



CITY COUNCIL STAFF REPORT

DATE: November 4, 2009

PUBLIC HEARING

SUBJECT: T-MOBILE USA – APPLICATION FOR A CONDITIONAL USE PERMIT AND VARIANCE TO INSTALL A FORTY-THREE FOOT TALL COMMERCIAL COMMUNICATIONS ANTENNA AT 1900 EAST PALM CANYON DRIVE, CASE 5.1203 CUP AND 6.507 VAR.

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

The City Council will consider a proposed forty-three foot high wireless communications antenna at 1900 East Palm Canyon Drive. The project is also seeking a Variance approval to reduce the structure's setback requirement from forty-three feet to seventeen feet. The request includes the addition of four equipment cabinets surrounded by a seven-foot high block wall. Staff has noticed this meeting for a public hearing.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. 5.1203 TO INSTALL A FORTY-THREE FOOT HIGH WIRELESS COMMUNICATIONS ANTENNA AND VARIANCE CASE NO. 6.507 TO REDUCE THE ANTENNA STRUCTURE'S REQUIRED SETBACK FOR THE PROPERTY LOCATED AT 1900 EAST PALM CANYON DRIVE."

ITEM NO. 1B.

PRIOR ACTIONS:

On June 9, 2008, the Architectural Advisory Committee (AAC) reviewed the proposal for a sixty-foot monopole disguised as a flag pole 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).

On July 8, 2009, the Planning Commission reviewed the proposed project and voted 4-0-2 (absent/Conrad/ Caffery) 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.

On October 14, 2009, the Planning Commission reviewed the revised project and voted 5-0-1 (Hudson opposed) to recommend approval of the proposed monopole to the City Council.

BACKGROUND AND SETTING:

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 antenna is proposed to be forty-three 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 adjacent General Plan designations, Zones and land uses are shown in Table 1 on the following page.

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

| | General Plan | Zoning | Existing Land Uses |
|-------|---------------------------------|---|--------------------------------------|
| North | TRC (Tourist Resort Commercial) | R-3 (Multi-family & Hotel) | Multi-family Residential |
| South | TRC (Tourist Resort Commercial) | C-D-N (Designed Neighborhood Shopping Center) | Shopping Center (Smoke Tree Village) |
| East | TRC (Tourist Resort Commercial) | PD-94 (Planned Development 94) | Multi-family Residential |
| West | TRC (Tourist Resort Commercial) | R-3 (Multi-family & Hotel) | Hotel (Holiday Inn) |

The proposed wireless communication antenna is designed as a solid slim-line monopole without protrusions. The 18-inch diameter 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.

STAFF 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 | 43 feet |
| Front (South) Yard Setback | 43 feet | 75 feet |
| Side (West) Yard Setback | 43 feet | 17 feet |
| Side (East) Yard Setback | 43 feet | 174 feet |
| Rear (North) Yard Setback | 43 feet | 222 feet |

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.

Variance Analysis

When a variance is approved, a special circumstance applicable to the subject property must exist which is not considered a special privilege. With regards to the setback request, the property is fully developed with a hotel that is located in the middle of the property. 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. Further analysis is found in the attached Planning Commission staff report, and staff has provided recommended findings in the attached draft resolution of approval.

Conditional Use Permit Analysis

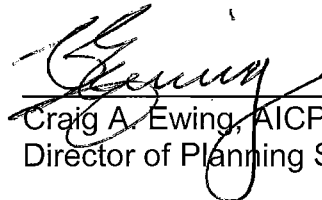
The request is subject to the required findings of a Conditional Use Permit as contained in Section 94.02.00 of the PSZC. The findings require that the use is properly one for the said location, is necessary or desirable for the development of the community and is not detrimental to existing uses or to future uses in the zone. Pursuant to Section 94.02.00(A)(2)(f) of the PSZC, a commercial communications antenna is authorized within the R-3 zone with the approval of a Type II Conditional Use Permit. The development of adequate cellular phone levels of services serves the ultimate benefit of the community. The antennas will be entirely concealed within the monopole structure and near existing power lines on the west side of the subject property, which are of a similar environment for the location of wireless communication monopole. Further analysis can be found in the attached Planning Commission staff report, and staff has provided required findings in the attached draft resolution of approval.

CONCLUSION:


The applicant has submitted photographs of the existing site and photo-simulations of how it would appear in the current visual environment with its surroundings. These simulations depict the proposed slim-line monopole adjacent to the hotel building. Based on visits to the site and review of the elevations, staff believes that the proposed slim-line monopole will have minimal visual impact on the surroundings since the antennas will be fully concealed inside of the slim-line monopole. Findings in support of the proposed slim-line monopole have been made by the Planning Commission and are included in the attached draft resolution of approval.

FISCAL IMPACT:

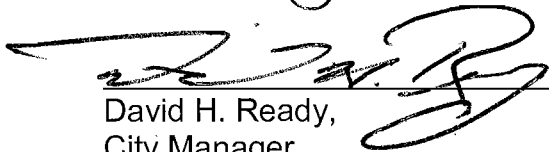
There is no cost to the City associated with the construction of the proposed wireless communications facility.



Craig A. Ewing, AICP
Director of Planning Services



Thomas J. Wilson,
Assistant City Manager



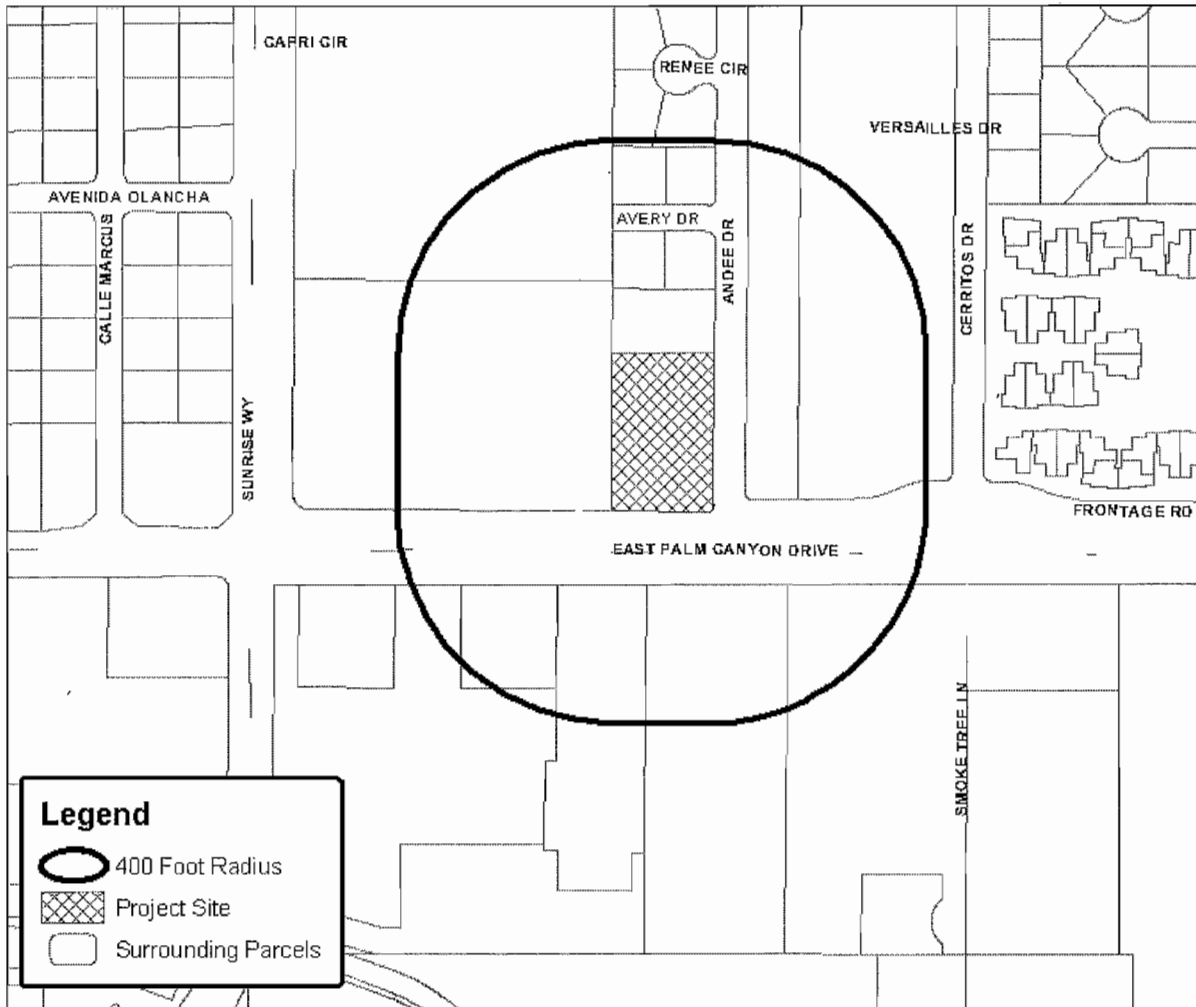
David H. Ready,
City Manager

Attachments:




1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. Site Plans and Elevations
4. Photo-Simulation of Monopole
5. Planning Commission memorandum dated 10/14/09
6. Planning Commission minutes excerpt 10/14/09 (draft)
7. Planning Commission memorandum dated 07/22/09
8. Planning Commission minutes excerpt 07/22/09
9. Planning Commission staff report dated 07/08/09
10. Planning Commission minutes excerpt 07/08/09
11. Public Comments



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 CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. 5.1203 TO INSTALL A FORTY-THREE FOOT HIGH WIRELESS COMMUNICATIONS ANTENNA AND VARIANCE CASE NO. 6.507 TO REDUCE THE ANTENNA STRUCTURE'S REQUIRED SETBACK FOR THE PROPERTY LOCATED AT 1900 EAST PALM CANYON DRIVE.

WHEREAS, T-Mobile USA ("Applicant") has filed an application with the City pursuant to Section 94.02.00 and Section 94.06.00 of the Palm Springs Zoning Code (PSZC) for the installation of a forty-three foot high commercial communications antenna and an area for equipment cabinets surrounded by a block wall 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 Case No. 5.1203 and Variance Case No. 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 Case No. 5.1203 and Variance Case No. 6.507 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, on October 14, 2009, the Planning Commission recommended approval of Conditional Use Permit Case No. 5.1203 and Variance Case No. 6.507 to the City Council; and

WHEREAS, notice of public hearing of the City Council of the City of Palm Springs to consider the application for Conditional Use Permit Case No. 5.1203 and Variance Case No. 6.507 was given in accordance with applicable law; and

WHEREAS, on November 4, 2009, a public hearing on the application for Conditional Use Permit Case No. 5.1203 and Variance Case No. 6.507 was held by the City Council 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 City Council has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE
AS FOLLOWS:

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

SECTION 2. State law requires four (4) findings be made for the granting of a variance. Pursuant to the procedure set forth in Section 94.06.01 of the Zoning Code, the City Council finds as follows:

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

The subject 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 City Council finds that:

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

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Code, a commercial communications antenna is authorized within the 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 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 the City Council approves Conditional Use Permit Case No. 5.1203 and Variance Case No. 6.507, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 4th day of November, 2009.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

EXHIBIT A

CONDITIONAL USE PERMIT CASE NO. 5.1203
VARIANCE CASE NO. 6.507

T-MOBILE USA

1900 EAST PALM CANYON DRIVE

NOVEMBER 4, 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, 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 11. 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

T-Mobile

T-Mobile
Stick Together
2337 E. CUMMINS ROAD, SUITE 200
DUNSMIRE, CA 92584

NATIONAL
ENGINEERING & CONSULTING, INC.
32405 OLIVENTO, SUITE 200
MANHATTAN, CALIFORNIA, 92548-1415
PHONE: (949) 768-7768
FAX: (949) 768-7768

PLANS PREPARED BY:
CONSULTANT:

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--------------------|-----|
| 1 | 02-25-08 | 80% FOR REVIEW | CVO |
| 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 | 08-17-09 | REVISE POLE HEIGHT | FAR |

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

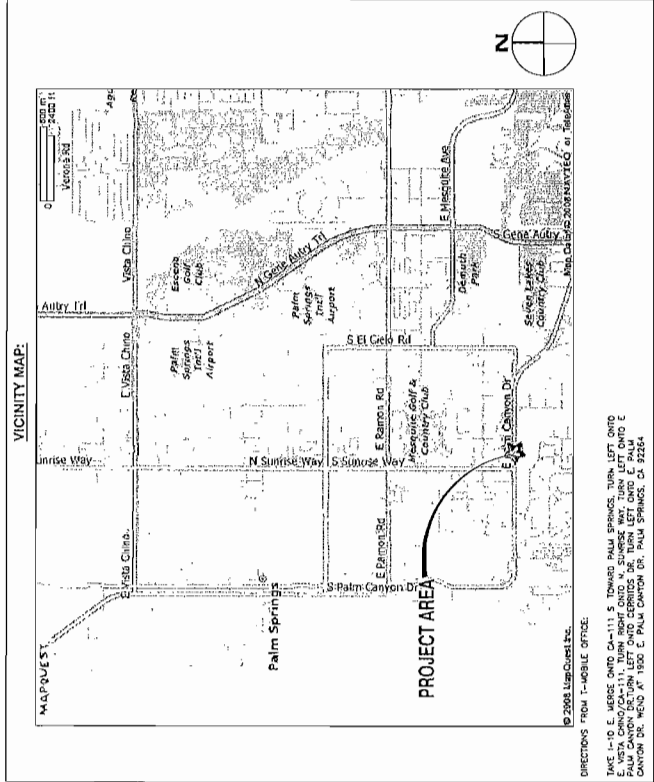
SEAL

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

CITY: PALM SPRING
COUNTY: RIVERSIDE
JURISDICTION: CITY OF PALM SPRING

SITE NUMBER: IE04641C
SITE NAME: CLUB TRINIDAD
SITE TYPE: RAWLAND



APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES AND REGULATIONS. THE APPLICABLE CODES AND REGULATIONS SHALL BE THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2007 CALIFORNIA BUILDING CODE (REB.)
- 2007 CALIFORNIA ELECTRICAL CODE (REB.)
- 2007 CALIFORNIA MECHANICAL CODE (REB.)
- 2007 CALIFORNIA PLUMBING CODE (REB.)
- 2007 CALIFORNIA FIRE CODE (REB.)
- 2007 CALIFORNIA LANDMARKS CODE (REB.)
- 2007 CALIFORNIA AIR QUALITY CODE (REB.)
- 2007 CALIFORNIA ENVIRONMENTAL CODE (REB.)
- 2007 CALIFORNIA ENERGY CODE (REB.)
- 2007 CALIFORNIA GEOTECHNICAL CODE (REB.)
- 2007 CALIFORNIA HAZARDOUS WASTE CODE (REB.)
- 2007 CALIFORNIA INFRASTRUCTURE CODE (REB.)
- 2007 CALIFORNIA LAND USE CODE (REB.)
- 2007 CALIFORNIA MARINE CODE (REB.)
- 2007 CALIFORNIA PAVEMENT CODE (REB.)
- 2007 CALIFORNIA PUBLIC WORKS CODE (REB.)
- 2007 CALIFORNIA SAFETY CODE (REB.)
- 2007 CALIFORNIA SIGNAGE CODE (REB.)
- 2007 CALIFORNIA SOUND AND VIBRATION CODE (REB.)
- 2007 CALIFORNIA TRENCHING AND SHIELDING CODE (REB.)
- 2007 CALIFORNIA UTILITIES CODE (REB.)
- 2007 CALIFORNIA WASTE MANAGEMENT CODE (REB.)
- 2007 CALIFORNIA WATER SUPPLY CODE (REB.)
- 2007 CALIFORNIA WINDBURN CODE (REB.)
- 2007 CALIFORNIA WOOD PRESERVATION CODE (REB.)
- 2007 CALIFORNIA YACHTING CODE (REB.)
- 2007 CALIFORNIA ZONING CODE (REB.)

POWER & TELCO UTILITY CONTACTS

EDISON
COMPANY NAME: SCE
PROJECT PHONE:
PHONE:
PHONE:

TELCO
COMPANY NAME: VERIZON
PROJECT PHONE:
PHONE:
PHONE:

THOMAS CODE 2008
RACE 389
FORSE COUNTY
CITY: LIS

SHEET INDEX:

| SHEET | DESCRIPTION |
|-------|--------------------------|
| T-1 | TITLE SHEET |
| T-2 | RFSS SHEET |
| LS-1 | TOPOGRAPHIC SURVEY |
| A-1 | SITE PLAN |
| A-2 | ENLARGED SITE PLAN |
| A-3 | ARCHITECTURAL ELEVATIONS |
| A-4 | ARCHITECTURAL ELEVATIONS |

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND APPROVALS OF THE CONSTRUCTION OF THE PROJECT AND THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. ANY CHANGES AND MODIFICATIONS TO THE PROJECT SHALL BE APPROVED BY THE BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS TO THE MAP PURPOSE.

| PRINT NAME | SIGNATURE | DATE |
|--------------|-----------|------|
| LANDLORD | | |
| PRECON MGR | | |
| DEVELOP. MGR | | |
| CONST. MGR | | |
| PROJECT MGR | | |
| ZONING MGR | | |
| RF ENGINEER | | |
| OPERATIONS | | |
| SAC REP | | |

PROJECT SUMMARY:

SITE ADDRESS: CLUB TRINIDAD, 1900 E PALM CANYON DR, PALM SPRING, CA 92264

PROPERTY OWNER: T-MOBILE USA (ONTARIO OFFICE)
1900 EAST PALM CANYON DR
PALM SPRING, CA 92264
PHONE: (949) 768-7768

APPLICANT: T-MOBILE USA (ONTARIO OFFICE)
2337 E. CUMMINS ROAD, SUITE 200
DUNSMIRE, CA 92584
PHONE: (949) 768-7768

REPRESENTATIVE: DAVE CLOECK
551-859-7454

CONSTRUCTION MANAGER: DAVE CLOECK
551-859-7454

DEVELOPMENT MANAGER: DAVE CLOECK
551-859-7454

PROJECT MANAGER: DAVE CLOECK
551-859-7454

PROJECT DESCRIPTION: THE PROJECT DETAILS (1) T-MOBILE ENLIGHTEN CABINETS LOCATED ON CONCRETE PAD WITHIN A NEW T-MOBILE T-10 HIGH CHAU WALL ENCLOSURE MATCH EXISTING WALL FINISH AND COLOR NEW T-MOBILE PANEL ANTENNAS AND THIS CONVEALED INSIDE SUN LAMP POLE

BUILDING SUMMARY: B - N MULTIPLE FAMILY RESIDENTIAL AND HOTEL

TYPE OF CONSTRUCTION: 2008

LEASE AREA: 268.97 SQ. FT

ZONING: R-1

ASSESSORS PARCEL NUMBER: 507-32-004

CONSULTING TEAM:

SAC/ZONING/PERMITTING: NATIONAL ENGINEERING & CONSULTING, INC.
32405 OLIVENTO, SUITE 200
MANHATTAN, CALIFORNIA, 92548-1415
PHONE: (949) 768-7768
FAX: (949) 768-7768

ELECTRICAL ENGINEER: NATIONAL ENGINEERING & CONSULTING, INC.
32405 OLIVENTO, SUITE 200
MANHATTAN, CALIFORNIA, 92548-1415
PHONE: (949) 768-7768
FAX: (949) 768-7768

PROJECT MANAGER: NATIONAL ENGINEERING & CONSULTING, INC.
32405 OLIVENTO, SUITE 200
MANHATTAN, CALIFORNIA, 92548-1415
PHONE: (949) 768-7768
FAX: (949) 768-7768

T-Mobile
Stick Together.
257 E. GARDI ROAD, SUITE 200
DANA POINT, CA 92629

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
2575 OLIVENTO, SUITE 600
FARMINGTON, CALIF. 92625
PHONE: (949) 752-7374 FAX: (949) 752-7374

CONSULTANT:
BY:

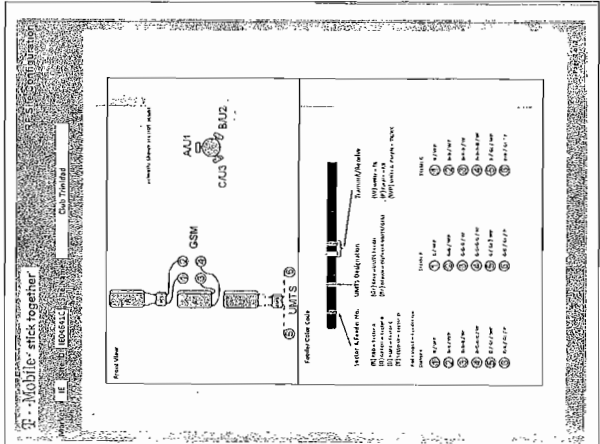
| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--------------------|-----|
| 1 | 02-25-08 | 90% FOR REVIEW | DVO |
| 2 | 03-29-08 | CLIENT REVISIONS | DN |
| 3 | 11-20-08 | TOWER REVISIONS | MG |
| 4 | 11-25-08 | RF REVISIONS | MG |
| 5 | 04-20-09 | REVISE LOSE AREA | MG |
| 6 | 09-17-09 | REVISE POLE HEIGHT | PAR |

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

SEAL

SHEET TITLE:
RFSC SHEET

SHEET NUMBER:
T-2



| Antenna | Frequency | Power | Antenna Height | Antenna Type | Antenna Model | Antenna Gain | Antenna Azimuth | Antenna Elevation |
|---------|-----------|-------|----------------|----------------|---------------|--------------|-----------------|---|
| 1 | 800 MHz | 100W | 100' (30.5m) | Sector Antenna | AT-12.5 | 12.5 dBi | 0, 120, 240 | 0, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360 |
| 2 | 800 MHz | 100W | 100' (30.5m) | Sector Antenna | AT-12.5 | 12.5 dBi | 0, 120, 240 | 0, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360 |
| 3 | 800 MHz | 100W | 100' (30.5m) | Sector Antenna | AT-12.5 | 12.5 dBi | 0, 120, 240 | 0, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360 |
| 4 | 800 MHz | 100W | 100' (30.5m) | Sector Antenna | AT-12.5 | 12.5 dBi | 0, 120, 240 | 0, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360 |
| 5 | 800 MHz | 100W | 100' (30.5m) | Sector Antenna | AT-12.5 | 12.5 dBi | 0, 120, 240 | 0, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360 |
| 6 | 800 MHz | 100W | 100' (30.5m) | Sector Antenna | AT-12.5 | 12.5 dBi | 0, 120, 240 | 0, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360 |

T-Mobile
Stick Together®
3337 E. QUARTER ROAD, SUITE 200
DUNSMO, CA 91731

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSTRUCTION, INC.
3000 S. CALIFORNIA AVENUE, SUITE 100
P.O. BOX 1000
DUNSMO, CA 91731

CONSULTANT:
CAL VADA
SURVEYING, INC.
411 JAMES ST., SUITE 200, CORN. CA 92800
P.O. BOX 1000
DUNSMO, CA 91731
JOB NO. 08027

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--------------------------|-------|
| 1 | 02/14/08 | PRELIMINARY | VO |
| 2 | 02/19/08 | MONOPOLE LOCATION | VO |
| 3 | 02/28/08 | TITLE REPORT/FINAL AS/VO | AS/VO |
| 4 | 04/06/08 | LEASE AREA CHANGE | AL |
| 5 | 04/22/09 | ADDITIONAL TOPO | GBL |
| 6 | 06/09/08 | GEODESIC COORDINATES | RG |

SITE INFORMATION:
IE04641C
CLUB TRINIDAD
1800 E PALM CANYON DR
PALM SPRINGS, CA 92264
RIVERSIDE COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1
SHEET 1 OF 1

Lease Area
SINCE A PORTION OF LAND UNDER WHICH LOT 14 OF TWIN PALMS ESTATES NO. 3 IS LOCATED IS OWNED BY TWIN PALMS ESTATES NO. 3, THE MONOPOLE LOCATION SHALL BE MADE ON THE N. 200' W. 1/2 SEC. 35 OF T19S, R. 12E, S. 35E, RIVERSIDE COUNTY, CALIF. PARTICULAR DESCRIBED AS FOLLOWS:
BEGINNING AT POINT "X" AS DESCRIBED ABOVE, THENCE S089°14'30" E 143.12 FEET, THENCE S089°14'30" E 143.12 FEET TO THE POINT OF BEGINNING, THENCE S089°14'30" E 143.12 FEET TO THE POINT OF BEGINNING.
CONFORMING SHALL BE 100' OF LAND

Dates of Survey
FEBRUARY 11, 2009
APRIL 16, 2009

Access Easement
THE MONOPOLE SHALL BE LOCATED ON THE N. 200' W. 1/2 SEC. 35 OF T19S, R. 12E, S. 35E, RIVERSIDE COUNTY, CALIF. PARTICULAR DESCRIBED AS FOLLOWS:
BEGINNING AT POINT "X" AS DESCRIBED ABOVE, THENCE S089°14'30" E 143.12 FEET, THENCE S089°14'30" E 143.12 FEET TO THE POINT OF BEGINNING, THENCE S089°14'30" E 143.12 FEET TO THE POINT OF BEGINNING.
CONFORMING SHALL BE 100' OF LAND

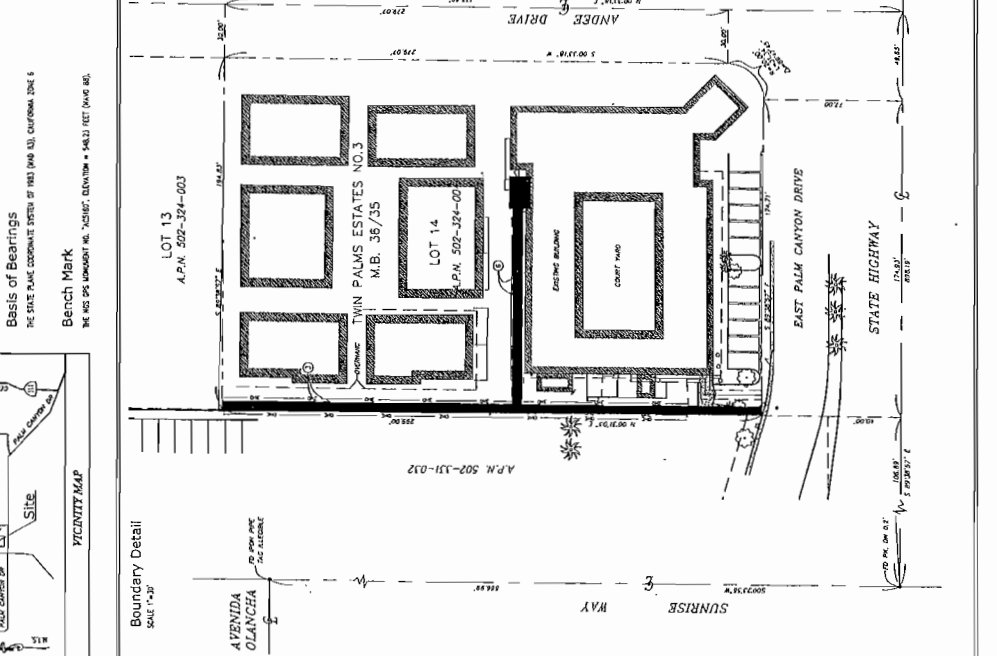
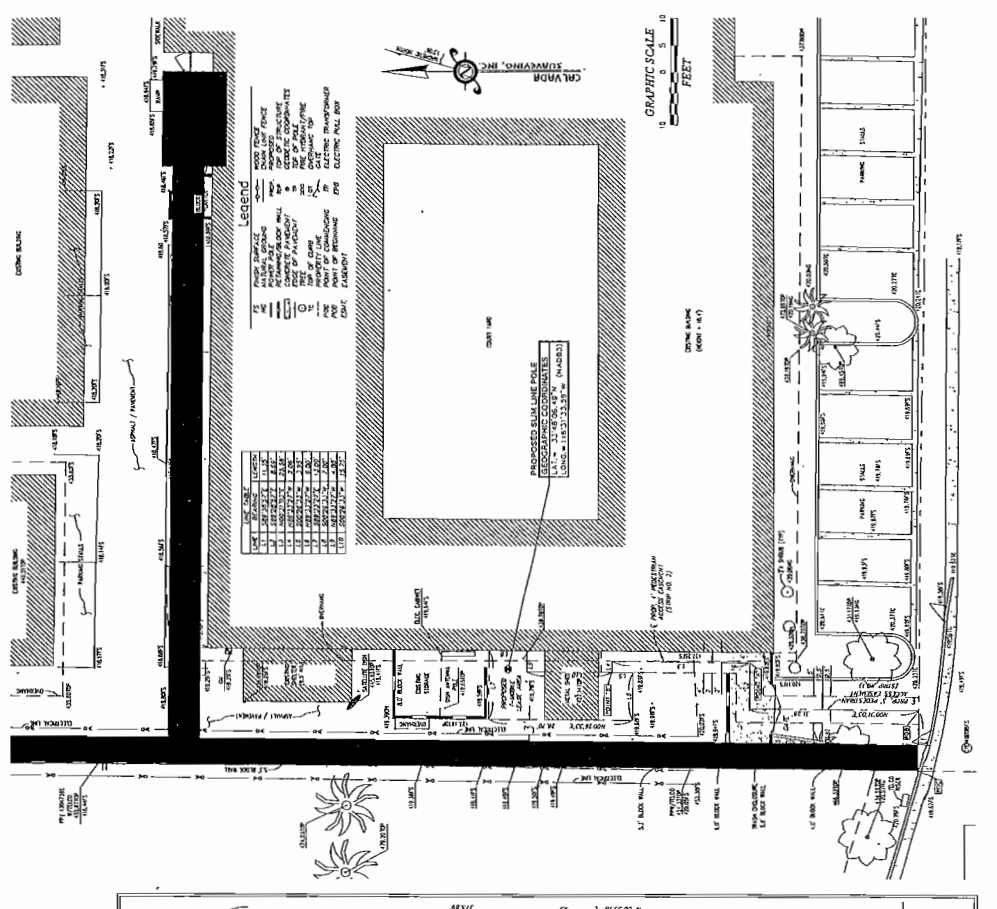
Easements
① AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES, AS SHOWN ON THE RECORD MAP OF TWIN PALMS ESTATES NO. 3, RIVERSIDE COUNTY, CALIF. PARTICULAR DESCRIBED AS FOLLOWS:
② AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES, AS SHOWN ON THE RECORD MAP OF TWIN PALMS ESTATES NO. 3, RIVERSIDE COUNTY, CALIF. PARTICULAR DESCRIBED AS FOLLOWS:
③ AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES, AS SHOWN ON THE RECORD MAP OF TWIN PALMS ESTATES NO. 3, RIVERSIDE COUNTY, CALIF. PARTICULAR DESCRIBED AS FOLLOWS:
④ AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES, AS SHOWN ON THE RECORD MAP OF TWIN PALMS ESTATES NO. 3, RIVERSIDE COUNTY, CALIF. PARTICULAR DESCRIBED AS FOLLOWS:

Title Report
PREPARED BY: STEWART TITLE OF CALIFORNIA
REPORT DATE: JANUARY 31, 2008
ASSASSOR'S Parcel No. 281-234-004

Legal Description
THE STATE PLAT COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 1
LOT 14 OF TWIN PALMS ESTATES NO. 3, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY SUPERIOR.

Basis of Bearings
THE STATE PLAT COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 1

Bench Mark
THE MGS 825 MONUMENT NO. 743187, ELEVATION = 546.33 FEET (NAVD 83).





PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 22385 OLIVENTO, SUITE 200
 MARCH 2008
 PROJECT NO. 0407-08-004
 PHONE (949) 766-7768

CONSULTANT:

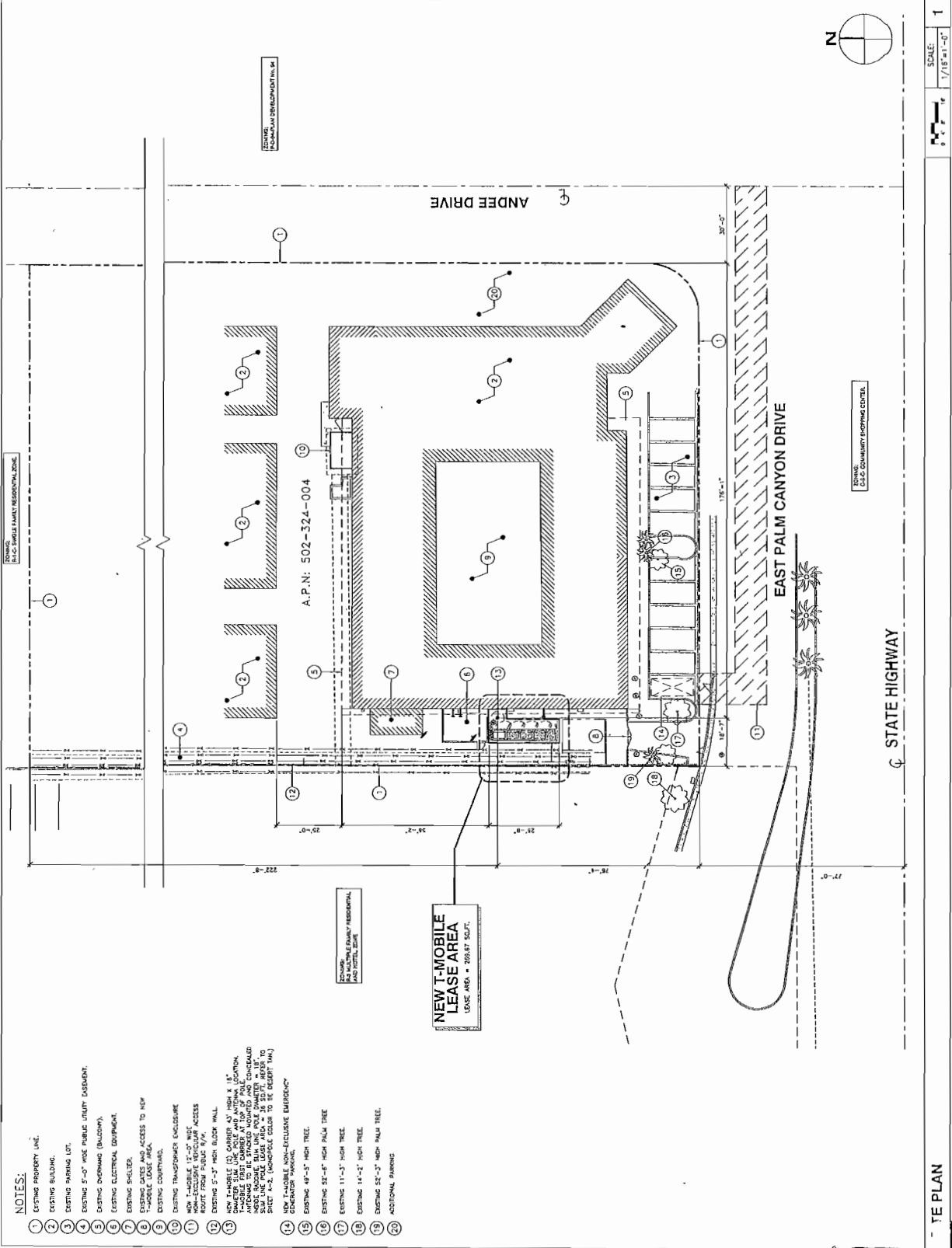
| NO. | DATE | DESCRIPTION | BY: |
|-----|----------|--------------------|-----|
| 1 | 02-25-08 | 80% FOR REVIEW | DVD |
| 2 | 03-29-08 | CLIENT REVISIONS | DA |
| 3 | 11-20-08 | TOWER REVISIONS | MC |
| 4 | 11-25-08 | RF REVISIONS | MC |
| 5 | 04-20-09 | REVISE LEASE AREA | MC |
| 6 | 09-17-09 | REVISE POLE HEIGHT | PAR |

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

SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



- NOTES:**
- EXISTING PROPERTY LINE.
 - EXISTING BUILDING.
 - EXISTING PARKING LOT.
 - EXISTING 5'-0" WIDE PUBLIC UTILITY EASEMENT.
 - EXISTING OVERHANG (BULDOZER).
 - EXISTING ELECTRICAL EQUIPMENT.
 - EXISTING SHELTER.
 - EXISTING DATES AND ACCESS TO NEW T-MOBILE LEASE AREA.
 - EXISTING COURTYARD.
 - EXISTING TRANSFORMER ENCLOSURE.
 - NEW T-MOBILE 12'-0" WIDE LEASE AREA WITH ACCESS ROUTE FROM PUBLIC U.T. EASEMENT.
 - EXISTING 5'-0" HIGH BLOCK WALL.
 - NEW T-MOBILE (S) CARRIER 40' HIGH X 18' WIDE TOWER WITH OVERHANG AT TOP OF TOWER. TOWER SHALL BE CONCRETE AND SHALL BE REINFORCED AND CONCEALED REBAR SHALL BE 1/2" DIA. X 12' LONG. SEE SHEET A-2 FOR TOWER LEASE AREA. SEE SHEET A-2 FOR TOWER LEASE AREA TO BE DESIGNATED AS A T-MOBILE NON-EXCLUSIVE EMERGENCY AREA.
 - EXISTING 40'-0" HIGH TREE.
 - EXISTING 32'-0" HIGH PALM TREE.
 - EXISTING 14'-0" HIGH TREE.
 - EXISTING 14'-0" HIGH TREE.
 - EXISTING 32'-0" HIGH PALM TREE.
 - ADDITIONAL PARKING.

SCALE: 1/16" = 1'-0"
 SHEET NUMBER: A-1
 SHEET TITLE: SITE PLAN



PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 2255 CALLE CALERA, SUITE 200
 PALM SPRING, CALIF. 92264
 PHONE: (949) 765-7776 FAX: (949) 765-7769

CONSULTANT:

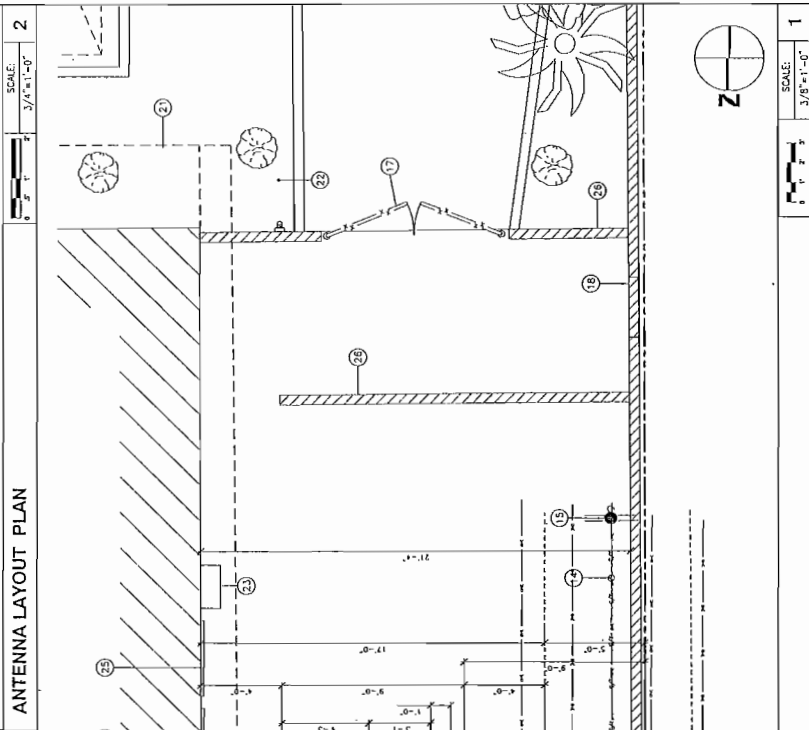
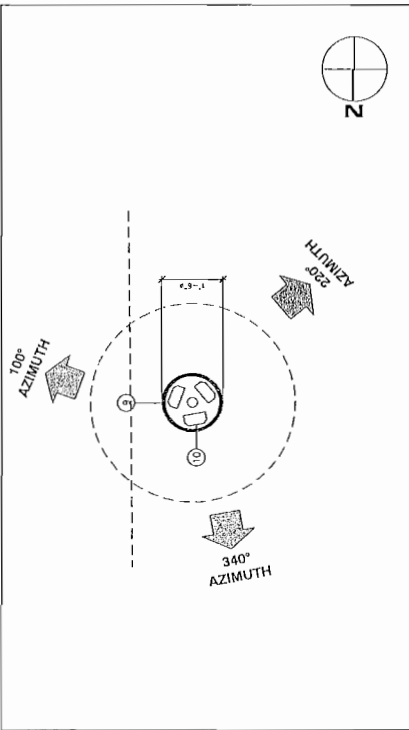
| NO. | DATE | DESCRIPTION | BY: |
|-----|----------|--------------------|-----|
| 1 | 02-25-08 | BOX FOR REVIEW | CVD |
| 2 | 03-29-08 | CLIENT REVISIONS | GN |
| 3 | 11-20-08 | TOWER REVISIONS | MC |
| 4 | 11-25-08 | RF REVISIONS | MC |
| 5 | 04-20-09 | REVISE LEASE AREA | MC |
| 6 | 08-17-09 | REVISE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

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

SEAL:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



KEY NOTES

1. NEW T-MOBILE REARF SLOT, EQUIPMENT LEASE AREA... (Text continues with detailed specifications for equipment cabinets, antennas, walls, and electrical systems.)

2. NEW T-MOBILE 7'-0" HIGH CHALK LINK FENCE... (Text continues with specifications for fencing and landscaping.)

3. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

4. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

5. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

6. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

7. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

8. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

9. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

10. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

11. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

12. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

13. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

14. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

15. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

16. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

17. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

18. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

19. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

20. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

21. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

22. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

23. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

24. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

25. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

26. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

27. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

28. EXISTING SLOPE USE TO BE REMOVED AND REDGRADED... (Text continues with site preparation notes.)

ENLARGED SITE PLAN



PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 22262 OLIVARITO, SUITE 200
 PALM SPRING, CA 92264
 PHONE: (951) 780-7774 FAX: (951) 780-7789

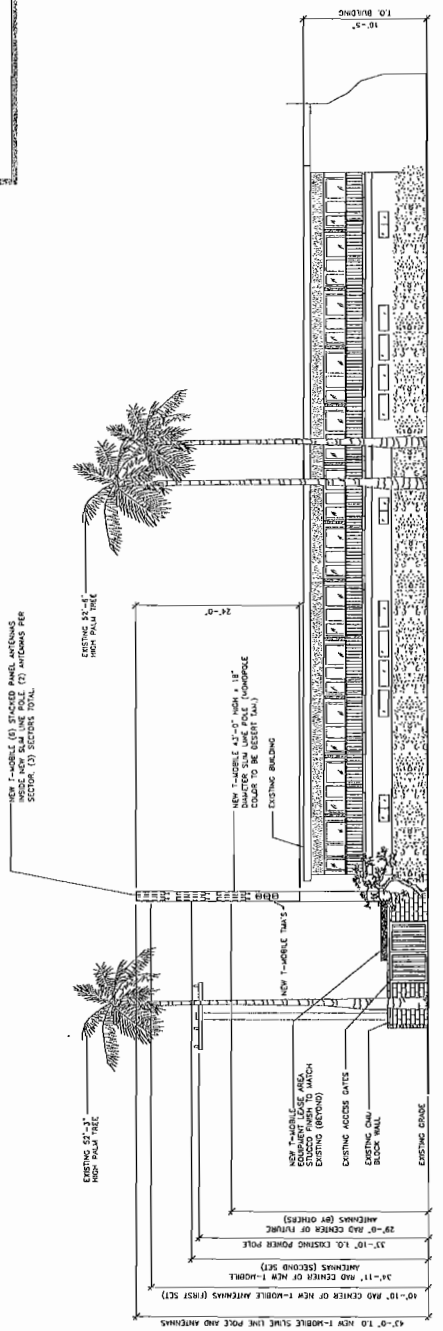
CONSULTANT:
 NO. DATE DESCRIPTION BY
 1 02-25-08 90% FOR REVIEW CVD
 2 03-29-08 CLIENT REVISIONS GR
 3 11-20-08 TOWER REVISIONS MG
 4 11-25-08 RF REVISIONS MG
 5 04-20-09 REVISE LEASE AREA MG
 6 09-17-09 REVISE POLE HEIGHT 1 FAR

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

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

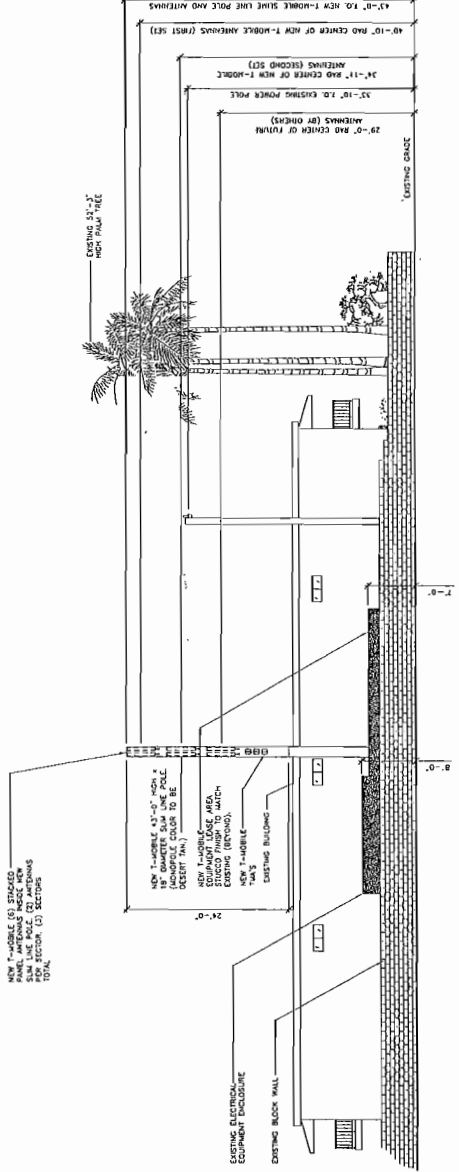
NOTE: T-MOBILE SHALL BE ADVISED BEFORE ANY WORK BEGINS AND SHALL BE ADVISED WITHIN 10 BUSINESS DAYS OF ANY CHANGES TO THE ORIGINAL PLAN (10-10-09).



SOUTH ELEVATION

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

NOTE: T-MOBILE SHALL BE ADVISED BEFORE ANY WORK BEGINS AND SHALL BE ADVISED WITHIN 10 BUSINESS DAYS OF ANY CHANGES TO THE ORIGINAL PLAN (10-10-09).



WEST ELEVATION

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

T-Mobile
Stick Together
2377 E. OWENS ROAD, SUITE 200
ONTARIO, CA 91760

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSTRUCTION, INC.
3838 CLAYTON BLVD., SUITE 200
PALM SPRING, CA 92264
PHONE: 951.253.7374
FAX: 951.253.7374

CONSULTANT:

| NO. | DATE | DESCRIPTION | BY: |
|-----|----------|--------------------|-----|
| 1 | 02-25-08 | BOX FOR REVIEW | CVD |
| 2 | 03-28-08 | CLIENT REVISIONS | ON |
| 3 | 11-20-08 | TOWER REVISIONS | AG |
| 4 | 11-25-09 | RF REVISIONS | MC |
| 5 | 04-20-09 | REVERSE LEASE AREA | MC |
| 6 | 09-17-09 | REVISE POLE HEIGHT | FAR |

SITE INFORMATION:

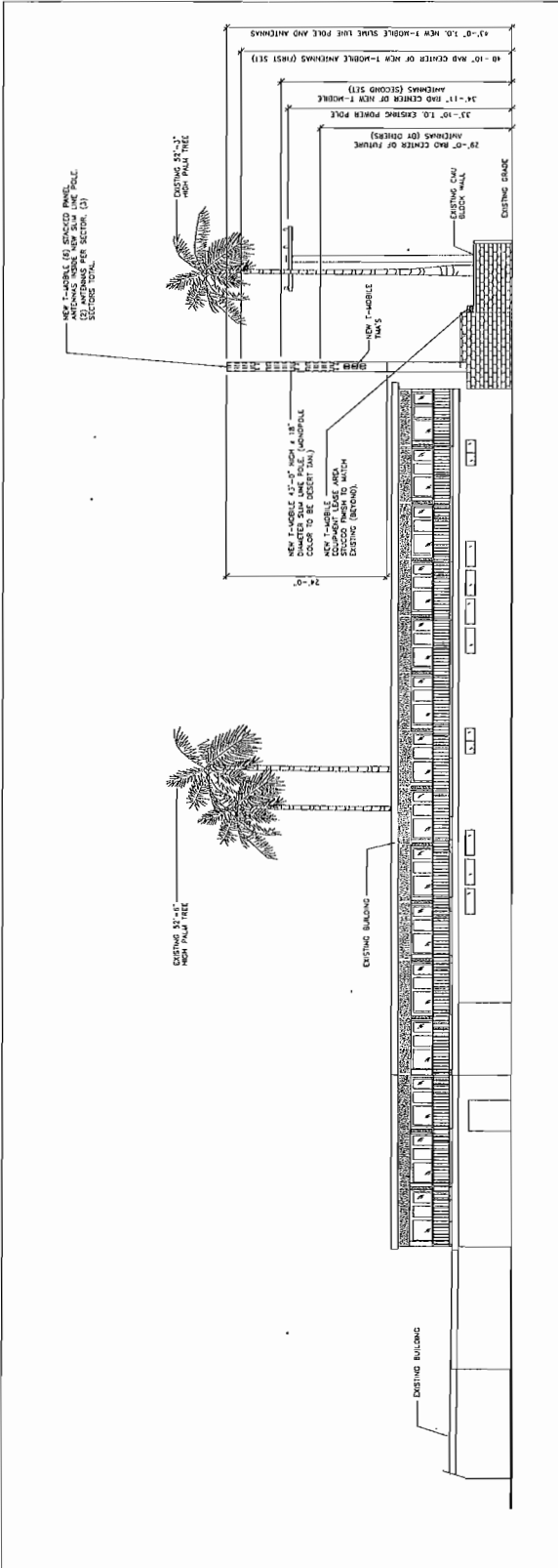
IE04641C
CLUB TRINIDAD

1500 E. PALM CANYON DR.
PALM SPRING, CA 92264

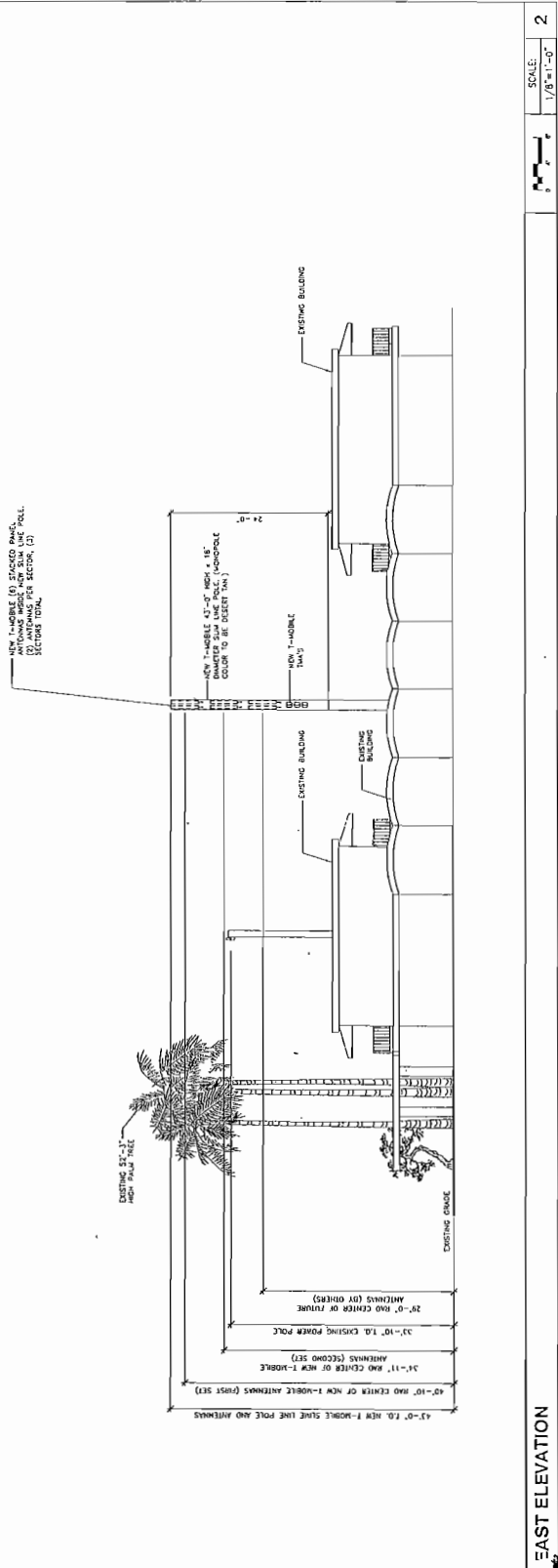
SEAL:

SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:
A-4



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



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



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

bluewater-design.net
michelle@bluewater-design.net

p 714.473.2942
f 949.631.2316

23

RECEIVED

SEP 29 2009

**PLANNING SERVICES
DEPARTMENT**

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

Microsoft® Virtual Earth™

LOCATION



PROPOSED



EXISTING



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

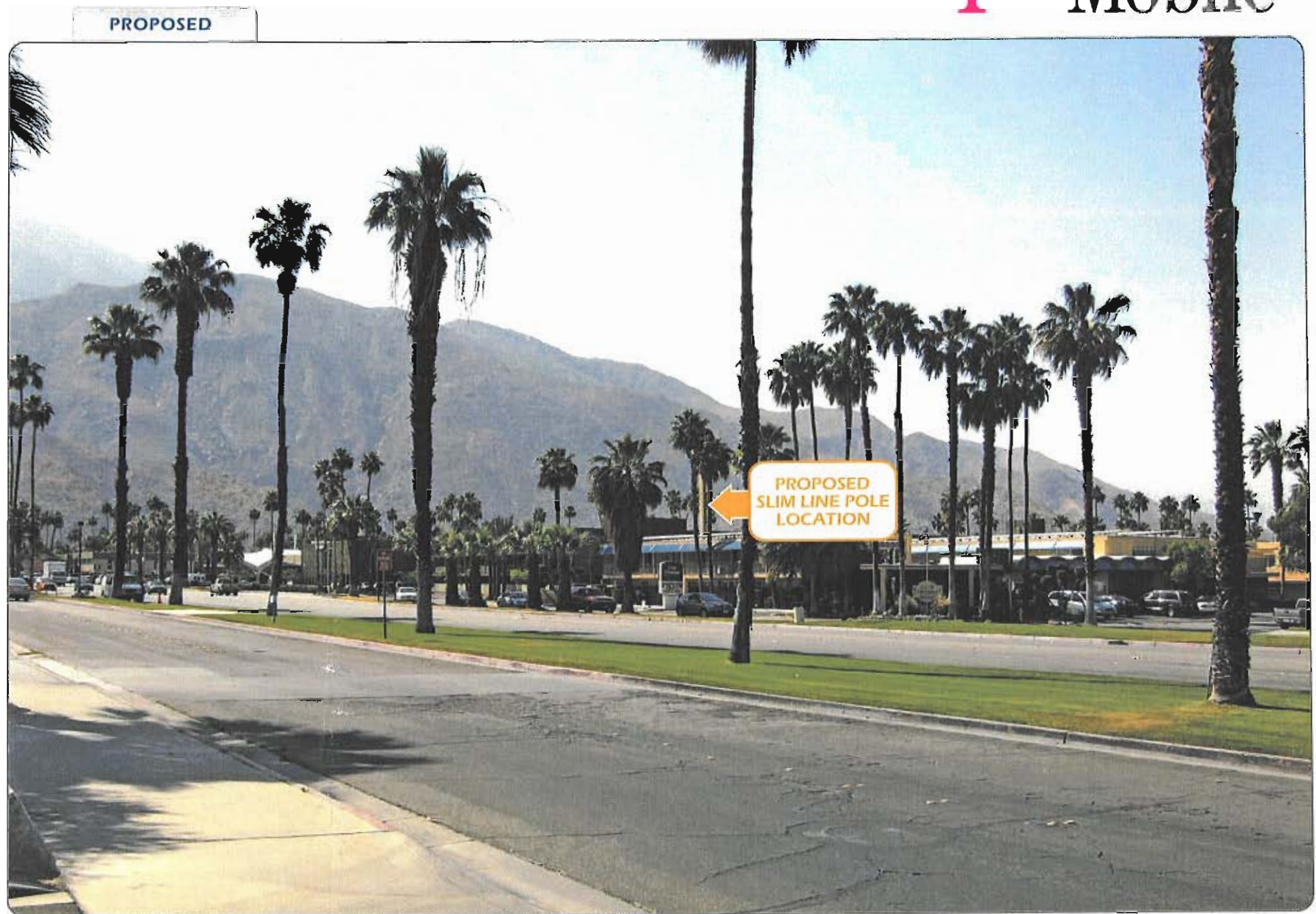
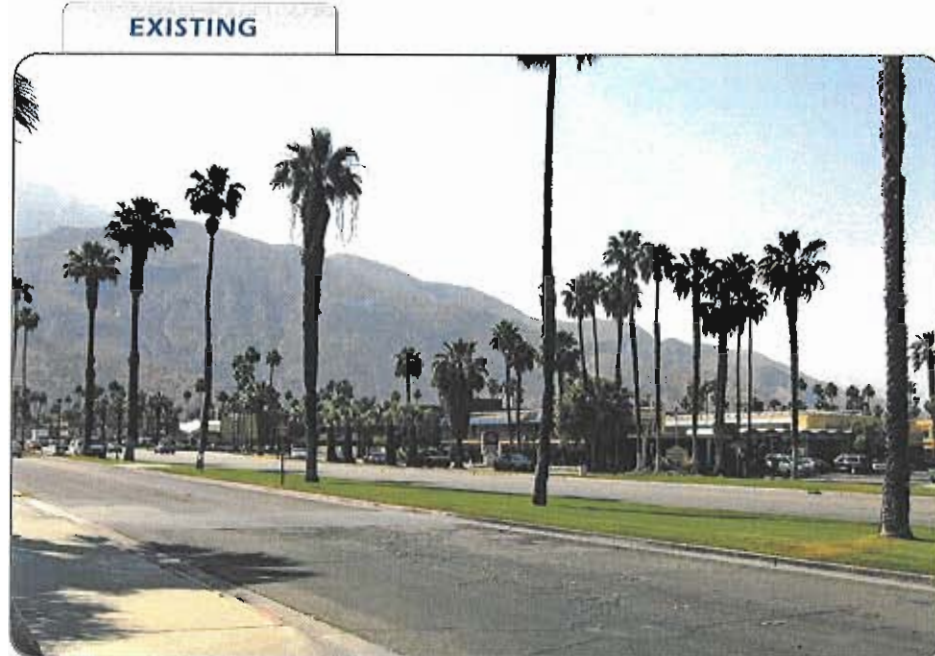
p 714.473.2942
f 949.631.2316

RECEIVE

SEP 29 2009

PLANNING SERVICE
DEPARTMENT

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



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
michele@bluewater-design.net

p 714.473.2942
f 949.631.2316

RECEIVED

SEP 29 2009



PLANNING SERVICES
DEPARTMENT



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 
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~~

M/S/C (Bill Scott/Doug Donenfeld, 7-0) To approve, subject to Conditions of Approval, as amended:

-It shall be the sole responsibility of the owner of the property, tenant or agent to restore all mounting surfaces (i.e. walls, facades, windows, railings, etc.) to a condition closest to the original condition upon removal of any sign from the premises.

-Prior to the installation of the complex identification/monument sign the applicant shall work with staff in determining its final location.

3. PUBLIC HEARINGS:

3A. Case 5.1203 CUP / 6.507 VAR - A request by T-Mobile USA, Inc. for a Conditional Use Permit to construct a 43-foot tall commercial communication antenna within a slim-line monopole and a Variance to reduce the side yard setback located at 1900 East Palm Canyon Drive (Club Trinidad), Zone R-3, Section 24. (Project Planner: David A. Newell, Associate Planner)

Commissioner Conrad noted her abstention due to a property related conflict of interest and left the Council Chamber at 1:56 p.m.

Edward Robertson, Principal Planner, provided background information as outlined in the staff report dated October 14, 2009.

Chair Cohen opened the public hearing.

-Monica Moretta, on behalf of T-Mobile, provided background information on their attempts to pursue other locations in the area and explained the reduction in antenna height from 60 to 43 feet.

-John Allen, board member, Versailles, expressed concern with additional antennas attached to the monopole.

-Donald Benway, Palm Springs, spoke in opposition to the location and suggested it should be located adjacent to an open field.

-Suzette LaSalle, Palm Springs, expressed concern with the location and suggested it placed next to a higher structure such as the Holiday Inn.

-Judy Moran, Palm Springs, questioned why this project was considered in a residential area and requested several restrictions on the project.

-Monica Moretta, (responded to questions from the Commission) addressed funding, property owner authorization of location, placement of antennas and coverage area.

There being no further appearances the public hearing was closed.

M/S/C (Doug Donenfeld/Leslie Munger, 5-1/Doug Hudson), 1 abstained/ Tracy Conrad) To recommend approval of Case 5.1203 CUP and Case 6.507 VAR to the City Council, subject to Conditions of Approval.

Direction Ewing reported that this action may be appealed to the City Council within 10 days.

Commissioner Conrad re-entered the Council Chamber at 2:24 p.m.

A recess was taken at 2:24 p.m.

The meeting resumed at 2:33 p.m.

3B. Case 5.1231 PDD 356 / TTM 36185 (formerly Case 3.3333 MAJ) -- A planned development district application and a condominium map by Community Dynamics Inc. for a 51-unit moderate-income for-sale condominium townhomedevelopment with off-street parking, landscaping and recreational areas on an approximately 3.6-acre site located at 3130 North Indian Canyon Drive, Zone R-2. (Project Planner: Ken Lyon, Associate Planner)

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated October 14, 2009.

Chair Cohen opened the public hearing:

-Steve Roberts, Vice President, Community Dynamics, provided an overview of the project including the projected homebuyers, courtyard design, pedestrian walkways, guest parking, architecture, common amenities, sustainability features and landscaping.

-Joy Smith, Palm Springs, commented on the excessive amount of residential properties that have become rentals in the city and emphasized that the project is not feasible.

-Lynn Calerdine, president, PSEDC, stated that the PSEDC reviewed the project and supports the development particularly the affordable and sustainable aspects.

-Donna Chaban, Palm Springs, expressed concern about the impact to the historic homes in the neighborhood and spoke in opposition to the project.

-Tom Carnase, Palm Springs, concerned with the high density that will cause congestion, noise and pollution.



-Ginger Pigott, spoke about CEQA requirements and consideration of the surrounding historical buildings and the cumulative impact on the environment.

-Claire Victor, Palm Springs, expressed concern with the numerous amount of uncompleted developments in the city and with the increase of traffic, noise and air quality from this project.



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~~

2. OTHER BUSINESS:

2A. Case SP 09-004 - An application by Best Signs to implement a Sign Program for the building located at 979 South Gene Autry Trail, Zone M-1, Section 19. (Project Planner: Scott Taschner, Assistant Planner)

Scott Taschner, Assistant Planner, provided background information as outlined in the staff report dated July 22, 2009.

-Jim Cross, Best Signs, (responding to questions from the Commission) provided details on the type of material that will be used for the cube and addressed the size and color of the tiles.

M/S/C (Conrad/Vice Chair Cohen, 5-1/Caffery) To approve, subject to Conditions of Approval, as amended:

-The main sign (on the east side of the building) shall be reduced to a maximum of 116 square feet.

-The main sign shall be constructed of high quality, durable materials.

-The tile materials shall be approved by the Director of Planning prior to installation.

-The tiles shall be eighteen (18) inches by eighteen (18) inches in size.

-The cornice feature shall be removed from the design of the second (smaller) monument sign located next to the Gene Autry Trail parking lot entrance.

2B. Case 10.469 DET. An application by Cynthia Kaye of CK Dance for a request that the Planning Commission determine that a dance studio is similar to the uses allowed in the M-1-P Zone, Section 12. (Project Planner: Scott Taschner, Assistant Planner).

Scott Taschner, Assistant Planner, provided background information as outlined in the staff report dated July 22, 2009.

M/S/C (Scott/Caffery, 6-0) To determine that a dance studio use is a similar use to other permitted uses allowed within the M-1-P zone.

3. PUBLIC HEARINGS:

3A. Case 5.1203 CUP / 6.507 VAR - A request by T-Mobile USA, Inc. for a Conditional Use Permit to construct a 60-foot tall commercial communication antenna within a slim-line monopole and a Variance to reduce the side yard setback and exceed the maximum antenna height permitted at 1900 East Palm Canyon Drive (Club Trinidad), Zone R-3, Section 24. (Project Planner: David A. Newell, Associate Planner) (Continued from the July 8, 2009 meeting)

Commissioner Conrad recused herself from this Item due to a property-related conflict of interest.

M/S/C (Caffery/Vice Chair Cohen, 5-0) To continue to an indefinite date.

3B. Case 5.1217 PD 355 (Villa Las Palmas) - A request by Robert H. Gray on behalf of Las Palmas Associates, LLC, for a Planned Development District to allow construction of an 11-unit, two-story hotel building on an approximate 16,140 square foot parcel located at 1490 North Palm Canyon Drive, Zone C-1, Section 10. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated July 22, 2009.

Commissioner Donenfeld disclosed that he owns property in this vicinity; however, it is more than 500 feet from the project and he would participate in the item.

Chair Hochanadel opened the public hearing:

-Robert Gray, applicant, (responded to questions from the Commission) stated that the owner has no problem incorporating solar features and stated that this project was not economically feasible as a condo project and provided further details.

There being no further appearances the public hearing was closed.

M/S/C (Caffery/Conrad, 6-0) To continue to an undetermined date and direct staff to resend the project back to the Architectural Advisory Committee for further review to accommodate more than 12 parking spaces and incorporate solar and sustainability features into the project.

3C. Case 3.3333 MAJ / TTM 36185 / 7.1320 AMM - A request by Community Dynamics for architectural approval of a 51-unit moderate income for-sale townhouse complex and a condominium map on an approximate 3.6-acre parcel located at 3130 North Indian Canyon Drive, Zone R-2, Section 2. (Project Planner: Ken Lyon, Associate Planner)

M/S/C (Scott/Vice Chair Cohen, 6-0) To continue to a date certain of September 9, 2009.



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 monopole 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:

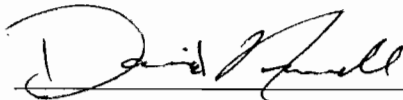
This project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development) of the California Environmental Quality Act (CEQA).

NOTIFICATION:

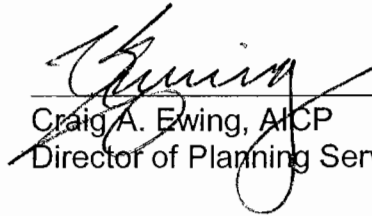
A notice was published in the Desert Sun and mailed to all property owners within a four hundred (400) foot radius in accordance with state law. As of the writing of this report, no correspondence or inquiries from the public have been received by staff.

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~~

- 2C. Case 10.468 DET - An application by Paul Mahoney requesting that the Planning Commission determine that a retail garden shop use is similar to other uses listed in the C-1 (Central Retail Business) Zone. The proposed request is to allow a retail garden shop within the C-1 Zone at 2393 North Palm Canyon Drive, Section 3, (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated July 8, 2009.

-Paul Mahoney, applicant, (responded to questions from the Commission) provided details on their intent to beautify the vacant site with a garden center and offer classes to the community.

M/S/C (Donenfeld/Scott, 4-0, 2 absent/Conrad/ Caffery) To approve, subject that the use being located (1) along North Palm Canyon Drive between Vista Chino Road and Tramway Road and (2) on a minimum half (0.5) acre lot.

3. PUBLIC HEARINGS:

- 3A. Case TPM 36032 / 6.514 VAR - A request by AT&T Corporate Real Estate for a Parcel Map Waiver application to subdivide a property into two parcels and a Variance application to allow a reduced lot width within the M-1-P (Planned Research and Development) Zone for the property located at 700 Research Drive, Zone M-1-P, Section 12. (Project Planner: David A. Newell, Associate Planner)**

David Newell, Associate Planner, provided background information as outlined in the staff report dated July 8, 2009.

Chair Hochanadel opened the public hearing:

-Lonnie Ellisor, Blu Croix Ltd., representing the applicant, stated that they are in compliance with the conditions and was available for questions from the Commission.

There being no further appearances the public hearing was closed.

M/S/C (Donenfeld/Vice Chair Cohen, 4-0, 2 absent/Conrad/ Caffery) To approve, subject to Conditions of Approval.

- 3B. 5.1203 CUP / 6.507 VAR - A request by T-Mobile USA, Inc. for a Conditional Use Permit application to construct a 60-foot tall commercial communication antenna within a slim-line monopole and for a Variance application to reduce the side yard setback and exceed the maximum antenna height permitted at 1900 East Palm Canyon Drive (Club Trinidad), Zone R-3, Section 24, APN: 502-324-004. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated July 8, 2009.

Chair Hochanadel opened the public hearing:

-Monica Moretta, Omnipoint Communications, representing T-Mobile, stated T-Mobile is in compliance with the conditions and provided background history on other locations and details on the antenna height and separation.

-Roy Zigman, requested postponement of the project until January/February 2010 since many homeowners are out of the state and suggested another location.

-Judy Murand, Versailles board member, questioned the clustering of co-locations and the potential noise factors.

-Monica Moretta, representing the applicant, addressed areas with existing coverage and the mitigated measures that will be taken to reduce the noise levels.

There being no further appearances the public hearing was closed.

M/S/C (Donenfeld/Vice Chair Cohen, 4-0, 2 absent/Conrad/ Caffery) To continue to the meeting of July 22, 2009.

PLANNING COMMISSION COMMENTS:

Chair Hochanadel requested staff follow-up on a recent building re-paint on the northwest corner of South Palm Canyon and Sunny Dunes.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that there will be no City Council meeting tonight and provided an update on the future planning items.

ADJOURNMENT:

The Planning Commission adjourned at 3:40 p.m. to Wednesday, July 22, 2009, at 1:00 p.m. in the Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, California.



Craig A. Ewing, AICP
Director of Planning Services

RECEIVED
CITY OF PALM SPRINGS

2009 OCT 14 AM 8:39

JAMES THOMPSON
CITY CLERK

To: James Thompson, City Clerk
33200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

From: C. Don Holmlund
P.O. Box 1261
Allyn, WA 98524

RE: Case No. 5.1203 Conditional Use Permit/6.507 Variance T-Mobile
U.S.A.

This letter is once again my opposition to the Variance application by T-Mobile for the installation of a forty-three foot tall commercial communication antenna. Does this installation go on a roof of the Structure?

The proposed set back of forty-feet from seventeen feet impacts the neighboring condos? Doesn't the view from condos, homes East and North of the property deserve some consideration? The satellite dishes all ready in place disturb our views, along with the power lines! Now we are going to add this tower. The commercial businesses to the West and South certainly are not concerned.

Your vicinity Map covers a limited area, I understood property improvements, and additions had to consider a larger area than this in neighborhoods which included residential properties and condos?

Your timeline for announcements to owners of private property who spend winter months, weekends and holidays in Palm Springs certainly isn't a timely or convenient time frame. In fact several owners stated they didn't receive the announcement.

I request the Planning Commission visit the site, consider the adjacent commercial area which it would be less obtrusive with this tower. Design the tower to be a part of the landscape, like a palm tree. Other communities do this.

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.

Planning Commission Meeting

Date: 10/14/09

Additional Material

20

47

Club Trinidad has made numerous improvements over the past year and as neighbors we have had to deal with the residual results. Overflow of vehicles using on street parking as their parking lot does not provide enough spaces for their unit guests, guests visiting the restaurant/bar, the salon, employee parking, construction workers and stored materials and equipment. Not to mention the noise and dust. On street parking for individual home owners and condo owner's guests is almost non-existent. All owners, commercial and private also have to deal with vehicles parked with for sale signs on these streets, thus less parking for everyone.

Are the owners of Club Trinidad receiving financial remuneration from T-Mobile for use of the site? Commercial Businesses in our current economy always are looking for opportunities to add to their income. If this is happening it is all the more reason to not infringe on personal property and individual condo owners. Club Trinidad, as a timehare resort has spent much time and expense regarding these improvements; sewer, solar installation, remodeling, and paving. We, as neighbors have been patient and supportive, however, this Variance request goes beyond being reasonable when one considers there are other less obtrusive options. I feel the aesthetic and property value needs more consideration.

Respectfully submitted,



C. Don Holmlund

RECEIVED
CITY OF PALM SPRINGS

To: Planning commission of the city of Palm Springs.

2009 OCT 13 AM 9: 06

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

JAMES THOMPSON
CITY CLERK

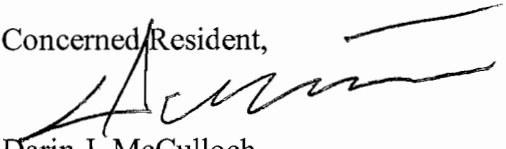
I can't even believe the city of Palm Springs is considering hearing/voting on putting a 43 to 60 foot tower in what is for the most part a "residential neighborhood" in S. Palm Springs!

Our property values have fallen enough, this would put a tower 100 yards or so from my front door, which faces Mountain Views and put a Tower right between those views and our homes. T-MOBILE has the whole Desert to find a place for their Tower, tell them to find a "COMMERCIAL NEIGHBORHOOD" for this EYESOAR!

DO NOT change local laws concerning "side yard setback requirements" for property located at 1900 East Palm Canyon Way, Zoned R-3, this was put in place for a reason and should NOT be ALLOWED to be changed just so T-MOBILE can ruin our Neighborhood with this unsightly tower!

DO NOT approve "CASE NO.5.1203 CONDITIONAL USE PERMIT / 6.507 VARIANCE T-MOBILE USA, INC. 1900 EAST PALM CANYON DRIVE.

Concerned Resident,



Darin J. McCulloch
1444 S. Cerritos Drive
Palm Springs, CA 92264

760 864-1690

RECEIVED
CITY OF PALM SPRINGS

2009 OCT 13 AM 9:05

JAMES THOMPSON
CITY CLERK

Date: October 7, 2009

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

From: Diana L. Holmlund
P. O. Box 1261
Allyn, WA 98524

RE: Case #5.1203 conditional use permit / 6/507 variance, T-Mobile, USA, Inc.

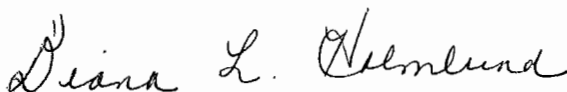
As a condominium owner in Calypso Palms located at 1600 South Andee Drive, Palm Springs, CA. 92264, I urge denial of the proposed application by T-Mobile, USA, Inc. for a Conditional Use Permit to install a sixty foot tall commercial communication antenna between Club Trinidad, a timeshare resort, and Calypso Palms, privately owned condominiums.

T-Mobile Communications is requesting a variance to increase the maximum height 60' as well as to reduce the side yard setback by 53'. Both of these requests are substantial, particularly the setback from sixty to seventeen feet. The two complexes, Club Trinidad and Calypso Palms, are extremely close and the proposal to install an additional feature in this small space is unacceptable. The introduction of this tower would overwhelm the adjacent, condominium complex, resort and single family dwellings. I make a recommendation that members of the planning commission make a site visit observe the proposed location; I believe the visit will result in members appreciating property owners' request for denial of the conditional use permit.

A less conspicuous area in a retail section of the city would be more appropriate for a cell tower. Across East Palm Canyon Drive is Smoke Tree Plaza and Smoke Tree Commons, business parks, which would be more suitable locations. Citizens are more willing to accept such a structure in a non-residential area where the impact on aesthetics and property value would not be affected.

Let it be known that I, Diana L. Holmlund, co-owner of a condominium at 1649 South Andee Drive, Palm Springs, CA 92264, oppose the application by T-Mobile, USA, Inc. for a Conditional Permit to install a sixty foot tall commercial antennae contained within a slim-line monopole as stated in the current notice of public hearing by the planning commission of the city of Palm Springs.

Respectfully submitted,



Diana L. Holmlund

P.O. Box 1642
Allyn, WA 98524
October 7, 2009

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

Dear Mr. Thompson,

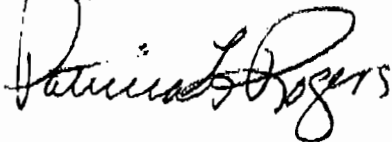
It has come to my attention once again that Club Trinidad, located at 1900 East Palm Canyon Drive, Palm Springs, has applied for a conditional use permit to place a commercial communication antenna. This refers to case no. 5.1203 conditional use permit / 6/507 variance, T-Mobile, USA, Inc.

I am the homeowner's president of the 12 unit condominium complex called Calypso Palms, located at 1600 South Andee Drive, immediately adjoining the Club Trinidad Timeshare named above. I speak for Calypso Palms in voicing our displeasure in this project proceeding as planned. We have previously attended hearings on this matter and were under the impression that 1) the case was postponed indefinitely, and 2) that another more suitable location would be pursued. Further, it was requested that any future hearings be conducted during the months that winter residents were present to represent themselves. Apparently, that is not the case as it is once again up for public input in the shoulder season.

We oppose this tower being placed at this location. We are concerned about many things; aesthetics; zoning impacts; wind stresses known to occur in this location; safety issues, including unknown health risks; possible noise; lighting and other future towers being added.

Please take our concerns into consideration and deny this application in the interest of the immediate neighborhood and it's well-being.

Sincerely,



Patricia L Rogers
HOA President
Calypso Palms Condominium
1633-1655 South Andee Drive
Palm Springs, Ca 92264

Planning Commission Meeting
Date: 10/14/09
Additional Material
Item - 3A

TO: JAMES THOMPSON
SUBJ: TRINIDAD TOWERS
DATE: 10/7/2009

DEAR SIR:

THE MEETING FOR THIS TOWER IS SET UP FOR 10/14/2009 AT CITY HALL. THE RESIDENTS HERE AT CALYPSO PALMS. A GROUP OF TWELVE UNITS, IS LOCATED RIGHT NEXT TO THE TRINIDAD. THIS IS OUR HOME AND WE REALLY DON'T WANT TO BE RELAXING IN OUR LOUNGE CHAIRS AND LOOKING AT A DISTASTEFUL 60 FOOT METAL MONOLITH TYPE OBJECT. PLUS OUR RESALE VALUES COULD BE JEOPARDIZE.

PLEASE HEAR OUR PLEA AND HELP US.

RESPECTFULLY,



ARLENE NICHOLSON
1633 S ANDEE DRIVE
PALM SPRINGS. CA
92264

RECEIVED
CITY OF PALM SPRINGS
2009 OCT 12 AM 9:27
JAMES THOMPSON
CITY CLERK

670-111-1111
CITY OF PALM SPRINGS
10/14/09

Planning Commission Meeting
Date: 10/14/09
Additional Material
Item 3A-T-Mobile

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.

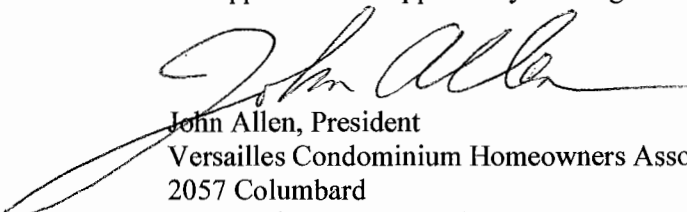
The purpose of this letter is to provide comment on preliminary findings in support of granting a variance with respect to both a height and side yard setback in order to install a telecommunications tower on the subject site. As previously stated in our hand delivered letter of July 8, we particularly 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 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 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. 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

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

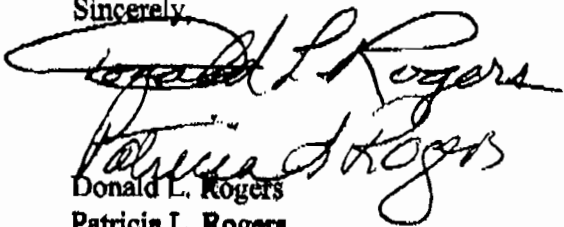
We are condominium owners at Calypso Palms Condos located at 1633-1655 South Andee Drive, Palm Springs, CA. This letter is in response to the notice of public hearing regarding the proposed T-Mobile commercial communication tower to be located at Club Trinidad, 1900 S. Andee Drive.

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

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

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



City Council
Meeting Date: November 4, 2009
Subject: T-MOBILE USA, INC., 1900 EAST PALM CANYON DRIVE

AFFIDAVIT OF MAILING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on October 22, 2009, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.
(150 notices)

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

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on October 24, 2009.

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

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on October 22, 2009.

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

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC
Chief Deputy City Clerk



City of Palm Springs

Office of the City Clerk

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8204 • Fax: (760) 322-8332 • Web: www.palmsprings-ca.gov

October 22, 2009

Ms. Claudia Salgado
Bureau of Indian Affairs
P. O. Box 2245
Palm Springs, CA 92263

Dear Ms. Salgado:

RE: City Council Meeting – November 4, 2009
Case 5.1203 – T-Mobile USA Inc., 1900 E. Palm Canyon Drive

The City Council of the City of Palm Springs will be conducting a public hearing relating to the above referenced on November 4, 2009. Enclosed are copies of the public hearing notice to be forwarded to the appropriate Indian landowner(s) within the 400 ft. radius of the project location.

APN: 502-440-002 to 060
502-310-033

Please feel free to contact me if there are any questions or concerns, 323-8206.

Sincerely,

Kathie Hart, CMC
Chief Deputy City Clerk

/kdh

Encl: Public Hearing Notices (5 copies)

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

CASE NO. 5.1203 CONDITIONAL USE PERMIT / 6.507 VARIANCE
T-MOBILE USA, INC.
1900 EAST PALM CANYON DRIVE

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of November 4, 2009. The City Council meeting begins at 6:00 p.m. in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider an application by 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.

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).

REVIEW OF PROJECT INFORMATION: The proposed application, site plan and related documents are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m. Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

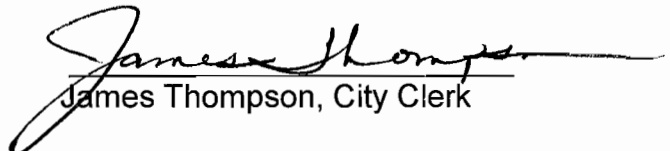
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

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

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009[b][2]).

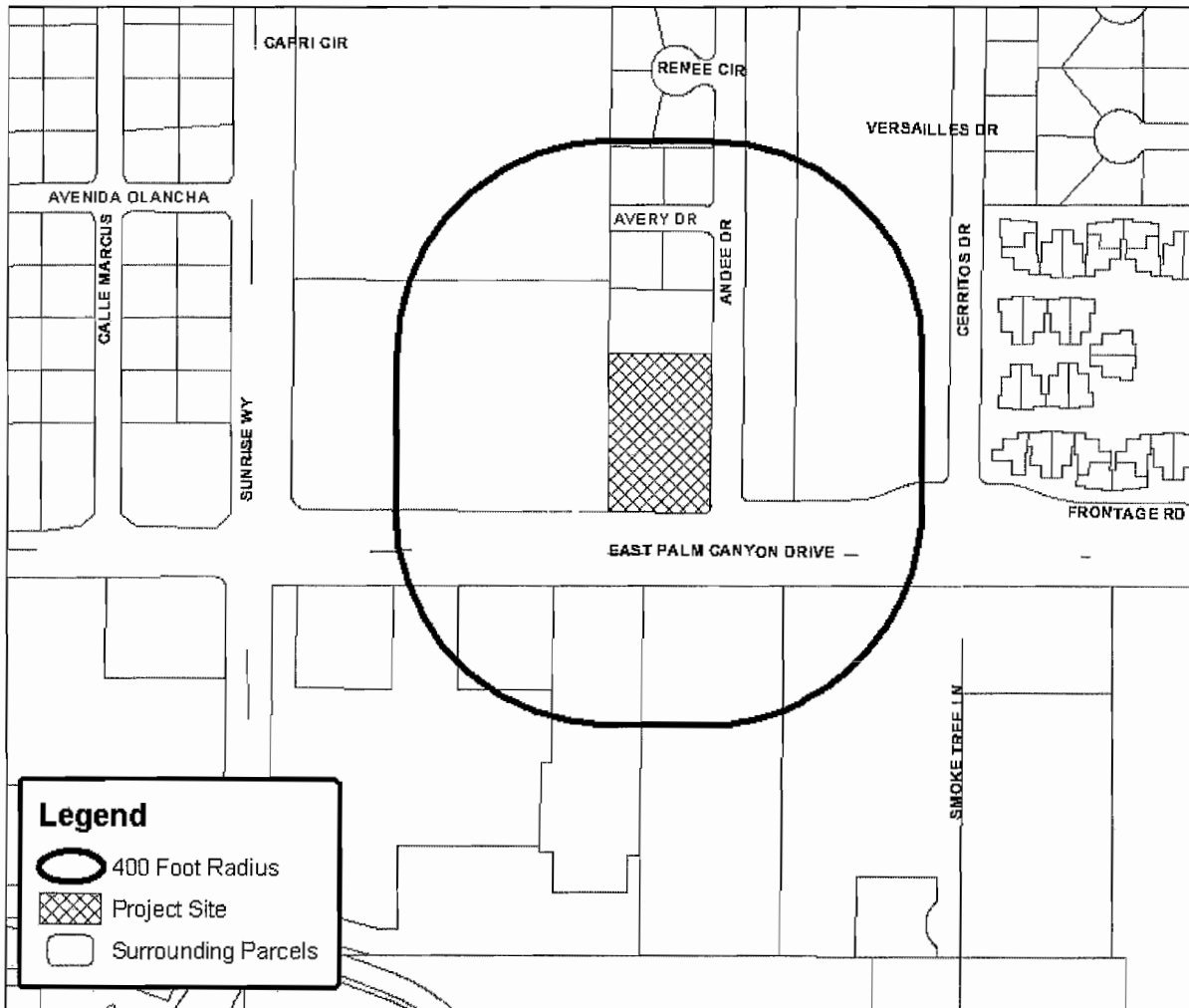
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to David A. Newell, Planning Services Department at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.





James Thompson, City Clerk



Department of Planning Services Vicinity Map



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.