



STAFF REPORT
6/5/2024

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 establish a deadline of 60 days for the remaining noncompliance providers to comply with their Conditional Use Permit (CUP) conditions of approval.

Background:

On October 4, 2023, the Planning Commission received a status report of the eleven (11) operational wireless telecommunication facilities in the City of Coachella. During the October report, two (2) wireless telecommunication facilities were out of compliance with their CUP conditions of approval and working towards compliance.

The Planning Commission allowed the provider, American Tower, additional time to address their landscaping and maintenance issues. For the past seven months, staff has worked with American Tower to get the two (2) wireless facilities into compliance.

Discussion/Analysis:

On May 21, 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 four (4) were observed to be out of compliance.

The four (4) wireless facilities out of compliance 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 October 2023, two (2) wireless facilities have remained out of compliance with their CUP conditions of approval (Oats Lane and Dillon Road). They have not addressed their landscaping requirement. Staff continues to work with the

provider to get them into compliance. American Tower submitted a landscape plan to the Planning Division for the wireless facility on Oats Lane. They are also working with the Utilities Department to obtain a water meter release. Once they install the water meter, they can install the irrigation followed by the landscaping. American Tower has yet to submit a landscape plan for the wireless facility on Dillon Road. There are two anticipated projects for the property on Dillon, a billboard and a cannabis dispensary, who are also conditioned to install landscaping. American Tower has been in touch with the property owner and will work with the project applicants on the completion of the landscaping requirement. The landscaping on the property must be completed by either one of the three parties. Staff will contact the other two (2) providers who are 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.	Landscaping has not been planted around the perimeter of the lease. Not in compliance.
CUP 192	45-800 Dillon Road	Landscaping is required. Not in compliance.	Landscaping is required. A landscape plan has not been submitted to Planning. 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	In Compliance.
CUP 301	51-711 Douma Street	In Compliance	In Compliance.
CUP 302	Jackson Square	In Compliance.	Damage repair and clean up required. Not in compliance.
CUP 317	Jackson Square	In Compliance.	Trash, debris, and litter cleanup is required. Not in compliance.
CUP 309	86-351 Avenue 52	In Compliance.	In Compliance.