



STAFF REPORT
9/18/2024

TO: Planning Commission Chair and Commissioners
FROM: Anahi Fernandez, Management Analyst
SUBJECT: Coachella Wireless Telecommunication Facilities Status Update

Staff Recommendation:

Staff recommends that the Planning Commission receive and file the Coachella wireless telecommunication facilities compliance update and provide staff direction.

Background:

On June 5, 2024, the Planning Commission received a status report of the eleven (11) operational wireless telecommunication facilities in the City of Coachella. During the July report, four (4) wireless telecommunication facilities were out of compliance with their CUP conditions of approval.

The Planning Commission allowed the out of compliance sites 60 days to get into compliance.

Discussion/Analysis:

On September 5, 2024, staff conducted a subsequent visual survey of the wireless telecommunication facilities in the City of Coachella and reviewed the condition of the facilities for compliance with their CUP conditions of approval. A total of three (3) were observed to be out of compliance.

The three (3) wireless facilities need to address the following issues:

- Proper landscaping to mitigate the visual effects of the wireless towers.
- General cleanup and maintenance.

Since the last status report to the Planning Commission on June 5, 2024, two (2) wireless facilities have remained out of compliance with their CUP conditions of approval (CUP 192 and CUP 317). CUP 192 has not completed the required landscaping throughout the public right-of-way and project area. For this facility, American Tower submitted a landscape plan to the Planning Division. The landscape plan is currently being reviewed. CUP 317 needs to address general cleanup of trash, debris, and litter around the lease area.

One (1) additional wireless facilities was found out of compliance during the most recent visual survey. The mono-palm wireless facility in Bagdouma Park (CUP 292) needs to replace a dead palm tree that was installed as part of a condition of approval. The irrigation on the site has been addressed, but the dead palm tree has not been replaced.

Staff continues to work with American Tower to bring the wireless facility on Dillon Road (CUP 192) into compliance. Verizon Wireless is responsible for the other two facilities that are out of compliance (CUP 317 and CUP 292). Staff has contacted the provider. The provider has not been responsive.

The Planning Commission at that time could elect to pursue its revocation procedures of existing Conditional Use Permits for wireless telecommunications facilities that remain out of compliance. A summary of the compliance update for each wireless telecommunication facility is provided in the table below as well as a detailed table in Attachment 2.

Attachments:

1. Detailed Status of Coachella Wireless Telecommunication Facilities
2. Map of Coachella Wireless Telecommunication Facilities

Coachella Wireless Telecommunication Facilities Compliance Update

Conditional Use Permit No.	Address	Previous Condition	Existing Condition
CUP 179	86-045 Avenue 52	In Compliance	In Compliance
CUP 182	86-275 Avenue 50	In Compliance	In Compliance
CUP 184	49-600 Oates Lane	Landscaping is required around the perimeter of the lease. Not in compliance.	In Compliance
CUP 192	45-800 Dillon Road	Landscaping is required. Not in compliance.	Landscape plans have been submitted to Planning Division. Not in compliance.
CUP 240	51-335 Harrison Street (Plaza Tonalá)	In Compliance	In Compliance
CUP 243	49-251 Harrison Street	In Compliance	In Compliance
CUP 292	51-711 Douma Street	In Compliance	Dead palm tree needs to be addressed. Not in Compliance.
CUP 301	51-711 Douma Street	In Compliance	In Compliance
CUP 302	Jackson Square	Damage repair and clean up required. Not in compliance.	In Compliance
CUP 317	Jackson Square	Trash, debris, and litter cleanup is required. Not in compliance.	Trash, debris, and litter cleanup is required. Not in compliance.
CUP 309	86-351 Avenue 52	In Compliance	In Compliance