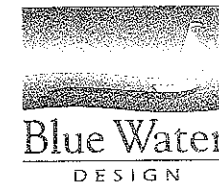
VIEW 2

APPLICANT

T-Mobile
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Sequoia Deployment Services
Monica Moretta
One Venture Suite 200
Irvine, CA 92618
p 949.241.0175

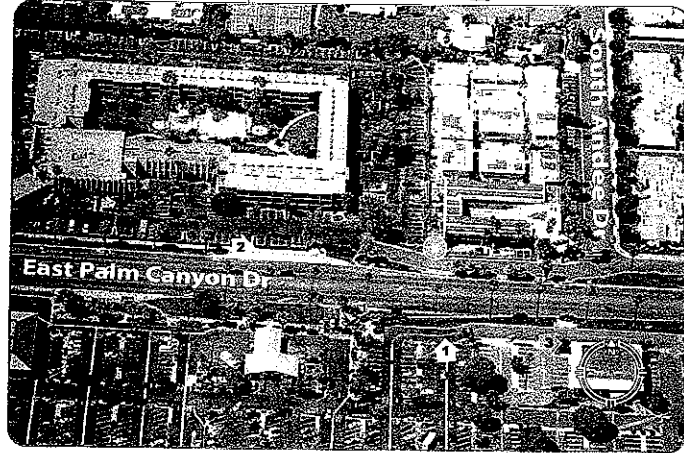


BLUE WATER DESIGN
1741 Tustin Ave. 19A
Costa Mesa, CA 92627

bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

LOCATION

Microsoft® Virtual Earth™



EXISTING



PROPOSED



IE04641C

Club Trinidad

1900 East Palm Canyon Drive
Palm Springs, CA 92264

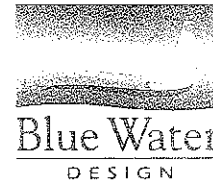
VIEW 3

APPLICANT

T-Mobile
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Sequoia Deployment Services
Monica Moretta
One Venture Suite 200
Irvine, CA 92618
p 949.241.0175



BLUE WATER DESIGN

1741 Tustin Ave. 19A
Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316