



**STAFF REPORT**  
**7/5/2023**

**TO:** Planning Commission Chair and Commissioners  
**FROM:** Anahi Fernandez, Management Analyst  
**SUBJECT:** Citywide Wireless Telecommunication Facilities Compliance Update

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**Staff Recommendation:**

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

**Background:**

The Planning Commission, on March 15, 2023 received a status report of the approved wireless telecommunication facilities in the City of Coachella. The report summarized and identified options to ensure each facility is compliant with its Conditional Use Permit (CUP) conditions of approval. During the March report, eight (8) wireless telecommunication facilities were out of compliance. The Planning Commission directed staff to begin communication with the wireless facility providers regarding their noncompliance to ensure compliance within 90 days.

Staff commenced work on contacting the providers, and provided a communication update to the Planning Commission on April 19, 2023. Staff contacted all wireless facility providers that were found out of compliance with their CUP conditions of approval and six (6) providers responded directly to staff. Staff met with one of the providers on their respective subject sites, and worked with others who submitted building permit applications for wireless tower modifications and/or additions. The Planning Commission received the communication update, and expressed that they would like to see the facilities in compliance by the month of June.

**Discussion/Analysis:**

On June 21, 2023, staff conducted a subsequent visual survey of the wireless telecommunication facilities to ensure progress towards compliance. Staff is in communication with all eight (8) of the wireless facility providers that were found out of compliance with their CUP conditions of approval. The eight (8) providers have been proactive in working towards compliance. The monoecalyptus wireless facility located at Bagdouma Park (CUP No. 301), has addressed the site's maintenance issues and is now compliant. Seven (7) wireless facilities remain noncompliant with their CUP conditions of approval.

The seven (7) wireless facilities need to address the following issues:

- General cleanup and maintenance
- Proper landscaping to mitigate the visual effects of the wireless telecommunication facilities
- Ensure construction is in conformance with approved plans

The seven (7) wireless telecommunication providers that are noncompliant with their CUP conditions of approval are still working towards compliance. Staff will continue to work with the providers to ensure compliance. If granted a few more weeks to address the issues, the wireless facilities should have the time necessary to come into full compliance. In the meantime, staff will also work on drafting standard conditions of approval for wireless towers in the City that will improve the quality of these facilities in the future. This will be brought back to the Planning Commission for review in September 2023 as well as an update on the compliance of the wireless telecommunications facilities. 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. March 2023 Status of Coachella Wireless Telecommunication Facilities
2. Compliance Update of Coachella Wireless Telecommunication Facilities

## Coachella Wireless Telecommunication Facilities Compliance Update

| Conditional Use Permit No. | Address                                  | Previous Condition   | Existing Condition   |
|----------------------------|--|--|--|
| <b>CUP 179</b>             | 86-045 Avenue 52                         | <b>In Compliance</b>   | <b>In Compliance</b>   |
| <b>CUP 182</b>             | 86-275 Avenue 50                         | <b>In Compliance</b>   | <b>In Compliance</b>   |
| <b>CUP 184</b>             | 49-600 Oates Lane                        | Debris, mounds of dirt blocking the driveway, and need for general maintenance. Landscaping is required around the perimeter of the lease. <b>Not in compliance.</b> | The debris, mounds of dirt, and maintenance of the site has not been completed. Provider was reminded of maintenance and landscaping requirement. Provider suggested adding synthetic ivy to the front of the facility compound. <b>Not in compliance.</b>           |
| <b>CUP 192</b>             | 45-800 Dillon Road                       | Conditioned to install a “living fence” at wireless telecommunication facility site. Landscaping and general maintenance was needed. <b>Not in compliance.</b>       | Landscaping has been maintained at the site. Provider provided samples of synthetic ivy to complete the “living fence.” Provider is working on incorporating the faux screening to their landscape drawings and will send over for review. <b>Not in compliance.</b> |
| <b>CUP 240</b>             | 51-335 Harrison Street<br>(Plaza Tonalá) | Synthetic palm materials and cell tower site need maintenance. <b>Not in compliance.</b>   | Maintenance has not been conducted at the tower site. Provider stated they are obtaining bids for maintenance services at the site. Maintenance has not been completed. <b>Not in compliance.</b>  |
| <b>CUP 243</b>             | 49-251 Harrison Street                   | Two palm trees were required to be planted adjacent to the wireless tower. No palm trees were visible. <b>Not in compliance.</b>                                     | Two palm trees have been planted near the wireless tower, and irrigation system is operable. One sprinkler was not properly  |

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|----------------|---------------------|--|--|
|                |                     |  | installed. Provider was notified. General maintenance to irrigation system needed. <b>Not in compliance.</b>   |
| <b>CUP 292</b> | 51-711 Douma Street | Two date palm trees were required to be planted near the wireless tower. No date palm trees were observed. <b>Not in compliance.</b>   | Staff has clarified to provider the CUP conditions of approval that need to be met. Date palm trees have not been planted near the wireless tower. <b>Not in compliance.</b>   |
| <b>CUP 301</b> | 51-711 Douma Street | Site has an existing irrigation leak and broken synthetic tree fronds. Site needs maintenance. <b>Not in compliance.</b>   | Irrigation leak and synthetic tree fronds have been maintained. <b>In compliance.</b>  |
| <b>CUP 302</b> | Jackson Square      | Conditioned to have two date palm trees planted adjacent to wireless facility. Construction is not in conformance with plans submitted. Not finalized with Community Development Department. <b>Not in compliance.</b> | Two date palm trees have been planted adjacent to the monopalm tower. Colors are in conformance with submitted plans. Still needs to be finalized with the Community Development Department. <b>Not in compliance.</b>                   |
| <b>CUP 317</b> | Jackson Square      | Conditioned to have two date palm trees planted near tower. Only one palm tree was observed. <b>Not in compliance.</b>   | The missing palm tree has not been replaced. Staff has been in communication with provider who stated they will plant missing palm tree and will conduct routine inspections of the site to ensure compliance. <b>Not in compliance.</b> |
| <b>CUP 309</b> | 86-351 Avenue 52    | <b>In Compliance</b>   | <b>In Compliance</b>   |