



City of Desert Hot Springs Planning Department
Planning Department
65950 Pierson Blvd.
Desert Hot Springs, CA 92240

May 25, 2017

Re: **Request for a Conditional Use Permit for APC Towers proposed telecommunication site CA-1404 Palm Desert at 13500 Little Morongo Road, Desert Hot Springs, CA 92240 (APN: 663280001).**

Current Planning Division:

This is a request to allow APC to construct a new 75' mono-eucalyptus stealth telecommunications tower located at 13500 Little Morongo Road, Desert Hot Springs, CA 92240; APN: 663-280-001 near Thomas Ave. The parcel is zoned Light Industrial (IL) and is surrounded by vacant land. As depicted on Site Plan page A-1, the proposed stealth meets and or exceeds the required setbacks. A variance is applied for due to 50ft structure limitation where this application is requesting 75ft'.

APC is requesting a Conditional Use Permit to construct a new 75' mono-eucalyptus stealth telecommunications tower. All equipment will be outdoors and concealed from view. APC is proposing to place twelve (12) new antennas at mount level 70' which will be concealed by the branches. Ground equipment will be concealed by a 6'ft chain link fence with privacy slats to conceal any visual view of the equipment.

APC believes this project meets the basis of approval based on the following:

- Minimum of 600' from any existing telecommunications facility. ***The proposed project is approximately 6-7000'ft/1.43 miles away from the nearest registered tower located at Pierson Blvd & slightly before Palm Drive is an SBA site. The next 2 tower are also SBA sites located 2.54 miles and 3.50 miles farther South and South-East into tow. Maps and Picture have been included to show the distance of the surrounding towers which are miles away. One of the three surrounding sites TMO has already collocated on and is included on RF's Coverage maps as a "Congested" Site and the reason for this submittal.***
- ***Propagation Maps are also included with this submittal; showing coverage before & coverage after this proposed site is built. TMO believes as this area continues to grow and develop the need for additional capacity to continue to provide uninterrupted high speed service will also increase and with this site will help the community and limit the proliferation of other towers in this area. As you can see on the maps provided this specific location at 13500 Little Morongo Road lines up with TMO other sites within the City of Desert Hot Springs. With this alignment this site provides de-congestion for the sites RF has shown are "Congested" located north of the proposed and helps to increase the service and/or signal of the site located south of the proposed as shown on RF's Coverage Maps. This site not only helps reduce the proliferation of additional towers but helps and improves the existing network TMO has already invested into the community of Desert Hot Springs.***

- The height of communication towers may exceed district restrictions providing: There are several other towers approved at 75' and this height is necessary for a tower if designed to be truly collocate-able. ***The top of tower steel is 75' as shown on the A-3***
- Any communication tower may provide a security fence or wall. **All required equipment will be located behind a 6'high chain link fence with a 12' wide swing gate. Privacy slats will be included to minimize any visual impact and to keep the equipment concealed. Shown on A-3**
- Parking. **No existing parking spaces will be affected.**
- The communication tower shall be structurally designed to accommodate more than one antenna array. ***The tower is structurally capable and designed to handle more than one array, depending on requested antenna load specifications, as depicted on the submitted on page A-3 this site has been designed for 2 additional carriers (3 total) after this current application to maximize the colocation opportunity.***
- The communication tower shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. ***The tower is a stealth mono-eucalyptus, and will integrate within the existing characteristics of the area in order to be aesthetically pleasing on property and to the surrounding neighborhood. Due to the surrounding trees on this property and in the adjacent neighborhood. APC is proposing a NEW Top- of- the- line Stealth Design. This design will be less obtrusive and blend in better than if a mono-palm or monopine was proposed. Photo Sims submitted in this package.***
- The communication tower shall be painted with a color generally matching the surroundings or background that minimizes its visibility, unless a different color is required by the Federal Communication Commission or Federal Aviation Administration. ***As indicated above; the tower is a stealth mono-eucalyptus and the accompanying antennas and attachments will be concealed within the stealth branches.*** As shown on A-3
- No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration; however, this shall not be construed to prevent the mounting of an antenna on a legally permitted signal, light, or sign. ***No signals, lights or signs will be placed on the tower unless required by the FCC or FAA.***
- Ground level equipment, buildings and the tower or antenna base shall be screened so as not to be visible from streets and residential development. ***Ground Level equipment and the tower including antenna base shall be within the fenced compound with***



privacy slats and within the existing property line of a business; therefore, the ground level equipment will not be visible from streets or residential areas.

- Development standards for IL requires front setback a minimum distance of 20' ft and street side of 10'ft. ***The tower distance from front and street is approx. 140' feet' from Little Morongo Road. The North Property line is 176'.6" from the tower, South property line is 12'-6"from Tower, East Property Line is 30' and the West is 138'.9". Shown on A-1 sheet bottom corner.***
- Setback from residential properties: ***This project meets and exceeds a 3 to 1 setback to residential to the tower; All other surrounding parcels North, Est and South may be zoned residential but are vacant land with no structures.***
 - ***The Neighboring parcels zoned residential with residents currently occupying them are also far enough away from the communication tower the proposed exceeds the requirement. The residents located west of our proposed location fall under Riverside County however are over 300 feet away. 1 Property SW of our proposed location is over 270 feet away. At 300% or 3 to1 the setback, the proposed would need to be 240ft for an 80ft tower. This project is 75ft tower and Is already at 280ft therefore exceeds the maximum setback requirement to the closest neighbor.***

All other parcels surrounding and neighboring the property within the City of Desert Hot Springs is undeveloped and if future use is to cultivate plant life than this request will have no adverse effects on future development.

- ***Variance***
Due to the structure limit of 50' a variance is being applied for as this request is for a 75'.

APC believes this request for a Conditional Use Permit is a thoughtful project taking in design and placement to minimize the impact; and would respectfully request that staff review the attached drawings.

If you should have any questions or additional comments, please contact me at (559)280-0590. Thank you in advance for your consideration and time with this matter.

Cynthia Squier
Infinity Coordinators
C| +1 559-280-0590
E| csquier@infinitycoordinators.com